



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 10, 2018
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. European Crystal Hotel - 9/26/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Westgate Park & Shop - 1531-1721 W. Campbell St. - T1644
Rezoning from B-1 to B-2

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: European Crystal Hotel - 9/26/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Conceptual Plan Review Minutes 9/26/18	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

September 26, 2018

Project Title: European Crystal Hotel LUV Amendment

Address: 519 W. Algonquin Rd.

Petitioner: James Cazares
519 W. Algonquin Rd.
Arlington Heights, IL 60005

Requested Action:

1. Amendment to Land Use Variation Ordinance #18-028 to increase the number of rooms within the hotel from 62 rooms to 100 rooms and to allow changes to the approved floorplan.

Variations Required:

- Chapter 28, Section 10.4, Parking, to reduce the parking requirements from 345 spaces to 171 spaces (174 space deficit).

Attendees: Krystyna Cazares, Petitioner
James Cazares, Petitioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

The subject site is approximately 112,000 square feet (2.6 acres) and includes the existing European Crystal Banquet Hall. In August of this year, the petitioner was approved for a land use variation, which allowed construction of a 62-room 9-story hotel on the north end of the banquet hall building. Construction of this hotel will involve the demolition of the four smaller auxiliary banquet rooms that are currently located in this area (the main banquet hall will not be altered). The hotel was approved to include a small coffee shop, exercise room, and business center on the ground floor, as well as an unfinished space on the 9th floor that is meant to accommodate a bar/lounge at some point in the future. In order to provide a fire lane along the north side of the proposed hotel addition, four parking spaces will need to be removed, resulting in a four-space parking deficit on the site (a four-space parking variation was approved by the Village Board along with the land use variation for the hotel). The site will provide 171 parking spaces where code requires 175 parking spaces.

The petitioner is now proposing alterations to the floorplans for the hotel, which would increase the number of rooms from 62 to 100 and would incorporate a slightly larger coffee shop and two new meeting/conference rooms on the ground floor. Plans for the rooftop bar/lounge have been finalized, and the petitioner would like to construct and operate this area as part of the overall construction of the hotel (as opposed to in the future). The proposed rooftop area includes 1,978 square feet of indoor bar/lounge space and 3,210 square feet of outdoor bar/lounge space.

Meeting Discussion:

Mr. Cazares stated that he was interested in adding additional guest rooms to the hotel. Since their prior approval, he's taken a detailed look at the events they've held at the banquet hall over the last year, including the number of guests at each

event. They've determined that the banquet hall is not frequently booked with large events, and so they are willing to reduce the capacity of the events at the facility. Since there is very little use of the banquet hall at its peak capacity, the economic impact of an occupancy restriction within the main banquet room would be more than offset by an increase in hotel capacity. He was open to considering either a voluntary reduction in capacity via a new occupancy limit placard stating maximum capacity of 250 patrons, or through a physical reduction in the size of the main banquet room.

The buildout of the rooftop bar/lounge was also part of the proposed Land Use Variation amendment. This area would not be open to the public. After the hotel and bar/lounge was open for business, he would consider taking additional traffic and parking counts and approaching the Village for an amendment to allow the rooftop area to be open to the public.

Mr. Hubbard explained that the petitioner was proposing a modification to the previously approved Land Use Variation that would allow for an increase in hotel rooms from 62 to 100, the buildout of the rooftop bar/lounge, and the incorporation of conference spaces on the ground floor of the hotel. Staffs primary concern with this project relates to parking. The proposed changes to the floorplan result in a 174 space parking deficit. Staff has concern that the proposed increase in intensity and use of the property, without a commensurate increase in parking capacity, could cause significant parking overflow problems.

The petitioner has provided agreements with neighboring property owners to allow for the use of their parking lots during certain evening and weekend times, however, none of these agreements are perpetual and they can all be terminated at anytime. Furthermore, one of the parking agreements is with the PACE facility located on the other side of Algonquin Road, which street is a four-lane thoroughfare with a shared fifth lane for turns. There is no sidewalk or traffic signal located in the vicinity of the PACE site, and staff has safety concerns about guests or valet porters crossing this street.

