



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

August 6, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 07/16/2018
- B. Village Board 07/16/2018

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 07/30/2018

VI. RECOGNITIONS AND PRESENTATIONS

- A. Arlington Heights Business Survey
- B. Customer Relations Survey Results Presentation

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of August 6, 2018

Interview of Scott Seyer for Appointment to the Design Commission - Term Ending: 4/30/20
- B. Report of the Committee-of-the-Whole Meeting of August 6, 2018

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

- A. Furnishing of Aggregate Materials & Trucking, Disposal of Debris, and Hauling of Snow - Contract Extension
- B. Davis Street Beautification

CONSENT LEGAL

- A. An Ordinance Approving a Preliminary Plat of Subdivision and Granting Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code
(Christian Liberty, 502 W Euclid Ave)
- B. A Resolution Approving a Final Plat of Subdivision
(Christian Liberty, 502 W Euclid Ave)
- C. An Ordinance Approving a Planned Unit Development, Preliminary Plat of Subdivision and Granting Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code
(4 N Hickory Ave)
- D. An Ordinance Amending Chapter 12 of the Arlington Heights Municipal Code
(Sections 12-201 and 12-207 - Electronic Smoking Devices)
- E. Resolution Approving a Township Bus Maintenance and Storage Agreement with Wheeling Township
(PW Center, 222 N. Ridge Ave.)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - Kalinowski
- B. Settlement - Workers' Compensation Claim - Palczynski

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Memorial Library
- B. Bond Waiver - Arlington Heights Park Foundation Golf Outing

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. European Crystal Hotel - 519 W. Algonquin Rd. - PC#18-013
Land Use Variation for Hotel, Variation from Chapter 28 of the
Municipal Code

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion
of minutes lawfully closed, whether for purposes of approval of
the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(1): Litigation, when an action against, affecting
or on behalf of the Village has been filed and is pending before a
court or administrative tribunal, or when the Board finds that an
action is probable or imminent

XVII. 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: Committee of the Whole 07/16/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 07/16/2018	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
July 16, 2018 – 7:30 PM**

President Hayes called the meeting to order at 7:30 PM.

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula; Village In-House Counsel Robin Ward

OTHERS PRESENT: School Resource Officer Rick Veenstra, Ryan Crain

President Hayes introduced the Board and staff. Mayor Hayes asked for a motion to move the order of the agenda. Trustee Glasgow made a motion to take item B on the agenda first, motion was seconded by Trustee Baldino. All in favor. Motion passed.

A. Consideration of appointment of Ryan Crain to the Youth Commission – term ending 4/30/19

The Board reviewed Ryan's resume and discussed his interest in serving on the Youth Commission. Mayor Hayes asked Ryan why he would like to serve on the Youth Commission. Ryan stated he would like to see more opportunities for the youth and he would like to contribute to the community.

Trustee Sidor moved to concur in the Mayor's appointment of Ryan Crain to the Youth Commission with term ending 4/30/19. Trustee Baldino seconded the motion.

**THE FOLLOWING VOICE VOTE WAS RECORDED:
8 AYES 0 NAYS**

The motion passed. Trustee LaBedz arrived at the meeting.

B. Consideration that the Committee-of-the-Whole recommend to the Village Board adoption of the proposed amendments related to truancy and electronic devices.

Randy Recklaus introduced two changes being proposed to the Village code that were requested by school resource officers. The first change deals with truancy. Mr. Recklaus said that what is trying to be addressed are situations where parents are knowingly letting children stay home from school and not calling them in as absent. The school and police department would like to hold the parents responsible.

Officer Veenstra explained there is a truancy ordinance for students but that many times parents are fostering the situation at home. Officer Veenstra said that they are hoping for parents to be held responsible in certain situations for truancy to help alleviate the problem.

Trustee Scaletta asked about the fine punishment. Officer Veenstra stated local court would be the first step and then the judge would decide if a fine was appropriate. Robin Ward explained the general penalty provisions from \$5.00-\$750.00. Ms. Ward stated that District 25 has ten or so families that go as high as 30-40% of absence rate and that is what they are hoping to address. Trustee Baldino asked if there are other municipalities that have ordinances like this on the books. Ms. Ward explained that there were and that is where the language for this came from; Mr. Recklaus referenced the Village of Schaumburg.

Mayor Hayes pointed out that there seems to be a consensus for this to be put over for additional information. Mayor Hayes stated additional information should be presented at another Committee-of-the-Whole, possibly before school is in session. Mr. Recklaus asked for clarification of additional items needed. Trustee Glasgow asked to include reconciling with Senate Bill 100, information on what District 25 is doing now and how many tickets are written, backgrounds of those with chronic truancy to see if there is a cultural barrier. Trustee Sidor requested examples of how parents "willingly" let their child be truant. Trustee Scaletta asked if information can also be provided on School Districts 21, 23, 59 and 214, maybe even private schools, as well as Dist. 25. Trustee LaBedz asked if information can be provided on success rates of schools that have adopted such a policy.

Trustee Glasgow moved, seconded by Trustee Baldino that the Committee-of-the-Whole recommend to the Village Board adoption of the proposed amendments to 12-201, and 12-207 of the Arlington Heights Municipal Code.

The motion passed.

D. ADJOURNMENT

2



Item: vb minutes 7 16 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

minutes 7 16 18

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 16, 2018
8:00 PM

I. CALL TO ORDER

President Hayes called the meeting to order at 8:05 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Tinaglia, Blackwood, Rosenberg, LaBedz, Sidor, Scaletta and Glasgow.

Also present were: Randy Recklaus, Bill Enright, Mark Burkland, Robin Ward, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/11/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor,
Tinaglia

Abstain: Baldino

B. Committee of the Whole 06/25/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Scaletta

C. Village Board 07/02/2018

Approved

Trustee Bert Rosenberg moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Abstain: Sidor

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/15/2018

Approved

Trustee Bert Rosenberg moved to approve in in the amount of \$8,149,284.37. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of July 16, 2018

Proposed Code Amendment - Truancy and Electronic Smoking Devices

Consideration of recommending to the Village Board the adoption of the proposed amendments to Sections 8-524, 12-201, and 12-254 of the Arlington Heights Municipal Code

These amendments prohibit the use of electronic smoking devices by

minors.

Trustee Thomas Glasgow moved to approve the proposed amendments to 12-201 and 12-254 of the Arlington Heights Municipal Code. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- B. Report of the Committee-of-the-Whole Meeting Approved
of July 16, 2018

Interview of Ryan Crain for Appointment to the
Youth Commission - Term Ending: 4/30/19

President Hayes administered the Oath of Office to Mr. Crain.

Trustee Mike Sidor moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. An Ordinance Amending Planned Unit Development Ordinance Number 89-100 and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code (1540 N Arlington Heights Rd) Approved

Trustee Thomas Glasgow moved to approve 18-022. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Abstain: Tinaglia

- B. An Ordinance Providing for the Regulation of and Application for Small Wireless Facilities Approved

(Regulation of small wireless facilities
installations in public right-of-ways)

Trustee Thomas Glasgow moved to approve 18-023. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

A. Settlement of David Smith v. Village of Arlington Heights Approved

Trustee Thomas Glasgow moved to approve settlement with David Smith in
the amount of \$52,500. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Hickory/Kensington - 4 N. Hickory Ave. - Approved
PC#18-005
Planned Unit Development, Preliminary Plat of
Subdivision, Variations

Guido Neri, architect and member of the 4 North Hickory Project, explained
the proposal for a mixed-use building with 76 residential units and retail
space on first floor. They will build a Campbell Street right of way and sell
a parcel back to the Village. Improvements will be made to the parkways
on Kensington and Hickory. There will be 31 parking spaces above ground
and an underground parking garage. He described the amenities of the
building which include a fitness room, an outdoor terrace, bike storage, and
a party room. Each unit has a private balcony.

Mr. Enright said the proposal is a Planned Unit Development and a
Preliminary Plat of Subdivision. The petitioner has the Mariano's parking lot
under contract for a potential additional development. Staff would work
with Mariano's to relocate their staff parking. The Comprehensive Plan calls
for this area to be redeveloped into a mixed use development and this

development conforms to the Plan. The overlay zone created specific standards for the area to create a smaller scale version of downtown. The major improvement is the extension of Campbell Street. There will be four more parking spaces added and a 10-foot wide decorative paver sidewalk along Hickory and Kensington. Also included are decorative tree grates, street trees, street furniture, decorative light fixtures, planters and the overhead utilities will be buried.

The right of way variance is to allow for a 60' wide street where code requires 66'. Because of the rail spur, there is no way to shift the building. Staff is supportive of this variance as there is no need to expand Hickory. The second variation is the sidewalk location on Campbell. The Village and developer want to allow a sidewalk that is non-compliant with the standards, because it allows for better landscaping. There is no specific loading zone, but the garage doors are large enough for box trucks to come into the garage. Loading will be restricted along the commercial portion of the building. There is an 8-car deficit, but there will be additional parking created on Campbell. There are 73 parking spaces on Hickory and current usage is 60% at peak times. There is easy access to street parking on Douglas. There is a condition to restrict to right in/right out if necessary as determined by the Village. Mr. Neri said he agreed with the conditions.

President Hayes asked if the colors were red white and blue. Mr. Neri said the colors are predominantly, red, grey and the masonry color. They will be more earth tone with a burnt red accent.

Trustee Tinaglia asked what material was being used on the enclosed balconies. Mr. Neri said they will be opaque aluminum panels. Trustee Tinaglia asked about their target market. Mr. Neri said there is no specific target but there will be studios with 550-580 square feet, some studio plus apartments, 1 bedroom units with 750-800 square feet, and 2 bedroom units with 1050-1100 square feet. He said he would guess the young professional market would choose this building. They plan a twin building on the other lot.

Trustee Scaletta asked where the trash for commercial properties was. Mr. Neri said It is in an interior cell. Trustee Scaletta asked where will employees park. Mr. Neri said there is ample curbside parking around the property. Based on parking study, they do not believe they will ever need more. Every unit gets one space included; residents may rent an extra space for an upcharge on a month to month basis. He thinks there will be more than three spaces available for outdoor parking. Mr. Neri said any space rented would have a reserved sign and they might include parking with tenants lease. Trustee Scaletta said to make sure code is followed regarding barbeques on balconies. Mr. Neri said he would.

Trustee Scaletta asked what size truck fits inside the building. Mr. Neri said a small U-Hall or box truck fits, the ceiling height in the garage is 14.5 feet, so they will have a 12-foot door. Construction will be staged on the parking lane adjacent to the site on the west side. There will be some on

the north end. They could potentially use the Village parcel on the north side. There will not be full closure of the streets. Trustee Scaletta asked if the extension of the street goes to Beverly, will it take away some Beverly Lanes' parking. Mr. Enright said yes, some of Beverly Lanes' parking is in the Village easement, which would become street.

Trustee Scaletta said he wished the proposal included affordable housing. He said it seems many developers are paying the fee in lieu of offering affordable apartments. He worried that someday the Village will have to build a building themselves. Affordable housing does not deserve the negative connotation. He said schoolteachers and mechanics need housing. He said he was supportive of project.

Trustee LaBedz said she also had a concern with employee parking. She said she was glad to see some studio apartments, which have a lower price point, near the train station. Mr. Neri said the junior one-bedroom units are like a studio unit, but the bedroom is in an alcove. Mr. Neri said access to the fitness and entertainment rooms are included in the rent, utilities are separate. Parking spaces will be assigned.

Trustee Rosenberg asked if there were any tandem parking spaces. The answer was no. Each unit will have an indoor space and there are 10 extra, which can be leased on a month-to-month basis to anyone in the building, commercial or residential. Trustee Rosenberg asked of the potential impact of the proposed brewery. Mr. Enright said there are no details on the size of that yet, but there are 77 parking spaces on Hickory, 160 on Douglas and parking on Beverly. Mr. Recklaus said there are a number of zoning issues that have to be resolved with the brewery and tap room. Mr. Neri said they are responsible for their own snow plowing and the 8 spaces on Hickory. They have agreed to do the Hickory plowing, but do not agree with it. Trustee Rosenberg said the Board should look at the issue of affordable housing. He said he liked the concept of the building.

Trustee Blackwood asked Mr. Neri if the twin building proposed for the site on Douglas could include affordable housing, knowing that many young people are looking for it. Mr. Neri said they would look at it and he might re-look at this building. Trustee Blackwood said she was in favor of the proposal.

Trustee Baldino said he was in favor of the project. He asked where commercial deliveries occur. Mr. Neri said west of the building and north of Kensington. There would be no parking signs on the first 30 feet. The tenants would be at work when deliveries occur. Trustee Baldino said deliveries in the lot will avoid conflict with delivery trucks coming to Heller Lumber. Trustee Baldino said the parking spaces closest to Kensington fill up so parking will get pushed further north. As future developments happen, the Board should keep this in mind.

Trustee Sidor asked where will the mail truck park. Mr. Neri said in front of the building. Trustee Sidor said he was going to vote no for this because

there is not any affordable housing. The Village has had successful affordable housing developments. The waiting list for those units is long. He asked why they aren't in this proposal. Mr. Neri said it is pro-forma based. He does not make the financial rules but has to comply with them. The building is valued at a certain price, at the cap rate that buildings are valued at; every dollar you lose in cash flow is amplified at the value of the building. Trustee Sidor said the fee in lieu of affordable housing was negotiated down to \$25,000 per unit, which gives developers less incentive to put in affordable housing. He said the Board is yelling for affordable housing. He said he liked the project, except for this.

Trustee Glasgow said he agreed with Trustee Sidor on the affordable housing issue. At some point we have to have affordable housing. If he votes no, it's not because he doesn't like the project, but wants to make a statement to include affordable housing.

President Hayes said that he agreed that affordable housing is important but did not think holding this project accountable for lack of a defined policy was right. He said that if the developer was willing to add an affordable component, it would be appreciated. He said it was a quality project and encouraged a hard look at the second development. He said he does not think penalizing this project, when there is not a policy or ordinance in place, is the right thing to do.

Resident Daniel Hidding said if the Board wants affordable housing it needs to take a close look at the building requirements, as the Village has higher standards than most other villages. He said the Village dictates that developers to put in certain things and the Board should look inward and ask what it is doing to hinder affordable housing. He said affordable housing is not just for young people, it is for older people too. Currently it is the older generation that needs places. In his condo building on Evergreen over 1/3 of building are seniors who wanted to leave their homes, but still wanted stay in the Village.

George Motto, Senior Commission Chair, said he was very pleased with the discussion on affordable housing. The population of seniors in the community is rising. Seniors want to live in place, and they need affordable housing. This community is for all ages and affordable housing for all ages is important. He asked the Board to make this a top initiative and the Senior Citizen's Commission is working to help the Board make some real plans.

Resident Mary Beth Canty said affordable housing should be considered, and Section 8 housing should not be demonized. If we do not take a stand somewhere, we will not get there as a Village. There is a detriment to people trying to come in that cannot afford it. It is possible to commit to affordable housing.

Trustee Scaletta said he agreed that trying to put this all on one developer in the middle of the project is not appropriate. Staff has heard this loud

and clear. It is something we need to talk about sooner rather than later. If the petitioner goes back and rethinks it, currently there is an amount calculated as part of the conditions. What would happen if they came back with some affordable housing units? Ms. Ward said they can add the units, but would not need to come back before the Board.

Trustee Sidor said if the Board approves this, does staff believes the amount in lieu of should change from \$75,000 to \$25,000. Mr. Enright said the Housing Commission has not made a policy revision submission yet; the Commission would like to discuss the reduction of the fee issue further before bringing something before the Board. A vote on this project does not change the policy. The fee remains the same. Trustee Sidor said unless they negotiate it down. Mr. Enright said this was negotiated and has been accepted by the Housing Commission and it has been a negotiated item with every development in the recent past.

Trustee Tinaglia said Mr. Hidding is not wrong, it is difficult for developers to make affordable housing happen. With the high cost to build these structures, it is hard to make the numbers work. The Board could incentivize affordable housing by reducing some of the zoning requirements like density, unit count and setbacks. Builders will not build a less quality building, but if they can build more units, they can make more units affordable. The Board needs to realize the cost of buildings and be sensitive to all ages who need housing. Building codes are nationally dictated and the Board cannot have much influence there. However, it can change the zoning codes. Trustee Tignalia asked the petitioner to consider making 22 units affordable ones in their other building. Mr. Neri asked the Board if they would consider waiving the parking requirements if they did that.

Mr. Enright clarified that the fee in lieu remains \$75,000 per unit. The \$25,000 price only relates to this project and does not change policy.

Mr. Recklaus said staff heard the Board loud and clear. He said there is a study on housing that will be completed this fall. One issue being evaluated is the housing affordability component. That would be a good place to tackle these issues and any issue of competing values. One goal might be achieved at the expense of the other. For instance, the Village may have to give on density or parking to get more affordable housing. These issues can be discussed.

President Hayes said the Village cares a lot about affordable housing and has done all it can to provide it. The federal government requires 10% of housing stock to be affordable. The Village meets this and reports to HUD and other agencies. We can always do better, but have done a good job so far.

Trustee John Scaletta moved to concur with the Plan Commissions Recommendation of 6/27/18. Trustee Jim Tinaglia Seconded the Motion. The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia
Nays: Sidor

- B. Christian Liberty Subdivision - 502 W. Euclid Ave. - PC#18-011 Approved
Preliminary & Final Plat of Subdivision, Variations

Anthony Ciccone said he is proposing a three-house subdivision that is currently part of the field of Christian Liberty Academy.

President Hayes asked if Mr. Ciccone was agreement with the conditions. Mr. Ciccone said yes.

Mr. Enright said the plan needs variations because the lot sizes are smaller than the Code requires. However, the proposed lot sizes are consistent with the neighborhood. Each new home must go through Design Commission approval.

Trustee Tinaglia noted that the proposed lots are 60' wide and the lots behind and across from them are 52' wide.

Trustee LaBedz said she was concerned that the water will create flood problems for other homes. Mr. Enright said it is a very flat piece of land. There will be overland flow of water into the streets. In the back, there will be pipes taking the water to the front of the lot. The water would discharge into the street; we do not want it to go into the combined sewer there. This type of infrastructure allows water to be absorbed. Trustee LaBedz said she hoped that when the structures are designed, rain gardens and other ways to control water are present.

Trustee Scaletta asked if these homes will be hooked into the combined sewer area. Mr. Recklaus said Engineering reviewed the plans and will not approve something that negatively impacts the adjacent properties. Mr. Enright said the home plans will be looked at two times, once upon submission and then again during permitting. Mr. Recklaus said all new homes have to have overhead sewers. The plumbing water from the home does go into the combined sewer. The goal is to keep the storm water out of the combined system. The real issue is how the site is graded. These homes' storm water is being pushed to the street. Engineering does not want any more storm water to go into the combined sewer system but to go into swales.

Trustee Rosenberg asked about the rear yard drains. Mr. Recklaus said drains with dry wells in the back yard are a good solution to eliminate soggy grass. Water is going over land first, so some will soak into the ground, and eventually go to the street and goes into the storm drain. The

property owner is responsible for maintaining their private sewer.

Trustee Sidor said for inspectors to make sure the property is graded per the plan. As long as the grading is right, this is a neat plan.

Trustee John Scaletta moved to approve the Preliminary and Final Plat of subdivision for the Christian Liberty Subdivision. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Glasgow reminded residents to 'Walk Arlington'. More signs are going up shortly for the next nine locations.

President Hayes thanked the Park District and Historical Society for the Irish Festival last weekend. He said the Mane Event and Taste of Arlington are the first weekend in August.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:48 p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia



Item: Warrant Register 07/30/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

warrant register 7 30 18

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 7-30-2018**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$578,018.14
211	Motor Fuel Tax Fund	\$829,876.82
215	CDBG Fund	\$170,631.93
227	Foreign Fire Ins Tax Fund	\$1,062.50
231	Criminal Investigation Fd	\$1,524.38
235	Municipal Parkg Opr Fund	\$18,854.42
263	TIF IV	\$9,976.73
264	TIF V	\$400.00
266	Hickory Kensington TIF	\$400.00
301	Debt Service Fund	\$1,230.50
401	Capital Projects Fund	\$691,912.18
426	Storm Water Control Fund	\$62,882.58
431	Public Building Fund	\$4,044,234.48
505	Water and Sewer Fund	\$384,015.11
511	Solid Waste Fund SWANCC	\$99,258.94
515	Arts,Entert & Events Fund	\$20,762.86
605	Health Insurance Fund	\$324,634.17
611	General Liability Ins Fnd	\$10,074.80
615	Workers Compensation Ins	\$209,131.36
621	Fleet Operations Fund	\$31,564.17
625	Technology Fund	\$42,294.28
715	Guaranty Deposits Fund	\$5,238.00
721	Escrow Deposits Fund	\$1,000.00
TOTAL ALL FUNDS		\$7,538,978.35

WARRANT REGISTER - GM0002**Department: 0****Division: 0**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213345	715-0000-220.93-00	A-1 CONTRCTORS, INC	BOND REFUND	\$150.00	\$150.00
213348	715-0000-220.93-00	ACE PYRO 181993	BOND REFUND	\$1,000.00	\$1,000.00
213355	101-0000-433.14-00	JOHN ALBERT	REFUND AMBULANCE CLAIM	\$100.00	\$100.00
213358	101-0000-433.14-00	ALLSTATE	REFUND AMBULANCE CLAIM	\$600.00	\$600.00
213364	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$2,155.64	\$2,155.64
213382	101-0000-421.05-00	AUTOMOTIVE RENTALS INC	REFUND VEHICLE STICKER	\$10.00	\$10.00
213384	101-0000-433.14-00	FRED BARTLING	REFUND AMBULANCE CLAIM	\$459.36	\$459.36
213388	101-0000-433.14-00	FAITH BEST	REFUND AMBULANCE CLAIM	\$117.20	\$117.20
213389	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$34.16	\$34.16
213392	101-0000-421.99-00	BRASCO INC	OL REFUNDS	\$130.00	\$130.00
213393	101-0000-421.05-00	RUTH BUESS	REFUND VEHICLE STICKER	\$40.00	\$40.00
213397	101-0000-140.51-00	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$21.70	\$21.70
213426	101-0000-433.14-00	MICHAEL CRANE	REFUND AMBULANCE CLAIM	\$462.00	\$462.00
213432	715-0000-220.93-00	E AND J BUILDERS	BOND REFUND	\$400.00	\$400.00
213433	715-0000-220.93-00	E AND J BUILDERS	BOND REFUND	\$300.00	\$300.00
213440	101-0000-433.14-00	SPIROS FARSALAS	REFUND AMBULANCE CLAIM	\$90.21	\$90.21
213444	101-0000-433.14-00	ROBERT FLAA	REFUND AMBULANCE CLAIM	\$75.25	\$75.25
213452	235-0000-435.65-03	MARCIA GARDINO	REFUND PARKING PERMITS	\$80.00	\$80.00
213453	715-0000-220.93-00	GB SPRINKLER SYSTEMS 18 1638	BOND REFUND	\$188.00	\$188.00
213454	715-0000-220.93-00	GEHM, GARY 181229	BOND REFUND	\$200.00	\$200.00
213471	505-0000-452.42-00	THOMAS HEIMSOTH	REFUND FINAL WATERBILL	\$40.68	\$40.68
213478	101-0000-433.14-00	HUMANA	REFUND AMBULANCE CLAIM	\$201.41	\$404.70
			REFUND AMBULANCE CLAIM	\$203.29	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213480	505-0000-452.42-00	IH2 BORROWER	REFUND FINAL WATERBILL	\$33.02	\$33.02
213495	715-0000-220.93-00	JAMES O'BRIEN	BOND REFUND	\$200.00	\$200.00
213498	715-0000-220.93-00	JOE STEHMAN JRS 18 902	BOND REFUND	\$200.00	\$200.00
213503	715-0000-220.93-00	JORGE DIAZ	BOND REFUND	\$200.00	\$200.00
213504	101-0000-433.14-00	JOURNEY CARE	REFUND AMBULANCE CLAIM	\$307.16	\$307.16
213505	715-0000-220.93-00	JRC DESIGN BUILD	BOND REFUND	\$150.00	\$150.00
213507	721-0000-221.10-08	KENSINGTON SCHOOL	REFUND METER SUPPLIES	\$1,000.00	\$1,000.00
213508	715-0000-220.93-00	KESTELOOT, BARBARA 181234	BOND REFUND	\$200.00	\$200.00
213512	715-0000-220.93-00	LAMBERT, NICOLE 18873	BOND REFUND	\$150.00	\$150.00
213518	101-0000-441.35-00	VLADIMIR LEYBOVICH	CONTESTED TICKET	\$50.00	\$50.00
213521	505-0000-452.42-00	SCOTT LONGSTREET	REFUND FINAL WATERBILL	\$33.02	\$33.02
213525	715-0000-220.93-00	MALAMUD, IGOR 174098	BOND REFUND	\$200.00	\$200.00
213528	715-0000-220.93-00	MARIUSZ ZDYRSKI 17 3235	BOND REFUND	\$100.00	\$100.00
213529	715-0000-220.93-00	MARK STEPHAN 18 1646	BOND REFUND	\$200.00	\$200.00
213539	401-0000-489.87-00	MI HOMES	COST SHARING REIMBURSE	\$9,749.99	\$9,749.99
213544	101-0000-441.15-00	KATLYN MILLS	REFUND PARKING TICKET	\$10.00	\$10.00
213546	505-0000-452.42-00	ERIK MOELLER	REFUND FINAL WATER BILL	\$78.98	\$78.98
213547	715-0000-220.93-00	MOLLENKAMP ,LEROY 181573	BOND REFUND	\$200.00	\$200.00
213570	101-0000-140.50-00	OFFICE DEPOT	PAPER, OFFICE, MAILROOM	\$122.20	\$122.20
213573	101-0000-433.14-00	MELODINA PANTANELLA	REFUND AMBULANCE CLAIM	\$191.81	\$191.81
213576	715-0000-220.93-00	PAUL C MICULA - 17 3595	BOND REFUND	\$200.00	\$200.00
213577	715-0000-220.93-00	PAUL C MICULA 17 3933	BOND REFUND	\$200.00	\$200.00
213582	715-0000-220.93-00	PIOTR NIEDOADLO 18 1476	BOND REFUND	\$200.00	\$200.00
213593	101-0000-433.14-00	SANJA RANKOVIC	REFUND AMBULANCE CLAIM	\$92.72	\$92.72
213597	715-0000-220.93-00	RICH BONDAROWICZ	BOND REFUND	\$200.00	\$200.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213603	505-0000-452.42-00	JUAN RODRIGUEZ	REFUND FINAL WATER BILL	\$56.00	\$56.00
213607	101-0000-433.14-00	MARK ROUSE	REFUND AMBULANCE CLAIM	\$1,064.58	\$1,064.58
213610	715-0000-220.93-00	RUSSEL LOKUN	BOND REFUND	\$200.00	\$200.00
213612	235-0000-435.65-02	NAIANA SALES	REFUND PARKING PERMIT	\$50.00	\$50.00
213615	101-0000-433.14-00	MARIETTA SCHROEDER	REFUND AMBULANCE CLAIM	\$91.39	\$91.39
213633	715-0000-220.93-00	STEVE PASSANNANTE 18 1499	BOND REFUND	\$200.00	\$200.00
213646	101-0000-140.20-00	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$458.50	\$458.50
213647	505-0000-120.80-00	TOWNSHIP HS DIST 214	WATER BILL REFUND	\$12.15	\$12.15
213653	101-0000-433.14-00	YURIKO UCHIYAMA	REFUND AMBULANCE CLAIM	\$91.83	\$91.83
213661	101-0000-433.14-00	USAA INSURANCE	REFUND AMBULANCE CLAIM	\$1,586.40	\$1,586.40
213684	505-0000-452.42-00	ANDREW YEUNG	REFUND FINAL WATERBILL	\$132.60	\$132.60
801749	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA CTA BENEFIT PROGRAM	\$312.00	\$312.00
901367	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$5,251.64	\$5,251.64
901369	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FEES JULY 2018	\$732.75	\$4,424.76
			FSA CLAIMS	\$3,692.01	
901370	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$3,613.59	\$3,613.59
901373	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$3,100.42	\$3,100.42
Division 0 Total					\$41,973.66
Department 0 Total					\$41,973.66

