



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
September 26, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Napleton Repair Facility - 6/27/18
- B. 1104 S. Arlington Heights Rd. - 9/12/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. European Crystal Hotel - 519 W. Algonquin Rd. - T1643
LUV Amendment

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: Napleton Repair Facility - 6/27/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

REPORT OF THE PROCEEDINGS OF THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

June 27, 2018

Project Title: Napleton Satellite Repair Facility
Address: 3650 N. Wilke Rd.
Petitioner: Rick Brandstatter
 Napleton Automotive Group
 One Oakbrook Terrace – Suite 600
 Oakbrook Terrace, IL 60181

Requested Action:

1. Rezone the property from the M-1 District to B-3 District.

Variations Required:

- None Identified at this time

Attendees: Ryan Ponton, Petitioner
 Rick Brandstatter, Napleton
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Bruce Green, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 76,228 square feet in size (1.75 acres) and currently occupied by two story industrial building. The site contains 30 parking spaces and has two full access driveways under stop sign control located on the east side of the site that provide ingress and egress to and from North Wilke Road. The southern of these driveways is entirely on the subject property, however, the north access drive is shared with the Courtyard Marriot Hotel to the north and subject to a reciprocal ingress and egress easement. The building is currently vacant and formerly occupied by Suburban Press, a commercial printing business.

Napleton Automotive Group, the petitioner, has purchased the site and is proposing to convert the existing building into a repair facility for their dealership located approximately 2,000 feet to the southeast at 1155 West Dundee Road. The facility would provide general repair work for new and used cars, as well as light trucks. The facility will help relieve some of the parking congestion at the Dundee dealership and will allow Napleton to offer additional servicing of Jeep and RAM small delivery and light trucks, which they cannot currently accommodate at the dealership facility due to space constraints. Work will include cleaning, detail, light touch up painting and some engine work. There will not be any major reconditioning, collision service or overall vehicle painting (no paint booth) at this location. The facility would have 12-14 employees and would not be open to the general public. Clients who need repairs or service would drop their cars off at the Napleton dealership and their vehicles would then get transported the Wilke repair facility by porters.

In order to convert the facility to the proposed use, Napleton would like to add additional parking areas to the south, north, and east sides of the building. In total, the onsite parking would increase by 42 spaces to offer a total of 72 exterior parking spaces. The interior of the building would have 10 service bays, including two heavy duty truck bays allowing for service on medium sized trucks. Additionally, Napleton is proposing minor cosmetic improvements to the building, such as painting, tuck-pointing, and new signage.

Meeting Discussion:

Mr. Ponton stated that they were interested in applying for a rezoning to reclassify the subject property from the M-1 District to the B-3 District.

Mr. Hubbard outlined the petitioners' plans for the site, which were to occupy the space with an auto repair shop that would focus on repairs of Jeep and Ram vehicles. The current dealership on Dundee Road was running out of space and could not accommodate for these repairs. The repairs would be minor, such as touch up work and spot painting, detailing, cleaning, and minor engine work. No major repairs, full-scale painting, and/or reconditioning would occur at the site. Based on the services that would be offered, the zoning code classifies this use as "Minor Motor Vehicle" repair, which is not a permitted use. Therefore, the petitioner is proposing to rezone the property from M-1 to B-3, which would allow both minor and major auto repair functions as permitted uses.

The subject property is adjacent to a Lexus dealership to the east, which is within the B-3 District. Staff believes that the proposed use is compatible with the existing uses and zoning within the vicinity. Staff is supportive of the rezoning. Staff has completed a preliminary analysis and it does not appear that any variations would be necessary. The petitioner is encouraged to reach out to the Engineering Dept. to discuss what stormwater upgrades would be needed to comply with MWRD and Village stormwater control regulations. Landscape upgrades to the site would be required due to the proposed changes to the parking areas. If parking lot lighting was proposed, a photometric plan would be required.

The petitioner will need to provide a fully dimensioned floor plan for the interior of the building, including all mezzanine and basement space, which plan must show the size of each space and how each space in the building would be used. The subject property shared a northern access drive with the Courtyard by Marriot hotel to the north, and the petitioner would need to provide a copy of the easement agreement that gave the shared access rights for that driveway. The petitioner was encouraged to reach out to the Courtyard by Marriot hotel and inform them of their plans to see if there are any concerns.

A traffic and parking study would be required, otherwise a variation would need to be requested and justification for that variation would need to be provided. Parking appeared to comply with code but would be verified once complete details on the use of the space was provided. Bicycle parking would be required, the number of which would be determined once detailed plans are provided. Staff was supportive of the proposal, subject to the conditions as outlined in the staff report.

Commissioner Jensen asked about expected traffic volume that would utilize the shared access driveway by the Courtyard by Marriot hotel.

Mr. Brandstatter replied that on an average day, around 40 vehicles would be serviced at the site.

Commissioner Jensen stated it appeared then that 80 trips would be generated if cars were dropped off and then picked up. He asked about distance of the site from the Napleton facility on Dundee, and whether or not there was any issue in the parking being located more than 1,000 feet from the use it served.

Mr. Hubbard explained that the requirement for parking being located within 1,000 feet of the use it served was not applicable in this case since the parking on the subject property would be for the uses on the subject property and not to satisfy the parking requirements for the uses on the Napleton Dundee Road site.

Commissioner Jensen asked about the hardship criteria, specifically in relation to the harmony and spirit of the Code.

Mr. Hubbard explained that the petitioner should provide a response relative to conformance with the spirit and intent of the code. At the beginning of the Zoning Code there is a section that outlines the intent and purpose of the code. This section contains several criteria that explains what the Zoning Code is meant to do, for example, one of the criterion states that the Zoning Code is meant to protect the character and stability of the residential, business, and manufacturing areas within the Village to promote orderly development. The petitioner can review the items in this section and clarify how their proposal is conforms to these standards. This should address the "spirit and intent" of the Code.

Commissioner Jensen explained that, when there is a proposal that doesn't meet the spirit and intent of the Zoning Code, that it would be helpful if staff elaborated on specifically how the proposal did not meet the spirit and intent.

Mr. Ponton said that he had already spoken to an individual at the Marriot and they hadn't identified any concerns with the project. He asked if staff would need a signed letter from Marriot outlining such.

Mr. Hubbard responded that a signed letter would not be required, but that they should include in their project narrative that they spoke with Marriot and the hotel did not identify any concerns with the project.