If this application is to move forward, staff is suggesting that the petitioner come up with as many contingencies as possible for overflow parking options. The proposed limit on capacity within the main banquet hall would decrease the parking deficit per code requirements from 174 spaces to 136 spaces, but it would be difficult for staff to enforce. Staff would not be monitoring events at the banquet hall and would not have any control over whether an event was booked at 250 people or 350 people, and the Village would only be notified that the petitioner had exceeded the limit after a parking problem had occurred.

The petitioner has indicated that they may be willing to condition their liquor license for the rooftop area as contingent upon whether the Village determines that there is a parking overflow problem on the site. If the Village determined that there was a parking problem at any point in the future, the Village could rescind the liquor license. This is something that the Village would be willing to explore. In sum, the proposed parking deficit was very close to the parking deficit that went before the Plan Commission and Village Board in 2017, which was ultimately denied. The parking study must analyze the actual usage of the neighboring parking areas with which the petitioner has agreements to use, and must determine the likely parking demand that would be created by the proposed changes.

Commissioner Jensen noted that an increase of 38 rooms would be about a 50% increase in the overall number of rooms proposed. He asked where these rooms would be located in the building.

Mr. Cazares responded that the size of the rooms would decrease, allowing them to place 18 rooms on each floor. The rooms would be located in the exact same places as they were previously proposed, but would just be slightly smaller so they could fit more rooms per floor.

Commissioner Jensen asked about the decrease in size of the rooms.

Mr. Cazares explained that previously the rooms had been around 400 square feet in size. With the proposed changes, they would be over 300 plus square feet in size. When the building had been originally designed, it had actually been designed with 100 rooms in mind.

Commissioner Jensen asked if the reduction in room size was still consistent with the "boutique" hotel concept that the petitioner was trying to create.

Mr. Cazares explained that the suburban market had an average room size of around 290 square feet, and his proposed rooms would be almost 100 square feet larger than this average. The size of the rooms would be consistent with the size of rooms in a “boutique” hotel. The ceiling height in the rooms would be 10 feet tall.

Commissioner Jensen clarified that the square footage of the rooms would be over 300 square feet in size, which would be larger than the size of most other rooms in the market.

Mr. Cazares replied that this was correct. The rooms would be larger than the rooms in the Renaissance Hotel and the Loews Hotel, which were the two comparable hotels in the suburban sub market.

Commissioner Jensen said that when this went before the Plan Commission, he asked the petitioner if a 62-room hotel was economically viable, and the response was “definitely”. He said that he had been assured that the finances would work out and that 62 rooms was suitable to make a healthy profit. He said that did not understand why the petitioner would return before the Plan Commission with a 100-room hotel that had the same parking issues as the earlier version of the project that had resulted in denial.

Mr. Cazares replied that he believed the parking deficit per code requirements was a hypothetical deficit, and that in reality the parking demand would not be as high as what is shown in the code required parking calculations. He said that he's put together a contingency plan for where overflow parking would occur, if such overflow parking actually did occur. When he was before the Village Board for approval of the 62-room concept, they asked him to propose what he actually wanted to do on the site. The present proposal with the requested modifications to the previously approved plans represented this. He had asked for approval of the 62-room hotel so that he at least had something to work with. He was taking baby steps to work towards approval of the hotel.

He would like to work with the Village and with staff to reduce the projected parking demand. Revenue from the banquet hall was around 1.6 million per year. He explained that the banquet hall had only around nine very large events per year. The average event was around 150-200 persons. Events with 377 occupants occurred only 1% of the time. The economic impact of peak capacity events was negligible, so he was willing to cap the size of events at the banquet hall to reduce parking demand. If he adds extra rooms to the hotel, it increases the projected revenue from the hotel from around two million dollars to 3.6 million dollars. He wanted the highest and best use of the property, and that seemed to be as a hotel and not as a banquet hall.

Commissioner Jensen said that he assumes the 100-room concept was a better financial model for the property. He asked if the 62-room concept was still a financially robust model for what could be achieved on the site.

Mr. Cazares replied that it was.

Commissioner Jensen asked how many parking spaces would be needed for the hotel.

Mr. Cazares responded that Village Code required one parking space per room.