WARRANT REGISTER - GM0002**Department: 1 Board of Trustees****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213398	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING - JUNE	\$900.00	\$900.00
213522	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
213638	101-0101-501.21-65	SYLVIA'S FLOWERS INC	FUNERAL FLOWERS	\$137.99	\$137.99
901372	101-0101-501.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.41	\$1.41
				Division 1 Total	\$5,539.40
				Department 1 Total	\$5,539.40

WARRANT REGISTER - GM0002**Department: 2 Integrated Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213474	101-0201-502.22-03	HOFFMAN ESTATES VILLAGE OF	NIBC BENCHMARKING CO-OP	\$29.96	\$29.96
213606	101-0201-502.22-02	ROTARY CLUB OF ARLINGTON HTS	QTRLY DUES	\$255.00	\$255.00
213628	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
213664	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$127.92	\$127.92
213683	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901372	101-0201-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$49.05	\$49.05
				Division 1 Total	\$646.93
				Department 2 Total	\$646.93

WARRANT REGISTER - GM0002**Department: 3 Human Resources****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2155	605-0301-552.42-75	DEPARTMENT OF THE TREASURY	PECORI FEE FOR HLTH PLN	\$2,012.00	\$2,012.00
213450	615-0301-552.20-45	GALLAGHER BASSETT SERVICES	RUN OFF CLAIM HNDLNG FEES	\$17,731.00	\$17,731.00
213451	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$3,014.14	\$13,581.24
			CLAIMS - MEDICAL LOSS	\$10,567.10	
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$138,478.51	\$150,794.67
			CLAIMS - WORKERS COMP	\$12,316.16	
213466	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	\$200.00	\$400.00
			WORKPLACE DIVERSITY LL	\$200.00	
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL PUBLIC M	\$149.00	\$149.00
	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	EEOC TRAINING INST	\$349.00	\$546.00
			BUS MGMT DAILY	\$197.00	
	101-0301-503.30-01	HARRIS TRUST & SAVINGS BANK	BUS MGMT DAILY	\$171.00	\$171.00
	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	COOPERS HAWK ARLINGN H	\$600.00	\$600.00
	605-0301-552.22-02	HARRIS TRUST & SAVINGS BANK	HUMAN RESOURCE ASSOCIA	\$90.00	\$90.00
	605-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	EEOC TRAINING INST	\$349.00	\$349.00
213477	615-0301-552.30-01	HR DIRECT	POSTER GUARD RENEWAL	\$78.99	\$157.98
			POSTER GUARD RENEWAL	\$78.99	
213481	101-0301-503.22-01	IL CITY/COUNTY MGMT ASSOC	JOB POSTING FEE	\$50.00	\$50.00
213491	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	TRAINING - W/C	\$191.25	\$26,629.21
			TRAINING - W/C	\$38.25	
			CLAIMS - W/C	\$26,399.71	
213568	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$3,360.00	\$7,295.00
			SERVICE HEALTH TESTING	\$342.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213568	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$2,580.00	\$7,295.00
			SERVICE HEALTH TESTING	\$1,013.00	
213570	615-0301-552.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$237.26	\$237.26
213670	605-0301-552.20-58	VISION SERVICE PLAN	PREMIER VISION PREMIUM	\$2,660.06	\$3,862.58
			BASE VISION PREMIUM	\$1,202.52	
213683	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901371	605-0301-552.20-60	HMO ILLINOIS	INSURANCE PREMIUM	\$311,023.71	\$311,023.71
901372	101-0301-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$14.10	\$14.10
	605-0301-552.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.88	\$1.88
				Division 1 Total	\$535,780.63
				Department 3 Total	\$535,780.63

WARRANT REGISTER - GM0002**Department: 4 Legal Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213408	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$418.75	\$418.75
213424	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$398.00	\$398.00
213437	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$6,300.00	\$6,300.00
213475	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
213513	101-0401-503.20-20	LAW OFFICES OF BURTON A BROWN	ATTORNEYS FEES	\$975.39	\$975.39
213570	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$203.44	\$207.22
			OFFICE SUPPLIES	\$3.78	
213605	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$617.50	\$617.50
213643	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$298.06	\$298.06
901372	101-0401-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$18.76	\$18.76
Division 1 Total					\$12,233.68
Department 4 Total					\$12,233.68

WARRANT REGISTER - GM0002**Department: 5 Finance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213344	101-0501-503.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$34.00	\$34.00
213360	101-0501-503.30-01	AM BEST COMPANY INC	2018 RATING GUIDE	\$189.00	\$189.00
213368	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$3,622.09	\$3,622.09
213402	101-0501-503.21-65	CHASE	SAFETY BOX RENEWAL	\$190.00	\$190.00
213441	101-0501-503.30-05	FASTSIGNS	NAMEPLATE & HOLDER	\$30.05	\$30.05
213442	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$30.01	\$30.01
213450	611-0501-552.20-45	GALLAGHER BASSETT SERVICES	RUN OFF CLAIM HNDLNG FEES	\$5,516.00	\$5,516.00
213451	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$346.00	\$346.00
213463	101-0501-503.30-01	HAINES & COMPANY INC	NEAR NORTH ACCT #2723659	\$463.50	\$463.50
213491	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	CLAIMS - AUTO	\$4,589.00	\$4,212.80
			CLAIMS - GEN LIABILITY	(\$376.20)	
213554	101-0501-503.22-02	MUNICIPAL CLERKS N&NW SUBURBS	MEMBER DUES	\$20.00	\$20.00
213557	101-0501-503.30-25	NATL BAND & TAG CO	2019 PET LICENSE	\$1,532.24	\$1,532.24
213570	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$3.95	\$82.85
			OFFICE SUPPLIES	\$78.90	
213579	101-0501-503.21-65	PETTY CASH	OTHER SERVICES	\$20.00	\$20.00
213666	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$57.69	\$57.69
213671	101-0501-503.30-25	VISUAL EDGE CREATIVE SERVICES	ARTWORK	\$700.00	\$700.00
901372	101-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$501.93	\$501.93
	505-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1,688.94	\$1,688.94
Division 1 Total					\$19,237.10
Department 5 Total					\$19,237.10

WARRANT REGISTER - GM0002**Department: 6 Information Technology****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213412	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,677.55	\$4,677.55
213458	625-0601-553.33-05	GOVCONNECTION INC	COMPUTERS,DP & WORD PROC.	\$3,508.41	\$3,508.41
213466	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$14.89	\$408.37
			AMAZON MKTPLACE PMTS	\$286.64	
			AMAZON MKTPLACE PMTS W	\$106.84	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$44.95	\$16,698.99
			DMI* DELL HLTHCR/PTR	\$16,654.04	
213570	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$91.59	\$91.59
213637	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	\$16,173.27	\$16,173.27
213667	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$390.19	\$390.19
213681	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	\$233.94	\$233.94
213682	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$111.97	\$111.97
Division 1 Total					\$42,294.28
Department 6 Total					\$42,294.28

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 8**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213419	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL EXAM	\$160.00	\$160.00
213490	101-1008-502.20-75	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	FD LT WRITTEN EXAM 2018	\$15,320.00	\$15,320.00
213676	101-1008-502.22-01	WESTERN FIRE CHIEFS ASSOC	AD FOR FIREFIGHTER EXAM	\$280.00	\$280.00
				Division 8 Total	\$15,760.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901372	101-1013-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$75.20	\$75.20
				Division 13 Total	\$75.20

Division: 17

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213531	101-1017-502.20-24	JACKIE MC CARTHY	PARADE SUPPLIES	\$573.73	\$941.60
			PARADE SUPPLIES	\$367.87	
	101-1017-502.33-05	JACKIE MC CARTHY	PARADE SUPPLIES	\$191.40	\$191.40
				Division 17 Total	\$1,133.00

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2153	515-1018-525.40-55	CREATIVE AUDIO	MANE EVENT	\$5,650.00	\$5,650.00
213390	515-1018-525.40-55	BOUNCE HOUSES R US	MANE EVENT	\$1,375.00	\$1,375.00
213467	515-1018-525.40-55	JANE K HARRIS	MANE EVENT	\$100.00	\$100.00
213671	515-1018-525.40-55	VISUAL EDGE CREATIVE SERVICES	MANE EVENT	\$500.00	\$500.00
901372	101-1018-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$97.29	\$97.29

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
Division 18 Total					\$7,722.29

Division: 19

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213644	101-1019-502.40-55	THREE M	SIGN SHOP SUPPLY	\$418.95	\$1,187.55
			SIGN SHOP SUPPLY	\$408.00	
			SIGN SHOP SUPPLY	\$360.60	
213649	101-1019-502.40-55	TRAFFIC CONTROL & PROTECTION	SIGN SHOP SUPPLY	\$2,769.00	\$2,769.00
Division 19 Total					\$3,956.55

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2156	515-1022-525.40-55	ARLINGTON HTS ART GUILD	BOOTH RESERVATION	\$65.00	\$65.00
213375	515-1022-525.40-55	ARLINGTON SIGNS & BANNERS	OTHER SUPPLIES	\$95.00	\$95.00
Division 22 Total					\$160.00
Department 10 Total					\$28,807.04

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213466	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	THE HOME DEPOT #1927	\$1,209.91	\$1,209.91
				Division 5 Total	\$1,209.91
				Department 20 Total	\$1,209.91

WARRANT REGISTER - GM0002**Department: 30 Police Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2157	101-3001-511.22-03	NATL COUNCIL FOR BEHAVIORAL HEALTH	NATCON REGISTRATION	\$4,000.00	\$4,000.00
213347	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$126.16	\$126.16
213396	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$525.00	\$525.00
213456	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$126.00	\$305.10
			SERVICE MISCELLANEOUS	\$15.00	
			SERVICE MISCELLANEOUS	\$17.40	
			SERVICE MISCELLANEOUS	\$146.70	
213457	101-3001-511.22-03	TARYN GOMBAR	TUITION REIMBURSEMENT	\$448.01	\$448.01
213466	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	ASU CONF EVENT FEE	\$1,500.00	\$3,081.20
			UNITED	\$345.40	
			UNITED	\$345.40	
			UNITED	\$345.40	
			FORCE SCIENCE INSTITUT	\$495.00	
			SPECIAL OLYMPICS IL	\$50.00	
	101-3001-511.30-35	HARRIS TRUST & SAVINGS BANK	SPECIAL T UNLIMITED	\$585.00	\$585.00
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$14.99	\$582.82
			DD/BR #341408 Q35	\$133.87	
			JEWEL-OSCO	\$35.07	
			MENARDS LONG GROVE IL	\$96.96	
			TARGET 00011767	\$56.83	
			CITY LIMITS HARLEY DAV	\$67.00	
			HARBOR FREIGHT TOOLS 1	(\$141.83)	
			HARBOR FREIGHT TOOLS 1	\$131.65	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213466	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	HARBOR FREIGHT TOOLS 1	\$141.83	\$582.82
			JEWEL-OSCO	\$15.48	
			PANERA BREAD #203287	\$30.97	
213470	101-3001-511.22-10	HEART PRINTING INC	SERVICE PRINTING	\$985.00	\$985.00
213476	101-3001-511.33-25	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$266.15	\$283.12
			HARDWARE SUPPLIES	\$16.97	
213484	101-3001-511.22-02	IL LAW ENFORCEMENT ALARM SYSTEM	DUES	\$360.00	\$360.00
213488	101-3001-511.21-02	IMAGING SYSTEMS INC	EQUIPMENT MAINTENANCE	\$1,852.00	\$1,852.00
213497	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$834.85	\$2,308.30
			CLOTHING & APPAREL	\$578.85	
			CLOTHING & APPAREL	\$796.35	
			CLOTHING & APPAREL	\$98.25	
213509	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$63.00	\$211.71
			OFFICE MACHINES & ACCESS	\$148.71	
213523	101-3001-511.22-02	MACK STEPHANIE	REIMBURSEMENT	\$25.00	\$25.00
213524	101-3001-511.22-02	MAJOR CASE ASSISTANCE TEAM	DUES	\$3,000.00	\$3,000.00
213536	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$36.00	\$276.00
			SERVICE MISCELLANEOUS	\$240.00	
213545	101-3001-511.21-65	MOBILE MINI INC	RENTAL FEE	\$822.87	\$822.87
213550	401-3001-572.50-15	MOTOROLA	RADIO & TELECOMMUNICATION	\$12,305.61	\$13,043.61
			SERVICE MISCELLANEOUS	\$738.00	
213560	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$510.00	\$735.00
			REGISTRATION	\$225.00	
213563	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$480.00	\$1,385.00
			SERVICE MISCELLANEOUS	\$480.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213563	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$425.00	\$1,385.00
213567	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$76,176.69	\$76,176.69
213570	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$34.76	\$796.65
			OFFICE SUPPLIES	\$225.79	
			OFFICE SUPPLIES	\$138.58	
			OFFICE SUPPLIES	\$52.85	
			OFFICE SUPPLIES	\$344.67	
	101-3001-511.33-25	OFFICE DEPOT	OFFICE SUPPLIES	\$1,579.25	\$1,579.25
213587	101-3001-511.21-65	PUBLIC ACCESS TO COURT ELECTRONIC	USER FEE	\$16.40	\$16.40
213594	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$3.95	\$653.83
			CLOTHING & APPAREL	\$89.98	
			CLOTHING & APPAREL	(\$24.99)	
			CLOTHING & APPAREL	\$238.96	
			CLOTHING & APPAREL	(\$39.00)	
			CLOTHING & APPAREL	\$51.97	
			CLOTHING & APPAREL	\$42.00	
			CLOTHING & APPAREL	\$149.98	
			CLOTHING & APPAREL	\$57.99	
			CLOTHING & APPAREL	\$34.99	
			CLOTHING & APPAREL	\$48.00	
213606	101-3001-511.22-02	ROTARY CLUB OF ARLINGTON HTS	DUES	\$275.00	\$275.00
213617	101-3001-511.21-65	SECRETARY OF STATE	SERVICE PROFESSIONAL	\$30.00	\$30.00
213618	101-3001-511.21-65	SECRETARY OF STATE	PLATE RENEWAL	\$101.00	\$101.00
213620	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$25.95	\$36.42
			HARDWARE SUPPLIES	\$10.47	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213643	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	\$480.00	\$480.00
213652	401-3001-572.50-15	TYLER TECHNOLOGIES INC	POLICE EQUIPMENT & SUPPLY	\$9,097.01	\$9,097.01
213654	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	\$7,421.50	\$7,421.50
213663	101-3001-511.30-35	VCG UNIFORM LTD	CLOTHING & APPAREL	\$29.90	\$29.90
213678	101-3001-511.33-25	WILLIAMS SHOOTERS SUPPLY INC	POLICE EQUIPMENT & SUPPLY	\$11,403.00	\$13,378.00
			POLICE EQUIPMENT & SUPPLY	\$1,975.00	
901372	101-3001-511.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$540.22	\$540.22
Division 1 Total					\$145,552.77

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213371	231-3003-511.40-11	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	\$203.50	\$203.50
213466	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$8.45	\$48.37
			AMAZON MKTPLACE PMTS W	\$39.92	
213616	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$8.55	\$257.67
			CANINE UNIT PROGRAM	\$15.18	
			CANINE UNIT PROGRAM	\$20.81	
			CANINE UNIT PROGRAM	\$69.59	
			CANINE UNIT PROGRAM	\$58.26	
			CANINE UNIT PROGRAM	\$85.28	
213640	231-3003-511.40-01	JEFFREY TEGTMEYER	REIMBURSEMENT	\$141.76	\$141.76
213669	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	\$873.08	\$873.08
Division 3 Total					\$1,524.38
Department 30 Total					\$147,077.15

WARRANT REGISTER - GM0002**Department: 35 Fire****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2151	101-3501-512.22-02	IL DEPT OF PUBLIC HEALTH	AMBULANCE LICENSE RENEWAL	\$150.00	\$150.00
2152	101-3501-512.22-02	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	\$200.00	\$200.00
213438	101-3501-512.21-65	ESO SOLUTIONS INC	COMPUTERS, DP & WORD PROC.	\$2,080.00	\$2,080.00
213476	101-3501-512.31-65	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$53.97	\$173.72
			HARDWARE SUPPLIES	\$119.75	
213497	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$37.00	\$2,097.65
			CLOTHING & APPAREL	\$210.00	
			CLOTHING & APPAREL	\$1,728.00	
			CLOTHING & APPAREL	\$67.00	
			CLOTHING & APPAREL	\$55.65	
213502	101-3501-512.32-80	JONES AND BARTLETT LEARNING LLC	ACADEMY BOOKS	\$408.56	\$408.56
213511	101-3501-512.21-65	KRONOS INCORPORATED	COMPUTERS, DP & WORD PROC.	\$180.00	\$180.00
213538	101-3501-512.31-65	MF ATHLETIC-PERFORM BETTER	EXERCISE EQUIPMENT	\$1,556.00	\$1,556.00
213567	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$25,392.24	\$25,392.24
	101-3501-512.21-65	NORTHWEST CENTRAL DISPATCH SYS	WAVE DEVICE BILLING	\$90.00	\$90.00
213570	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$46.64	\$166.61
			OFFICE SUPPLIES	\$50.32	
			OFFICE SUPPLIES	\$69.65	
213580	101-3501-512.21-02	PHYSIO CONTROL INC	ANNUAL MAINTENANCE	\$3,564.00	\$19,440.00
			ANNUAL MAINTENANCE	\$15,876.00	
213648	101-3501-512.21-65	TRACE ANALYTICS INC	AIR QUALITY TESTING	\$1,001.39	\$1,001.39
213655	101-3501-512.21-02	UNDERWRITER LABORATORIES	GROUND LADDER TESTING	\$2,330.50	\$2,330.50
213683	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$189.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213683	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$189.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
901372	101-3501-512.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$16.84	\$16.84
Division 1 Total					\$55,472.51
Department 35 Total					\$55,472.51

WARRANT REGISTER - GM0002**Department: 37 Foreign Fire Insurance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213387	227-3701-512.22-03	ALEXANDER BELLUSCI	TUITION REIMBURSEMENT	\$236.16	\$236.16
213601	227-3701-512.22-03	DAVID ROBERTS	TRAVEL REIMBURSEMENT	\$110.00	\$110.00
213611	227-3701-512.22-03	CHRISTOPHER RYMUT	TUITION REIMBURSEMENT	\$375.00	\$375.00
213621	227-3701-512.22-03	ADAM SIELIG	TUITION REIMBURSEMENT	\$89.55	\$89.55
213662	227-3701-512.22-03	SCOTT VASICEK	TRAVEL REIMBURSEMENT	\$251.79	\$251.79
				Division 1 Total	\$1,062.50
				Department 37 Total	\$1,062.50

WARRANT REGISTER - GM0002**Department: 40 Planning****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213435	263-4001-571.20-05	EHLERS & ASSOCIATES INC	SERVICE CONSULTING	\$3,495.00	\$3,495.00
213442	101-4001-521.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$86.04	\$86.04
213466	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	WESTIN OHARE PARKING	\$24.00	\$24.00
213482	263-4001-571.20-05	IL ENVIRONMENTAL PROTECTION AGENCY	PROFESSIONAL SERVICES	\$2,942.98	\$2,942.98
213485	101-4001-521.40-40	IL REAL ESTATE JOURNAL	ADVERTISING	\$1,000.00	\$1,000.00
213487	263-4001-571.20-05	IL TAX INCREMENT ASSOCIATION	DUES	\$400.00	\$400.00
	264-4001-571.20-05	IL TAX INCREMENT ASSOCIATION	DUES	\$400.00	\$400.00
	266-4001-571.20-05	IL TAX INCREMENT ASSOCIATION	DUES	\$400.00	\$400.00
213494	101-4001-521.40-40	ION EXHIBITS	FURNITURE, NON OFFICE	\$2,055.63	\$2,055.63
213516	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$338.85	\$783.85
			TRANSCRIPT	\$121.95	
			TRANSCRIPTS	\$323.05	
213564	101-4001-521.40-40	NORTHERN IL REAL ESTATE MGZN	ADVERTISING	\$125.00	\$125.00
213570	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$316.92	\$316.92
213572	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$167.40	\$939.60
			ADVERTISING	\$234.90	
			ADVERTISING	\$170.10	
			ADVERTISING	\$105.30	
			ADVERTISING	\$94.50	
			ADVERTISING	\$167.40	
213579	101-4001-521.40-40	PETTY CASH	ECONOMIC ALLIANCE	\$44.09	\$44.09
213581	263-4001-571.20-05	PIONEER ENGINEERING & ENVIRONMENTAL	PROFESSIONAL SERVICES	\$3,138.75	\$3,138.75
213636	101-4001-521.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$45.00	\$45.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213659	101-4001-521.22-02	URBAN LAND INSTITUTE - ULI	DUES	\$220.00	\$220.00
213683	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
901372	101-4001-521.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$170.61	\$170.61
				Division 1 Total	\$16,625.43
				Department 40 Total	\$16,625.43

WARRANT REGISTER - GM0002**Department: 41 Community Devl Block Grnt****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213377	215-4101-522.41-76	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$124,387.50	\$124,387.50
213404	215-4101-522.41-17	CHILDREN'S ADVOCACY CENTER	CDBG PROGRAM	\$625.00	\$625.00
213409	215-4101-522.41-03	CLEARBROOK	CDBG PROGRAM	\$11,530.00	\$11,530.00
213439	215-4101-522.41-70	FAITH COMMUNITY HOMES	CDBG PROGRAM	\$625.00	\$625.00
213520	215-4101-522.41-03	LITTLE CITY FOUNDATION	CDBG PROGRAM	\$12,814.00	\$12,814.00
213566	215-4101-522.41-68	NORTHWEST CASA	CDBG PROGRAM	\$625.00	\$625.00
213572	215-4101-522.41-02	PADDOCK PUBLICATIONS INC	ADVERTISING	\$170.10	\$170.10
213596	215-4101-522.41-04	RESOURCES FOR COMMUNITY LIVING	CDBG PROGRAM	\$1,608.16	\$1,608.16
213631	215-4101-522.41-75	STANLEY ACCESS TECHNOLOGIES	CDBG PROGRAM	\$11,230.00	\$11,230.00
213635	215-4101-522.41-44	SUBURBAN PRIMARY HEALTH CARE	CDBG PROGRAM	\$2,310.77	\$2,310.77
213680	215-4101-522.41-52	WINGS PROGRAM INC	CDBG PROGRAM	\$420.42	\$4,706.40
			CDBG PROGRAM	\$4,285.98	
Division 1 Total					\$170,631.93
Department 41 Total					\$170,631.93

WARRANT REGISTER - GM0002**Department: 45 Building****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213438	101-4501-523.21-65	ESO SOLUTIONS INC	COMPUTERS, DP & WORD PROC.	\$600.00	\$600.00
213461	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG. REVIEW	\$1,920.00	\$3,000.00
			ENG. REVIEW	\$1,080.00	
213540	101-4501-523.21-65	MICROSYSTEMS	SERVICE MISCELLANEOUS	\$2,645.64	\$2,645.64
213570	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$293.40	\$322.69
			OFFICE SUPPLIES	\$29.29	
213595	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$112.49	\$112.49
213626	101-4501-523.30-05	SOUTHERN COMPUTER WAREHOUSE	PRINTER	\$200.09	\$200.09
213636	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	PERMIT JACKETS	\$2,418.00	\$2,418.00
213642	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$190.00
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$38.00	
213683	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$138.26
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$27.26	
901372	101-4501-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$123.49	\$123.49
Division 1 Total					\$9,750.66

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213356	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$70.00	\$140.00
			COUNELING	\$70.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213370	101-4502-523.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING	\$2,425.00	\$2,425.00
213425	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
213429	101-4502-523.33-05	CUSTOM DATA PROCESSING	COMPUTERS,DP & WORD PROC.	\$18,860.00	\$18,860.00
213445	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$895.00
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$200.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$200.00	
			PROPERTY MAINTENANCE	\$85.00	
213466	101-4502-523.22-03	HARRIS TRUST & SAVINGS BANK	IL PUBLIC HEALTH ASSOC	\$150.00	\$150.00
	101-4502-523.30-01	HARRIS TRUST & SAVINGS BANK	TME*PEOPLE MAGAZINE	\$49.50	\$49.50
	101-4502-523.33-05	HARRIS TRUST & SAVINGS BANK	RAD ELEC INC	\$220.65	\$220.65
	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	ALLSTAR CAB DISPATCH	\$1.00	\$559.03
			COMED PAYMENT	\$558.03	
	101-4502-523.40-61	HARRIS TRUST & SAVINGS BANK	CLASSMARKER.COM	\$25.00	\$25.00
213517	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$90.00	\$344.00
			COUNSELING	\$200.00	
			COUNSELING	\$54.00	
213532	101-4502-523.33-10	MC KESSON MEDICAL SURGICAL	FESTIVAL SUPPLIES	\$7.27	\$713.58
			FESTIVAL SUPPLIES	\$5.31	
			FESTIVAL SUPPLIES	\$4.87	
			CLINIC SUPPLIES	\$696.13	
213570	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$116.19	\$116.19

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213579	101-4502-523.22-03	PETTY CASH	INSPECTION TRAVEL	\$9.81	\$78.48
			MILEAGE	\$9.81	
			MILEAGE	\$58.86	
	101-4502-523.30-05	PETTY CASH	OTHER SERVICES	\$46.98	\$46.98
	101-4502-523.33-10	PETTY CASH	CLINIC SUPPLIES	\$63.75	\$63.75
213580	101-4502-523.21-02	PHYSIO CONTROL INC	MAINTENANCE AGREEMENT	\$792.00	\$792.00
213646	101-4502-523.22-10	TOTAL PRINT SOLUTIONS	PRINTING	\$136.00	\$136.00
213658	101-4502-523.22-05	UPS STORE #1051	POSTAGE	\$10.92	\$10.92
213665	101-4502-523.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$178.80	\$178.80
213672	101-4502-523.22-03	SUZANNE VOSS	CERTIFICATION	\$60.00	\$60.00
213673	101-4502-523.40-60	JOHN WACH	RHAP ASSISTANCE PROGRAM	\$41.46	\$41.46
213683	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$170.00
			OFFICE MACHINES & ACCESS	\$85.00	
901372	101-4502-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$120.43	\$120.43
Division 2 Total					\$26,416.77

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213361	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	\$12.00	\$12.00
213394	101-4503-523.21-65	BURIN, RALPH	CLASS INSTRUCTIONAL FEE	\$125.00	\$125.00
213430	101-4503-523.21-65	MICHAEL DENTATO	PROGRAM INSTRUCTIONAL FEE	\$50.00	\$50.00
213466	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	PAYPAL *BRIDGECAREC	\$185.00	\$185.00
	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$112.18	\$339.21
			AMAZON MKTPLACE PMTS W	\$126.99	
			AMAZON MKTPLACE PMTS W	\$39.04	
			VOLGISTICS INC	\$61.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213466	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$216.13	\$359.73
			GFS STORE #0204	\$64.68	
			GFS STORE #0204	\$78.92	
213559	101-4503-523.22-02	NATL COUNCIL ON THE AGING	MEMBERSHIP DUES	\$145.00	\$145.00
213570	101-4503-523.31-65	OFFICE DEPOT	OFFICE SUPPLIES	\$161.65	\$161.65
213580	101-4503-523.21-02	PHYSIO CONTROL INC	MAINTENANCE AGREEMENT	\$396.00	\$396.00
213592	101-4503-523.21-02	RAINEYS DECORATING CENTER	WINDOW TREATMENT	\$918.75	\$918.75
213683	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
901372	101-4503-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$21.36	\$21.36
				Division 3 Total	\$2,732.30
				Department 45 Total	\$38,899.73