Commissioner Sigalos said he thought that this would be a good use for the building. He asked if the subject property was west of the Bob Rohrman dealership.

Mr. Brandstatter replied that it was west of the Bob Rohrman facility and that it was the former home of Suburban Press. The site is located on the curve of New Wilke.

Commissioner Cherwin stated that the use looked compatible with the other uses within the area. Since the property had formerly been used as a press, he assumed that larger trucks had probably been involved in the use of the property, and those trucks would have used the shared driveway with Marriot. He said that this use may be less intense than the previous use since it would not involve large trucks.

Mr. Hubbard stated that there were two ingress/egress points onto New Wilke and so not all traffic would likely use the shared access drive.

Commissioner Cherwin reiterated that the use seemed appropriate for the area and he encouraged the petitioner to work with staff during the Plan Commission process.

Commissioner Sigalos asked for clarity on how the site would be used. Would customers drop their cars off at the Dundee Road facility and porters would transfer the cars to the subject property, so there would not be customers coming directly to the property?

Mr. Brandstatter confirmed this to be true.

Commissioner Green asked about Napleton's use of the Arlington Lanes bowling alley.

Mr. Hubbard responded that Napleton was still using the bowling alley property for storage of automobiles and that they had an application in to the Village for formal zoning approval for that.

Commissioner Green asked if the subject property could be used for some of the parking that was occurring on the Arlington Lanes site.

Mr. Brandstatter replied that they were trying not to use the subject property for overnight vehicle storage. Cars would be dropped off while other cars were being repaired, so there would be a need for parking on the subject property to support the repair uses that would occur there. He didn't think they would have a lot of room leftover for surplus vehicle storage.

Commissioner Jensen asked about visibility of the site and car storage.

Mr. Brandstatter replied that they would be expanding the parking lot on the western side of the site, and that this area was visible from the onramp to Route 53. However, he did not think that visibility of cars would be problematic. They would not be selling cars from the site.

Commissioner Cherwin said that there was an opportunity for an enhancement of landscaping between the subject property and the Marriot property. When there was a hotel next to an automobile repair facility, a nice landscape screen between the

two properties would be appropriate.

Mr. Hubbard explained that there was an existing screen between the two uses, but that it could be improved as part of this process.

Commissioner Green asked if the screen was landscaping or fencing.

Mr. Hubbard replied that it was landscaping. He encouraged the petitioner to take into account this landscape screen when they were working with their landscape designer for landscaping on the subject property.

Commissioner Cherwin said he wouldn't be surprised if other Plan Commissioners asked for an enhanced screen between the two properties, and if Marriot had any concerns with the proposal, an enhanced landscape screen would likely be something that they would ask for.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

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



Item: 1104 S. Arlington Heights Rd. - 9/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1104 S. Arlington Heights Rd. - 9/12/18	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 12, 2018

Project Title: 1104 S. Arlington Heights Road LUV Amendment

Address: 1104 S. Arlington Heights Road.

Petitioner: Patrick Brankin
Schain Banks
70 W. Madison Street, Suite 5300
Chicago, IL 60602

Requested Action:

1. Amendment to Land Use Variation Ordinance #07-036.

Variations Required:

- None

Attendees:

Patrick Brankin, Petitioner for AAEC Credit Union
Jill Lindsay, President of AAEC Credit Union
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located at the southwest corner of Arlington Heights Road and Magnolia Street. The site is developed with a one-story, 4,508 square foot banking facility with drive-through. The structure has two drive-through lanes along the north building elevation, and an ancillary parking lot with a total of 17 parking stalls along the south property line. The parking lot is accessible via one driveway along Magnolia Street, and one driveway along Arlington Heights Road. The building is currently occupied by First Midwest Bank, and was previously occupied by the People's Bank of Arlington Heights.

The property is zoned B-1, Business District Limited Retail, which does not permit drive-through banking facilities by right or via a Special Use permit. Thus, to construct and operate this facility, the property was granted a Land Use Variation in 2007 via Ordinance 07-036. As part of this Land Use Variation, a condition was included in the Ordinance that restricted the variation to The People's Bank of Arlington Heights. Due to the fact that the People's Bank merged with First Midwest Bank, occupation of the facility by First Midwest Bank was considered compliant with this condition, as via the merger it was the same banking entity.

The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to purchase and move into the facility. Due to the fact that AAEC is a separate entity from First Midwest Bank and the former People's Bank, per the aforementioned condition in Ordinance 07-036 they are not permitted to occupy the facility. The petitioner is proposing no modifications to the building or site at this time.

AAEC is a local credit union, currently located in Arlington Heights at 115 S. Wilke Road. AAEC serves employees, students, alumni, and families of Districts 21, 23, 25, 26, 57, and 59, in addition to NSSEO and any private schools that feed into District 214 or Harper College.

Meeting Discussion:

Mr. Brankin began by explaining AAEC's request. The project is centered on the Land Use Variation Ordinance granted for the subject property, Ordinance #07-036, which allowed the People's Bank and later First Midwest Bank to operate at 1104 S. Arlington Heights Road. AAEC is currently under contract to purchase the subject property, and intends to move into and operate out of the existing bank building on the site. AAEC is a long-standing community bank, believes that the subject property is a nice location, and First Midwest intends to sell the facility. Mr. Brankin provided pamphlets to the Commissioners and Staff with details on AAEC Credit Union.

Ms. Lindsay provided background information on AAEC Credit Union. AAEC stands for Arlington Area Education Community. The Credit Union was formed 63 years prior, by a group of educators in Arlington Heights and the surrounding communities. The intent of the Credit Union was to invest their money, as well as help coworkers through the provision of loans. AAEC continues to serve members of the community. AAEC was initially operated out of a home, then moved to their current facility at the corner of Campbell Street and Wilke Road (Plaza Office Park). They have outgrown their current facility, and would like to offer greater conveniences to their members such as a drive-through and ATM, which the facility at 1104 S. Arlington Heights Road would offer. Credit unions are very similar to banks, with a key difference being that credit unions are member-owned and non-profit. Any profits made through the conduct of their business is returned to the members of the credit union, through increased services or dividends to investors, or reduced loan rates. They offer many of the same services as a traditional bank, such as savings accounts, checking accounts, credit cards, debit cards, and loans.

Mr. Brankin stated that, from a land use perspective, the neighbors and community will not experience any difference between the existing bank and the proposed credit union. The request at hand has to do with a condition in Section 3 of the aforementioned Ordinance, which states that the Land Use Variation Granted shall only apply to The People's Bank. As First Midwest Bank acquired the property through a merger with The People's Bank, the occupation of the facility by First Midwest Bank was considered compliant with this condition.