Commissioner Jensen clarified that he was interested in understanding how many spaces the petitioner thought were actually needed per hotel room.

Mr. Cazares replied that average occupancy was around 75-80% so if each guest came with a car he thought that 75-80 spaces would be needed.

Commissioner Jensen said that it appeared they had enough parking onsite to accommodate for the hotel rooms, so the parking overflow arrangements would only be necessary to accommodate events at the banquet hall.

Mr. Cazares said that the revised parking study would look at peak parking demand times and when those times occurred

for both the hotel and banquet hall. He would also be working with Hamilton Partners, who was constructing a facility close to the European Crystal property and he believed that they would have a large surplus of parking spaces. He would reach out to Hamilton Partners to see if he could secure additional overflow spaces on their property.

Commissioner Jensen said that he felt a little better about things if all of the parking demand for the hotel use could be accommodated on the site, and that overflow onto neighboring properties would only occur when there were events at the banquet hall. He expressed concern about using the PACE facility for overflow parking since crossing Algonquin Road could be a safety hazard, but if usage of that facility happened only once or twice a year, it might not be a significant problem. The key was being able to handle all of the hotel demand on the subject property.

Mr. Cazares said that their parking study would show that the parking lot on the site would be half empty Monday through Friday.

Ms. Cazares said that the banquet hall was mostly unused during the week. Corporate business was not interested in booking events at the banquet hall because there were not hotel rooms as part of the facility. Banquet hall business occurs on Saturdays and Sundays. Sometimes there isn't even an event booked on a Sunday. Two of the agreements with neighboring property owners, Brite-O-Matic and the Hand Surgeons, will allow for overflow parking located directly adjacent to the European Crystal facility and wouldn't involve crossing any streets. She said she understands the concerns about a parking problem, and that they will do everything they can to address those concerns since it reflects on their business. If people have trouble parking at the hotel or the banquet hall, then they get bad online reviews. They have a vested interest in making sure everything works.

Commissioner Jensen said that if this is to move forward, he will want to be assured that parking for the hotel can be completely accommodated on site.

Commissioner Sigalos said that he was confused because when the 62-room hotel came before the Plan Commission, he asked if the project was economically feasible and the response he got was that yes, it was. And now there is a request to increase the number of rooms to 100, and he wanted to know what has changed over the last several months to where 100 rooms was necessary.

Mr. Cazares stated that the 100-room hotel was the original concept for the project. He said that when he went before the Village Board, they had asked him why he hadn't proposed more of what he actually wanted on the property. He was very hesitant ask for the 100 room hotel since having been denied on his previous concepts. But trustee's had told him that he now had parking agreements from neighboring property owners, so he felt encouraged to ask for more of what he thought was the highest and best use of the property.

Commissioner Jensen asked staff if the Village Board had encouraged the petitioner to ask for more rooms.

Mr. Hubbard stated that he did not know the specifics of the meeting and would have to review the minutes.

Commissioner Green stated that the Village Board may not fully understand the parking requirements. Sometimes there were political reasons for why the Village Board made certain decisions. The Plan Commission was independent of politics.

Commissioner Sigalos said that given the reduced size of the rooms, he wasn't sure how it qualified as a boutique hotel. He wasn't confident he understood what would qualify a hotel as being boutique, and the petitioner had not explained this during his previous appearance before the Plan Commission. He didn't see space for a closet in the rooms. The rooms appeared minimal to him, and he wasn't sure that they could be considered boutique. He wasn't sure he was in favor of the proposed changes. He had supported the 62-room hotel because the parking was viable. He was under the assumption that the 62-room hotel was economically viable, but he was confused as to why the petitioner was proposing 100 rooms since it translated to a large parking deficit and since the 62-room hotel was viable.

Mr. Cazares stated that he did not believe that rooms would be small. He apologized that the closet was not shown on the

conceptual plans, and he assured the Conceptual Plan Review Committee that there would be a closet in each room.

Commissioner Sigalos said that he wasn't sure what made the hotel a boutique hotel and he was concerned that people may not want to pay a substantially higher price point to stay at the hotel, when they could get comparable rooms at cheaper prices within hotels in the vicinity. He did not want to see a hotel constructed that was not economically viable, which would become vacant. He was also concerned with the parking, and he was not comfortable with people crossing Algonquin Road, especially at night.