WARRANT REGISTER - GM0002**Department: 50 Engineering****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213365	101-5001-524.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA ANNUAL MEMBERSHIP	\$825.00	\$825.00
213377	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$624,372.99	\$624,372.99
213422	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSTRUCTION	\$6,913.50	\$12,936.70
			SERVICE PROFESSIONAL	\$6,023.20	
213442	101-5001-524.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$33.87	\$33.87
213462	401-5001-571.50-30	HAEGER ENGINEERING LLC	SERVICE CONSULTING	\$2,500.00	\$2,500.00
	401-5001-571.50-45	HAEGER ENGINEERING LLC	SERVICE CONSULTING	\$1,500.00	\$1,500.00
213464	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$28,160.50	\$28,160.50
213466	101-5001-524.21-65	HARRIS TRUST & SAVINGS BANK	ADOBE *CREATIVE CLOUD	\$599.88	\$599.88
213501	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$824,689.80	\$824,689.80
213552	401-5001-571.50-30	DANIEL MUGNANI	SIDEWALK REIMBURSEMENT	\$273.75	\$273.75
213585	101-5001-524.21-65	PRECISION REPRODUCTION INC	PLAN BOND COPIES	\$127.45	\$127.45
213598	426-5001-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$5,262.93	\$16,837.37
			SERVICE CONSTRUCTION	\$11,574.44	
213645	101-5001-524.31-85	TOPCON SOLUTIONS STORE	RENTAL EQUIPMENT	\$250.00	\$250.00
213668	101-5001-524.21-65	VERIZON WIRELESS	ACCT 98547850100004	\$278.21	\$278.21
901372	101-5001-524.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$57.56	\$57.56
Division 1 Total					\$1,513,443.08
Department 50 Total					\$1,513,443.08

WARRANT REGISTER - GM0002**Department: 71 Public Works****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213346	101-7101-531.31-55	ABT ELECTRONICS	SERVICE BLDG MAINTENANCE	\$188.22	\$188.22
	101-7101-531.31-65	ABT ELECTRONICS	SERVICE BLDG MAINTENANCE	\$898.00	\$898.00
	401-7101-571.50-20	ABT ELECTRONICS	SERVICE BLDG MAINTENANCE	\$977.00	\$977.00
213349	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	SERVICE BLDG MAINTENANCE	\$1,003.68	\$1,003.68
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLY	\$927.30	\$1,348.30
			STREET LIGHT SUPPLY	\$421.00	
213350	101-7101-531.21-11	ACTIVE LOCK AND KEY LTD	KEYS	\$99.00	\$99.00
213351	515-7101-525.33-05	ACUTRAK SOLUTIONS	SERVICE PROFESSIONAL	\$9,438.10	\$9,438.10
213352	101-7101-531.31-80	ADDISON BUILDING MATERIAL CO	SIGN SHOP SUPPLIES	\$103.12	\$103.12
213354	101-7101-531.21-11	AFTERMATH	BIOHAZARD CLEAN UP	\$105.00	\$105.00
213357	101-7101-531.21-02	ALLEGiant FIRE PROTECTION	SERVICE BLDG MAINTENANCE	\$453.00	\$453.00
213359	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINTENANCE	\$3,562.50	\$3,562.50
213362	401-7101-571.50-20	AMERICAN DECORATING INC	SERVICE BLDG MAINTENANCE	\$8,150.00	\$8,150.00
213363	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINTENANCE	\$3,458.97	\$5,034.37
			SERVICE BLDG MAINTENANCE	\$1,575.40	
213365	101-7101-531.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA ANNUAL MEMBERSHIP	\$1,485.00	\$1,485.00
213366	101-7101-531.21-36	AMERIGAS-PALATINE	CYLINDER	\$232.72	\$232.72
213367	101-7101-531.21-11	ANDERSON LOCK	SERVICE BLDG MAINTENANCE	\$208.78	\$208.78
	101-7101-531.31-55	ANDERSON LOCK	KEYS	\$306.00	\$306.00
213374	101-7101-531.21-36	ARLINGTON RENTAL INC	CHAIR RENTAL	\$101.37	\$101.37
	515-7101-525.33-05	ARLINGTON RENTAL INC	CHAIR RENTAL	\$179.85	\$179.85
213376	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$193.90	\$1,308.48
			STREET/SIDEWALK SUPPLIES	\$643.09	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213376	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$471.49	\$1,308.48
213378	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,711.02	\$1,711.02
213379	101-7101-531.22-70	AT & T LONG DISTANCE	CORP ID 2147713	\$432.81	\$432.81
213395	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,265.00	\$34,205.00
			RENTAL/LEASE EQUIPMENT	\$32,940.00	
213401	101-7101-531.21-02	CERTIFIED FLEET SERVICES INC	SERVICE BLDG MAINTENANCE	\$400.00	\$400.00
213405	101-7101-531.21-55	CHRISTOPHER B BURKE LTD	SERVICE MISCELLANEOUS	\$1,211.82	\$1,211.82
213406	101-7101-531.21-11	CINTAS CORP	MATS	\$30.99	\$30.99
213407	101-7101-531.21-55	CITY ESCAPE GARDEN CENTER & DESIGN	SERVICE MISCELLANEOUS	\$5,180.00	\$10,890.34
			SERVICE MISCELLANEOUS	\$2,855.17	
			SERVICE MISCELLANEOUS	\$2,855.17	
213411	101-7101-531.22-70	COMCAST CABLE	INTERNET	\$149.85	\$173.04
			CABLE	\$21.09	
			CABLE	\$2.10	
213413	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0297144471	\$573.31	\$573.31
213414	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0191814025	\$326.64	\$326.64
213416	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	\$17,386.00	\$17,386.00
213417	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINTENANCE	\$5,103.00	\$10,206.00
			SERVICE BLDG MAINTENANCE	\$5,103.00	
213420	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	CUST ID 92054513	\$1,186.20	\$1,186.20
213423	211-7101-571.50-40	COOK COUNTY DEPT TRANSPORTATION	SERVICE MISCELLANEOUS	\$5,187.02	\$5,187.02
213427	515-7101-525.33-05	CREATIVE AUDIO	STAGE/LIGHTING SERVICE	\$1,075.00	\$2,150.00
			STAGE/LIGHTING SERVICE	\$1,075.00	
213428	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINTENANCE	\$7,645.00	\$7,645.00
213434	401-7101-571.50-30	ECOLOGY AND VISION LLC	SERVICE CONSULTING	\$1,337.82	\$1,337.82

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213443	101-7101-531.21-36	FINKBINER EQUIPMENT CO	RENTAL/LEASE EQUIPMENT	\$5,715.00	\$5,715.00
213445	101-7101-531.21-55	FLECKS LANDSCAPING	LANDSCAPING	\$2,022.00	\$2,022.00
213448	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$255.00	\$1,131.00
			FOUNTAIN MAINTENANCE	\$876.00	
213449	101-7101-531.31-65	FULL COMPASS SYSTEMS INC	COMPUTERS, DP & WORD PROC.	\$257.75	\$257.75
213459	101-7101-531.21-02	GPM SYSTEMS	PRESS WASH STATIONS	\$360.00	\$790.00
			PRESS WASH STATIONS	\$430.00	
213460	101-7101-531.31-55	GRAINGER W W INC	HARDWARE SUPPLIES	\$6.56	\$6.56
	101-7101-531.31-85	GRAINGER W W INC	HARDWARE SUPPLIES	\$72.86	\$90.44
			HARDWARE SUPPLIES	\$17.58	
213465	401-7101-571.50-30	HARBOR FREIGHT TOOLS	HARDWARE SUPPLIES	\$11.98	\$11.98
213468	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	\$300.54	\$3,972.69
			HVAC MAINTENANCE	\$738.15	
			HVAC MAINTENANCE	\$868.00	
			HVAC MAINTENANCE	\$520.00	
			HVAC MAINTENANCE	\$817.00	
			HVAC MAINTENANCE	\$281.00	
			HVAC MAINTENANCE	\$448.00	
213472	101-7101-531.31-55	HELLER LUMBER CO	HARDWARE SUPPLIES	\$267.20	\$267.20
213473	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING	\$5,723.00	\$5,723.00
213479	426-7101-571.50-25	JIM HUNTZICKER	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
213483	426-7101-571.50-25	IL EPA	MS4 STORMWATER PERMIT	\$1,000.00	\$1,000.00
213493	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$120.00	\$2,067.00
			PEST CONTROL	\$59.00	
			PEST CONTROL	\$145.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213493	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$294.00	\$2,067.00
			PEST CONTROL	\$155.00	
			PEST CONTROL	\$231.00	
			PEST CONTROL	\$199.00	
			PEST CONTROL	\$124.00	
			PEST CONTROL	\$199.00	
			PEST CONTROL	\$231.00	
			PEST CONTROL	\$155.00	
			PEST CONTROL	\$155.00	
213496	101-7101-531.31-55	JC LICHT	PAINTING	\$48.15	\$48.15
213499	101-7101-531.21-02	JOHNSON CONTROLS	HARDWARE SUPPLIES	\$193.45	\$193.45
213500	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	FIRE ALARM	\$108.03	\$1,826.35
			FIRE ALARM	\$110.53	
			FIRE ALARM	\$108.03	
			FIRE ALARM	\$108.03	
			FIRE ALARM	\$108.03	
			FIRE ALARM	\$108.03	
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$108.90	
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$108.90	
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$106.43	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213500	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	FIRE ALARM	\$106.43	\$1,826.35
			FIRE ALARM	\$106.43	
			FIRE ALARM	\$106.43	
213506	426-7101-571.50-25	COLETTE KELSEY	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
213510	426-7101-571.50-25	KOSTKA ROBERT	ENHANCED SEWER REBATE	\$10,312.50	\$10,312.50
213515	101-7101-531.30-39	LEAHY WOLF CO	HARDWARE SUPPLIES	\$1,359.00	\$1,359.00
213526	426-7101-571.50-25	MANHARD CONSULTING	MS4 PERMIT	\$333.96	\$333.96
213527	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$16,478.82	\$16,478.82
213541	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	MONTHLY MAINTENANCE	\$1,424.00	\$2,722.00
			MONTHLY MAINTENANCE	\$1,298.00	
213542	101-7101-531.31-40	MIDWEST GROUNDCOVERS	LANDSCAPING	\$95.75	\$95.75
213543	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$2,013.92	\$2,013.92
213553	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREET SUPPLY	\$644.35	\$1,302.65
			STREET SUPPLY	\$486.00	
			STREET SUPPLY	\$172.30	
213561	401-7101-571.50-30	NEENAH FOUNDRY COMPANY	DOWNTOWN FURNITURE	\$175.28	\$539.83
			DOWNTOWN FURNITURE	\$364.55	
213562	101-7101-531.21-50	NICOR	ACCT 01701843946	\$1,088.29	\$1,088.29
213569	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$476.76	\$615.95
			ELECTRICAL SUPPLIES	\$139.19	
	101-7101-531.31-65	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$61.35	\$119.63
			ELECTRICAL SUPPLIES	\$58.28	
	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$34.17	\$34.17
213571	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$1,132.60	\$1,132.60
213578	101-7101-531.31-40	PESCHES FLOWER SHOP	PARADE FLOAT SUPPLIES	\$1,026.62	\$1,026.62

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213579	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$39.56	\$39.56
213580	101-7101-531.21-02	PHYSIO CONTROL INC	MAINTENANCE AGREEMENT	\$1,188.00	\$2,772.00
			MAINTENANCE AGREEMENT	\$1,584.00	
213583	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$14,927.00	\$32,257.50
			SERVICE CONSTRUCTION	\$17,330.50	
213584	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN/ MONTHLY FEE	\$355.34	\$355.34
213586	101-7101-531.30-35	PRO SAFETY INC	HARDWARE SUPPLIES	\$342.50	\$342.50
213590	101-7101-531.21-02	RADICOM	ELECTRICAL SUPPLIES	\$4,321.25	\$4,321.25
213591	101-7101-531.21-11	RAINCOAT ROOFING SYSTEMS	SERVICE BLDG MAINTENANCE	\$2,495.00	\$2,495.00
213599	426-7101-571.50-25	RJN GROUP INC	MWRD CONSULTATION	\$3,600.00	\$3,600.00
213600	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$19,519.53	\$19,519.53
213613	426-7101-571.50-25	DAVID SCANLAN	ENHANCED SEWER REBATE	\$8,298.75	\$8,298.75
213614	101-7101-531.22-02	DAVID SCANLON	CDL REIMBURSEMENT	\$50.00	\$50.00
213620	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$29.14	\$72.12
			HARDWARE SUPPLIES	\$16.99	
			HARDWARE SUPPLIES	\$25.99	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$42.95	\$106.88
			HARDWARE SUPPLIES	\$26.96	
			HARDWARE SUPPLIES	\$36.97	
	101-7101-531.31-75	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$8.59	\$8.59
	101-7101-531.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$40.95	\$94.89
			HARDWARE SUPPLIES	\$53.94	
213624	101-7101-531.22-70	SOUND INCORPORATED	TELEPHONE	\$72.73	\$72.73
213625	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BLDG MAINTENANCE	\$148.86	\$543.04
			SERVICE BLDG MAINTENANCE	\$394.18	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213632	101-7101-531.21-02	STATE OF IL FIRE MARSHALL	BOILER INSPECTIONS	\$280.00	\$575.00
			BOILER INSPECTIONS	\$295.00	
213650	101-7101-531.31-70	TRAFFIC CONTROL CORP	REPAIR SERVICE EQUIPMENT	\$5,340.00	\$5,340.00
213657	101-7101-531.21-36	UNITED RENTALS	LIFT RENTAL	\$4,185.64	\$4,185.64
213674	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSTRUCTION	\$1,212.50	\$1,212.50
213679	101-7101-531.20-05	WILSON CONSULTING	AT&T AUDIT	\$375.00	\$375.00
213687	101-7101-531.31-90	ZEP MANUFACTURING CO	ASPHALT RELEASE AGENT	\$908.99	\$908.99
801750	101-7101-531.21-50	NICOR	ACCT 94830700004	\$182.95	\$182.95
801751	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$10,345.49
			ACCT 2278061084	\$205.30	
			ACCT 2985063029	\$71.97	
			ACCT 3183115007	\$4.94	
			ACCT 4103039009	\$257.08	
			ACCT 4643388009	\$309.15	
			ACCT 5492508009	\$89.21	
			ACCT 7363016029	\$9,164.24	
			ACCT 8572043011	\$212.05	
801752	101-7101-531.22-70	AT & T	ACCT 84725331209504	\$6,686.93	\$12,465.93
			ACCT 84725334382001	\$83.83	
			ACCT 84725535058159	\$2,285.90	
			ACCT 84725961248940	\$40.42	
			ACCT 84734215365273	\$40.42	
			ACCT 84739208661733	\$42.72	
			ACCT 84739271083278	\$40.42	
			ACCT 84739893361501	\$50.14	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801752	101-7101-531.22-70	AT & T	ACCT 84739893901330	\$46.45	\$12,465.93
			ACCT 84743978686650	\$80.83	
			ACCT 84757754536603	\$67.69	
			ACCT 84757757951551	\$235.37	
			ACCT 84779713213488	\$40.42	
			ACCT 847R1605198974	\$2,074.16	
			ACCT 847Z7927849771	\$650.23	
801753	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT IL47953	\$6,472.05	\$6,472.05
901372	101-7101-531.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$412.31	\$412.31
				Division 1 Total	\$334,459.30
				Department 71 Total	\$334,459.30

WARRANT REGISTER - GM0002**Department: 72 Water and Sewer****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2154	505-7201-561.10-01	BLITT AND GAINES PC	WAGE DED ORDER/TURNOVER	\$911.29	\$911.29
213352	505-7201-561.31-55	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$102.26	\$121.68
			HARDWARE SUPPLIES	(\$10.35)	
			HARDWARE SUPPLIES	\$17.01	
			HARDWARE SUPPLIES	\$12.76	
213365	505-7201-561.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA ANNUAL MEMBERSHIP	\$165.00	\$165.00
213385	505-7201-561.31-65	BATTERIES PLUS LLC	BATERIES	\$14.15	\$14.15
	505-7201-561.33-05	BATTERIES PLUS LLC	BATTERIES	\$6.00	\$6.00
213395	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	\$1,365.00	\$1,365.00
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	\$6,672.54	\$6,672.54
213415	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	\$40.33	\$40.33
213421	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	CUST ID 92054511	\$302.28	\$302.28
213446	505-7201-561.31-07	FOREMAN JOSEPH D AND CO	SEWER SUPPLIES	\$195.00	\$195.00
213469	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPPLY	\$360.53	\$8,915.87
			METERS SUPPLY	\$2,698.27	
			METERS SUPPLY	\$2,387.00	
			METERS SUPPLY	\$2,387.00	
			METERS SUPPLY	\$415.86	
			METERS SUPPLY	\$586.50	
			METERS SUPPLY	\$80.71	
213537	505-7201-561.50-15	METROPOLITAN INDUSTRIES	GREENWOOD PUMP REBUILD	\$3,364.00	\$3,364.00
213555	505-7201-561.50-15	MUNICIPAL WELL & PUMP	SERVICE EQUIPMENT	\$9,174.00	\$9,174.00
213569	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	FIRE ALARMS	\$99.24	\$99.24

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213570	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$61.72	\$61.72
213571	505-7201-561.31-07	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$478.00	\$478.00
213584	505-7201-561.22-70	PRECISE MRM LLC	DATA PLAN/ MONTHLY EEE	\$355.34	\$355.34
213586	505-7201-561.30-35	PRO SAFETY INC	OFFICE SUPPLIES	\$342.50	\$342.50
213619	505-7201-561.31-55	SECURITY EQUIPMENT SUPPLY	FIRE/SMOKE DFETECTION	\$363.86	\$363.86
213620	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$22.77	\$22.77
213630	505-7201-561.31-05	STANDARD PIPE & SUPPLY INC	HAPP FARM WELL REPAIR	\$11.58	\$26.34
			HAPP FARM WELL REPAIR	\$14.76	
213634	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLES	\$801.00	\$801.00
213639	505-7201-561.22-02	TARKOWSKI DEAN	CDL REIMBURSEMENT	\$143.00	\$143.00
213660	505-7201-561.31-01	USA BLUEBOOK	HARDWARE SUPPLIES	(\$863.00)	(\$863.00)
	505-7201-561.31-85	USA BLUEBOOK	HARDWARE SUPPLIES	\$2,388.45	\$2,388.45
213688	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLIES	\$123.00	\$1,416.50
			WATER DIST SUPPLIES	\$1,293.50	
	505-7201-561.31-07	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLIES	\$840.00	\$840.00
213689	505-7201-561.31-85	ZORO TOOLS INC	HARDWARE SUPPLIES	\$54.99	\$54.99
801748	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	\$109.59	\$109.59
801750	505-7201-561.21-50	NICOR	ACCT 05850400002	\$37.11	\$349.99
			ACCT 16797600000	\$98.32	
			ACCT 76830700001	\$214.56	
801751	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	\$193.87	\$2,042.39
			ACCT 0117046072	\$119.91	
			ACCT 0645171017	\$73.63	
			ACCT 0831076049	\$132.19	
			ACCT 1092085063	\$118.37	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801751	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 1104021044	\$133.40	\$2,042.39
			ACCT 1257044037	\$961.78	
			ACCT 1284169036	\$195.15	
			ACCT 3973144001	\$114.09	
801752	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$42.71	\$123.55
			ACCT 84743746842777	\$40.42	
			ACCT 84743746858567	\$40.42	
801753	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT IL47953	\$922.44	\$28,064.70
			ACCT IL47953	\$924.58	
			ACCT IL47953	\$5,784.79	
			ACCT IL47953	\$8,647.48	
			ACCT 9205455	\$5,370.48	
			ACCT 9205452	\$2,119.17	
			ACCT 9205450	\$2,027.42	
			ACCT 9205459	\$2,268.34	
Division 1 Total				\$68,468.07	
Department 72 Total				\$68,468.07	

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2150	235-7301-532.21-40	UNION PACIFIC RAILROAD	LOT P 2ND QTR PYMT	\$4,440.38	\$4,440.38
801751	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$638.26	\$726.99
			ACCT 4643715006	\$24.34	
			ACCT 5231622008	\$64.39	
801753	235-7301-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205451	\$3,882.18	\$3,882.18
Division 1 Total					\$9,049.55

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801752	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$136.91	\$136.91
Division 2 Total					\$136.91

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801752	235-7303-532.21-50	AT & T	ACCT 84763200281737	\$1,176.81	\$1,176.81
801753	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054510	\$2,531.56	\$2,531.56
Division 3 Total					\$3,708.37

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801753	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT IL47953	\$3,702.75	\$4,617.09
			ACCT 9205458	\$914.34	
Division 4 Total					\$4,617.09
Department 73 Total					\$17,511.92

WARRANT REGISTER - GM0002**Department: 74 Solid Waste Dispsl SWANCC****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901368	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES	\$99,258.94	\$99,258.94
Division 1 Total					\$99,258.94
Department 74 Total					\$99,258.94

WARRANT REGISTER - GM0002**Department: 75 Municipal Fleet Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213353	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$28.35	\$166.68
			VEH MAINTENANCE SUPPLY	\$85.05	
			VEH MAINTENANCE SUPPLY	\$53.28	
213365	621-7501-551.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA ANNUAL MEMBERSHIP	\$165.00	\$165.00
213366	621-7501-551.21-36	AMERIGAS-PALATINE	CYLINDER	\$26.99	\$26.99
213369	621-7501-551.21-07	ARLINGTON CAR WASH & DETAIL	CAR WASHES	\$15.00	\$15.00
213372	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$884.27	\$1,421.73
			VEH MAINTENANCE SUPPLY	\$543.05	
			VEH MAINTENANCE SUPPLY	\$57.13	
			VEH MAINTENANCE SUPPLY	\$137.28	
			VEH MAINTENANCE SUPPLY	(\$100.00)	
			VEH MAINTENANCE SUPPLY	(\$100.00)	
213373	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$9.85	\$9.85
213380	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$1,644.50	\$2,491.44
			VEH MAINTENANCE SUPPLY	\$846.94	
213381	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$34.99	\$232.83
			VEH MAINTENANCE SUPPLY	\$28.99	
			VEH MAINTENANCE SUPPLY	\$81.47	
			VEH MAINTENANCE SUPPLY	\$79.99	
			VEH MAINTENANCE SUPPLY	\$7.39	
213385	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$319.54	\$679.57
			BATTERIES	\$202.99	
			BATTERIES	\$157.04	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213399	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$23.76	\$107.95
			VEH MAINTENANCE SUPPLY	\$5.66	
			VEH MAINTENANCE SUPPLY	\$9.45	
			VEH MAINTENANCE SUPPLY	\$56.70	
			VEH MAINTENANCE SUPPLY	\$12.38	
213400	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$56.00	\$175.99
			VEH MAINTENANCE SUPPLY	\$119.99	
	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$220.00	\$1,148.00
			VEH MAINTENANCE SUPPLY	\$928.00	
213403	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$45.99	\$1,891.23
			VEH MAINTENANCE SUPPLY	\$1,698.00	
			VEH MAINTENANCE SUPPLY	\$58.96	
			VEH MAINTENANCE SUPPLY	\$88.28	
213431	621-7501-551.31-51	DOUGLAS TRUCK PARTS INC	VEH MAINTENANCE SUPPLY	\$111.60	
213436	621-7501-551.31-51	EJ EQUIPMENT INCORPORATED	HARDWARE SUPPLIES	\$3,117.59	\$4,649.53
			HARDWARE SUPPLIES	\$1,531.94	
213447	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	\$343.61	\$376.13
			VEH MAINTENANCE SUPPLY	\$32.52	
213455	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$223.62	\$1,406.54
			VEH MAINTENANCE SUPPLY	\$347.92	
			VEH MAINTENANCE SUPPLY	\$106.39	
			VEH MAINTENANCE SUPPLY	\$44.18	
			VEH MAINTENANCE SUPPLY	\$565.05	
			VEH MAINTENANCE SUPPLY	\$119.38	
213486	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE REGISTRATION FEES	\$303.00	\$303.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213492	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$20.24	\$80.96
			VEH MAINTENANCE SUPPLY	\$60.72	
213514	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$20.67	\$53.26
			VEH MAINTENANCE SUPPLY	\$32.59	
213519	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	\$563.78	\$563.78
213530	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	\$107.89	\$107.89
213533	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$73.04	\$73.04
213535	621-7501-551.21-07	METRO TANK & PUMP CO	VEH MAINTENANCE SUPPLY	\$2,450.00	\$2,450.00
213548	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$135.17	\$135.17
213549	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$69.95	\$194.95
			VEH MAINTENANCE SUPPLY	\$125.00	
213551	621-7501-551.21-07	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$138.50	\$343.50
			VEH MAINTENANCE SUPPLY	\$205.00	
213556	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$31.62	\$31.62
213558	621-7501-551.31-51	NATL CAP & SET SCREW CO	VEH MAINTENANCE SUPPLY	\$23.62	\$23.62
213565	621-7501-551.21-07	NORTHWEST AUTO WASH	VEH MAINTENANCE SUPPLY	\$455.15	\$455.15
213574	621-7501-551.31-65	PATLIN INC	VEH MAINTENANCE SUPPLY	\$93.04	\$122.75
			VEH MAINTENANCE SUPPLY	\$29.71	
213575	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$174.73	\$174.73
213588	621-7501-551.31-51	R A ADAMS ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$50.14	\$50.14
213589	621-7501-551.21-07	RACEWAY CARWASH	VEH MAINTENANCE SUPPLY	\$228.00	\$228.00
213602	621-7501-551.22-02	SAM ROBINSON	VEH MAINTENANCE SUPPLY	\$50.00	\$50.00
213604	621-7501-551.21-07	ROLAND MACHINERY CO	VEH MAINTENANCE SUPPLY	\$821.09	\$821.09
	621-7501-551.31-51	ROLAND MACHINERY CO	VEH MAINTENANCE SUPPLY	(\$653.88)	
			VEH MAINTENANCE SUPPLY	\$1,103.71	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213608	621-7501-551.31-65	RUBBER INC	VEH MAINTENANCE SUPPLY	\$73.88	\$73.88
213609	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$54.12	\$1,630.34
			VEH MAINTENANCE SUPPLY	\$396.19	
			VEH MAINTENANCE SUPPLY	\$816.37	
			VEH MAINTENANCE SUPPLY	\$67.90	
			VEH MAINTENANCE SUPPLY	\$73.94	
			VEH MAINTENANCE SUPPLY	\$84.80	
			VEH MAINTENANCE SUPPLY	(\$63.84)	
			VEH MAINTENANCE SUPPLY	\$200.86	
213620	621-7501-551.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$1.10	\$16.76
			HARDWARE SUPPLIES	\$15.66	
213622	621-7501-551.31-85	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	\$4.76	\$4.76
213627	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLY	\$678.79	\$678.79
	621-7501-551.31-51	SPRING ALIGN	VEH MAINTENANCE SUPPLY	(\$180.00)	(\$180.00)
213629	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$276.72	\$312.26
			VEH MAINTENANCE SUPPLY	\$35.54	
213641	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$45.27	\$45.27
213651	621-7501-551.31-51	TRANS CHICAGO TRUCK GROUP	VEH MAINTENANCE SUPPLY	\$3.40	\$3.40
213654	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$250.00	\$2,400.00
			VEH MAINTENANCE SUPPLY	\$2,150.00	
213656	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$53.24	\$159.72
			CLOTHING & APPAREL	\$53.24	
			CLOTHING & APPAREL	\$53.24	
213675	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$237.00	\$3,567.94
			VEH MAINTENANCE SUPPLY	\$714.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213675	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$661.64	\$3,567.94
			VEH MAINTENANCE SUPPLY	\$527.44	
			VEH MAINTENANCE SUPPLY	\$811.92	
			VEH MAINTENANCE SUPPLY	\$615.94	
213677	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$40.26	\$40.26
213686	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$804.00	\$1,022.25
			VEH MAINTENANCE SUPPLY	\$218.25	
Division 1 Total					\$31,564.17
Department 75 Total					\$31,564.17

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213418	505-9001-571.50-25	CONCEPT PLUMBING	SERVICE CONSTRUCTION	\$72,135.00	\$275,558.40
			SERVICE CONSTRUCTION	\$203,423.40	
213489	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	\$31,091.61	\$35,757.61
			SERVICE CONSULTING	\$4,666.00	
				Division 1 Total	\$311,316.01

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213386	431-9013-571.50-25	BAXTER & WOODMAN	SERVICE CONSULTING	\$6,083.75	\$6,083.75
213391	431-9013-571.50-15	BRADFORD SYSTEMS CORP	SERVICE CONSTRUCTION	\$39,958.39	\$39,958.39
213410	431-9013-571.50-15	CMS COMMUNICATIONS INC	RADIO & TELECOMMUNICATION	\$19,028.00	\$19,908.00
			RADIO & TELECOMMUNICATION	\$880.00	
213412	431-9013-571.50-25	COMCAST PROCESSING CENTER	ACCT 907065060	\$900.00	\$900.00
213534	431-9013-571.50-15	MERIDIAN IT INC	COMPUTERS,DP & WORD PROC.	\$925.00	\$925.00
213598	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$3,953,417.46	\$3,953,417.46
213623	431-9013-571.50-25	SOIL & MATERIAL CONSULTANTS	MATERIAL TESTING	\$1,145.00	\$1,145.00
213685	431-9013-571.50-25	YPI ARLINGTON LLC	RENTAL/LEASE EQUIPMENT	\$21,896.88	\$21,896.88
Division 13 Total					\$4,044,234.48
Department 90 Total					\$4,355,550.49

WARRANT REGISTER - GM0002**Department: 95 Debt Service****Division: 51**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213383	301-9551-582.60-20	BANK OF NEW YORK MELLON	PAYING AGENT FEE	\$802.50	\$802.50
Division 51 Total					\$802.50

Division: 53

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213383	301-9553-582.60-20	BANK OF NEW YORK MELLON	PAYING AGENT FEE	\$428.00	\$428.00
Division 53 Total					\$428.00
Department 95 Total					\$1,230.50
TOTAL ALL FUNDS:					\$7,538,978.35



Item: Arlington Heights Business Survey

Department: Planning & Community Development

In the fall of 2017, a business survey was developed by Village Staff with input from the Arlington Economic Alliance. The survey was consistent with one of the Village Board strategic priorities, to obtain feedback from the business community. Staff disseminated the survey to businesses as a link via an online survey program. Also, two postcards were mailed to all commercial addresses in the community, making them aware of the survey and how to access it. In addition, the Village, Chamber of Commerce, and Meet Chicago Northwest also emailed the survey link to their local business e-contacts.