Commissioner Green asked if the Land Use Variation granted for the subject site was specifically for the drive through.

Mr. Schmidt confirmed that the Land Use Variation was to permit a drive-through. He added that the only change proposed was to the specific condition within the Land Use Variation Ordinance, mentioned by Mr. Brankin, that restricts this Land Use Variation to The People's Bank.

Commissioner Green stated that he had thought the Variation was to allow the drive through. He asked Mr. Schmidt to continue.

Mr. Schmidt began by stating that the subject property is located at the southwest corner of Arlington heights Road and Magnolia Street. The site is currently developed with a one-story, 4,508 square-foot banking facility with a drive through. The structure has two drive through lanes on the north side of the building, and a parking lot with 17 spaces on the south side of the building. The parking lot is currently accessible via two driveways – one on Magnolia and one on Arlington Heights Road. The property is currently occupied by First Midwest Bank, and was previously occupied by The People's Bank of Arlington Heights.

The Comprehensive Plan designates this site as Commercial, and the current use as a bank facility with a drive through is compliant with this designation. The property is zoned B-1, Business District Limited Retail, which does not permit drive through banking facilities by right or by a Special Use Permit; however the facility operates lawfully via a Land Use Variation granted in 2007, via Ordinance #07-036. Included in this Ordinance was a condition that limited the Land Use Variation to The People's Bank of Arlington Heights. Through a merger between The People's Bank and First Midwest Bank, First Midwest Bank occupied the facility. This was considered to be compliant with the aforementioned condition, as through the merger First Midwest and The People's Bank were considered to be the same entity. The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to occupy the facility. As AAEC is a separate entity from First Midwest Bank and the former People's Bank, this condition does not allow AAEC to occupy the subject site. No modifications to the building or site are proposed at this time.

The property is compliant with bulk and setback regulations. Staff has reviewed existing on-site landscaping, and found missing or deficient landscaping in areas. As part of this petition, the petitioner has agreed to replace any missing or deficient landscaping per the approved landscape plan.

In regard to parking, Staff conducted a parking assessment based on the required parking ratios outlined in the Village's Zoning Ordinance. Per code, one parking stall is required for every 300 square feet of floor area. Using this ratio, the 4,508 square foot bank requires 15 total parking spaces. The provided site plan shows 17 stalls, which results in a surplus of two parking stalls.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project comprises less than 5,000 square feet in floor area, and is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code. Section 6.12-1 also states that all developments with a drive through require a full traffic study, however since no expansion of the drive through or additional lanes are proposed, there is in essence no new drive-through proposed. Therefore, a full Traffic Study by a certified traffic engineer is not required.

The Staff Development Committee is supportive of eliminating Condition 1 from Section 3 of Ordinance #07-036. The remaining conditions set forth in Ordinance #07-036 shall remain in full force and effect.

Commissioner Jensen stated that usually these types of allowances are tied to a specific institution, and asked what the rationale was in eliminating the condition altogether without tying the Land Use Variation to AAEC.

Mr. Hubbard stated that it is rare that Ordinances are tied to a specific institution, and asked Mr. Schmidt if he discovered the rationale behind this condition in the course of his research.

Mr. Schmidt stated that it was his understanding that typically, Land Use Variations are limited to a specific institution; however, Staff is comfortable with eliminating that restriction in this instance because the Land Use Variation is self-limiting. As the variation is for a drive through banking facility, more intense drive through uses, such as a fast food restaurant, would not be permitted to occupy this facility. As such, any future user beyond AAEC would be consistent in use and intensity of the original occupant of the facility.

Commissioner Jensen asked if any bicycle parking was required as part of this petition.

Mr. Schmidt stated that the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As there is no change in use proposed, no bicycle parking spaces are required.

Commissioner Jensen asked why this project was required to go before the Plan Commission.

Mr. Schmidt stated that, since the request involves the amendment of an Ordinance, Plan Commission and Village Board approval is required.

Commissioner Jensen stated that he has no objection to the Petitioner's request.

Commissioner Sigalos stated that he has no questions, and that the proposal was straightforward.

Commissioner Cherwin stated that he had no questions.

Commissioner Green stated that he had no questions about the proposal, and that he liked the credit union model.

Commissioner Jensen asked Ms. Lindsay roughly how many members were in the credit union.

Ms. Lindsay stated that AAEC had approximately 4,000 members.

Commissioner Sigalos asked if membership is strictly limited to teachers and school district members.

Ms. Lindsay stated that originally membership did require that affiliation, however a couple of years ago AAEC was approached by some of the districts who asked if AAEC would extend their services to students. From that point onward AAEC extended membership to students, alumni, and family members. In the future, AAEC may change to a community charter, which would allow anyone in the area to become a member.

Commissioner Jensen stated that he does not believe the Petitioner will encounter any issues with the request.

Commissioner Sigalos agreed and stated that the request is very straightforward.

Commissioner Green stated that all the Commissioners were in favor of the proposal.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



Item: European Crystal Hotel - 519 W. Algonquin Rd. - T1643

Department: Planning & Community Development

Requested Action

– 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

-
1. Chapter 28, Section 10.4, Parking, to reduce the parking requirements from 345 spaces to 171 spaces (174 space deficit).
 2. Additional variations may be identified once detailed plans have been submitted.

Recommendation

The Staff Development Committee has reviewed the proposed amendment to land use variation ordinance #18-028 and the parking variation to reduce the required parking from 345 spaces to 171 spaces and has concerns relative to parking. As part of the Plan Commission process, the petitioner must adequately justify how anticipated parking demand will be accommodated on and off-site, both now and into the future. The following items must be addressed:

1. The petitioner shall provide a new Plan Commission application.
2. The traffic and parking study shall be reviewed by staff as part of the Plan Commission review process. The study must adequately justify how anticipated parking demand will be accommodated on and off-site, both now and into the future.
3. The revised market study will be evaluated as part of the Plan Commission review process.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Plans

Type

Board or Commission Report

Exhibits

Exhibits



VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1634

Project Title: European Crystal Hotel LUV Amendment

Address: 519 W. Algonquin Rd.