Commissioner Cherwin commented on the potential increase in frequency of corporate events during the week given construction of the hotel. If the parking arrangements only allowed for parking during evenings and weekends, but now corporate events were occurring at the hotel during the week, this could be problematic for parking. This was a concern that for him that he hoped would be addressed if this project was to move forward. He recalled that the 1st design that was presented to the Plan Commission, which was ultimately denied, had really great architecture. When the project was revised and reappeared before the Plan Commission as a 62-room hotel, the design had changed to a more traditional architecture and the Plan Commission had lamented that they had preferred the previous design. Now the hotel had been modified again to increase the room count and parking deficit, similar in scope to the 1st iteration of the project, yet the design remained as the more traditional version that had been proposed along with the 62-room hotel. Perhaps if the original design was reintroduced, people would see that the hotel offers something unique and desirable, and they may be more willing to make compromises on the parking.

Commissioner Green said that based on his calculations, the room sizes would be around 250 square feet.

Mr. Cazares stated that he believed the proposed building would be a little bit wider, which would allow the rooms to be greater than 300 square feet.

Commissioner Cherwin reiterated that the current proposal depicted an architecture that was less desirable than the first version that had been proposed, but that it had the same parking deficit as had previously been proposed.

Mr. Cazares explained that the first design included an elaborate porte-cochere, which had caused the removal of around 25 parking spaces, and so they were hesitant to re-introduce that design.

Commissioner Cherwin explained that the overall aesthetic of the architecture had changed, not just the porte-cochere.

Commissioner Green said that if a parking deficit of 174 spaces was proposed, he would prefer the taller building with the more enhanced architecture. The problem he had was with parking. He felt like the property was not large enough to accommodate the uses that were being proposed. The petitioner needed to purchase a neighboring property to be able to accommodate for the parking demand that would be created by the proposed use. The petitioner needed more land to be able to do what he was proposing to do. Regardless of what the Village Board may have implied when they approved the project, the proposed revisions did not help the parking situation. He wanted the hotel/banquet hall to be able to accommodate for its projected parking demand. If they were going to rely on neighboring properties to accommodate for the demand, he wanted to see those agreements in perpetuity. Without perpetual agreements, the property was not viable for the uses proposed. Not only was parking a problem, but he felt that the reduction in room size was also a problem. He was not sure that the proposed rooms would qualify as four star hotel rooms.

Ms. Cazares asked about an agreement with Hamilton Partners and whether that would help ease concerns about overflow parking.

Commissioner Green responded that if the agreement was not perpetual, then it could be terminated at any time and that would result in a parking problem, or it would mean that they would have to use the PACE facility if that agreement was still valid, which involved people crossing Algonquin Road.

RECOMMENDATION

EUROPEAN CRYSTAL HOTEL LUV AMENDMENT – TEMP FILE 1634

The Conceptual Plan Review Committee advised that the petitioner move forward as he saw fit.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