Village Staff has completed review of the results of the 2017 Arlington Heights Business Survey. In all, 143 different businesses responded to the 18-question survey, which ran online from late-October through early-December of 2017. A report of findings was completed and disseminated to the Mayor and Trustees in February 2018. In addition, Planning & Community Development Staff presented the findings to the Arlington Economic Alliance during their monthly commission meeting in February.

Survey takers were asked 18 questions, with an overarching goal of making two significant determinations:

- Are businesses in Arlington Heights satisfied with the community?
- Are businesses planning to leave the community for any reason?

The data accumulated provided several key findings:

- Of responding businesses, 79% are "satisfied" or "very satisfied" with Arlington Heights as a place to do business.
- A great majority of respondents (85%) are planning to remain in Arlington Heights.
- Most respondents do not need to modify their space needs, but significantly more need to increase their square footage than those that need to decrease it.
- Most respondents represent small businesses (less than 2,000 square feet with eight or fewer employees).
- Overall business health for most respondents has increased over the past three years.
- Location is the greatest asset to the highest percentage of respondents.

The findings of this survey will be presented to the Committee-of-the-Whole at their meeting scheduled for June 11, 2018.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Customer Relations Survey Results Presentation

Department: Village Manager's Office

Staff hired Northern Illinois University's Center for Governmental Studies to conduct a Customer Relations survey last fall. A statistically valid sample of 511 households responded to the survey. Staff will be providing a brief overview of the Customer Relations survey results to the Village Board at the June 11 Committee-of-the-Whole meeting.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of August 6, 2018-Interview of Scott Seyer

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of August 6, 2018

Interview of Scott Seyer for Appointment to the Design Commission - Term Ending: 4/30/20

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of August 6, 2018-Interview of Lynn Sakata

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of August 6, 3018

Interview of Lynn Sakata for Appointment to the Bicycle & Pedestrian Advisory Commission - Term Ending: 4/30/19

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Furnishing of Aggregate Materials & Trucking, Disposal of Debris, and Hauling of Snow - Contract Extension

Department: Public Works

On August 3, 2015, the Public Works Department awarded a three-year contract to the lowest responsible bidders for the Furnishing of Aggregate Materials & Trucking, Disposal of Debris, and Hauling of Snow. These contracts were awarded to CC Cartage, Inc. for aggregate materials, trucking, and disposing of debris. and to KLF Enterprises for hauling snow.

The contracts are set to expire in August of 2018. Furnishing of Aggregate Materials & Trucking and Disposal of Debris contracts are an important tool for Public Works to obtain trench backfill, pipe bedding material and other excavation fill material necessary for the continued maintenance to the water and sewer systems. This contract enables the Public Works Department to dispose of excavated materials to landfills in accordance with State regulations as well as truck asphalt material required for the Public Works annual asphalt edge grinding program. The contract is also for hauling snow during snow cleanup operations. The budget for this work in 2018 is \$308,400 in the Water Enterprise Fund and \$255,200 in the General Fund.

Per Village policy, contracts can be extended with Board approval, up to the original term of the contract. This would be the first of three possible one year contract extensions. The contractors have offered to extend the contract for one year with an increase in unit prices per original bid documents and contract. The amount of the unit price increase would be equal to the 2017 consumer price index for Metropolitan Chicago, Gary, Indiana and Kenosha (+1.7%). The term of the extension would begin in August of 2018 and conclude in August of 2019.

Staff has been pleased with the contractor's quality of work and customer services. Staff recommends the extension of this contract.

RECOMMENDATION

It is recommended that the Village Board approve a one-year contract extension to CC Cartage, Inc. of Lake Zurich, Illinois and to KLF Enterprises of Markham, Illinois, for Furnishing of Aggregate Materials & Trucking, Disposal of Debris, and Hauling of Snow, per unit pricing and the requested increase in accordance with original contract terms, and authorize Staff to execute the necessary

documents.

Bid Section

Item:	Furnishing of Aggregate Materials & Trucking, Debris Disposal, & Hauling of Snow-Contract Extension
Bid Opening Date:	July 22, 2015
Account Numbers:	505-7201-561.21-36, 505-7201-561.21-62, 505-7201-561.31-90, 101-7101-531.21-36, 101-7101-531.21-62
Total Budget for Specific Item:	\$308,400 (Water Enterprise Fund) and \$255,200 (General Fund)
Bid Amount:	Unit Prices



Item: Davis Street Beautification

Department: Planning & Community Development

The Planning & Community Development Department has developed landscape plans in consultation with Public Works for the parkway on Davis Street located between Arthur Avenue and the pedestrian underpass. The landscaping will be installed between the railroad right-of way and the back of curb along Davis Street. As part of the plan, a mix of native plantings are proposed within the wet areas and in the drier areas, a mix of turf, shrubs, and perennials are proposed. The goal is to develop a landscape that is sustainable, has or requires low-maintenance and in the wet areas provides storm water benefits by utilizing native plant material to filter the runoff. The plan has been forwarded to Union Pacific Railroad for coordination.

The 2018 capital budget includes \$82,700 of which \$3,200 will be used for hydro seeding and \$19,935 for the installation of the native plants. The above items were not included as part of the bid since they are specialized contractors and independent bids/pricing was obtained for these elements of the project. This results in \$59,565 available for the installation of shrubs, and perennials of this project in account # 401-4001-571.50-30 (ST1702).

On June 11, 2018, a public bid opening was held and one bid was publicly opened and read aloud. The following bid was received:

Milieu Landscaping	\$46,981.43
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Budget (account #401-4001-571-50-30 (ST1702)	<u>\$82,700.00</u>
Native Plant Installation	\$19,935.00
Hydro-seeding	\$ 3,200.00
Milieu Landscaping	<u>\$46,981.43</u>
Remaining	\$12,583.57

Staff checked Milieu's references and found them to be favorable for similarly completed projects in neighboring communities. In addition, the Village has successfully worked with Milieu in the past on other planting projects.

Recommendation

Staff is recommending that the Village Board authorize the Village Manager to enter into an agreement with Milieu Landscaping in the amount of \$46,981.43. The contractor has been determined to be responsible with a bid that met all specifications.

Bid Section

Item:	Davis Street Beautification
Bid Opening Date:	June 11, 2018
Account Numbers:	401-4001-571-50-30 (ST1702
Total Budget for Specific Item:	\$82,700.00
Bid Amount:	\$46,981.43



Item: Ordinance - Preliminary Plat of Subdivision - Christian Liberty

Department: Planning/Legal

An Ordinance Approving a Preliminary Plat of Subdivision and Granting Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code (Christian Liberty, 502 W Euclid Ave)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Christian Liberty Subdivision	Ordinance

**AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF SUBDIVISION AND
GRANTING CERTAIN VARIATIONS FROM CHAPTERS
28 AND 29 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, pursuant to notice, on June 27, 2018, in Petition No. 18-011, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a preliminary plat of subdivision and for variations from Chapters 28 and 29 of the Arlington Heights Municipal Code for the property located at 502 E Euclid Ave, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the requests, subject to certain conditions hereinafter described, is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the plat of subdivision prepared by iG Consulting, Inc., dated April 16, 2018 with revisions through June 13, 2018 is hereby approved for the property legally described as:

Lots 15 through 21, both inclusive, in Block 9 together with the West ½ of the vacated public alley lying East of and adjoining said Lots 15 through 21, as aforesaid, all in Mitchell's Addition to Arlington Heights, a subdivision in the Northeast ¼ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 18, 1876 as document number 68007.

P.I.N. 03-30-216-005, -023, -024

commonly described as 502 E Euclid Ave, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans prepared by iG Consulting, Inc.,

Cover Sheet, dated April 19, 2018 with revisions through June 13, 2018, consisting of one sheet;

Existing Conditions & Tree Preservation Plan, dated April 19, 2017 with revisions through June 6, 2018, consisting of one sheet;

Site Development Plan, dated April 19, 2018 with revisions through June 13, 2018, consisting of one sheet;

Landscape Plan, dated April 19, 2018 with revisions through June 6, 2018, consisting of one sheet;

Erosion Control Plan, dated April 19, 2018 with revisions through June 6, 2018, consisting of one sheet;

Project Notes, Specifications & Details, dated April 19, 2018 with revisions through June 6, 2018,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That the following variations are hereby granted from Chapter 28 Zoning Regulations and Chapter 29 Subdivision Control Regulations of the Arlington Heights Municipal Code:

1. A variation from Chapter 29, Section 29-307(a)3, Residential Lot Standards, to allow a reduction to the minimum lot widths from 70 feet wide to 60.3 feet wide.

2. A variation from Chapter 29, Section 29-307(a)4, Residential Lot Standards, to allow a reduction to the minimum lot areas from 8,750 square feet to 7,999 square feet.

3. A variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size and Minimum Lot Width at Building Line, to allow a reduction to the residential lot areas from 8,750 square feet to 7,999 square feet and a reduction to the residential lot widths from 70 feet wide to 60.3 feet wide.

SECTION FOUR: That the preliminary plat of subdivision and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code, granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. A fee-in-lieu of detention in the amount of \$6,308 is required. This fee will be collected on a per lot basis in the amount of \$2,102.66 per lot, due at time of building permit issuance for each lot.

2. A Design Commission application is required for each new home proposed on the subject property.

3. Prior to building permit issuance, the developer shall work with staff to determine acceptable street trees relative to species, size, and locations. Only five street trees are required.

4. School, Park, and Library contributions are required per Village Code and due prior to the issuance of a building permit for each lot.

5. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FIVE: That approval of the preliminary plat of subdivision granted in SECTION ONE of this Ordinance authorizes the submission of a final plat for the proposed subdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of August, 2018.

ATTEST:

Village President

Village Clerk

PREPLAT: Christian Liberty



Item: Resolution - Final Plat of Subdivision - Christian Liberty

Department: Planning/Legal

A Resolution Approving a Final Plat of Subdivision
(Christian Liberty, 502 W Euclid Ave)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Christian Liberty - Final Plat	Resolution

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, on June 27, 2018, for Petition Number 18-011, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request by Anthony Ciccone to subdivide the property located at 502 E Euclid Ave, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON OHEIGHTS:

SECTION ONE: That the final plat of subdivision for Christian Liberty Subdivision, prepared by iG Consulting, Inc., Illinois registered land surveyors, dated April 16, 2018, with revisions through June 13, 2018, is hereby approved for the property legally described as follows:

Lots 15 through 21, both inclusive, in Block 9 together with the West ½ of the vacated public alley lying East of and adjoining said Lots 15 through 21, as aforesaid, all in Mitchell’s Addition to Arlington Heights, a subdivision in the Northeast ¼ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 18, 1876 as document number 68007.

P.I.N. 03-30-216-005, -023, -024

commonly known as 502 E Euclid Ave, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all conditions of approval

as outlined within the ordinance granting preliminary approval of Christian Liberty Subdivision as well as Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

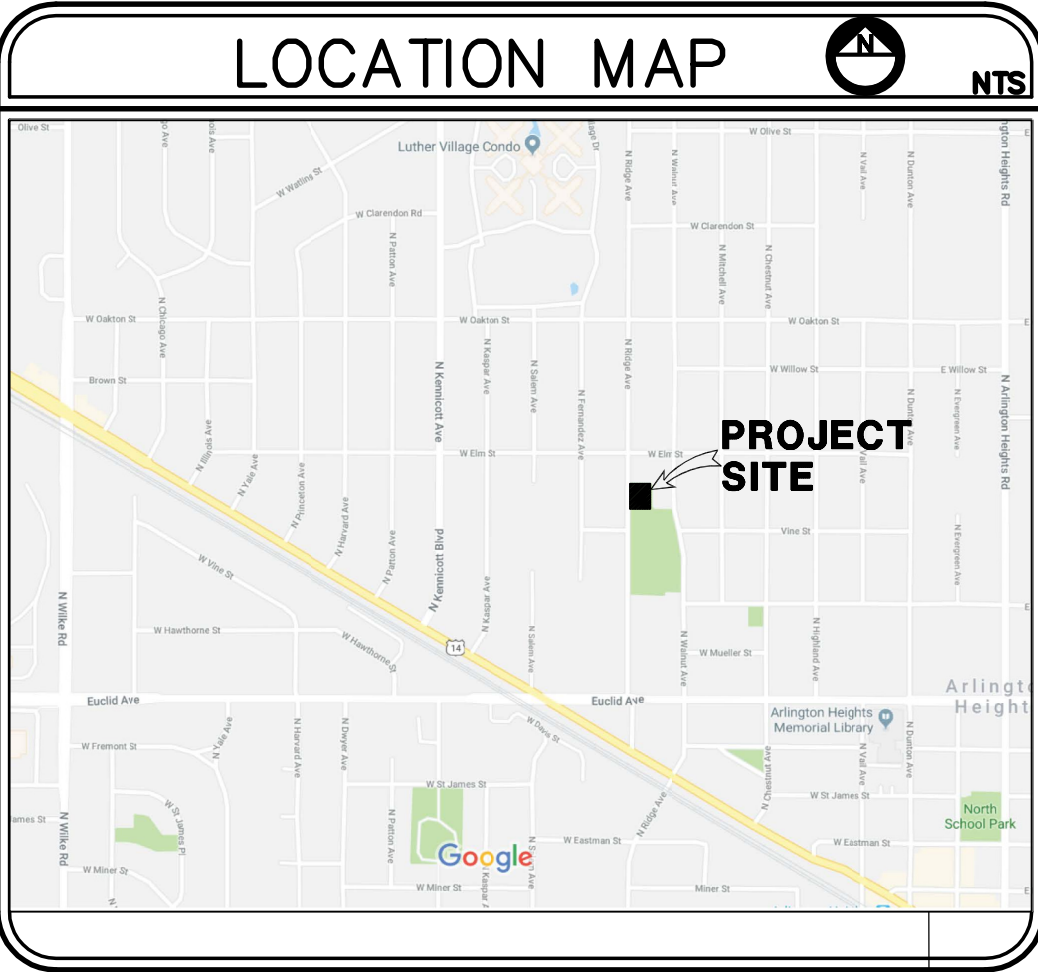
PASSED AND APPROVED this 6th day of August, 2018.

Village President

ATTEST:

Village Clerk

FINALPLAT:Christian Liberty



FINAL PLAT OF SUBDIVISION CHRISTIAN LIBERTY SUBDIVISION

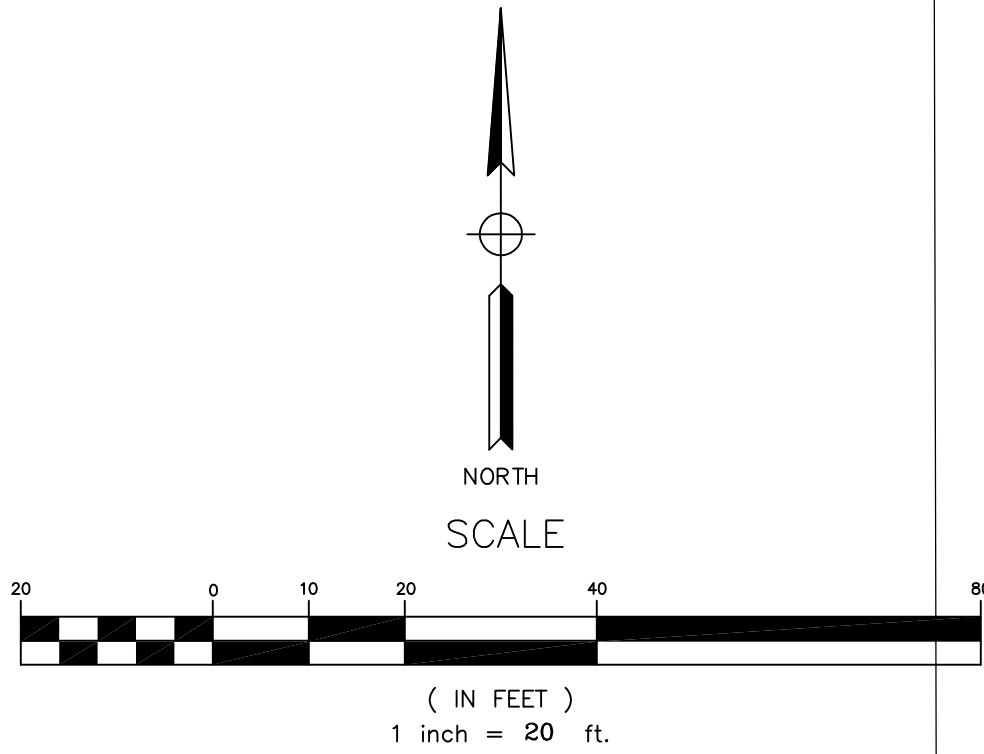
BEING A RESUBDIVISION OF
LOTS 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 9 TOGETHER WITH THE WEST HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15, 16, 17, 18, 19, 20 AND 21 AS AFORESAID, ALL IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1876 AS DOCUMENT 68007, IN COOK COUNTY, ILLINOIS.

EXISTING PIN AFFECTED
807 W EUCLID AVENUE - 03-30-216-005
803 W EUCLID AVENUE - 03-30-216-023
711 N RIDGE ROAD - 03-30-216-024

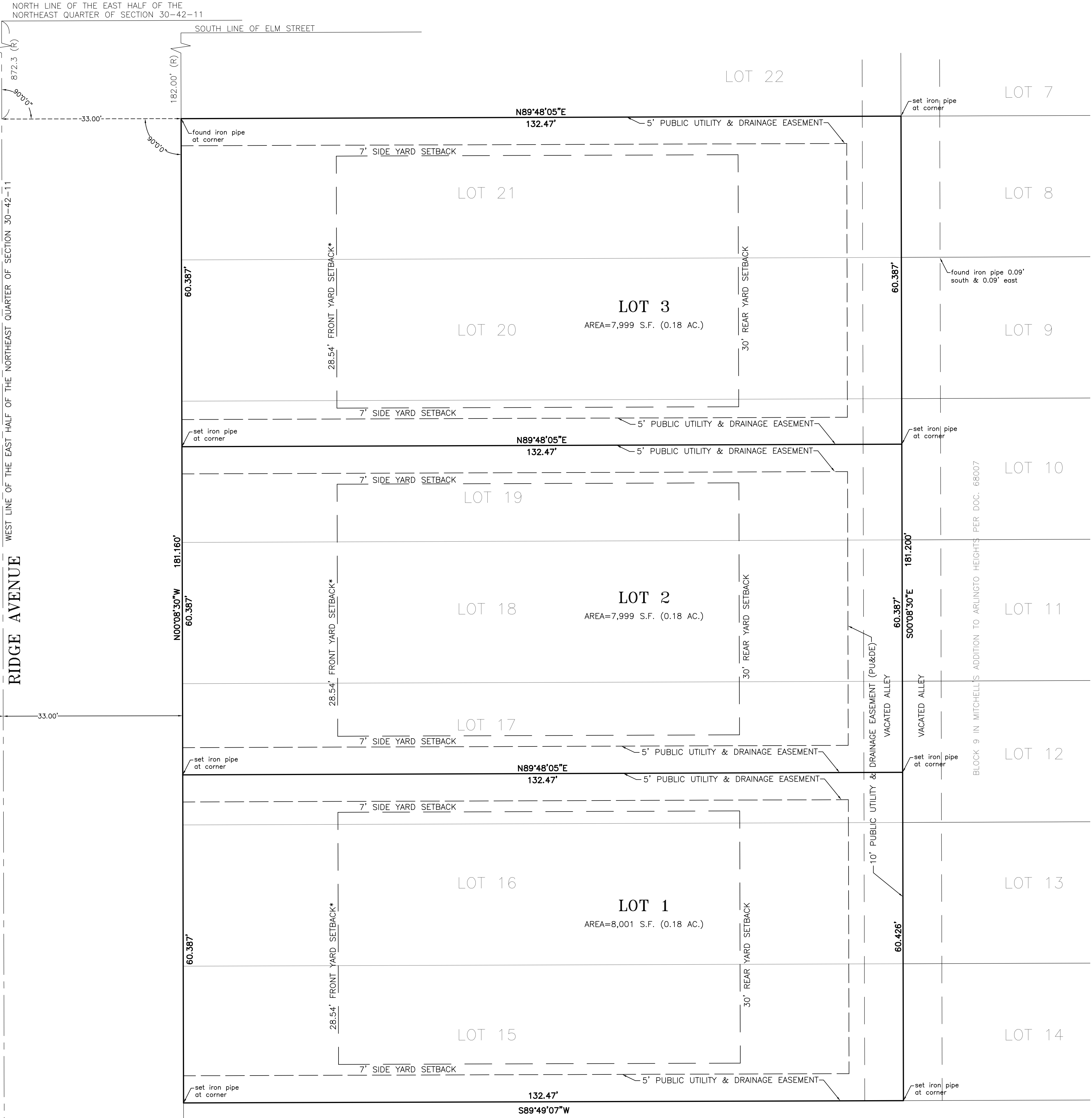
NEW ASSIGNED ADDRESSES
LOT 1 _____ NORTH RIDGE ROAD
LOT 2 _____ NORTH RIDGE ROAD
LOT 3 _____ NORTH RIDGE ROAD

TAX BILL SENT TO:
A-1 SEWER AND WATER CONTRACTORS, INC.
903 N. RIDGE ROAD
ARLINGTON HEIGHTS, IL 60004

NOTE:
* = THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN **28.54'** AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.2(a) OF CHAPTER 28 ALLOWS FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.



ig CONSULTING, INC.
e-mail: ig@igconsulting.net
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
PREPARED FOR: A-1 SEWER & WATER CONTRACTORS
FIELD CREW: D.J. FIELD WORK: 04/11/18 DRAFTED BY: S.R.M. CHECKED BY:
SCALE: 1"=20'
FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
CHRISTIAN LIBERTY SUBDIVISION
RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
18448

FINAL PLAT OF SUBDIVISION
CHRISTIAN LIBERTY SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 9 TOGETHER WITH THE WEST HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15, 16, 17, 18, 19, 20 AND 21 AS AFORESAID, ALL IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1876 AS DOCUMENT 68007, IN COOK COUNTY, ILLINOIS.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") AND ITS FRANCHISEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR ALL AREAS HEREON PLATED AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" (P.U.D.E.), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, INCLUDING STORMWATER RUNOFF, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS, AND OTHER LANDSCAPE MATERIAL. THE VILLAGE AND ITS FRANCHISEES, WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF THE TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OR BY VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2018

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2018

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2018

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2018

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 2018

TITLE: _____

DEED OF DEDICATION

We, the undersigned, _____, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as CHRISTIAN LIBERTY SUBDIVISION, an addition to the Village of Arlington Heights, Cook County, All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____day of _____, 2018.

STATE OF ILLINOIS} S.S.
COUNTY OF COOK}

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____day of _____, 2018.

Notary Public

Owner's Certificate:

State of Illinois} ss
County of Cook}

This is to certify that the undersigned is the legal owner of the land described on the plat hereon drawn and shown hereon as subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded as provided by law.

Undersigned as owner has determined to the best of my knowledge the school district in which each of the following lots lies.

LOT NUMBER SCHOOL DISTRICTS
LOT 1 TO LOT 3 COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512

In Witness whereof hereunder set hand and Seal this ____ day of _____ A.D., 2018.

Owner

SURVEYOR CERTIFICATE

STATE OF ILLINOIS} S.S.
COUNTY OF COOK}

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

LOTS 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 9 TOGETHER WITH THE WEST HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15, 16, 17, 18, 19, 20 AND 21 AS AFORESAID, ALL IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1876 AS DOCUMENT 68007, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE ARLINGTON HEIGHTS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0203J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2018.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2018

ig CONSULTING, INC.

INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
e-mail: ig@igconsulting.net

PREPARED FOR: A-1 SEWER & WATER CONTRACTORS
FIELD CREW: D.J.
FIELD WORK: 04/11/18
DRAFTED BY: D.D.
CHECKED BY:
SCALE: NONE
FIRM NO. 184-001330

FINAL PLAT OF SUBDIVISION
CHRISTIAN LIBERTY SUBDIVISION
RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
18448



Item: Ordinance - Planned Unit Development - 4 N Hickory Ave

Department: Planning/Legal

An Ordinance Approving a Planned Unit Development, Preliminary Plat of Subdivision and Granting Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code
(4 N Hickory Ave)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PUD - 4 N Hickory Ave	Ordinance

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT
DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION AND
CERTAIN VARIATIONS FROM CHAPTERS 28 AND 29 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, for Petition Number 18-005, on June 27, 2018, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a planned unit development, a preliminary plat of subdivision, and certain variations from Chapters 28 and 29 of the Arlington Heights Municipal Code for the property located at 4 N Hickory Ave, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That approval of the Planned Unit Development for 4 N Hickory Ave is hereby granted for the following described property:

Lots 31 to 36 both inclusive in Block 2 in Dunton and Bigsby Addition to Arlington Heights, a subdivision of the West 960 feet of the South West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian – in Cook County, Illinois.