PIN: 08-16-103-008, 08-16-103-009

To: Conceptual Plan Review Committee

Prepared By: Sam Hubbard, Development Planner

Meeting Date: September 26, 2018

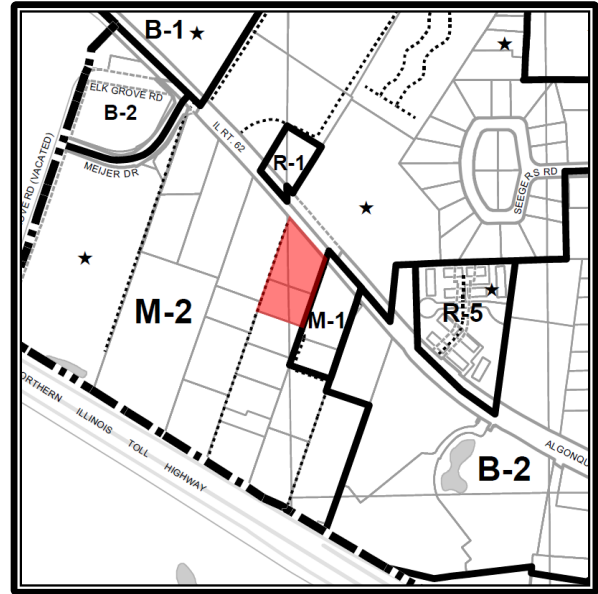
Date Prepared: September 21, 2018

Petitioner: James Cazares

Address: 519 W. Algonquin Rd.
Arlington Heights, IL 60005

Existing Zoning: M-2, Limited Heavy Manufacturing District

Comprehensive Plan: R&D, Manufacturing, and Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	2-story Pace Bus administrative facility	Research, Development, Manufacturing and Warehousing
South	M-2, Limited Heavy Manufacturing District	1-story manufacturing business (Brite-O-Matic)	Research, Development, Manufacturing and Warehousing
East	M-1, Research, Development and Light Manufacturing District	1-story flex office/light industrial building	Research, Development, Manufacturing and Warehousing
West	M-2, Limited Heavy Manufacturing District	3-story self-storage facility	Research, Development, Manufacturing and Warehousing

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).
- Additional variations may be identified once detailed plans have been submitted.

Project Background:

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.

The Village has reviewed multiple versions of this project over the last two years. **Exhibit I** at the end of this report outlines the key aspects of each iteration of the proposed development.

Zoning and Comprehensive Plan

Due to the proposed changes to the floorplans, an amendment to Land Use Variation Ordinance #18-028 is required. These changes also increase the parking requirements for the site and an amended parking variation will be necessary. The petitioner must provide justification for said parking variation as per the four hardship standards of approval for variations:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The previously submitted market study has been updated to account for the modified proposal and staff will review the market study as part of the Plan Commission process to ensure that there is sufficient demand for the proposed hotel.

The Comprehensive Plan designates the site as “Research Development Manufacturing and Warehousing”. Hotels would typically locate in commercial areas as designated on the Comprehensive Plan, however given the location of the property along Algonquin Road near the I-90 interchange, and the multiple hotels in the vicinity of the site, the location is suitable for a hotel.

Site Design and Landscaping

No changes to the site layout or landscaping have been proposed as part of the requested amendment.

Traffic and Parking

Given the increase in intensity of the proposed hotel, the provision of ample onsite parking and reliable off-site overflow parking is key to the success of the European Crystal Hotel. The proposed site will provide 171 parking spaces and per code requirements a total of 345 parking spaces must be provided (see **Exhibit II**), resulting in a 174-space parking deficit relative to code requirements. This deficit is primarily created by the increase in number of hotel rooms, the incorporation of 1,351 square feet of conference/meeting space within the ground floor of the hotel, and the build-out of the rooftop bar/lounge.

The petitioner has indicated that he is open to restricting occupancy at events within the main banquet hall to 250 patrons (current max occupancy is 377 patrons). While this would decrease the parking deficit from 174 space to 136 spaces, a significant parking shortage would still exist. Additionally, staff notes that this restriction would be very difficult to enforce.

As part of the prior land use variation approval for the 62-room hotel, the petitioner provided agreements from three neighboring property owners outlining permission to use their parking lots for overflow parking during specific times. These agreements are summarized below:

Overflow Area	Number of Parking Spaces	Availability
Brite-O-Matic Parking	23	Evenings and Weekends.
Hand Surgery Parking	104	Evenings and Weekends. Overnight parking only allowed when the business is closed on the following day.
Pace Parking	258	Allowed between 7:00pm on Friday and 4:00am on Monday. No overnight parking allowed.
TOTAL	385	

These agreements provide a large amount of overflow parking capacity, however, they are not perpetual and can be terminated at any time. It should be noted that the Pace parking lot, which provides two-thirds of the surplus capacity, is located on the other side of Algonquin Road, which is a four lane major arterial with no crosswalk or traffic signal in the vicinity of the subject property. Without the Pace site, there are 127 overflow spaces, which is not sufficient to accommodate for the 174 space deficit as required by code.

Staff has concern that the proposed changes to the floorplan could create a parking shortage should one or more of the overflow parking arrangements be terminated. Furthermore, staff will need to evaluate the location of the overflow parking areas to determine if they provide viable options for overflow parking relative to expected overflow demand. The petitioner has provided a revised traffic and parking study, which will be reviewed and evaluated as part of the Plan Commission process.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed amendment to land use variation ordinance #18-028 and the parking variation to reduce the required parking from 345 spaces to 171 spaces and has concerns relative to parking. As part of the Plan Commission process, the petitioner must adequately justify how anticipated parking demand will be accommodated on and off-site, both now and into the future. The following items must be addressed:

1. The petitioner shall provide a new Plan Commission application.
2. The traffic and parking study shall be reviewed by staff as part of the Plan Commission review process. The study must adequately justify how anticipated parking demand will be accommodated on and off-site, both now and into the future.
3. The revised market study will be evaluated as part of the Plan Commission review process.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

September 21, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File T1634

EXHIBIT I: Proposed Development Changes

	<u>1st Proposal</u> (Presented to Village Board for Early Review in August 2016)	<u>2nd Proposal</u> (Presented to Village Board for Early Review in March 2017)	<u>3rd Proposal</u> (presented to staff in July 2017)	<u>4th Proposal</u> (denied by Village Board in November 2017)	<u>5th Proposal</u> (approved by Village Board in August 2018)	<u>6th Proposal</u> (current)
Building Height	115'	147'	124.5'	134.5'	94'	94'
Number of Stories	10	13	12	12	9	9
Number of Rooms	165	102	126	126	62	100
Length of Hotel Building	192	130	157'	157'	123'	123'
Number of Parking Spaces Required	461	255	275	310	175	345
Number of Parking Spaces Proposed	151	175	172	172	171	171
Parking Deficit	309	80	103	138	4	174
Building Footprint	10,786 sq. ft.	6,045 sq. ft.	8,875 sq. ft.	8,875 sq. ft.	6,004 sq. ft.	6,004 sq. ft.
Banquet Spaces	9,354 S. ft.	5,654 sq. ft.	5,654 sq. ft.	5,654 sq. ft.	5,654 sq. ft.	7,055 sq. ft.**
Rooftop Bar/Lounge Space*	3,689 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	2,936 sq. ft.	0 sq. ft.	5,188 sq. ft.