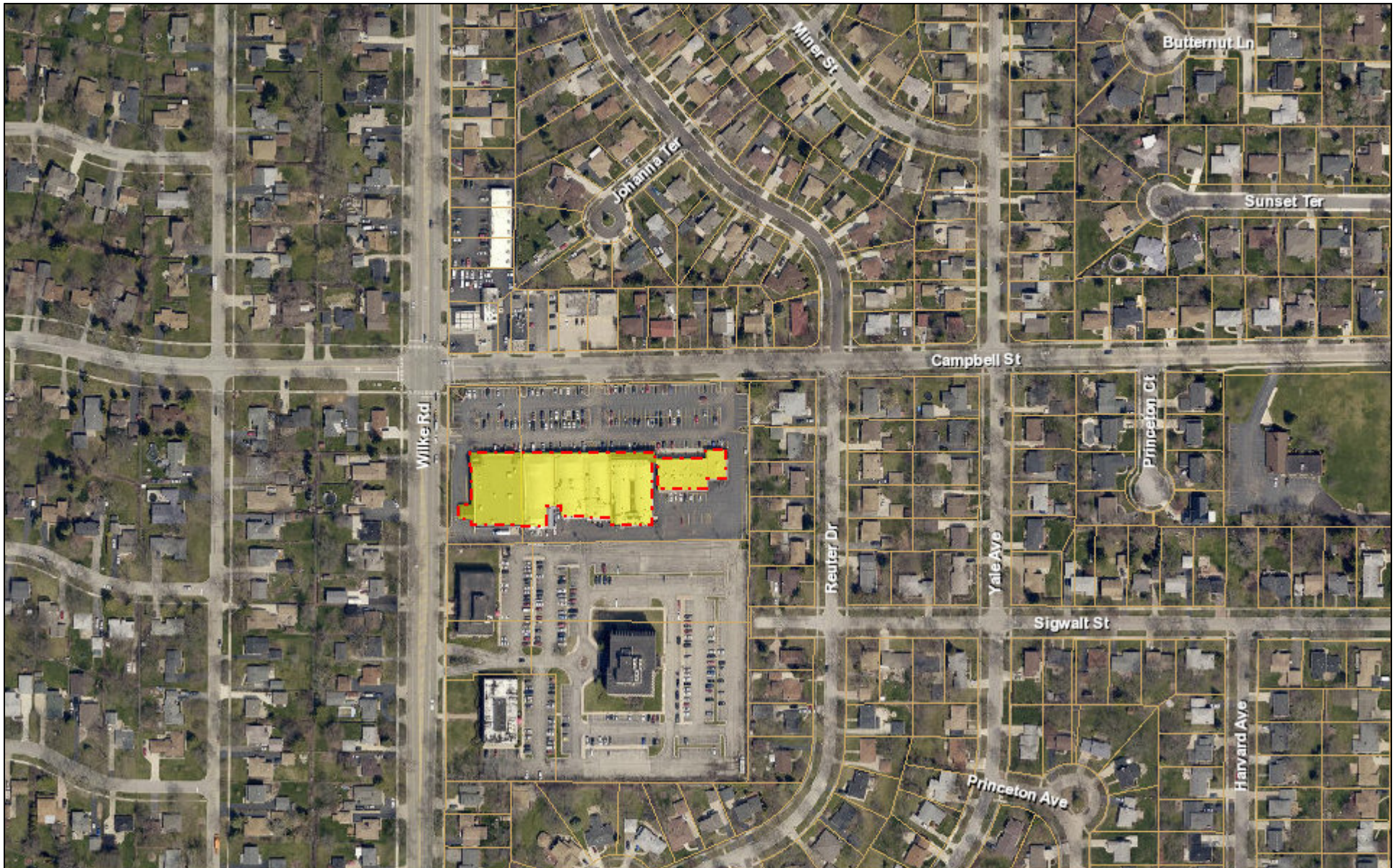
Item: Westgate Park & Shop - 1531-1721 W. Campbell St. - T1644

Department: Planning & Community Development

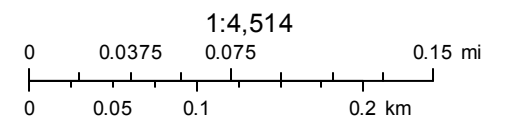
ATTACHMENTS:

Description	Type
Aerial	Exhibits
Site Plan	Exhibits
Floor Plan	Exhibits

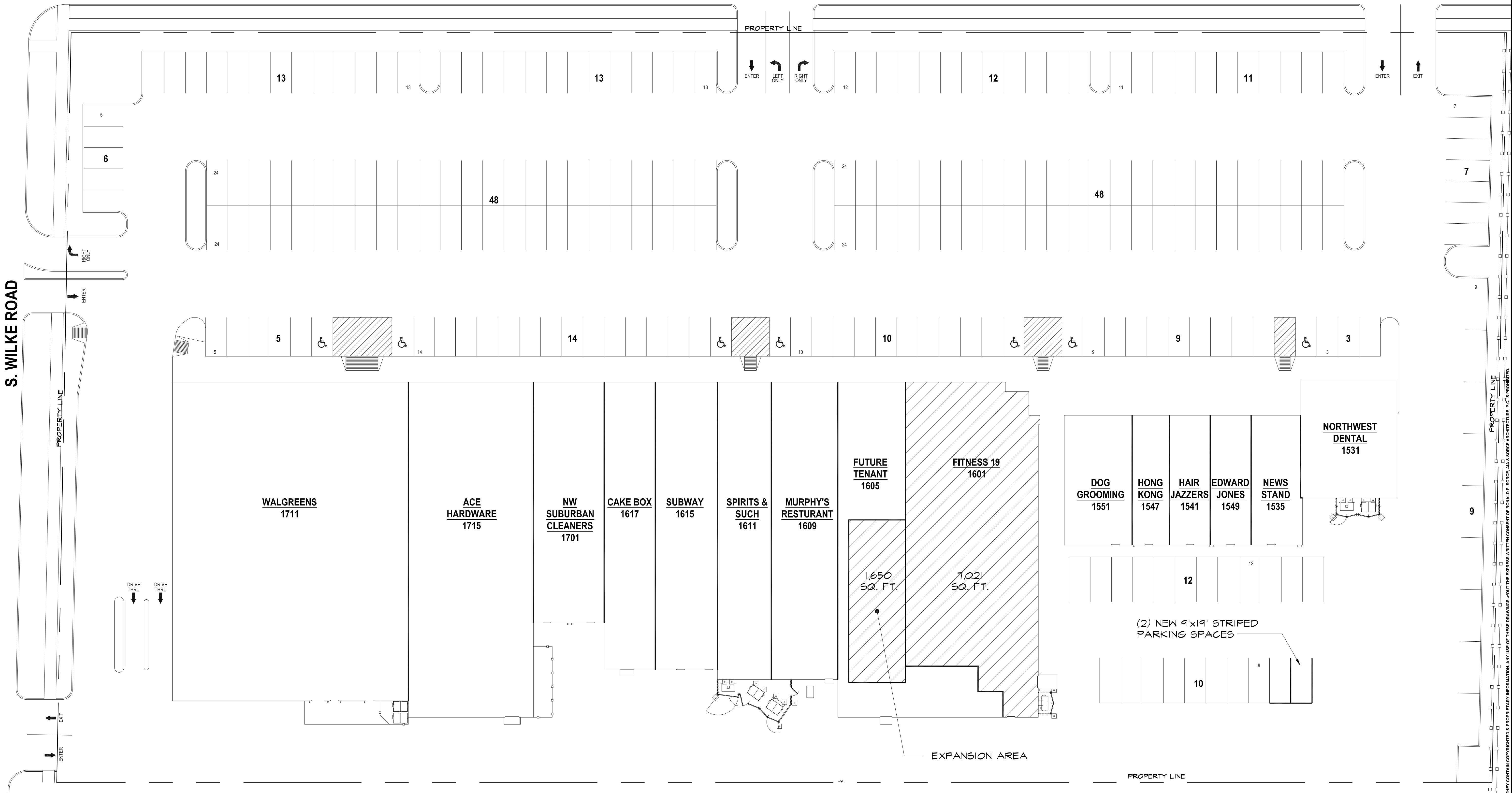
Westgate Park & Shop



October 3, 2018



CAMPBELL AVENUE



SITE PLAN
SCALE: 1" = 20'-0"

SITE/PARKING DATA	
SITE SQUARE FOOTAGE 193,376	
EXISTING PARKING: 234 SP.	
PROPOSED PARKING: 2 SP.	
TOTAL PARKING: 236 SP.	

SORCE ARCHITECTURE

121 S. WILKE RD., SUITE 400, ARLINGTON HEIGHTS, IL 60005 | PHONE: 847.342.2659 | FAX: 847.342.4972 | WWW.SORCEARCHITECTURE.COM

EXPIRES 11/2014

FITNESS 19 EXPANSION
1601 CAMPBELL RD
ARLINGTON HEIGHTS, ILLINOIS

REVISIONS			
NO.	REV.	DATE	DESCRIPTION
1	ACT	06/04/13	REVISION 1
2	ACT	07/19/13	PERMIT SET

PROJECT # 13119

DRAWN BY ACT

CHECKED BY RPS

START DATE 06/10/2013

SHEET TITLE
SITE PLAN

SHEET NUMBER

A0.0