Parcel 2:

That part of Block 3 in Dunton and Bigsby Addition to Arlington Heights aforesaid (except that part of said Block 3 condemned for road in County Court of Cook County, Illinois as Case No. 50638 described as follows: beginning at the Southwest corner of said block; thence running North along the West line of said Block 11.78 feet; thence Easterly along the arc of a circle of 1017.17 feet radius convex to the Southwest to a point in the South line of said block that is 154.35 East of the Southwest corner of said block; thence West 154.35 feet to the point of beginning), also of the South $\frac{1}{2}$ of all that part of Peoria Street (now known as Campbell Street) lying between the East line of Western Avenue (now known as Douglas Avenue) and West line of Evergreen Avenue (now known as Hickory Avenue) in Dunton and Bigsby Addition to Arlington Heights aforesaid North and adjoining Block 3, and the North $\frac{1}{2}$ of all that part of Peoria Street (now known as Campbell Street) lying between the East line of Western Avenue (now known as Douglas Avenue)

and the West line of Evergreen Avenue (now known as Hickory Avenue) in Dunton and Bigsby Addition to Arlington Heights aforesaid South and adjoining Lot 36 in Block 2 all lying East of a line described as follows: commencing at a point on the South line of said Block 3 at the gauge of west rail of existing switch track of Chicago and Northwestern Railroad Company, said point being 120.89 feet East (measured along the said South line of said Block 3) of the South West corner of said Block 3; thence North 273.11 feet along a line (being said gauge) which extended North intersects the center of said vacated Campbell Street at a point 122.30 feet East (measured) along the center of said vacated Campbell Street) of West line of said Block 3 extended North; thence East perpendicular to the last described course a distance of 3 feet; thence North perpendicular to last described course 8.64 feet; thence West perpendicular to last described course 3 feet; thence North 28.25 feet to center of vacated Campbell Street at said point 122.30 feet East (measured along center of vacated Campbell Street) of West line of said Block 3 extended North; thence East 12.70 feet along center of said vacated Campbell Street; thence North 25 feet to the South West corner of Lot 36 in Block 2 in Dunton and Bigsby Addition aforesaid, all in Cook County, Illinois

P.I.N. 03-29-405-003-0000, 03-29-408-003-0000

commonly known as 4 N Hickory Ave, Arlington Heights, Illinois ("Subject Property"), in substantial compliance with the following plans submitted by the Petitioner:

Zoning Cover Sheet, dated July 25, 2017 with revisions through May 31, 2018, consisting of sheet PC1-1.0;

Conceptual Site Plan, dated June 20, 2018, consisting of sheet AC-2;

Landscape Plan, dated July 25, 2017 with revisions through May 31, 2018, consisting of sheet PC1-1.2

Basement Plan, dated June 20, 2018, consisting of sheet AC-3;

First Floor Plan, dated June 20, 2018, consisting of sheet AC-4;

Second Floor Plan, dated June 20, 2018, consisting of sheet AC-5;

Typical Floor Plan (3-5), dated June 20, 2018, consisting of sheet AC-6;

Building Section, dated June 20, 2018, consisting of sheets AC-7 and AC-8;

Exterior Elevations, dated July 25, 2018 with revisions through March 5, 2018, consisting of sheets A5-1.1 and A5-1.2;

Project Renderings, dated June 20, 2018, consisting of sheets AC-14A, AC-15A, AC-17, AC-19, and AC-18A;

The following plans have been prepared by Spaceco:

Cover Sheet, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet C1;

Overall Existing Condition Plans, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet OVEC;

Overall Site Plan, dated October 10, 2018 with revisions through May 25, 2018, consisting of sheet OVSP;

Geometric Plan, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet GM1;

Engineering Plan, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet ENG1;

Turning Exhibit-Fire Truck 1, dated October 9, 2017 with revisions through May 25, 2018, consisting of sheet TURN 1;
Turning Exhibit-Fire Truck 2, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 2;
Turning Exhibit-Fire Truck 3, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 3;
Turning Exhibit-Fire Truck 4, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 4;
Turning Exhibit-WB-50 Truck, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 5,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the Preliminary Plat of Subdivision for 4 North Subdivision, prepared by Spaceco, Illinois registered land surveyors, dated February 12, 2018 with revisions through May 25, 2018, is hereby approved.

SECTION THREE: That the following variations are hereby granted from Chapter 28, Zoning Regulations, and Chapter 29, Subdivision Control Regulations, of the Arlington Heights Municipal Code:

1. A variation from Chapter 28, Section 10.4, Schedule of Required Parking, to reduce the parking requirements for commercial uses from 11 spaces to 3 spaces, for an on-site parking total of 117 parking spaces where 125 spaces are required.
2. A variation from Chapter 28, Section 10.7, Schedule of Loading Requirements, to waive the requirement for one loading space.
3. A variation from Chapter 28, Section 10.2-8, Additional Regulations-Parking, to reduce the required width of certain drive aisles in the garage from 24 feet in width to no less than 18 feet in width.
4. A variation from Chapter 28, Section 6.15-1.2(b), New Landscaping Requirement, to waive the requirement for a landscape island at the end of the northernmost parking stall.
5. A variation from Chapter 29, Section 29-304(l), Street Layout and Design, to allow a 60 foot wide right-of-way for a local street where Code requires a 66 foot wide right-of-way.
6. A variation from Chapter 29, Section 29-501(a), Required Improvements, to allow a sidewalk that is non-compliant with the standards set forth in Section 20-109 of the Municipal Code.

SECTION FOUR: That the approval of the Planned Unit Development, Preliminary Plat of Subdivision, and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

Site Related:

1. The two parallel parking spaces in the northwest corner of the parking lot shall be shifted three feet to the north to allow the landscape island on the southern side of these spaces to increase to 12 feet in width. The proposed transformer shall then be relocated to the 12 foot landscape island (if feasible) and shall be screened. The landscape island where the transformer is currently located shall then be reduced in width by three feet to allow all standard parking spaces in the parking row to the south of the island to be increased in width to nine feet wide.

2. The property owner shall be responsible for maintaining the ten foot wide private sidewalk and streetscape elements in front of the building along Kensington Road, which includes, but is not limited to, maintenance of the planters, light poles, sidewalk and street furnishings.

3. Overhead utilities along Kensington Road between Hickory Avenue and Douglas Avenue shall be buried unless Commonwealth Edison and the Village deems it not feasible. Additional landscaping shall be installed to screen any ground mounted mechanical equipment that may result from this burial, where feasible.

4. Prior to building permit issuance, the Petitioner shall enter into an indemnification agreement with the Village to allow for the proposed building encroachments within the Hickory Avenue Right-of-Way.

Traffic/Parking Related:

5. Ingress/Egress to and from Kensington Road shall be restricted if, at the sole discretion of the Village, turning movements into and out of the site at this location have created a traffic problem.

6. Commercial deliveries are prohibited from parking along the western side of the building adjacent to the commercial units. Signage outlining this restriction shall be added on the building.

7. If it is determined by the Village that additional right-of-way is needed for an expansion of Kensington Road, the Petitioner shall dedicate ten feet of land as public right-of-way for this expansion.

8. The three surface parking spaces on the subject property shall be made available for employees of the commercial tenants within the development.

Landscape Related:

9. At the request of the Village, within 90 days the property owner shall install additional landscaping along the western side of the site. This shall only be required if the existing Union Pacific railroad spur is abandoned and no longer needed for use.

10. Prior to building permit issuance, the Petitioner shall obtain an easement from the Village to allow for plantings within the Campbell Street Right-of-Way. The maintenance of all plantings in this area shall be the responsibility of the property owner.

11. The Petitioner shall incorporate landscape lighting in the planting beds along the east building wall, for review and approval by staff.

12. Where feasible, a four foot tall decorative wrought iron style fence shall be added along the western edge of the parking spaces, setback approximately two feet from the back of the curb.

General:

13. The Petitioner shall enter into an agreement with the Village that assigns the responsibility of snow removal for the eight on-street parking spaces along the west side of Hickory Avenue to the property owner.

14. The developer shall comply with the April 17th, 2018 motion from the Housing Commission.

15. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

SECTION FIVE: That the approval of the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: That the approval of the preliminary plat of subdivision granted in SECTION TWO of this Ordinance authorizes the submission and detailed plans for the proposed subdivision and detailed plans and specifications for the public improvements therein; and further, that approval of the preliminary plat shall be effective for a period no longer than twelve months, unless extended by the President and Board of Trustees during that period.

SECTION SEVEN: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village in the office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of August, 2018.

Village President

ATTEST:

Village Clerk

PUD:4 N Hickory Ave



Item: Ordinance - Code Amendment - Chapter 12 - Electronic Smoking Devices

Department: Police/Legal

An Ordinance Amending Chapter 12 of the Arlington Heights Municipal Code (Sections 12-201 and 12-207 - Electronic Smoking Devices)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 12 - Electronic Smoking Devices	Ordinance

AN ORDINANCE AMENDING CHAPTER 12
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Chapter 12, Merchants, of the Arlington Heights Municipal Code, is hereby amended:

a. That Section 12-201, Definitions, is hereby amended by adding the following definition and relettering the existing definitions within the section accordingly (the language being added is highlighted):

Section 12-201 Definitions. For the purposes of this Article, the following words have the definitions listed:

Electronic Smoking Devices. A device as defined by federal, state, or nationally recognized health organizations which device is capable of providing nicotine or any other substances through vapor or inhalation. This device shall be considered a tobacco product for purposes of this Municipal Code.

b. That Section 12-207, Prohibition of Sales to, Sales by Purchase by and Possession by Minors, is hereby amended by as follows (the language being added is highlighted):

Section 12-207 Prohibition of Sales to, Sales by, Purchase by and Possession by Minors.

- a. Possession. It shall be unlawful for any person under the age of 18 years to possess any tobacco products, ~~or~~ alternative nicotine products **or electronic smoking devices**.
- b. Sales or delivery. It shall be unlawful for any person to sell, offer to sell, give away or deliver tobacco products, ~~or~~ alternative nicotine products **or electronic smoking devices** to any person under 18 years of age. It shall be unlawful for any licensee or any officer, associate, member, representative, agent or employee of such licensee to engage, employ or permit any person under the age of 18 years of age to sell tobacco products, ~~or~~ alternative nicotine products **or electronic smoking devices** in any licensed premises.
- c. Purchase. It shall be unlawful for any person under the age of 18 years to purchase tobacco products, ~~or~~ alternative nicotine products **or electronic smoking devices**, to misrepresent their identity or age or to use false identification for the purpose of purchasing tobacco products, ~~or~~ alternative nicotine products **or electronic smoking devices**.
- d. Signs required. Signs informing the public of the age restrictions provided for in this Section shall be posted by every retail tobacco dealer at or near every display of tobacco products, ~~or~~ alternative nicotine products **or electronic smoking devices** and on or upon every vending machine which offers tobacco products, ~~or~~ alternative nicotine products **or**

electronic smoking devices for sale. Posted signs shall be plainly visible and shall measure at least 8-1/2 inches by 11 inches. Lettering on posted signs shall be at least one-inch in height. Each sign shall be plainly visible and shall state:

THE SALE OF TOBACCO PRODUCTS, ~~OR~~ ALTERNATIVE
NICOTINE PRODUCTS OR ELECTRONIC SMOKING DEVICES TO,
AND POSSESSION OF TOBACCO PRODUCTS, ~~OR~~ ALTERNATIVE
NICOTINE PRODUCTS OR ELECTRONIC SMOKING DEVICES BY,
PERSONS UNDER 18 YEARS OF AGE IS PROHIBITED BY LAW.

- e. Penalties. Retail tobacco dealers engaging in the conduct prohibited by this Section may be subject to license suspension or revocation, in accordance with the applicable provisions of Chapter 9, General Licensing Procedure, concerning revocation and suspension of business licenses. Additionally, any person violating any provisions of this Section shall be subject to prosecution and a fine of not less than \$5 nor more than \$750.
- f. Enforcement at schools. The extent of enforcement of violations of this Section occurring on school property shall be within the discretion of the school officials.

SECTION TWO: The various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof and, except as set forth in this Section, shall be in full force and affect from and after its passage, approval and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of August, 2018.

Village President

ATTEST:

Village Clerk



Item: Resolution - Agreement - Wheeling Township Bus Maintenance & Storage

Department: PW/Legal

Since 1987, the Village's Fleet Auto Technicians have performed maintenance and repairs on buses owned and operated by Wheeling Township, including buses leased to the Township from PACE. At the present time, there are ten Township and PACE owned buses in this fleet.

Historically, the Township has entered into five-year agreements for storage of some buses and fueling/maintenance of all ten buses. The current agreement expires in August, and Staff has prepared a new five-year agreement for Village Board consideration.

This Agreement has been modified to increase the hourly rate charged from \$65.00 to \$85.00 with annual 2% increases to keep up with inflation. Additionally, we have ended the storage component, so the Village can store more of our equipment indoors. This is a five-year Agreement covering all ten buses.

The Agreement has already been approved by the Wheeling Township Board.

RECOMMENDATION

It is recommended that the Village Board adopt the Resolution approving the Intergovernmental Agreement between the Village of Arlington Heights and the Wheeling Township for maintenance of ten Township and PACE buses.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Township Bus Maintenance Agreement

Type

Resolution

**A RESOLUTION APPROVING A TOWNSHIP BUS MAINTENANCE
AND STORAGE AGREEMENT WITH WHEELING TOWNSHIP**

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: A certain Intergovernmental Agreement by and between the Village of Arlington Heights and Wheeling Township, regarding the storage and maintenance of Wheeling Township and PACE transportation buses, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute said agreement on behalf of the Village of Arlington Heights.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of August, 2018.

Village President

ATTEST:

Village Clerk

TOWNSHIP BUS MAINTENANCE AGREEMENT

An Intergovernmental Agreement, pursuant to the authority of Article VII, Section 10, of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (127 ILCS 741 et. seq.) entered into this 6th day of August, 2018, by and between the Village of Arlington Heights, an Illinois municipal corporation (the "Village"), and Wheeling Township, a body politic and corporate (the "Township").

WHEREAS, the Township desires that routine preventative maintenance and minor repair service for these buses be provided by the Village and the Village is willing to provide such service provided that it does not incur additional costs and liability from such use, and

WHEREAS, preventative maintenance shall be defined as lube, oil, filter and inspection of buses and minor repair shall be defined as all repairs necessary to keep buses in safe operating condition not to include major engine, transmission and accident related damages or any other condition in which Fleet Services would normally contract out for repair of Village vehicles,

NOW, THEREFORE, in consideration of the mutual covenants set forth below, the parties hereto agree as follows:

1. The Village will provide fuel to the Township for use of ten buses for its governmental purposes, and will bill the Township for such fuel on the same terms as fuel is provided by the Village to the Park and School Districts.

2. The Village, at its sole option, will provide preventative maintenance and minor repairs to the ten Township and PACE buses, the scheduling and terms of payment for such maintenance and repairs to be as follows:

A. Effective September 1, 2018, the Village shall be reimbursed by the Township at a rate of \$85 per hour for its mechanic's time spent maintaining the ten buses. On September 1 of each subsequent year of this Agreement, that hourly rate shall be increased by 2%.

B. The Township shall reimburse the Village for all parts used to maintain or repair the buses at a rate of 117% of the actual cost to cover inventory and storekeeper administrative costs.

3. The Village will not warrant any repairs made to Township buses, and shall not be held responsible for any opinions of the conditions of the vehicles made by individual employees.

4. The Village agrees to allow the bus drivers to wash the buses at the Public Works facility during normal business hours at no charge to the Township. The Village also agrees to provide a designated time for bus washing as long as it does not interfere with emergency response activities of the Public Works Department or the Village.

5. The Township shall provide to the Village a certificate of insurance as evidence that the Township maintains general liability insurance and auto liability insurance covering the

buses to be maintained by the Village property, which insurance shall include bodily injury and property damage coverage with limits satisfactory to the Village. The Township shall name the Village its officers, employees, and agents as additional insured and submit proof of insurance to the Village on annual basis.

6. The Township, in consideration for the covenants of the Village herein, hereby agrees to indemnify the Village, its officers and employees, from and against all claims, damages, losses and expenses, including reasonable attorney's fees, for bodily injury, death, or for property damage, including loss of use, occurring as a result of any act or omission of the Township, its officers, agents, or employees arising under this Agreement.

7. This Agreement shall terminate five years from the date of approval in paragraph one. At that time, either party may initiate the approval of a new agreement as agreed to by both parties. Before this termination date, either party may request in writing a change to the terms of the Agreement. The Agreement shall not be changed until both parties agree in writing to such a change.

8. All notices, payments and other instruments required or permitted to be served shall be deemed to have been sufficiently served if delivered or mailed to the following:

Village of Arlington Heights
Village Manager
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Wheeling Township
Supervisor
1616 N. Arlington Heights Road
Arlington Heights, IL 60004

IN WITNESS WHEREOF, the parties hereby execute this Agreement on the date first above written.

WHEELING TOWNSHIP

By

Kathleen M. Penner

Title

Supervisor

VILLAGE OF ARLINGTON HEIGHTS

By

Title



Item: Settlement - Workers' Compensation Claim - Kalinowski

Department: Human Resources

At the June 4, 2018 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Firefighter Andrew Kalinowski. Firefighter Kalinowski injured his low back as a result of lifting a patient.

The settlement amount of \$119,400.28 falls within the authorization previously granted by the Board.

RECOMMENDATION

It is recommended that the Village Board approve a settlement of \$119,400.28 for the worker's compensation claim of Firefighter Andrew Kalinowski.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - Workers' Compensation Claim - Palczynski

Department: Human Resources

At the March 19, 2018 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Firefighter Phillip Palczynski. Firefighter Palczynski had a series of accidents resulting in a lower back injury in April, June, July and August of 2016 while working for the Village.

The settlement amount of \$69,766.20 falls within the authorization previously granted by the Board.

RECOMMENDATION

It is recommended that the Village Board approve a settlement of \$69,766.20 for the workers' compensation claim of Firefighter Phillip Palczynski.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Permit Fee Waiver - Arlington Heights Memorial Library

Department: Building & Life Safety

Background

The Arlington Heights Memorial Library is requesting a waiver of the permit fee related to the replacement of one of their roofs this year.

Estimated amount of the fee waiver: \$3,535.00

Recommendation

Staff recommends that the Village Board grant a waiver of the permit fees related to the roof replacement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

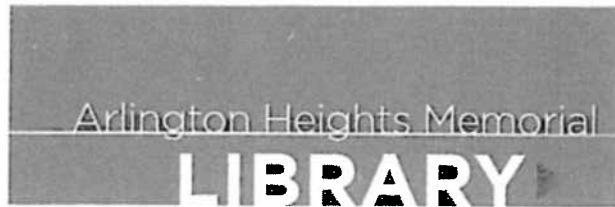
ATTACHMENTS:

Description

Letter

Type

Correspondence



► adding value in your life

July 16, 2018

Mr. Randy Recklaus
Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Randy,

The library will be undertaking replacement of one of our roofs this year. As the library is a governmental entity in the Village, I am requesting a waiver for the building permit fees.

I thank you for your consideration and ask that you respond to Gary Leclair, gleclair@ahml.info. He is coordinating the project for the library.

Kind regards,

A handwritten signature in black ink, appearing to read "Michael Driskell". The signature is fluid and cursive, with a large initial "M" and "D".

Michael Driskell
Interim Executive Director

c: Gary Leclair



VILLAGE OF ARLINGTON HEIGHTS
BUILDING & LIFE SAFETY DEPARTMENT
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone: (847) 368-5560
Fax: (847) 368-5975
Website: www.vah.com

BUILDING PERMIT FEE(S)

Air Conditioning.....	101-422.45		
Architectural Review.....	101-432.08		
Building Permit.....	101-422.05	3465.7	Bldg. Permit Advance \$
Chimney Permit.....	101-422.60		
Driveway Permit.....	101-422.35		Paid by _____
Electrical Permit.....	101-422.10		[Check] [Cash] Date
Engineering Permit.....	101-432.12		
Fire Review.....	101-432.09		
Occupancy Permit.....	101-422.30		
Plan Exam.....	101-432.08	70.	
Plumbing Permit.....	101-422.15		CONTRIBUTIONS
Sewer Connection.....	505-452.48		
Structural Engineering.....	101-432.08		Library Fee..... 721-221.10-11
Swimming Pool Permit.....	101-422.50		Elem. School Dist. # 721-221.10-11
Tree Fee.....	101-250.05		High School Dist. #214..... 721-221.10-11
Water Backflow Preventer....	505-472.32		Park Dist..... 721-221.10-11
Water Capital Fee.....	505-452.50		Chemical User Fee..... 101-0000-433.2400
Water Connection.....	505-452.46		
Water For Construction.....	505-452.44		BONDS
Water Meter ().....	505-472.30		
Water Tap ().....	505-452.46		Total Due For All Bonds.....
Wrecking Permit.....	101-422.65		Other.....
Other.....			
PERMIT SUB TOTAL		3535	CONTRIBUTION & BONDS SUB-TOTAL
			TOTAL PERMIT, CONTRIBUTIONS & BONDS.

Architect's statement of compliance will be required for final inspection.

☐ Yes ☐ Not Applicable

Approved spotted plat required before framing can take place.

☐ Yes ☐ Not Applicable

"Job Site" copy of all plans and documents must be on-site including revisions/addendums.

Job Address 500 N. Duane

I have picked up the permit and reviewed the plans. I have transferred all comments to all official sets of plans. I understand that the transferring of comments to all sets of plans is the responsibility of the applicant and any omission does not relieve the applicant from complying with the comments.

Date _____ Signature _____ Print Name _____

Phone _____ E-Mail Address _____

Permit No. _____



Item: Bond Waiver - Arlington Heights Park Foundation Golf Outing

Department: Building & Life Safety

Background

The Arlington Heights Park Foundation is requesting a waiver of the bond requirement for their upcoming raffle at the Arlington Lakes Golf Club. Tickets will be sold from September 28, 2018 to October 4, 2018, with the winner being determined October 4, 2018 between 4:00pm - 6:00pm.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond requirement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



July 27, 2018

Ms. Valerie Gerstein
Licensing Department
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Arlington Heights Park Foundation Golf Outing, October 4, 2018

Dear Valerie:

Attached please find our Raffle License application and our tax exempt information for the Arlington Heights Park Foundation for our upcoming Arlington Heights Park Foundation golf outing on Thursday, October 4, 2018. We would appreciate your waiving the bond requirement due to the organization being a tax exempt entity.

Please let me know if you have any further questions.

Sincerely,

Jason S. Myers
Director of Finance & Personnel
Arlington Heights Park District



Item: European Crystal Hotel - 519 W. Algonquin Rd. - PC#18-013

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a 62-room hotel in the M-2 Zoning District.

Variations Required

1. Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.

Recommendation

A public hearing was held by the Plan Commission on July 11, 2018 where Commissioner Green moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#18-013, a Land Use Variation to allow a 62 room hotel within the M-2 District, and the following variation:

1. Variation to Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.

This approval shall be subject to the following conditions:

1. Prior to Village Board consideration, the petitioner shall provide the following items:

- Revised plans that address the fire lane concerns identified by the Building Department which may include revisions to the drive aisles, parking spaces, and landscaping.
- Revised landscape plans that address the concerns raised by the Planning & Community Development Department in their review letter dated June 21, 2018.

2. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be

adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the petitioner shall not schedule events to the 377-occupant capacity and shall work with staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

3. The property owner shall continue to provide on-site valet parking and shall provide airport shuttle services for guests at the hotel.

4. The petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.

5. All dumpsters shall be kept within a code-complaint dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.

6. The ten proposed bicycle parking spaces shall be relocated to a paved surface.

7. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

Roll Call Vote: Commissioners Dawson, Sigalos, Lorenzini, Green, Cherwin and Vice-Chair Jensen voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo to VB	Memorandum
Staff Report	Report
PC Minutes 7-11-18	Minutes
Aerial	Exhibits
DC Staff Report	Board or Commission Report
DC Minutes 6-12-18	Minutes
Plat of Survey	Exhibits
Justification for Variation	Exhibits

Project Narrative	Correspondence
Overflow Parking Agreements	Correspondence
Architectural & Landscape Plans	Exhibits
Engineering Plans	Exhibits
Market Study	Exhibits
Traffic & Parking Study	Exhibits
Rendering	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Correspondence
PC Timeline Tracker	Exhibits



Memorandum

To: Charles Witherington-Perkins, Director of Planning & Community Development

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 8/2/2018

Re: PC #18-013: European Crystal Hotel, 519 W. Algonquin Rd.

Project Update:

The Plan Commission held a public hearing relative to application PC 18-013 on July 11, 2018, and voted 6-0 in favor of a recommendation of approval, subject to several conditions. Two of the approval conditions outlined items that needed to be addressed prior to appearing before the Village Board for final approval. These items were:

- Provide revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.
- Provide revised plans that address the fire lane concerns identified by the Building Department, which may include revisions to the drive aisles, parking spaces, and landscaping.

Both items have been provided by the petitioner and are attached to this memo. Relative to the landscape plan, staff has reviewed the plan and verified that the outstanding landscape issues have been addressed.

Relative to the fire lane, the petitioner has provided a revised plan showing a modified site layout to address the fire lane issues raised by the Building and Fire Department's. This plan has been reviewed by these departments and they have verified that their concerns regarding the fire lane on the north side of the building have been adequately addressed. However, the modified site layout causes the loss of four parking spaces, reducing the total on-site parking from 175 space to 171 spaces. Therefore, the following variation is needed:

- Variation to Chapter 28, Section 10.4, to reduce the required on-site parking (four space deficit) from 175 spaces to 171 spaces.

Staff believes that the proposed four-space parking deficit is acceptable given the off-site parking agreements that are in place for overflow parking, as well as the additional conditions of approval that are recommended by staff and the Plan Commission.

Rooftop Lounge:

The petitioner has also discussed with staff a possible future amendment to the plans that would add a rooftop lounge to the 9th floor of the building. This area would be proposed at some point in the future, either prior to building permit issuance, after building permit issuance but prior to completion of construction, or after the building is completed and open for business.

The current plans recommended by the Plan Commission show this proposed rooftop area to be constructed as one large room that would be used for storage. The petitioner is planning on incorporating utilities (plumbing, electric, etc.) within the storage area that would enable the future construction of the lounge to be “roughed-in” but not finalized and built out. The storage space would exist as a “vanilla box” until such time as approval is granted to allow full buildout of the lounge.

