



Memorandum

To: Randy Recklaus, Village Manager

CC: Charles Witherington-Perkins, Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 8/9/2016

Re: Early Review - Ivy Hotel, 519 W. Algonquin Rd. PC 16-012

Please find attached information regarding the Ivy Hotel as proposed by the European Crystal Banquet facility. Included is a letter from Patrick M. McMahon, who represents James Cazares of the European Crystal Banquet facility, dated August 3, 2016, requesting early review by the Village Board. Also included is a conceptual site plan and building elevations for the proposed Ivy Hotel project.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The subject property, located approximately 2,000 ft. west of the intersection of S. Arlington Heights Rd. and W. Algonquin Rd, is currently occupied by the European Crystal Banquet facility. This facility is 20,215 sq. ft. in size, and the applicant is proposing the removal of approximately 5,000 sq. feet of the banquet hall structure to allow the construction of a 10-story, 165 room hotel, which would be attached to the remaining 15,000 sq. ft. banquet hall building. Additional banquet/meeting rooms would be added as part of the proposed hotel.

Because the property is zoned M-1, Research, Development, and Light Manufacturing District, a Land Use Variation is required for the proposed hotel use (a Land Use Variation to allow the banquet hall facility was approved in 2000). Additionally, certain variations from zoning code requirements are required for the proposed hotel, most notably a variation to reduce the number of off-street parking spaces. Due to the extent of the potential parking variation, the petitioner has asked for an Early Review with the Village Board. A Plan Commission application has been submitted and is under department review. The petitioner is seeking early review prior to spending additional funds on modifying their existing plans.

Parking Issues

A detailed breakdown of the existing and proposed parking relative to code requirements is attached in "Exhibit I". In sum, Village Code requires 461 off-street parking places for the combination of the banquet hall and hotel uses, however, the applicant has proposed 151 parking spaces, which creates a

309 space deficit (67%). It may be noted that the existing banquet hall site contains 168 spaces and is required by code to provide 171 spaces, which translates to a 3 space deficit (2%).

The petitioner has stated that the hotel will be busy Mondays through Thursdays primarily with business travelers and will not have a large number of guests Friday through Sunday. Conversely, the petitioner has stated that the banquet hall is busy on Friday through Sunday and therefore the two uses will not create demand for the parking lot at the same time.

Additionally, the petitioner would like to make arrangements with airlines companies to house their staff overnight on layovers from O'Hare. This population would get shuttled to and from the hotel and would therefore not require parking. The petitioner estimates that up to 20% of the rooms could be reserved for this type of arrangement.

The petitioner has made staff aware of ongoing negotiations with Pace, which is located across Algonquin Rd. to the north of the subject property. The petitioner is negotiating an agreement that would allow overflow parking on the Pace site during evening hours on certain days for events at the banquet hall. However, any such agreement would only count towards the required parking if it is made perpetual and cannot be terminated unless authorized by both parties. The petitioner may wish to explore additional options for permanent parking at other nearby properties south of Algonquin Rd.

Staff has researched previous parking reduction variation requests made by hotels within the last 25 years. A detailed breakdown of all requests (which were approved) in comparison to the current request is provided within "Exhibit II". The current request proposes to reduce the required parking to an extent greater than all previous requests.

Conclusion

It is recommended that the Village Board evaluate the conceptual site plan and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically, as it relates to the proposed parking Variation.

Exhibit I – Code Required Parking Analysis

Required Parking – Existing European Crystal Banquet Facility

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUPANCY	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377	-	30% of Occupancy	113
Front Banquet Hall	Place of Assembly	2,910	194	-	30% of Occupancy	58
Total Banquet		8,564	571			171
Total Parking Required						171
Total Parking Provided						168
Parking Surplus/(Deficit)						3

Required Parking – Proposed Ivy Hotel + European Crystal Banquet Facility

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUPANCY	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377	-	30% of Occupancy	113
Parlor A	Place of Assembly	1,315	88	-	30% of Occupancy	26
Parlor B	Place of Assembly	1,315	88	-	30% of Occupancy	26
Parlor C	Place of Assembly	530	35	-	30% of Occupancy	11
Parlor D	Place of Assembly	540	36	-	30% of Occupancy	11
Total Banquet		9,354	624			187
1st Floor Bar/Lounge	Place of Assembly	1,760	117	-	30% of Occupancy	35
Rooftop Lounge/Bar/Exterior Patio	Place of Assembly	3,689	246	-	30% of Occupancy	74
Hotel	Hotel	-	-	165	1 Space per Room	165
Total Parking Required						461
Total Parking Provided						151
Parking Surplus/(Deficit)						309

Prepared by the Planning and Community Development Department
Date: 8/9/2016

Exhibit II – Past Hotel Parking Variations

	Ivy Hotel	Required Parking	Double Tree Hotel	Required Parking	Wingate Hotel	Required Parking
Hotel Rooms	165	165	301	301	80	80
Banquet Spaces (in sq. ft.)	5,654	113	4,900	98	0	0
Meeting Rooms (in sq. ft.)	3,700	74	2,670	53	836	17
Restaurant (in sq. ft.)	5,449	109*	4,876	108	0	0
Total Required Parking		461		560		97
Parking Variation Granted in 1998		N/A		448		N/A
Parking Variation Granted in 1999		N/A		N/A		89
Landbanked Parking Spaces		N/A		-72		N/A
Total Provided Parking		151		376**		89***

* Area was calculated as "Assembly Space" and not "Restaurant Space" for parking calculation purposes as the "restaurant" space is the 1st Flr. Lounge/Bar and the Rooftop Bar/Exterior Patio space, which are not traditional restaurant spaces.

** In addition to the 376 parking spaces provided on site (with 75 of the 376 spaces provided through a REA), 72 spaces are landbanked. If these landbanked spaces are converted to parking spaces, the site would provide 448 spaces.

*** A Variation to allow a reduction in parking space width was granted to Wingate, which allowed them to fit the 89 parking spaces on the site.

Parking Summary:

Ivy Hotel	151 Spaces	33% of required parking
Double Tree	376 Spaces	67% of required parking
	448 Spaces	80% of required parking
Wingate	89 Spaces	92% of required parking

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Date: 8/9/2016