* Includes Indoor and Outdoor space

** Includes 1,351 sq. ft. of hotel conference space

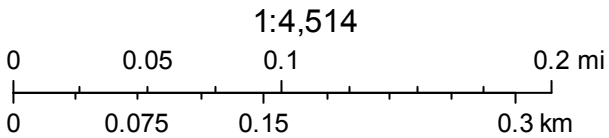
EXHIBIT II: Parking Calculations

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUP.	SEATING AREA	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377*	-	-	30% of Occupancy	113
Total Banquet		5,654					113
1st Floor Sundry's/Café	Retail Sales	219	-	-	-	1 per 300 sq. ft.	1
1st Floor Exercise Room	Place of Assembly	853	17*			None**	0
Rooftop Bar/Lounge (Interior)	Place of Assembly	1,978	132*			30% of Occupancy	40
Rooftop Bar/Lounge (Exterior)	Place of Assembly	3,210	214*			30% of Occupancy	64
Conference Rooms	Hotel	1,351	90			30% of Occupancy	27
Hotel	Hotel	-	-		100	1 Space per Room	100
Total Parking Required							345
Total Parking Provided							171
Parking Surplus/(Deficit)							174

Aerial

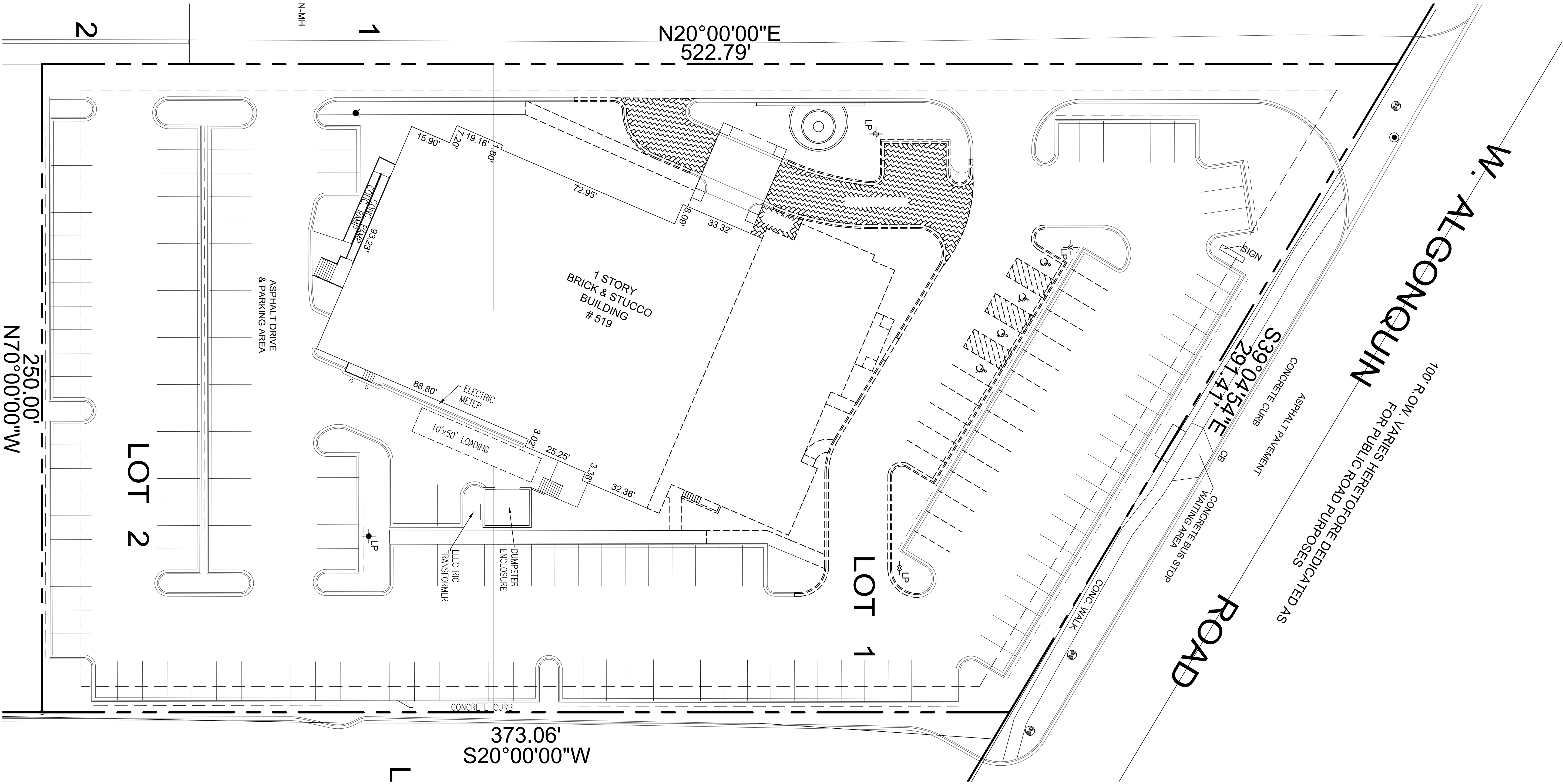


July 29, 2016



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

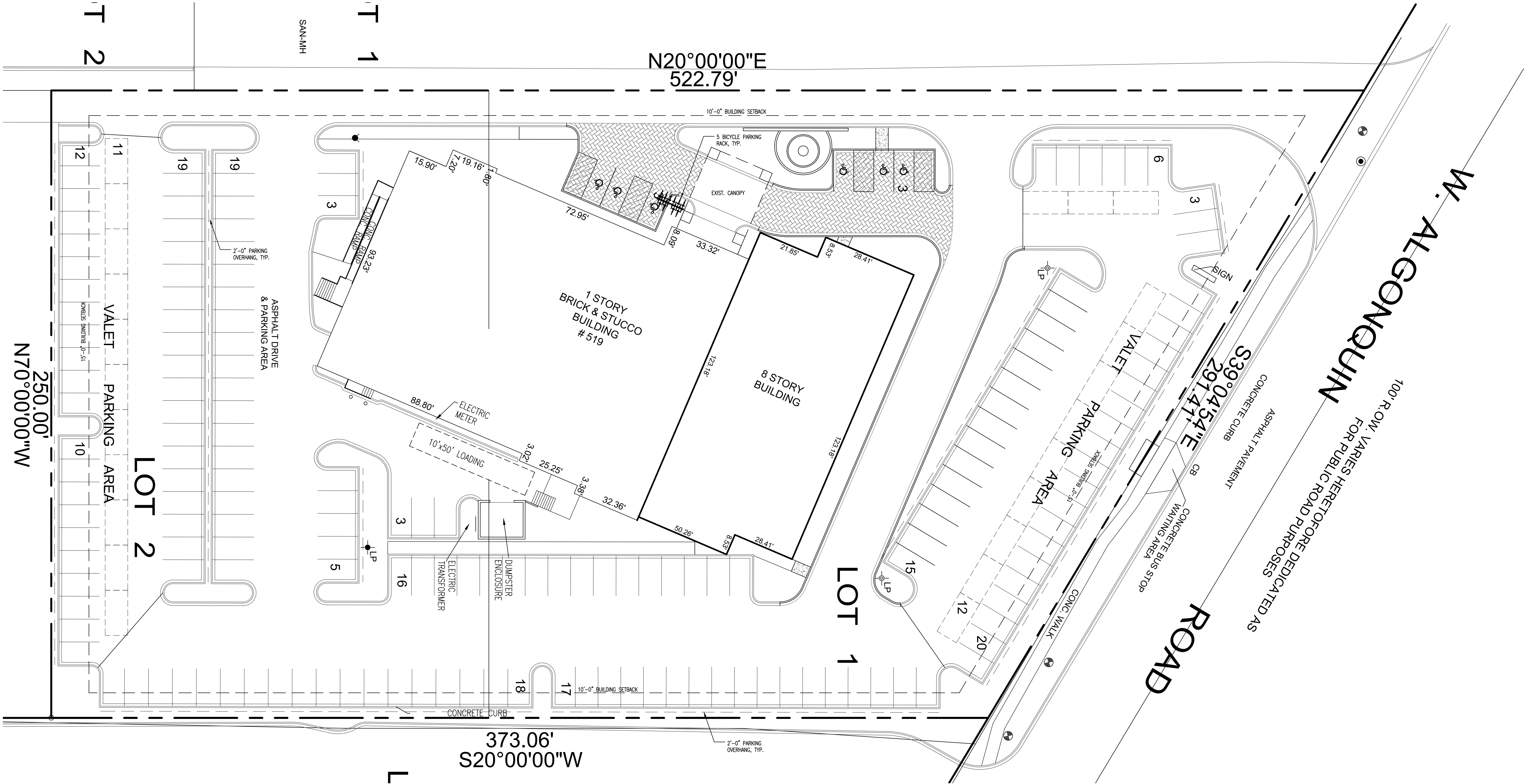


1 DEMOLITION SITE PLAN
SCALE : 1" = 20'-0"



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



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

JULY 5, 2018



Enrique Castel Architect

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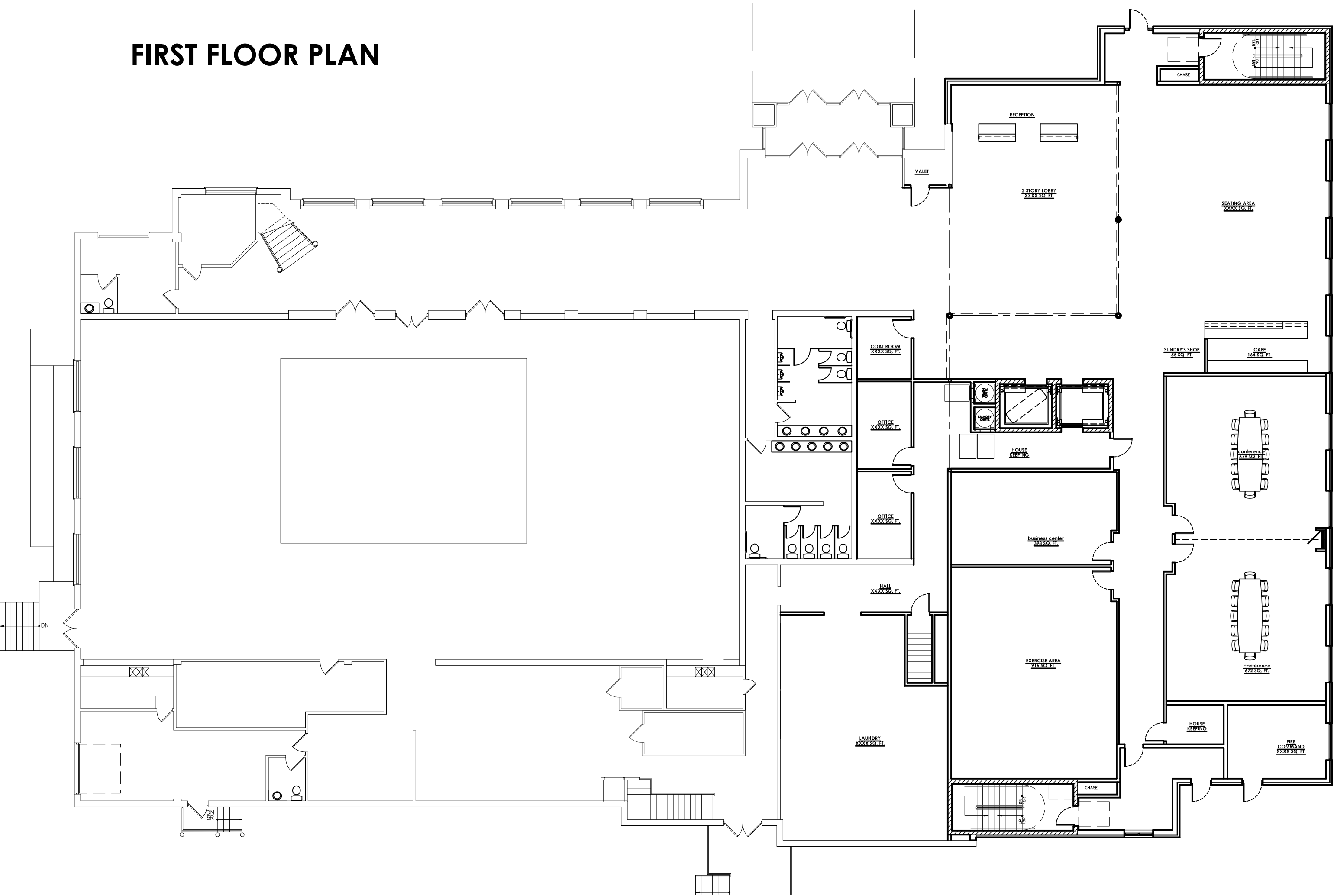
1 BASEMENT PLAN
SCALE : 1/8" = 1'-0"