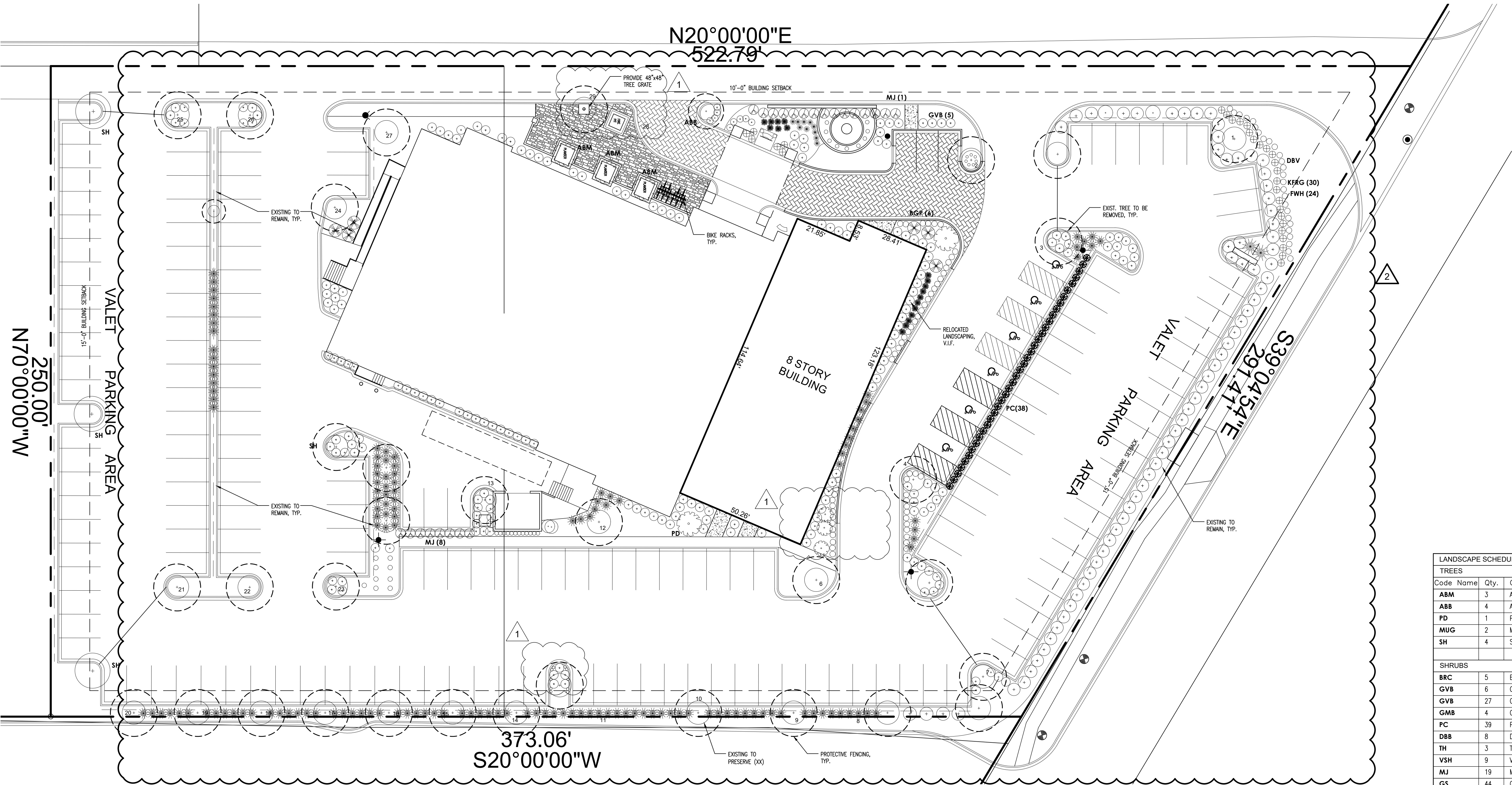
After the Plan Commission hearing, the petitioner discussed with staff the conceptual details of this rooftop area. The petitioner envisions an approximately 4,000 square foot rooftop lounge that would incorporate both an indoor and outdoor component. The indoor area would be approximately 1,500 square feet and the outdoor rooftop area would be approximately 2,500 square feet. This lounge would be open to only hotel guests during the morning for breakfast service and then would open to the public during the evening where it would operate as a lounge/bar. Per building code regulations, occupancy of the rooftop lounge could accommodate a total of approximately 260 persons (indoor and outdoor). Under our current liquor code, the space could qualify for a liquor license if the facility had a kitchen and food were served and other normal requirements were met.

Construction of the lounge would change the required parking for the site and result in a larger deficit than currently proposed. Therefore, a parking variation would be needed in order to grant zoning entitlements for this element. Based on preliminary estimates, approximately 78 parking spaces would be required for the rooftop lounge, resulting in an overall site deficit of 82 spaces.

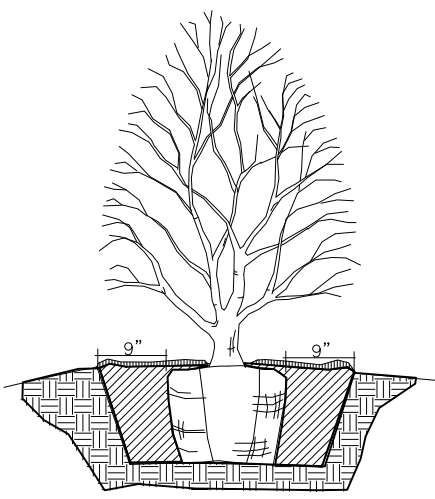
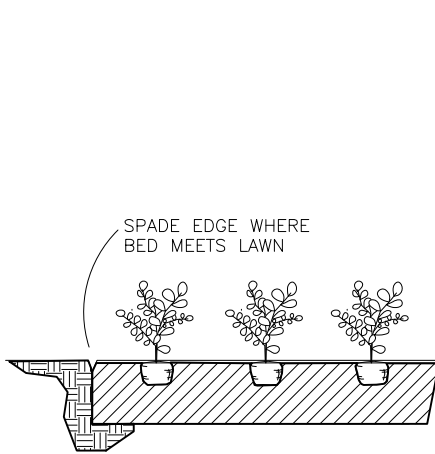
If the petitioner wishes to pursue this concept at a future date, a detailed parking analysis of anticipated peak parking demand, as well as a survey of on-site and off-site parking supply and availability, would need to be presented and reviewed by both staff and the Plan Commission.

EUROPEAN CRYSTAL HOTEL

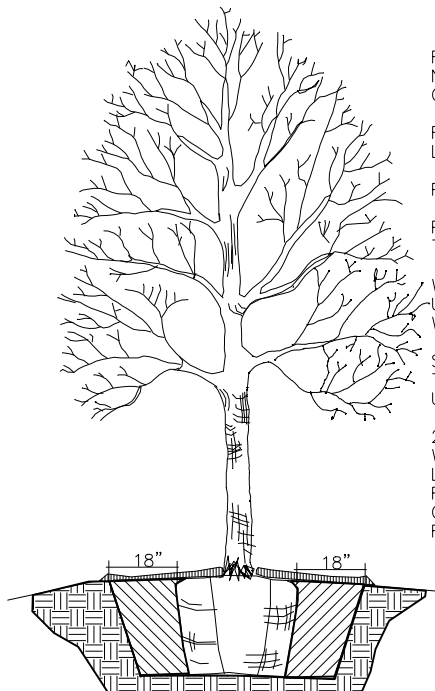
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



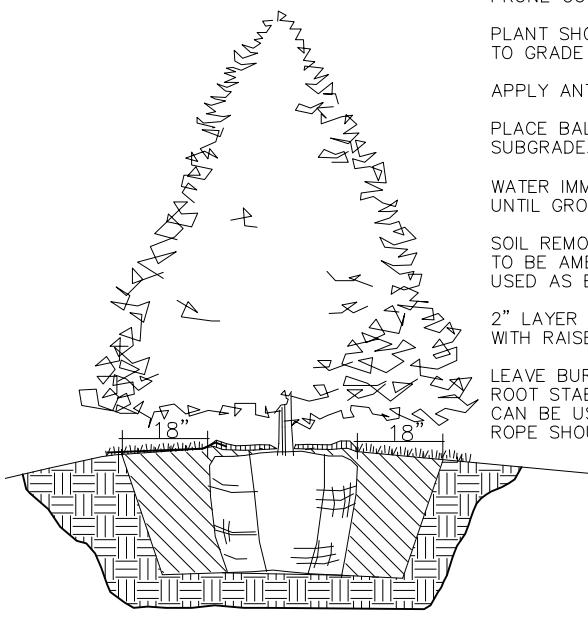
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0" REVISED JULY 9, 2018



ORNAMENTAL/CLUMP TREE - PLANTING DETAIL



DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL

LANDSCAPE SCHEDULE					
TREES					
Code	Name	Qty.	Common Name	Scientific Name	Size
ABM	3	AUTUMN BLAZE MAPLE	Acer x. freemantii "Jeffersred"		2.5" cal.
ABB	4	AUTUMN BRILLIANCE SERVICE BERRY	Amelanchier grandiflora "Autumn Brilliance"		5' ht.
PD	1	PAGODA DOGWOOD	Cornus alternifolia		5'-#2S
MUG	2	MAGYAR UPRIGHT GINKGO	Ginkgo biloba "Magyar"		2.5" cal.
SH	4	SKYLINE HONEYLOCUST	Gleditsia triacanthos "Skycole"		4.0" cal.
SHRUBS					
BRC	5	BRILLIANT RED CHOKEBERRY	Aronia arbutifolia "Brilliantissima"		#05
GVB	6	GREEN VELVET BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"		24"-#5
GVB	27	GREEN VELVET BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"		24"-#10
GMB	4	GREEN MOUNTAIN BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"		30"-#10
PC	39	PEKING COTONEASTER	Cotoneaster acutifolia		#05
DBB	8	DWARF BURNING BUSH	Eunonymus alatus "Compacta"		30"
TH	3	TARDIVA HYDRANGEA	Hydrangea paniculata "Tardiva"		1.0" STD
VSH	9	VANILLA STRAWBERRY HYDRANGEA	Hydrangea paniculata "Vanilla Strawberry"		#05
MJ	19	MOUNTBATTEN JUNIPER	Juniperus chinensis "Mountbatten"		6.0'
GS	44	GRO-LOW SUMAC	Rhus aromatica "Gro-Low"		#03
KR	10	KNOCK OUT ROSE	rosa x. "Radrazz 2000"		#03
GFS	12	GOLD FLAME SPIREA	Spiraea x. bumalda "Gold Flame"		#03
DJY	5	DENSE ANGLO JAPANESE YEW	Taxus media "Densiformis"		24"
BMV	5	BLUE MUFFIN VIBURNUM	Viburnum dentatum "Christom"		#05
AJV	1	AUTUMN JAZZ VIBURNUM	Viburnum dentatum "Ralph Senior"		#05
ORNAMENTAL GRASSES					
KFRG	107	K FORESTER REED GRASS	Calamagrostis acutiflora "Karl Foerster"		#01
MG	23	MAIDEN GRASS	Miscanthus sinensis "Gracillimus"		#01
FG	47	FOUNTAIN GRASS	Pennisetum alopecuroides		#01
PERENNIALS AND ANNUALS					
KFRG	30	HAPPY RETURNS DAILLY	Hemerocallis x. "Happy Returns"		#01
FWH	24	FRANCES WILLIAMS HOSTA	Hosta sieboldiana "Frances Williams"		#01
BGP	8	BRIGHT EYES GARDEN PHLOX	Phlox subulata		#01
EFS	34	EAST FRIESLAND SALVIA	Salvia nemerosa "Ostfriesland"		#01
DBV	103 SF	DARTS BLUE VINCA	Vinca minor "Dart's Blue"		#01

Enrique Castel Architect

460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

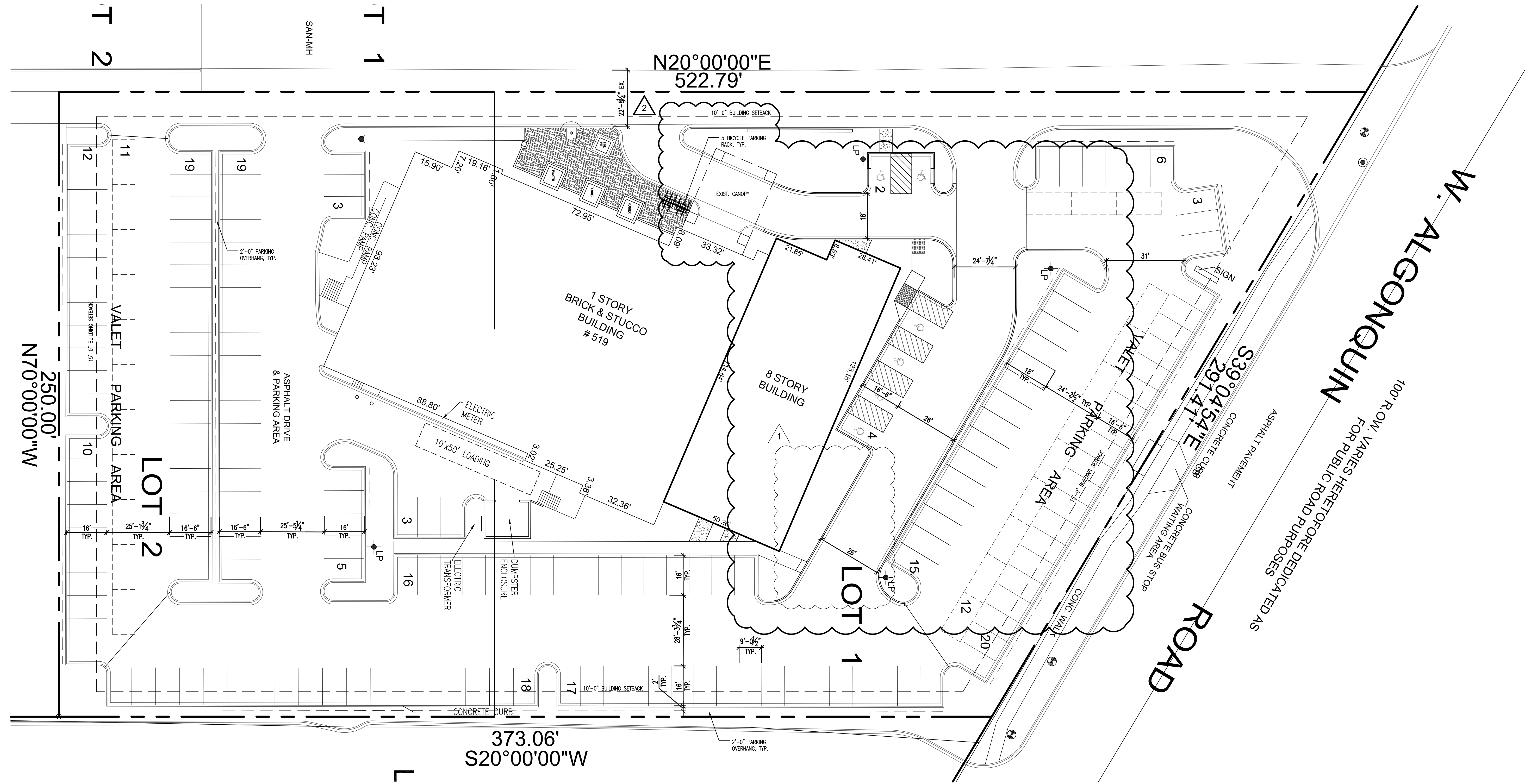
LOT AREAS	
MIN LOT SIZE:	N/A
EX. LOT SIZE:	±111,981 SF (2.57A)

BUILDING AREAS	
EXISTING	
BANQUET HALL	20,404
PROPOSED	
DEMOLITION	-5,722
TOTAL REMAINING (NET)	14,682
HOTEL ADDITION	47,023
TOTAL	61,705

ZONING ANALYSIS	
MIN. LOT WIDTH:	N/A
REQUIRED YARDS:	
FRONT & REAR:	15 FEET
SIDE:	10 FEET
MAX. F.A.R.:	(279,953) 250%
PROPOSED FAR:	(61,705) 55.1%
MAX. BLDG COVERAGE:	N/A
PROPOSED BLDG. COVERAGE:	21,009 SF (±18.8%)
MAX. BLDG. HT:	N/A
PROPOSED BLDG. HT.:	94'-0"

REQUIRED PARKING	
BANQUET (30% OF OCCUPANCY)	
5,654 / 15 = 377 OCCUPANTS	
377 * 0.30 = 113 CARS	
HOTEL (1 PER LODGING AR)	60 CARS
PROPOSED HOTEL ROOMS	60
TOTAL REQUIRED (INCL HC)	175
TOTAL HC REQUIRED	6
EXISTING PARKING (INCL. 6 HC STALLS)	175
PROPOSED TOTAL PARKING	198
175 (INCL. 6 HC STALLS)	
23 (VALET STALLS)	

BUSINESS AREA & EXERCISE ROOM WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
JULY 5, 2018
NORTH



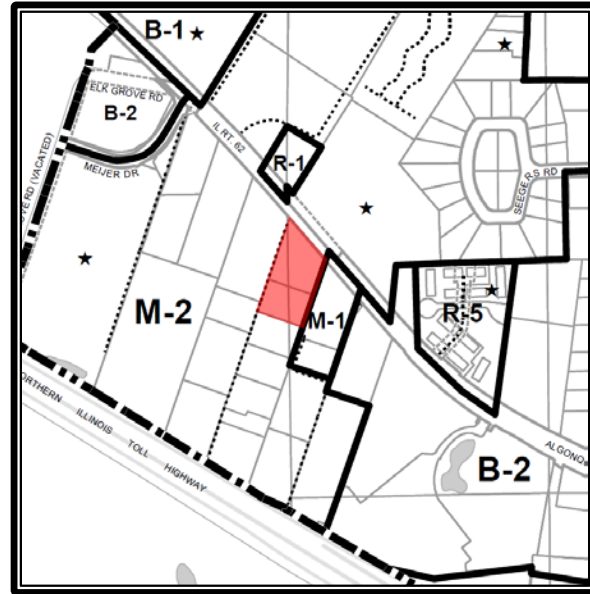
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: PC 18-013
Project Title: European Crystal Hotel
Address: 519 W. Algonquin Rd.
PIN: 08-16-103-008, 08-16-103-009

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 11, 2018
Date Prepared: June 28, 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. Land Use Variation to allow a 62-room hotel in the M-2 Zoning District.

Variations Required:

1. Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.

Project Background:

The subject site is approximately 112,000 square feet (2.6 acres) and includes the existing European Crystal banquet hall. In 2000, the banquet hall was approved for a Land Use Variation via Ordinance 00-012, which allowed the banquet hall within the M-2, Limited Manufacturing Zoning District. The current facility requires 171 parking spaces and the site contains 175 spaces. The petitioner is proposing the addition of a 62 room 9-story hotel on the north end of the building (hotel name has not yet been formalized and the "European Crystal Hotel" name is just a placeholder), which would involve the demolition of the four smaller banquet rooms that are currently located in this area (the main banquet hall will not be altered). The hotel would include laundry and storage facilities in the basement, a small business center and exercise room on the ground floor, offices and suites on the 2nd floor, and standard hotel rooms on floors three through eight. The ninth floor would include additional storage space which could potentially be converted to gathering space at some point in the future (this would require an amendment to the requested land use variation and a parking variation - if justified in the future). The number of on-site parking spaces would remain at 175.

The petitioner has estimated that during an event at the European Crystal facility around 15-20 employees would be needed, and the hotel would have an employee peak of about 8-10 employees. Primary access to the site comes from a shared private access drive off Algonquin Rd., which serves the subject property and five businesses to the south of the subject property. The access road has a non-signalized full access intersection with Algonquin Rd., which has a shared left/right turn lane at this location.

Over the last two years, the petitioner has been working with staff on various concepts for the proposed hotel on the subject property. Multiple iterations of the plans have been presented to the Village, and the Plan Commission held a public hearing on a previous version of this project in October of 2017, which was ultimately denied by the Village Board on November 6, 2017. That version of the project involved a 12-story hotel with 126 rooms and 175 parking spaces. A summary of the previous iterations of the plans has been included within **Exhibit I** at the end of this report.

On March 23, 2016, the Conceptual Plan Review Committee (CPRC) met to discuss the proposed 62-room hotel concept. The Conceptual Plan Review Committee felt that the hotel plus banquet hall combination was an appropriate use for the site, and they communicated that the reduction in size of the hotel was a positive improvement to the plan and encouraged the petitioner to provide a detailed parking study. They also recommended that the petitioner conform to parking requirements rather than having to ask for a parking variation.

Zoning and Comprehensive Plan

The current M-2 zoning does not permit a hotel, which is only allowed through the issuance of a Special Use Permit in the B zoning districts. Therefore a Land Use Variation is required. Village Code outlines four standards of approval that must be met relative to any Land Use Variation request:

- **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 petitioners written justification for land use variation approval is included within the Plan Commission packet. In addition, the petitioner has stated the following relative to the criteria for land use variation approval:

- The existing European Crystal Banquet facility is not attractive to weekday patrons and has suffered economically as a result. The addition of the hotel will make the facility more marketable for customers looking for conference space during the week.
- The unique location of the subject property, within a small pocket of industrial properties along both sides of Algonquin Road and within close proximity to I-90 and O'Hare International Airport, is an optimal location for a hotel.
- It is not uncommon to find midrise structures clustered around a suburban highway interchange, such as the area around I-90 and Arlington Heights Road. The subject property is in the vicinity of this intersection, which includes several 6-story structures already. The existence of seven hotels within 2,000 feet of the subject property is further evidence that the proposed use will not alter the essential character of the locality.

In consideration of the above, staff believes the necessary criteria for Land Use Variation approval has been met.

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.

The petitioner has provided a market study which indicates sufficient market demand for this hotel. While there are several hotels that exist in close proximity to the proposed facility, the study states that the European Crystal hotel will cater to a separate niche in the market that is not well served by the existing hotels. To illustrate this point, the study outlined the average daily room rate (ADR) of surveyed competitors in the vicinity, which is expected to be around \$100 per night during 2018. The proposed hotel is expected to have an ADR of \$130 per night when it opens in 2020. Furthermore, given the relatively low proposed room count (62 rooms), combined with the unique market niche that the project will cater to, the study estimates that nearby hotels, upon stabilization, would experience only a 1% decrease in their occupancy rates as a result of construction of the European Crystal hotel. The study concludes that the market can absorb the increase in supply, and that average daily room rates in the vicinity are expected to continue growing with only a nominal impact on the local hotel market. Per staff research, the proposed hotel represents a 4.7% increase in the overall hotel room supply within Arlington Heights. However, any time additional rooms are added to the market, it increases market competition. It is possible that existing hotels may have concerns with the proposed European Crystal hotel.

Site Design

The proposed hotel would be located on the north side of the existing building and would be built in the area currently occupied by four smaller banquet rooms. The current entrance to the banquet hall is located on the western side of the building and served by a circular drop-off aisle with a canopy overhead. The circular drive aisle would remain and continue to be used as the primary entrance to the building. Adjacent to this primary entrance, the petitioner is proposing an outdoor patio with a fire pit, seating walls, and landscape planters. Per the petitioner, this area would be used as an accessory outdoor area for banquet functions. The southern parking and loading area, as well as the eastern parking rows and drive aisle, would all remain unchanged.

Overall, the proposed hotel addition is well designed and appropriately situated on the site; to the west it maintains a similar setback as the existing banquet building, and to the north and east it is sufficiently setback from the property lines for a building of its size. The building complies with all setback, building coverage, impervious surface, height, and F.A.R. restrictions.

The Building Department has informed the petitioner that the proposed 9-story addition on the north side of the building is a substantial increase in height over the existing one-story building in that location. Consequently, they've asked the petitioner to analyze the site layout to see if a code compliant fire lane can be added to the north side of the 9-story structure for enhanced fire protection. The current fire lane in this location is setback approximately three feet from the one-story auxiliary banquet hall spaces. The demolition of these auxiliary banquet hall spaces, and the proposed reconstruction of the 9-story hotel in their place, does not include any substantial alteration to location of this existing fire lane and it would therefore remain at about three feet from the newly constructed hotel building. However, the Building Department is asking the petitioner to analyze if the fire lane can be relocated further away from the building.

The petitioner is currently working to reconfigure this area to provide for the desired fire lane. Staff is recommending a condition of approval that would require the petitioner to revise the site and landscape plans in order to address the Building Department's concerns prior to appearing before the Village Board for their consideration.

Based on the current drive aisle/fire lane layout, a slight variation is needed to decrease the two-way drive aisle width to 22.6 feet where code requires a 24-foot two-way drive aisle. Staff is supportive of this variation as there are no parking spaces which would be directly affected by the reduced drive aisle width, and the reduced width would still provide the necessary space needed for fire truck movement through the site. Depending on the pending revisions to accommodate for the 15-foot fire lane setback, this variation may not be necessary.

The zoning code requires ten bicycle parking spaces be added to the site to comply with the newly adopted bicycle parking ordinance. The petitioner has included these ten spaces on the plan, but has located them on an area of grass landscaping and they must be located on a hard surface. The petitioner shall revise their plans to locate these spaces on either concrete, asphalt, or pavers.

Finally, the petitioner has provided preliminary impervious surface calculations that show that there will be a nominal increase in impervious surfaces on the site relative to the new hotel. However, they have not provided detention calculations to confirm whether the existing underground stormwater vault includes surplus capacity to accommodate for the increase in stormwater resulting from small increase in impervious surface. The petitioner must provide detention calculations prior to appearing before the Village Board, for review and approval by the Village. If additional stormwater capacity is required, the petitioner shall either provide a fee-in-lieu of additional stormwater capacity (if acceptable to the Engineering Department), or increase the onsite detention capacity.

Landscaping and Dumpster Enclosure

Staff has reviewed the landscape plan submitted in conjunction with the Plan Commission application and found several areas where additional landscaping is required. Furthermore, the submitted plan does not reflect current landscaping that exists on the site, which has prevented staff from providing comprehensive

review comments relative to conformance with code requirements. While the landscape plan does incorporate certain additional plantings, staff is recommending that the petitioner submit a complete landscape plan for review and approval by staff prior to final Village Board consideration. This revised landscape plan should incorporate the most recent review comments from the Planning and Community Development Department, and staff notes that it is not sufficient to defer these aspects until building permit submittal for this project.

The subject property contains a rear loading/unloading area for deliveries and trash collection. Staff has observed five dumpsters that have been permanently stored in this area adjacent to the east side of the building. The petitioner must store all dumpsters within an enclosed dumpster corral to provide for the code required screening. The property has a roofed garbage enclosure with an overhead door in this area that is not currently used to store the dumpsters. All dumpsters must be kept within this garage until trash collection pickup times and promptly replaced back in the enclosure after trash has been collected. The petitioner has verified that no new dumpsters will be required as a result of the hotel addition (service pickup on existing dumpsters will increase from three times a week to daily), and has indicated that the dumpsters can be accommodated within the roofed garbage enclosure.

Finally, there are three exterior storage containers that have been permanently stored in the three parking spaces that are adjacent to the dumpster enclosure. With the expanded space given the building addition, the need for these temporary storage containers will be eliminated and all three containers should be removed so that these spaces, and all on-site parking spaces, are available for automobile parking. A condition of approval requiring such has been added.

Traffic and Parking

The provision of ample onsite parking is key to the success of this project. The existing site contains 175 parking spaces and will continue to provide 175 spaces upon completion of the hotel addition. Per Code requirements as applied to the proposed uses on the subject property, a total of 175 parking spaces are required (see **Exhibit II**), and the site is therefore code-compliant relative to parking. The petitioner has noted that there is additional space within the northern and southern drive aisles to provide for 23 valet parking spots, which would increase the number of on-site parking spaces to 198 spaces. Although these temporary valet parking spaces cannot be counted as code required on-site parking spaces, they are important for increasing on-site capacity during periods of peak parking demand. A summary of the on-site parking is shown below:

Parking Summary

Parking Required	175
Parking Provided	175
Valet Parking Spaces	23
Total On-site Parking	198

The petitioner has surveyed the existing parking lot usage over three weekend events during April of 2018, with attendance of 346 guests, 103 guests, and 359 guests (maximum capacity of main banquet hall is 377 guests). During these surveys, the parking lot experienced peak usage of 129 spaces (74% of 175-space capacity). During larger events, the parking survey noted that the number of occupants per car increased with the size of the event, meaning that larger events had a smaller demand for parking spaces per occupant compared to a smaller events since it was more likely that each car arriving had multiple occupants during large events.

The petitioner has made the following additional points relative to parking usage on the site:

- The facility will offer shuttle service to and from the airport, which will make the site attractive to business/leisure travelers who may rely only on taxi or ride sharing transportation options.
- The banquet hall facility will be a significant source of patrons for the hotel. Therefore, the overlapping of patrons using both the hotel and banquet hall will not lead to a separate parking demand for each use as is outlined in the zoning code parking requirement calculations. This will help to keep parking generation rates lower for the site.
- A survey of events at the banquet hall during 2017 has shown that peak attendance (377 patrons) is an unlikely event. Therefore, the worst-case scenario of coinciding peaks at both the hotel and banquet hall would be a rare event.
- The petitioner has provided a record of agreements with neighboring property owners to use parking at their facilities during evenings and weekends in instances of overflow. Specifically, the petitioner has provided documentation from Brite-O-Matic to use their northern gravel parking lot, and from Hand To Shoulder Associates (HTSA) located to the east, to use their parking area during evenings and weekends. **Exhibit III** at the end of this report outlines where these parking alternatives are located relative to the subject property. The Brite-O-Matic property abuts the subject property to the south and parking there is roughly 100' south of the European Crystal banquet hall. There is space to park at least 23 automobiles in the northern gravel lot on this site. The HTSA property abuts the subject property to the east and contains 29 parking spaces located approximately 110 feet east of the European Crystal building. Additionally, there are over 150 parking spaces located in the southeastern portion of the HTSA site, which are about 400 feet from the European Crystal building. It should be noted that neither of these agreements are perpetual and may be terminated at any time.

Staff has evaluated the parking information submitted by the petitioner and determined that the typical peak demand of the hotel, in combination with a banquet event at peak capacity, would result in a parking demand of 210 parking spaces. This figure was derived by averaging the number of parked vehicles observed during the April surveys in relation to the number of guests at those events. Based on this average, it was determined that there are 0.42 vehicles per attendee at banquet hall events. Although the study found that larger events may generate a lesser number of vehicles per attendee (since there are more occupants arriving per vehicle), it cannot be assumed that this will always be the case.

When the 0.42 vehicle-per-banquet-attendee ratio is applied to a peak event with 377 attendees, the total parking demand for the banquet facility equates to 162 spaces. When Urban Land Institute forecasting models are used to estimate peak parking demand for the hotel, it results in a weekend peak parking demand of 48 spaces (occurring at 9:00pm at which time a banquet event may still also be experiencing its peak). These two peaks together amount to a parking demand of 210 parking spaces. Although there is capacity for 198 parking spaces on-site (including the 23 valet parking spots), if parking demand equates to 210 parking spaces during a peak event at the banquet facility, combined with typical usage of the hotel, there will be a need for around 12 spaces of overflow capacity on neighboring. Additionally, it has been observed in the past that events in the main banquet hall alone have caused overflow parking outside of the subject property.

As the petitioner has provided contingency plans for overflow parking via agreements with neighboring property owners, staff believes that this overflow can be managed provided that these agreements remain in place. Additionally, the petitioner will need to carefully coordinate bookings for both the hotel and banquet hall facility to ensure that peak usage for each portion of the business do not overlap. Staff recommends a condition of approval that requires the existing agreements to remain in place, and should they terminate at any time, the petitioner shall notify the Village and secure comparable alternative overflow parking options to the satisfaction of the Village. If comparable alternatives cannot be secured, the petitioner must not schedule events to the 377 occupant peak capacity and shall work with staff to come with a suitable banquet hall attendee cap for events at the facility. Additionally, the petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

Relative to traffic, the subject property is located on a shared private access drive that serves the European Crystal site, as well as five neighboring properties to the west and south. The intersection of this private drive with Algonquin Road is a non-signalized intersection with a shared left turn access lane on Algonquin Road. The study has found that the existing access drive will be suitable to handle the expected traffic generated by the proposed development and no improvements to the intersection are needed. The Engineering Department review of the traffic study has not identified the need for further information or improvements. Staff notes that Algonquin Road is under the jurisdiction of IDOT and any change to this access drive would need review and approval by IDOT.

Based on the traffic study, the proposed hotel would generate 25 additional trips through this intersection during the weekday morning peak (7:30am-8:30am), 19 new trips through this intersection during the weekday evening peak (4:30pm-5:30pm), and 29 trips during the Saturday peak hour (5:30pm-6:30pm). This is a minimal increase in vehicle trips and the study notes that adequate gaps exist in the traffic movements along Algonquin Road to allow for suitable ingress and egress to/from the facility.

Staff notes that during the evening rush hour, staff from the Police Department direct traffic leaving from the Pace Bus office building located across the street. It is not likely that banquet hall events would have departures or arrivals that coincide with the weekday evening peak hour, and additional special traffic control services during these events will not likely be needed. However, if warranted, the petitioner could contract with the Police Department for these services.

RECOMMENDATION

The Staff Development Committee recommends approval of PC 18-013, a Land Use Variation to allow a 62 room hotel within the M-1 District, and a Variation to Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width. This approval shall be subject to the following conditions:

1. Prior to Village Board consideration, the petitioner shall provide the following items:
 - A. Detention calculations for review and approval by the Engineering Department. If additional stormwater capacity is required, the petitioner shall either provide a fee-in-lieu of including this stormwater capacity on-site (if acceptable to the Engineering Department), or increase the onsite detention capacity on the subject property.
 - B. Revised plans that address the fire lane concerns identified by the Building Department, which may include revisions to the drive aisles, parking spaces, and landscaping.

- C. Revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.
2. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the petitioner shall not schedule events to the 377-occupant capacity and shall work with staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the petitioner shall minimize overlapping bookings at both the hotel and banquet hall.
 3. The property owner shall continue to provide on-site valet parking and shall provide airport shuttle services for guests at the hotel.
 4. The petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.
 5. All dumpsters shall be kept within a code-complaint dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.
 6. The ten proposed bicycle parking spaces shall be relocated to a paved surface.
 7. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies

June 29, 2018

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Development Comparison

	<u>1st Proposal</u> (Presented to Plat and Subdivision Committee in July 2016)	<u>2nd Proposal</u> (presented to Village Board for Early Review in March 2017)	<u>3rd Proposal</u> (presented to staff in August 2017)	<u>4th Proposal</u> (denied by Village Board in November 2017)	<u>5th Proposal</u> (current)
Building Height	115'	147'	124.5'	134.5'	94'
Number of Stories	10	13	12'	12'	9
Number of Hotel Rooms	160	102	126	126	62
Length of Hotel Building	192	130	157'	157'	123.1'
Number of Parking Spaces Required	461	255	275	310*	175
Number of Parking Spaces Proposed	151	175	172	172	175
Parking Deficit	309	80	103	138	0
Hotel Footprint	10,786 sq. ft.	6,045 sq. ft.	8,875 sq. ft.	8,875 sq. ft.	6,004 sq. ft.
Banquet Spaces	9,354 sq. ft.	5,654 sq. ft.	5,654 sq. ft.	5,654 sq. ft.	5,654 sq. ft.

Exhibit II – Parking Calculations

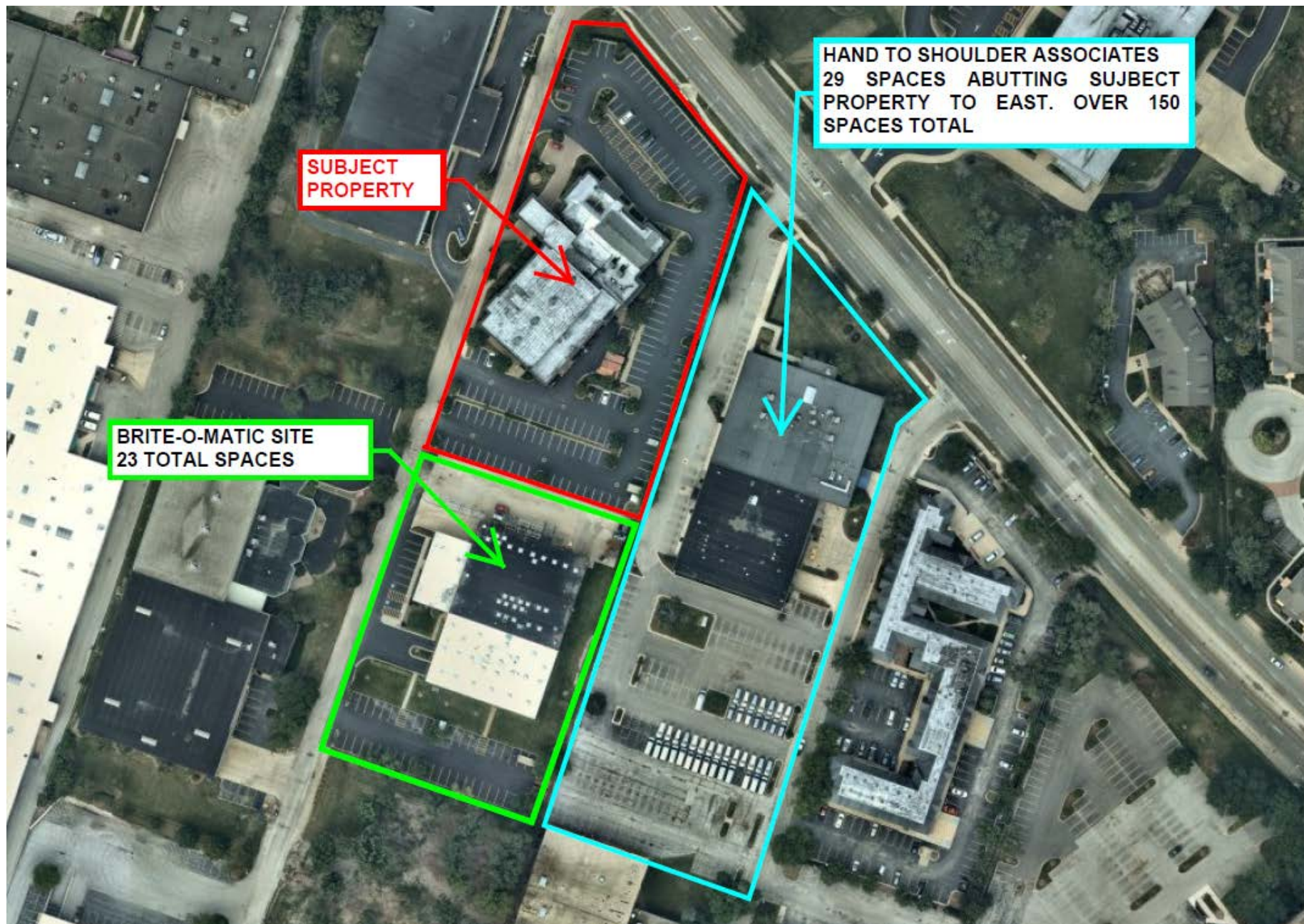
SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUP.	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377*	-	30% of Occupancy	113
Total Banquet		5,654	377			113
1st Floor Coffee Shop/Concession area	N/A	189	-	-	None**	0
Business Area	N/A	504	N/A	-	N/A***	0
1st Floor Exercise Room	N/A	856	N/A	-	N/A***	0
Hotel	Hotel	-	-	60	1 Space per Room	62
Total Parking Required						175
Total Parking Provided						175
Parking Surplus/(Deficit)						0

* Building Code calculates occupants at 1 per 15 sq. ft. of space

** Based on description provided by petitioner, this space will be considered as an auxiliary space of the hotel that will not generate its own parking demand.

*** Considered auxiliary to hotel use and does not generate additional parking

Exhibit II – Adjacent Parking Areas



APPROVED

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

COMMISSION

RE: EUROPEAN CRYSTAL HOTEL - 519 WEST ALGONQUIN ROAD - PC#18-013
LAND USE VARIATION FOR HOTEL, VARIATION FROM CHAPTER 28 OF THE
MUNICIPAL CODE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 11th day of July, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

LYNN JENSEN, Vice-Chairman
JOE LORENZINI
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

APPROVED

VICE-CHAIR JENSEN: Okay, I'd like to call to order this meeting of the Arlington Heights Plan Commission. As the first order of business, let us rise and do our pledge of allegiance.

(Pledge of allegiance recited.)

VICE-CHAIR JENSEN: Okay, Sam, would you take roll call?

MR. HUBBARD: Sure. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.

(No response.)

MR. HUBBARD: And Vice-Chair Jensen.

VICE-CHAIR JENSEN: Here. I guess our first order of business is to approve two sets of minutes from the June 27th meeting, the first being the Hickory/Kensington minutes, and the second being the Christian Liberty Subdivision. Do I have a motion to approve the minutes?

COMMISSIONER GREEN: So moved.

COMMISSIONER SIGALOS: I'll second.

VICE-CHAIR JENSEN: So, they are moved and seconded. We'll just do a voice vote. All in favor, say aye.

(Chorus of ayes.)

VICE-CHAIR JENSEN: Any opposed?

(No response.)

VICE-CHAIR JENSEN: Any abstention?

COMMISSIONER LORENZINI: I was not here last meeting.

VICE-CHAIR JENSEN: Okay, duly noted. Okay, we're going to, we only have one order of business today, and that is the European Crystal Hotel at 519 West Algonquin, PC#18-013. Sam, have all the notices been made or published?

MR. HUBBARD: They have been, yes.

VICE-CHAIR JENSEN: Great. So, if we could have the Petitioner and anyone who will speak on behalf of the Petitioner come up for the swearing in? I'd appreciate that. So, all of you may testify at some point or another I take it? So, the question, if you all just raise your right hand?

(Witnesses sworn.)

VICE-CHAIR JENSEN: Great. As each of you come up to the podium to

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speak to make your presentation, if you would say your name and spell it? You don't have to give your address, but if you'd like to you can for the reporter. So, why don't we let whoever is going to speak for the Petitioner start off?

MR. AREVALO: Good evening, Commissioners. I had the pleasure of being here a few weeks ago, I believe in June, for a different matter. In talking to the Applicant today, you know, he requested that I kind of go assist on this. It is my pleasure to be before you again.

The petition before you is the, as you have indicated at the outset, is the European Crystal Hotel and the development of it.

VICE-CHAIR JENSEN: Could I interrupt you for a second? You need to say your name and spell it for the reporter.

MR. AREVALO: Yes. Carlos Arevalo, A-r-e-v-a-l-o, and I'm with the firm of SmithAmundsen representing the Petitioner.

VICE-CHAIR JENSEN: Thank you.

MR. AREVALO: With me today, the Applicant James Cazares, and also we have Ted Mandigo and Rick. I believe Ted will take care of addressing some of the issues with the market and the feasibility study. Steve Corcoran is here and he will be addressing matters having to do with the parking and the traffic study. Enrique Castel is also here, and he is the architect designer of the facility and the hotel that's before you.

So, I'm going to just take a few moments to introduce obviously the Petitioner. I'm sure you've read the materials and are familiar with it. It is not the first time that the proposal has been before you with respect to the development of this hotel, and now we are here with a scaled-back proposal that sort of addresses, what we'd hope is the Petitioner is addressing some of the concerns that have been raised in the past with respect to size of the hotel and the facility as well as the parking requirements that are in place.

This is a hotel that is, or the proposal is for the property at 519 West Algonquin Road in Arlington Heights. It presently or currently houses the European Crystal Banquet facility which is a facility that is, you know, primarily for weddings and other kinds of events, a banquet facility. The purpose here is, on the part of the Petitioner, is to convert the facility to, or incorporate a hotel of 62 rooms with amenities as presented in the project and the design and to sort make it a conference center as well, to use the existing banquet facility as a way of connecting the two and so that the property can be fully utilized a hundred percent of the time as opposed to the banquet facility which is primarily used during the weekends. So, there is a certain portion of the week that is unutilized, and that leads us to the, you know, the reasons for the application, for the petition, to have it be the best use of the property in this proposal.

So, I'm going to first introduce the architect so that he can give you the layout, the design, so that you can see what the proposal entails. Mr. Castel?

MR. CASTEL: I am Enrique Castel, E-n-r-i-q-u-e, last name Castel, C-a-s-t-e-l. I'm the architect on the project.

So, basically, what we're proposing is to demolish the four small banquet halls on the front of the building and leave the existing arc banquet room or ballroom in the back, modifying the existing bathroom areas to accommodate the needs for the hotel that is proposed. It is an eight-story building with a ninth storage floor that is currently being proposed on this project. The first floor, basically we are going to have a larger lobby area, sitting area with a coffee vending area, a business area as an amenity to the hotel attendance, and also an

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exercise area, also an amenity to the hotel. Also on the first floor, which I forgot to identify here, is the fire command center which is actually towards the east end of the building. So, we already accommodated that in the design.

On the upper floors, the second floor is basically going to be offices with a two-story lobby area to create a grander space. Third through seventh floors are basically the typical rooms in the hotel. On the eighth floor, we will have the two larger suites which are in essence the marital suites with some small rooms, but basically those two larger rooms will be facing the view towards the Chicago skyline.

The building consists of a stone facade on the first two floors, brick and masonry basically from the third through seventh, and then a combination of stucco finish with the brick piers on the final floor. That's a brief real summary of the project. The design actually, the colors and the materials on the building are designed to match the existing building that's already on site.

MR. CAZARES: I'm James Cazares, C-a-z-a-r-e-s. I'm the Petitioner here for the European Crystal Hotel. We are requesting a land use variation for a 62 guest room hotel in the M-2 Zoning District, also as well is a reduction for a two-way drive-up aisle for 24 feet to 22.6 feet for the Fire Department. All of the Staff recommendations are completed in regards to detention calculations, fire lane revisions, landscape plan, valet parking, shuttle service. Storage containers are going to be removed and replaced in the new basement of the hotel. The dumpsters are going to be located in the closed area and the bike parking is going to be located in a non-impervious area.

The history of the project, it's my two-and-a-half-year anniversary presenting in front of the Village, and working with Sam for over two years. We've had multiple different proposals. We've had a fifth, a sixth, and a seventh, the seventh reverting back to the fifth proposal, it being an eighth or ninth-story building with a parking deficit of zero to three cars, it's all subject to interpretation.

The history of our business, it's a family-owned business. We've been here for over 20 years. It was originally a restaurant that we converted to a banquet facility. In 2012, I opened a luxury lifestyle hotel in Chicago, and in June 2016, I proposed a lifestyle hotel for Arlington Heights. Conceptual Review is supporting it, Design Commission is approving it, Staff approved to proceed. This is something that Arlington Heights does not have.

Why are we doing this? It's because currently, 30 percent of all hotel constructions are unaffiliated consumers. They want to feel local. They want to be surprised. They want it to be unique, and this is something that is not represented in Arlington Heights. Arlington Heights hotels do not represent what the consumers want. They are the base, they are three-star property, and they have nothing exciting, and they have employees that don't even know what's going on in Downtown Arlington Heights unless you relocated here for the last six months.

It hurts me to see the shuttle buses go down Algonquin Road and make a left turn on Golf road over and over and over again. I see it everyday, shuttle buses going to Schaumburg. I think what does Schaumburg have that we don't have? We have wonderful amenities over here, and I'll go on and tell you about how our historical operations actually intertwine with the walkability in Downtown Arlington Heights.

Back to what consumers want, they want fine, stylish, upscale, green features, eco features, LED lighting, specialty HVAC, our signature Tesla shuttle service to

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downtown, to O'Hare and to Downtown Arlington Heights. You know, you have to work with the locals, you have to get local artists to commission the artwork in the hotel that have a franchise, that has a typical painting in every hallway. You have to have partnerships with the community. I myself go to Core Power Yoga just down the street over here. I've talked to them. Our previous hotel as well had a partnership. Guests, you know, sometimes get tired of staying in, they want to come out. So, it's very important that we incorporate the walkability and amenities that Arlington features.

I'm going to give an example of what our hotel, a short video here, of what we feature.

(Video clip played.)

MR. CAZARES: So, being connected to the consumer, oh, I'm sorry, is an important aspect. We've been running the hotel for over five years. I will tell you I worked in a very residential area that had over 10,000 residents located within three blocks. I had a rooftop at the hotel, and my very good friend Alderman Riley told it to me like this, if I have one damn complaint, I'm going to pull your license and take your sign away. I'm telling you, within five years of operation, I've never had a single complaint. So, it's important that, you know, even the waiter or the house attendant or everyone needs to know and represent Arlington, the amenities, you know, and the walkability of Downtown Arlington.

We're going to bring in Ted Mandigo for a couple more minutes to talk to you about our market study and some of our STR reports. Then I'll also be back in a couple of seconds.

VICE-CHAIR JENSEN: Before you do that, I'd like to ask you, you have read the report of the Staff?

MR. CAZARES: I have, yes.

VICE-CHAIR JENSEN: There are a number of conditions and recommendations. Are you comfortable with all those conditions that they have in the Staff report?

MR. CAZARES: I am, yes.

VICE-CHAIR JENSEN: Thank you.

MR. CAZARES: Okay, why don't we have Ted Mandigo over here?

MR. MANDIGO: My name is Ted Mandigo, that's M-a-n-d-i-g-o. I am a hospitality consultant. I've been doing feasibility work in the Chicago area and national and internationally for the past four years, several projects in the Arlington Heights area, including appearing before the Zoning Commission that was considering the addition of the second property where the Marriott Courtyard is. We represented the Marriott team at that point in time.

As we understand it, there's a couple of objections that have been filed with respect to the property in terms of level of market support for the project. We have submitted a market feasibility study that analyzes in detail the competitive set of properties in the market area, the performance of those properties. We've looked at the performance of the overall market area, the area in which we would configure this property is in the northwest segment of the Chicago market area. That market has experienced a 3.8 percent growth in demand on a year to day basis through the month of May. That particular market also has presented an occupancy level three that same period of time of 60.7 percent which is a pretty strong performance for those first five months because it includes January and February.

A letter was submitted that indicates that the competitive set of

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properties in the market area is operating at a 66 percent which is, if compared to all of the submarkets in the Chicago area, would be the second highest submarket in Chicago, falling only slightly behind the downtown market area. So, our analysis indicates that the support for the property and absorption in this market area has been sufficient to absorb that particular property. The 60 rooms would represent, in terms of the competitive set of properties, about an eight percent increase in room supply in the market area. It will be the first and new property in the market area in several years; 2007 I think was the last addition, so the newest property is 11 years old. Then we're down in the property in the market area, the Courtyard by Marriott is currently 34 years of age, a very mature property, does not necessarily represent the current standards and operations of hotels, the lifestyle and boutique type of operation that represents an interactive with guests and a focus on the immediate market area.

Our analysis would indicate a good level of support for the property. There will obviously be a nominal impact on existing properties in the market, on top of the growth in demand in the market area. But the characteristics of franchises, when they analyze the types of impact, have a cutoff point or a level of about a three percent impact before they, or a three percent occupancy drop before they will not proceed with the development of a project even within their own brand. This one falls well below that. Activity and promotion by the banquet facility for any new business in conjunction with a hotel should help to mediate any of that loss of business or impact on the other properties in the market area.

I would be glad to answer questions about the property.

MR. CAZARES: Parking, my favorite subject, working with Sam for two-and-a-half years over here. The facility has 175 total parking spots, and the project that we have proposed currently has zero deficits. We also have reduced the amount of valet parking spots from 40 plus prior to 23 valet parking spots. So, around 190 plus spots in the facility.

The reality of parking is that we have one day of free parking. So, around 220 guests is our average, that's going to be on a Saturday, and a handful of times, less than 10, we reached max capacity in the grand ballroom. In 18 years of operation, we haven't had a single complaint from the neighbors or from the patrons. We actually had two complaints, a gentleman left his Mercedes Benz on our valet ramp without the keys, and another Mercedes had parked in a handicap spot without a placard.

This is what our parking lot looks six days out of a week, it's empty. Sunday, Monday, Tuesday, Wednesday, Thursday and Friday, it's totally empty. It represents very poorly on the facility. We definitely some type of cars in the parking lot. It's literally a parking desert. You know, less and less cars are in the hotel industry. I'm sure that all of you travel and that you are familiar with Uber and Lyft and hotel shuttles, and we are providing a very swanky hotel shuttle that is going to go from O'Hare to our facility. You would be surprised at how high those shuttle usages are, especially when they're complementary.

Something that recently passed in Des Plaines, they approved 127 parking variance for a 136 hotel room. Owning and operating hotel for over five to seven years of very similar size, I'll tell you that parking is less and less. You know, I've had the pleasure to come here a couple of times and as well as sit at the Board, and I recently watched one of the Board members screen, like someone said he needs a plan. I want to present my plan to you far in advance.

We're removing that ballroom. We're reducing the hotel size. We actually now have three offsite hotel parking agreements. We have onsite valet parking

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reduction, and back to that shuttle service. Step one of the plan is to get the shuttle service, that's very important. Step two, during peak events which are only a handful of times, and I have to emphasize, only a handful of times, these two hands, that we are going to work with giving notice to our employees to park at the Brite-O-Matic parking lot which is actually gravel, not paved, parking lot right immediately to the south of us. We'll have temporary signs directing guests to the valet only zone.

Here, it shows you the 23 spot valet configuration for our property, and I'll go to the hundreds of offsite parking. We have 25 spots at Brite-O-Matic. We have an 18-year running relationship without a single complaint, and another renewed partnership. The plan of action, that's going to be the first step. Second parking option is Hand Surgery. There's about, they have more 60 spots but we only accounted for 60 spots. It's so close in our mind that we just plan to direct guests to self-park over there. The recent addition that just happened a couple of days ago, PACE has, we've made an agreement with over 200 plus parking spots for the weekends. That we plan to use as valet parking only.

There are still more options. If those three were to go, we have Prima Power, that's right across the street from us, walking distance, 50 parking spots. There is another group that has proposed, Hamilton Partners, which is very close as well to them. They have over 150 spots. So, these three agreements were to terminate, there are many options in the area.

I took some pictures of our lot, of our peak occupancy. This is an event that had 347 guests on June 23rd, 2018. I have a little video, we'll skip that to keep it short. You can take a look at the parking lot on that day. The entire back of the parking lot is basically empty. Those are mostly just all the staff. On that day, we had around 17 to 18 staff workers working. You can see Brite-O-Matic, there isn't a single car over there. This is probably our peak event. Hand Surgery, crickets.

Nothing here, this is just three steps away from our property. Prima Power, there's one car there. I'm not sure if he left it over the weekend, but he was not one of our attendees.

I am going to introduce Mr. Corcoran who will talk to you about the parking study that we've done.

MR. CORCORAN: Thank you. Good evening. Steve Corcoran, C-o-r-c-o-r-a-n, Director of Traffic Engineering at Eriksson Engineering. We prepared a traffic and parking study. Let's do the traffic study first, that's the easy one.

Essentially, we took our counts done at the entrance, there's a single entrance private roadway on Algonquin Road that's shared with the banquet hall and several other self storage and industrial users. We did it in the morning, it was done in the morning/evening rush hours in the week day, and then Saturday evening. We basically then projected the amount of traffic at a hotel which have a rate, which varies from about 19 to 29 trips in a peak hour, at any one of those three peak hours. We added that to the road system and basically being near the interchange with 53 and interchange with I-90, we did a 50-50 split in terms of where the traffic goes on and off Algonquin Road.

We also took, in the morning obviously there's no banquet traffic. In the afternoon, in the evening and on a Saturday, we took the banquet traffic that was going on and we boosted that up to represent a higher end full attendance banquet. So, we increased the banquet traffic and then accounted for regional traffic on Algonquin Road, ranked capacity

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analysis, and the intersection still works. Then, there's also a supporting gap study looking, during those same time periods, how many gaps were for left turns and right turns on Algonquin Road, and there's plenty of gaps, so the capacity analysis.

So, in terms of traffic, the access can accommodate it without any improvements. In terms of the parking lot, we're keeping the same circulation pattern, so that's not changing as part of this plan.

In terms of parking, we've done several things. As James touched upon, we looked at the zoning requirements. We basically meet the zoning requirements. No deficit or variation requested for that. We also looked at some national data, the good old ITE, Institute of Transportation Engineers and Urban Land Institute, and did one of my infamous shared parking studies that I presented before. That showed with just a typical hotel and a typical banquet facility, we have more than enough parking. We were less than 175 spaces without the valet in terms of the peak demand for that kind of analysis.