Enrique Castel Architect

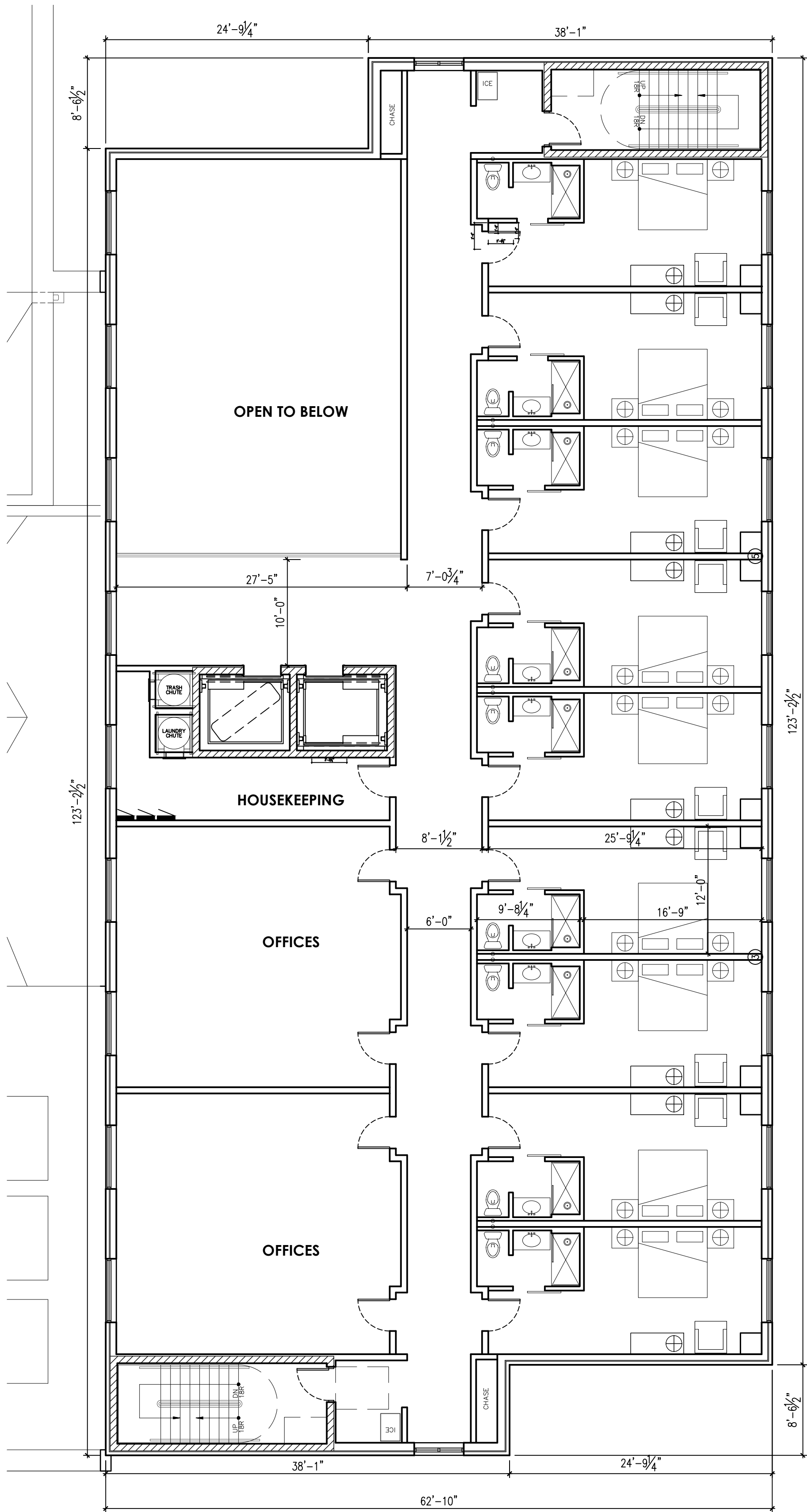
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FIRST FLOOR PLAN



EUROPEAN CRYSTAL HOTEL

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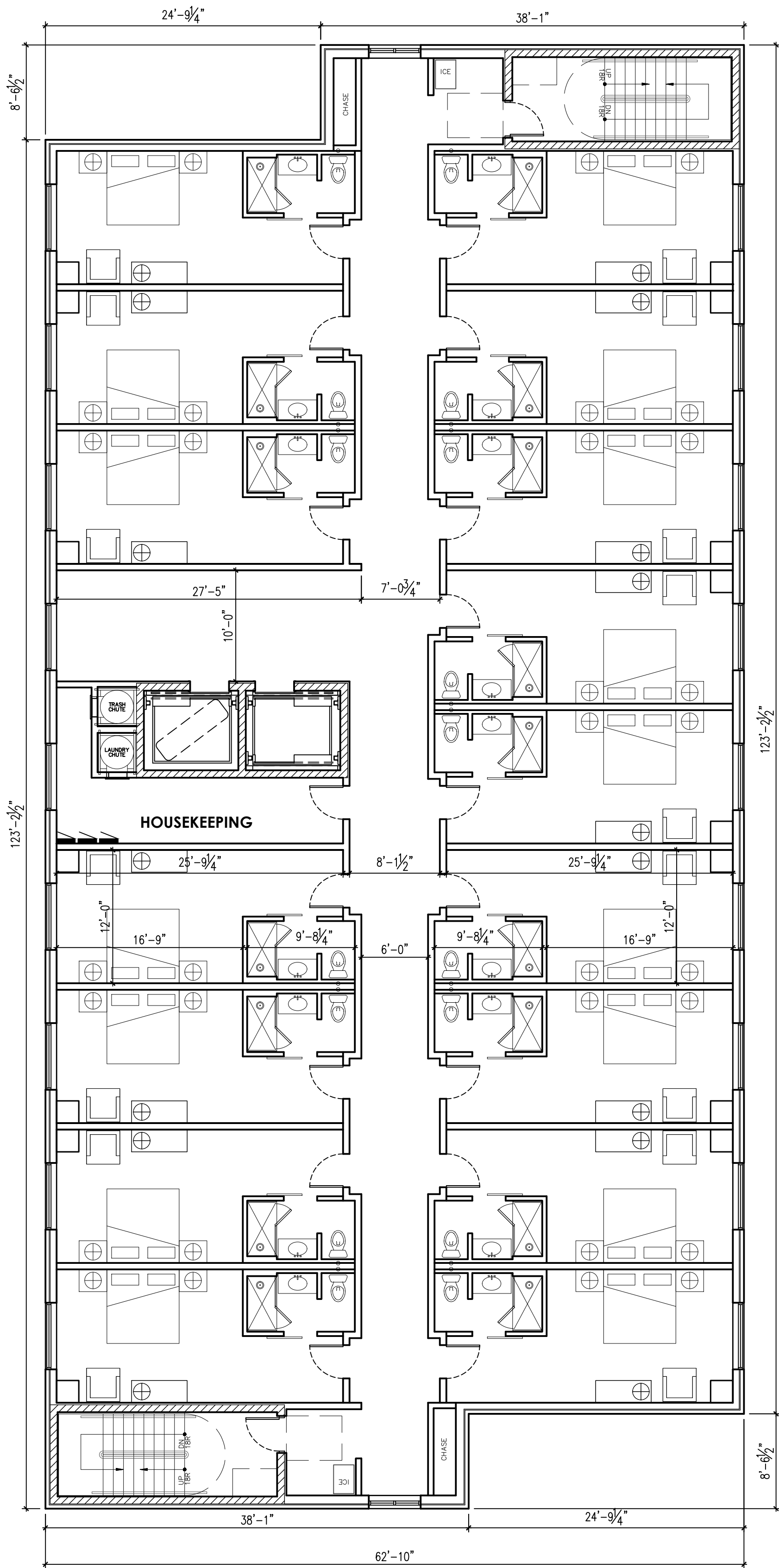


1 SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"

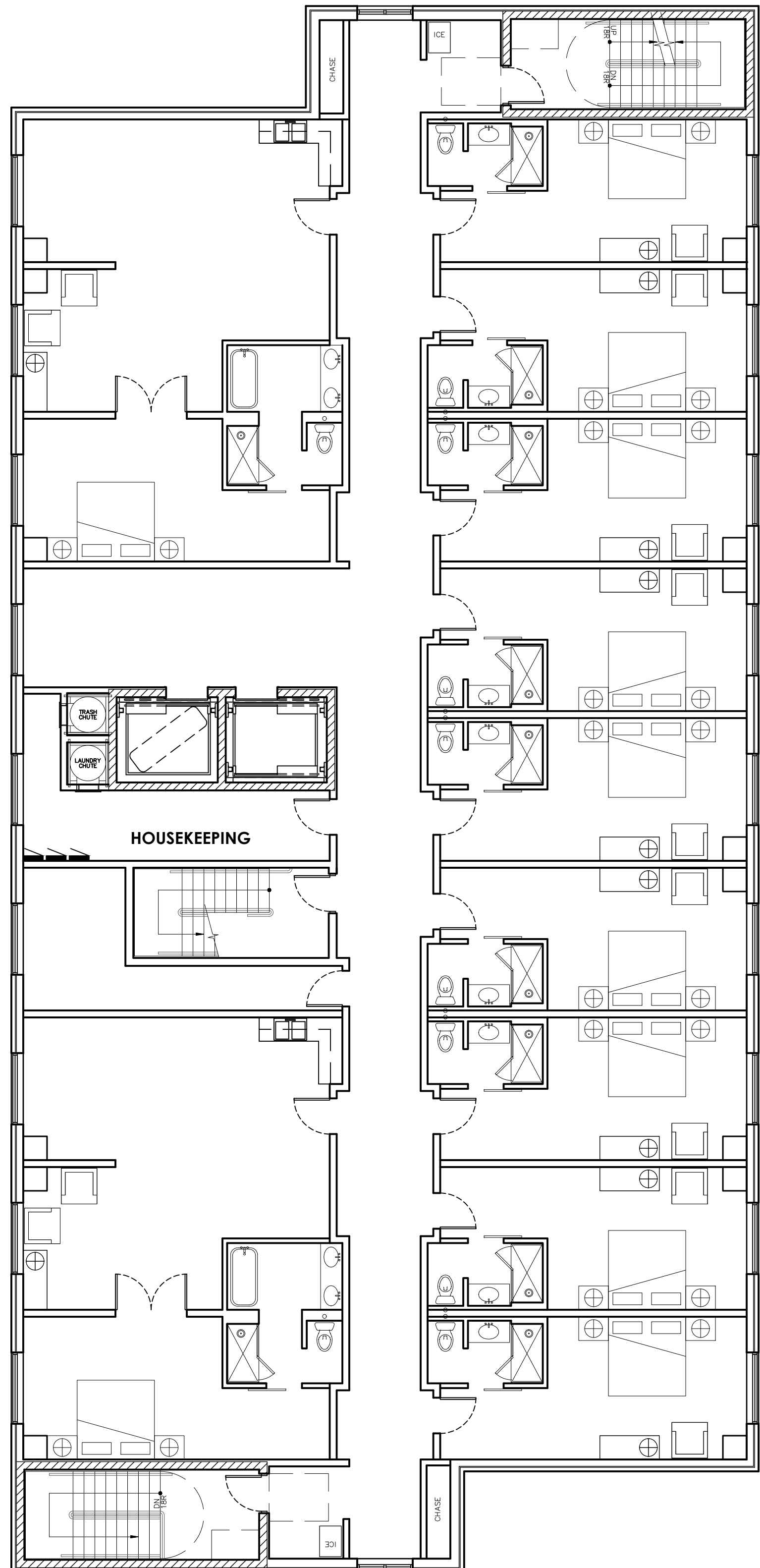


NORTH



2 3RD-7TH FLOOR PLAN

SCALE : 1/8" = 1'-0"



3 EIGHTH FLOOR PLAN

SCALE : 1/8" = 1'-0"

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