Staff did ask us to do a local analysis, you know, take a hotel/banquet hall facility. Obviously we had a very hard time finding a cooperative one, and obviously the letter that we received and I think you folks received today, too, the other hotels in the area weren't very cooperative and, you know, don't want to see this project to go through as competition. So, we couldn't get local data but we did use our national data analysis.

Then last but not least, we went out and did a number of parking surveys. Now, when we did these parking surveys, the only parking agreement at that time was with Brite-O-Matic. So, when we did the counts, there was no agreement with the doctor's office or with PACE across the street. Those spaces were all empty, there was no one using those improperly, they were just not, that those agreements were in place. So, our analysis is probably even more conservative because we had less spaces available.

Again, as was mentioned, peak time is just kind of like, you know, whether it's a church or a shopping center, there's a peak parking that occurs a few times a year. Most of the events that they've provided information that's in our report show that the peak time doesn't occur very often. So, peak operation isn't occurring everyday like in an apartment building or something like that, or an office building.

We did a number of parking studies, and one of the things we noted is when the attendance was lower, 100-200, you know, or in the one hundreds, I'm sorry, the peak hour, to see how many people per parked car, it was around two, actually a little over 2.06. When we looked at a couple of peak or higher events, the auto occupancy increased, because I mean most of those events were basically weddings and, again, families and more people tend to drive together than the smaller events. So, as the volume increases, the number of people per car increases.

So, when we looked at the parking generation, we still concluded that there was enough parking for peak events because as they increased, the number of people per car increased. I mean just like in a church, you know, at Christmas and Easter and those holidays, there's a lot more people in each car when they're parking versus a typical Sunday service and where there's maybe only two people per car. So, we kind of saw that same phenomenon with that.

Staff did bring up, they took a calculation where they took all our parking surveys and just averaged the total, so they came up with a little higher peak occupancy, or I'm sorry, auto occupancy. That resulted in a peak demand of 210 spaces, not the 198 that

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we projected, so about 12 more spaces. So, under that calculation, I don't necessarily agree with that because as I say, as attendance increases, the number of people per car increases also. But either way, we're still over only 12 spots, and as James mentioned, now we have three options for those people for parking or to move employees off site to allow those people to park onsite.

Then, let's see. Then last but not least, our analysis was conservative in the sense that it did not account for during the weekday high usage of the hotel by airline employees or stewardesses or pilots as they get shuttled back and forth. We just assume it's a typical hotel. The other thing is we didn't assume any interaction between the banquet facility and the hotel so that, you know, obviously one of his markets he's going for is you can stay at the hotel and have your wedding, you know, your wedding celebration downstairs and you don't have to worry about driving home, and you just go upstairs, you know, the families and out-of-towners.

So, we did not account for that. So, obviously that would help reduce our demand, too. So, thank you.

MR. AREVALO: Okay, Carlos Arevalo again. I'm sort of concluding the presentation insofar as you've had a chance to hear the feasibility study. You've had a chance to hear the design and the architect. You've also had a chance to hear Mr. Cazares and the project and what his approach is to, you know, this hotel and this development, and also the traffic which, you know, going back being new to this project, being new to this application and looking into the history of it a little bit, it's clear that there were some concerns with the traffic and the parking. I believe that the Petitioner has, in his efforts to try to still maximize his profit and to develop a good hotel product that is unique and that is new to the area, he has scaled it back to the point where he can satisfy the requirements from Staff with respect to the parking requirements and whatever other requirements there are.

Vice-Chair Jensen indicated and asked the question as to whether the conditions that have been identified in the report, whether the Applicant and Petitioner had any issues with those. I would tell you, as he said, that he was, you know, he obviously has worked with Staff to get to the point where this application and this petition could be before you, and that he's willing to, you know, to abide by those conditions.

The one thing that I would say is obviously the request here is for the land variation, the first one, and that is to allow the 60-room hotel in an M-2 Zoning District. As the Staff report demonstrates, the standards required for that variation to be granted are in place insofar as there is a reason that the projected is being presented to you, and that is that, you know, the issue of the underutilization of the property during the week because of the banquet use only sort of situation, and how the addition of the hotel would act to that utilization and how that goes to the best use of the property, providing a reasonable return to the property owner and how that is satisfied as a result of that.

You know, we're also dealing with a question of the location and how this area, even though it is zoned in the manner in which it is, there are a number of hotels in the area. So, it is not something that's new, it's not something that, the use itself of the land would not be something that's new and it's not going to really alter what the essential nature of the area is. So, in that respect, what I would submit to you is that the Petitioner is satisfying the requirements, as Staff has indicated, necessary for the land variation.

The other variation or variance that is being requested has to do with

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the two-way drive aisle for, you know, 22 feet, from 24 feet to 22.6 feet in width. What I would say to you is obviously that as Petitioner had indicated, he's willing to agree to whatever is necessary to address the issues with the fire safety folks, with the Fire Department, to make sure that, you know, the facility satisfied those requirements, whatever those are.

So, in conclusion, what I would say to you is that the Applicant has satisfied those requirements, is willing to continue to work with Staff to be able to bring this to completion. Obviously, at some point in time, you know, people need to go to the Board and whatever, you know, address whatever the conditions are. So, we would be looking for the approval of the variations as well as the conditions that have been proposed by Staff which Petitioner is in agreement with.

VICE-CHAIR JENSEN: Well, thank you for a thorough presentation. I'm sure we'll have some questions for the Petitioners later on, but we now go to the Staff report. Sam, would you like to give us your Staff report?

MR. HUBBARD: Sure. Thank you, Vice-Chair Jensen, I will get into my Staff report.

As you've heard, the subject property is located at 519 West Algonquin Road. That is within an M-2 Limited Heavy Manufacturing District. In the M-2 District, hotel uses are neither a permitted use nor a special use. So, for that reason, the Petitioner would need a land use variation to allow the proposed 62-room hotel within the M-2 District, and that's the principal reason why they are before you this evening.

The Comprehensive Plan designates the site as suitable for future research development and manufacturing uses. There is one variation that has been identified here, and that is as referred relative to the drive aisle. I'd like to say that Staff is supportive of this project and we'll get into the specific variation later on.

There have been several actions taking place to date bringing the Petitioner to where he is. On April 11th of this year, the Petitioner appeared for the third time in front of the Conceptual Plan Review Committee. I would say that the Conceptual Plan Review Committee was enthusiastic for the proposed use and thought that the combination of banquet hall and hotel made sense. But they were somewhat cautious about the parking given the previous proposal and some of the issues surrounding that. On June 12th, the Petitioner appeared in front of the Design Commission, received a recommendation of approval. There were some minor tweaks on the part of the Design Commission just relative to some architectural detailing, but nothing major.

So, here is an aerial of the site. North is at the top, you can see Algonquin Road runs diagonally through the site. The subject property is outlined in red. The area of demolition is indicated by the yellow on the aerial. That's the current four auxiliary banquet hall spaces that will be demolished to accommodate the proposed hotel.

I'd like to outline that the site circulation, as you've heard, would remain the same. Most of the site will remain unchanged. All the parking areas will continue to exist as such. There will be some very minor modifications to the drive aisle in front of the hotel addition, and then at the one-way drop-off/pickup entrance on the western side of the site.

While I have the aerial up, I'll just point out the containers as circled in blue. There was a condition of approval that Staff has recommended that would require those containers to be removed. We've discussed that with the Petitioner, and they are comfortable with that condition. There is enough storage space within the proposed hotel to accommodate

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for what's being currently stored in the containers. That's three parking spaces where they are currently located now and have been for several years, and it will free up those parking spaces to allow them to be used again as parking.

While I'm touching on some of the conditions here, I just want to point out the dumpsters, and they're at the rear of the site on the side. This is the same area, you can see those three containers. Here, the current dumpsters are just stored alongside the building. That's not code compliant, and so they would have to be stored within the small garage enclosure area. You can see that here with the white garage door and the brick siding. Petitioner is aware that this is a condition of approval to store those dumpsters within that roofed enclosure area, and he has agreed to that.

So, on this graphic, this is the site plan. It's kind of reoriented relative to the aerial, so on this graphic, Algonquin Road is on the right side, and north is to the right. So, the green area here represents the hotel addition. Again, you'll see the site remains mostly unchanged to accommodate for that addition. During our analysis of this, we did consider conforming to all standards within the M-2 District, height, setbacks, bulk, and mass, and the proposal does conform to all of those standards.

That being said, there is a small variation relative to a drive aisle width reduction, and I'm going to show you exactly where that's taking place. It's really in this area right here. It's a small pinch point, that's the 22 and roughly a half-foot wide area. Here, it's about 23 feet and about 23 feet, and then as it goes down, it's 24 here which is the code requirement, and then 24 up here. So, it's a small variation.

COMMISSIONER LORENZINI: Sam, it isn't showing up on the screen.

MR. HUBBARD: Oh, I'm sorry. Here we go. So, here's the pinch point right where it's 22.5, up here it's about 23 feet, down here it's about 23 as well, and then as it goes here, it gets to the code compliant 24 feet, and then again up here 24 feet. So, a small variation.

We are supportive of the variation. The Petitioner has submitted the required fire truck turning radius exhibits, and they, you know, they aren't impeded by the slightly smaller drive aisle width. Additionally, there is not a high turnover of car parking in this area, so it wouldn't impede the ability for cars to get into and leave parking spaces. However, one thing I do want to bring up is relative to the fire lane.

The Fire Department and the Building Department have identified that the fire lane in this location does not meet code requirements. So, here you can see the fire lane outlined in red. The building code generally states that a fire lane must be no more than 15 feet and no less than 30 feet away from a building. Because there is going to be a relatively substantial eight-story addition with a ninth story here, the fire lane which currently is located about three from the building needs to be adjusted. So, we've asked the Petitioner to adjust that and we're recommending a condition of approval that prior to Village Board consideration this be addressed.

The Petitioner has provided a plan showing how they think they could address it. Basically, what would happen is these parking spaces here would be flip-flopped, and so they would be closer to the entrance of the building, and then the lane would be shifted more here, bringing it at least 15 feet away from the building. That would cause a slight reduction in parking, about three spaces, and we're still working with the Petitioner to see if that's a viable alternative. It's still under review by Staff, but I did want to bring that up. You know, if

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the Plan Commission is comfortable with this condition and comfortable moving forward as such, then we would resolve that prior to Village Board consideration. If a slight three-space variation was needed, it's something that the Village Board could ultimately choose to grant if necessary.

So, I really only want to focus on the parking. As you've heard, the Petitioner did do several parking studies. The table on the top is showing parking studies that were taken by the Petitioner during events in 2018, and then the table on the bottom is showing the three surveys done by the traffic consultant and parking consultant. These were done during March and April of this year.

You can see on the bottom surveys, that there were two fairly large events on a Saturday, April 21st and April 28th, including 346 attendees and 359 attendees in the main ballroom. That main ballroom mass capacity is 377 persons, so that's about a 95 percent occupancy on Saturday, April 28th. During that largest event, they observed a peak occupancy of the 175-space parking lot with 129 cars. So, that was what they observed as peak occupancy for the banquet facility.

We took these numbers and, as you heard, we averaged them out to figure out that on average, there were about .43 cars per attendee at the banquet facility. If we multiplied that by a 377-person banquet hall event, that would translate to a parking demand of 162 spaces. When you take into account the onsite parking demand for the banquet facility and the 162 spaces, plus what they're forecasting for the peak hotel demand at 48 spaces, that puts the peak demand for parking at 210 spaces. Again, there are 175 spaces on site, 23 valet spaces, so that would be 198 spaces on site with a 12-space deficit during times of peak demand, although I would mention that relative to code requirements, 175 spaces would be required and provided on the site. So, it does meet code, but given the projected parking demand, there is a slight parking deficit.

The Petitioner has provided verification this time around of agreements with Brite-O-Matic located immediately to the south, and the Hand to Shoulder Associates located to the east. I think you have agreements for overflow parking on evenings and weekends when those facilities are not in use. I would mention those are non-perpetuity agreements, so they can be terminated by either party at any time. But they would allow for a significant overflow capacity at those sites.

So, relative to the subject property, again you can see the subject property outlined in red. The Brite-O-Matic spaces are located immediately to the south, in very close proximity. There is enough space for about 23 cars to park in the parking lot there. The Hand to Shoulder Associates parking facility to the east, immediately to the east, there's about 29 spaces there. Then if you consider the remainder of the Hand to Shoulder Associates site, there's probably over 150 spaces in that parking lot.

So, this aerial was actually taken on a Saturday in 2017. So, you'll see there is really not much usage on these areas during the weekends. The only real usage you'll see is that there are parking of some PACE shuttle buses on the Hand to Shoulder site. But other than that, these spaces are mostly vacant.

After the Staff report was written, this Petitioner did provide verification that they do have an agreement with the PACE facility located here to the north to use that site as well for parking on weekends and evenings. Again, you can see this aerial photo taken at 1:30 p.m. on a Saturday shows that there's really no usage of this PACE facility relative to parking.

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So, although there is a slight deficit relative to anticipated demand, we believe that the Petitioner does have, has demonstrated that there is overflow capacity to accommodate for that demand. We think that this proposal is viable relative to the other proposal that came before the Plan Commission for a hotel on the site for several reasons. One is that there will be shuttle service offered to and from the airport, which would open up the hotel for potential clients that are business related and taking taxis and Uber and Lyft and not bringing a car during their stay. Additionally, the overlap of banquet hall and hotel would mean that both won't create dual demands at the same time; there may be one person that's staying at the banquet and the hotel as well.

Additionally, peak capacity, according to the data provided by the Petitioner, peak events at the banquet facility is a rare event. You know, we do have to plan for it, but it doesn't appear to be something that is commonly occurring at the banquet hall presently. Again, they have provided those parking agreements with the neighboring properties for overflow capacity.

So, we are recommending approval of the application subject to several conditions, and I would like to go over those briefly. Prior to Village Board consideration, we're asking the Petitioner to provide detention calculations for review by the Engineering Department. They have done that. Those have been reviewed by the Engineering Department and it has been determined that there is enough stormwater capacity in their underground detention vault to accommodate for the increase in impervious surface relative to this development. So, the motion sheet before you does not include that condition; it's already been satisfied.

As you've heard, we're asking them to revise the plans to address the concerns about the fire lane. There were some minor issues with the landscape plan that we'd like them to revise. They've submitted a revised plan to us and it's still under review, but we'd like the opportunity to conduct a complete review on that and provide comments and ask for changes if necessary prior to appearing before the Village Board.

Additionally, we're recommending that the property owner maintain all of the existing agreements for overflow parking at both the Brite-O-Matic site and the Hand to Shoulder Associates site. If those agreements are altered or terminated, the Petitioner and the property owner would have to notify the Village within 30 days and secure comparable alternatives for overflow parking agreements to the satisfaction of the Village. If those cannot be secured, then we'd have to put a cap on the number of peak occupants that could take place at the banquet facility, and the Petitioner would have to work to minimize overlapping bookings at both the hotel and banquet hall.

Additionally, we would recommend that the property owner continue to provide onsite valet. We believe that that's an important service that would help reduce parking onsite, and then, as we talked about, removing the storage containers, putting the dumpsters in the enclosure. Then, there was 10 bicycle parking spaces that the Petitioner hadn't put on the plan but it was in the middle of a landscape area, and so we'd ask that they put it on a paved surface.

So, those are the recommended conditions of approval. Again, we are supportive of this project, and that concludes the Staff report.

VICE-CHAIR JENSEN: Thank you, Sam, it was a nice presentation. Do I have a motion to include the Staff report in the public record?

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COMMISSIONER GREEN: So moved.

COMMISSIONER CHERWIN: Second.

VICE-CHAIR JENSEN: Voice vote. All in favor, say aye.

(Chorus of ayes.)

VICE-CHAIR JENSEN: Any opposed?

(No response.)

VICE-CHAIR JENSEN: Okay, great. Now, we'll go to questions from the Commissioners. We'll do it a little differently than we've done in the past, we're going to alternate from end to end. So, I'm going to start with Commissioner Cherwin, and then we will come back to --

COMMISSIONER CHERWIN: Well, thank you. You know, I've read through the materials and obviously I've seen this a few times. I'm pretty familiar with the project. Yes, I would say that the Petitioner has made a lot of progress. I think my biggest concern from last time was the parking situation and didn't feel that they had kind of done enough diligence and tried to get partnerships from their neighbors. But I've seen that in the meantime they've done that substantially.

So, really happy to see that. I know that some of the agreements obviously are somewhat casual and maybe not be long term in nature. But you know, I'm pleased to see that it looks to me like the neighbors are not, you know, concerned and that at this point they're willing to accommodate the use.

The one thing that I would like a little bit, I couldn't follow it quite, Sam, was that parking lane, sort of the alternative of moving the spot. Could you just maybe take one minute and just really quick explain that again? Because I just couldn't follow that too well.

MR. HUBBARD: So, the red is, the red shaded here is the existing lane.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: What they would essentially do is they would take these spots here and they would put them here, which would free up this area to have a lane like this.

COMMISSIONER CHERWIN: And what's the benefit to that? Just to get that kink out of the lane like that?

MR. HUBBARD: So, a fire lane per the building code has to be at least 15 feet away from the building.

COMMISSIONER CHERWIN: Away from the building.

MR. HUBBARD: Yes, to give enough room for suitable fire prevention services. Right now, it's about three feet away because they're building up so high.

COMMISSIONER CHERWIN: Yes, okay.

MR. HUBBARD: You know, the Fire Department wants enough room to maneuver and to get their ladder truck up there in case of emergency.

COMMISSIONER CHERWIN: Okay, okay. All right, thanks. I'll defer to fellow Commissioners and see what the public has to say. Thank you.

VICE-CHAIR JENSEN: Thank you. Now, we'll go to Commissioner Lorenzini.

COMMISSIONER LORENZINI: Thank you. Questions about who's going to be using the hotel. Mr. Mandigo, could you come back up? So, you were talking about percentage and three percent were developed and would take place with a hotel chain. Could

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you just please explain that again?

MR. MANDIGO: Sure. What typically happens is if you have a hotel brand, and a new property that is in the same brand family wants to build adjacent to that property, let's use Intercontinental Hotels for example which has Holiday Inns, Holiday Express, and Crowne Plaza. If you wanted to build a Crowne Plaza near a Holiday Inn, they would have an impact study done for that project. If that project increased the, or impacted the existing property by more than three percent occupancy, they would not grant the license to be able to build that property. So, three percent is their --

COMMISSIONER LORENZINI: How is that three percent determined?

MR. MANDIGO: Three percent is determined by calculating projected performance of the property based upon market demand history of the property, the amount of demand that comes off the reservation system, and the performance of the property after the project is built. It's done on a projection basis, looking into the existing market and building in the amount of demand that would be absorbed by the new property, and how much of that would come from the old one.

COMMISSIONER LORENZINI: Okay, so here's my next question, and Mr. Cazares can answer this also or you. How do we know we're going to be attracting new people rather than just taking away customers from the existing hotels in the area?

MR. MANDIGO: We don't know specifically that, but what we have is the opportunity to expand the banquet operations during the week, like business meetings and business travelers that would use the meeting facilities at the hotel. We believe that that's going to be a significant volume of business that would be attracted there because of the size and space of the banquet facility. Somewhere around 15 percent of the demand is expected to come from expansion of the banquet business at the property.

Providing the shuttle from the airport provides convenient transportation for business travelers that are coming to the immediate area to stay at the property. We believe the proximity and the provision of a shuttle would attract business that is not now coming to the Arlington Heights area, and expansion of the demand by about 3.5 percent in that market area which is shown by statistics from tabulation of results for properties maintained by Smith Travel Research out of Tennessee which are very reliable numbers, shows the 3.5 percent increase in demand on an annual basis year to date.

COMMISSIONER LORENZINI: Sam, do the existing hotels offer any type of airport shuttle, do you know?

MR. HUBBARD: I don't know offhand, no.

COMMISSIONER LORENZINI: Okay, maybe they can, I'm sure somebody can answer that later.

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: Okay, Sam, the new hotel in Des Plaines they've mentioned and their parking situation there, are you familiar with that at all? Can you verify that one way or the other?

MR. HUBBARD: Very generally. I think it's not quite an apples to apples comparison relative to this hotel. I think it's very close to O'Hare, so I think it caters heavily towards airline travelers. But yes, I don't think this is apples to apples comparison.

MR. MANDIGO: I should have mentioned that this property as a development project is consistent with current standards in hotels which over the 34 years since

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the Courtyard was built have changed considerably in terms of layout design and the way hotel facilities are using the technology. That's certainly going to be an attraction.

COMMISSIONER LORENZINI: Okay, but there's no way anybody can tell me whether or not we're going to be attracting people from outside the area or taking away from current customers of the existing hotels?

MR. MANDIGO: Those level out pretty much in market areas where hotels are built that there is a mix of that, and as new business comes into an area, it's redistributed among the existing hotels. So, there is going to be a combination of that, but we do not expect it to have over one or two percent impact on occupancies in the market area given the size of only 60 rooms added to a market that's got 700 and some rooms within the competitive market.

COMMISSIONER LORENZINI: If I was, if I went on to hotels.com or some of the other travel sites and I was looking for hotels, how would I distinguish this hotel? I'd want to go here or maybe a place in Schaumburg or one of the existing hotels that are in Arlington Heights?

MR. MANDIGO: You would identify the reason that you are looking for the hotel in terms of either a price point and quality point, and there's a differentiation there for both price and quality point, amenities and facilities, convenience of location, and community that is located within. So, if you did a search for a property in Arlington Heights that was newer property and had food service facilities or banquet facilities, then the property would come up on the website. It's based upon search optimization and search terms that are used to find a hotel property.

COMMISSIONER LORENZINI: Okay, and maybe this next question would be for Mr. Cazares. You mentioned dealing with Alderman Riley. What were his concerns or what was that issue?

MR. CAZARES: We had a, you know, the rooftop of the building, it's a 16-story building downtown, we ended up extending the elevators and creating a rooftop terrace on the building. Kitty corner to us, there is a 300-unit building, there's another 900-unit building, there's a 200-unit, a lot of residential area. Alderman Riley had concerns about us operating a rooftop in the evening over there. There was never a complaint within five years.

COMMISSIONER LORENZINI: Okay, and the parking agreements you told us about, are there any of these written for a certain amount of time? Or are they all handshake agreements at this point?

MR. CAZARES: They are not perpetual. With PACE, I have allowed PACE to modify the bus stop that's in front of my property and make changes to it, for existing in 20 years. In exchange, they've given me the exclusive right to use their entire parking lot.

COMMISSIONER LORENZINI: Are you comfortable with having customers crossing Algonquin Road?

MR. CAZARES: In my presentation, I didn't say that customers were going to cross Algonquin Road. My presentation stated that it would be exclusively used for valet parking.

COMMISSIONER LORENZINI: Okay, and does anybody know, your existing customers for the banquets, are they staying at the existing hotels in the area?

MR. CAZARES: The existing customers, some of them are staying at the local hotels, some of them are not staying at the local hotels. I have looked for the last six months at the facility, and many of the consumers have come back to me and said that the

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hotels in the area do not reflect accommodations of what they're looking for. Many groups I've sent to the Renaissance in Schaumburg, they provide a four-star luxury property, as well as Intercontinental in O'Hare. If you're looking for a very high end, four to five-star hotel, there isn't a single property in Arlington Heights.

So, if the customer is looking and willing to go to that lower demographic, then they're going to stay in Arlington Heights. But for some of them, I would not say a majority, they're looking for a higher niche, and it's a market that's under-served and not available.

COMMISSIONER LORENZINI: Same, the matrix you had up about the parking study, could you pull that back up? Yes, that one there. Actually, that's all the questions I have, Lynn.

VICE-CHAIR JENSEN: Thanks. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes. I have a question for Mr. Cazares. Part of your presentation, you showed, I think it was the June 23rd date that you had 300 and some people in the banquet facility, and at the same date you showed photos of your banquet facility parking lot as well as the Hand to Shoulders parking lot and the other facilities you had for location parking. But those appear to be during the day, those photographs were taken of the parking lot. I'm assuming the banquet event was in the evening?

MR. CAZARES: So, that was June, and sunset in June is around 9:00 o'clock at night. That event happened I think around 7:00 p.m. or so, I can take a look at my iPhone when I videotaped it. So, it was sunny at that time and I took it exactly right before, there was a video which I didn't play, but I had taken the video of the ballroom right prior to the introduction of the bride and groom. That's usually the peak occupancy of the function space. You know, after dinner, I have kids, goodbye. People, you know, it dwindles down.

So, I had taken a video of the ballroom at that time, and then I went outside, I think it was 6:00 to 7:00 o'clock, still sunny, and I took a video of the parking spot. You could really see the vacancy of our lot without valet.

COMMISSIONER SIGALOS: Yes, it looked to be only a handful of cars in your lot. So, where did all those 340 people park?

MR. CAZARES: Right. So, many of the guests had come, as Mr. Corcoran said, come in multiples. I was actually going to take videos of people coming out of their cars especially, well, there could be some kind of, you know, I don't want to get sued or anything like that. There were some from a shuttle service that was provided from a hotel. Employees park on site. All of our employees park, some of them do get dropped off, But there was around 60 to 70 open spots.

I have been really closely monitoring that. You see that time after time at these peak events that there's just 60 or 70 spots available. When you come to an event that's around 200, there's a reduction in it. So, a 60-room hotel, if you rent every room in the hotel not attending an event, I would still, I'd be comfortable with that. I still believe, you know, working with Charles now for over two years, that this hotel is a little bit too small and that, you know, we should be taking into consideration that we are in, you know, 2019 and it's a little bit antiquated. But you know, after doing this and working with Sam for over two-and-a-half years, I've laid down and I'm giving up.

COMMISSIONER SIGALOS: Well, that was my next question. I heard when you came to us last year or whenever it was, and your hotel was I think over twice the

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number of rooms that you're showing now, at that time the question and at the end we were dealing with the lack of parking. There was a suggestion, can you reduce the size of the hotel and the number of rooms and of course reduce the parking requirements. If I remember right, you said no, economically it's not feasible.

MR. CAZARES: Right, and so we changed --

COMMISSIONER SIGALOS: Now a year later, it is reasonable? I don't understand that.

MR. CAZARES: Well, because we changed it. Originally, when we came to the project, we came to the project with something called heads to beds in the hotel industry. You know, we wanted to go target the airline industry, the lower rate \$90, \$80, so on and so forth dollars, and offer those millennials a lower rate. You know, unfortunately, it's not possible in Arlington Heights. It may be possible in different communities, but it's not possible over here.

So, we had to come back and we have to say, listen, the banquet hall is struggling. It's empty, empty, empty, empty. It's consistently empty. It's a parking desert. What can we do? It is a beautiful banquet hall. When I look at the lobby and I look at the banquet, it really is timeless, being in operation now for 18 years.

So, we go back to the drawing board and we say, okay, let's bring it, let's make it traditional. Let's not make it modern. Let's elevate the standard of what AAA is looking at and let's make it a four, four-and-a-half-star hotel. Let's offer more amenities to our guests, and now instead of pricing it at \$90, let's price it at \$140-\$180, because these consumers, these C level executives, these people are coming to Elk Grove, they're coming to Schaumburg, you know, they're not going to stay at, you know, the motel. They're not going to stay there, period. They're either going to go to a more refined facility, and if they can't find the availability, they're going to go downtown.

So, we're going to specifically target a very niche market due to the parking situation over here. We had to really adjust and sit through and go through a different kind of business tactic.

COMMISSIONER SIGALOS: So, again, other than people that are booking events at the banquet hall, how are you going to attract other people to come to your hotel and pay twice the rate as the hotel down the street, whether they be a Courtyard or Marriott or whatever?

MR. CAZARES: I would love to discuss that with you over coffee, but unfortunately, we have a lot of trade secrets and specific things that we do in our business that we don't disclose out to the public. So, I think I've talked to Charles, I've talked to Sam about that. I'd be more than happy to disclose it with a nondisclosure agreement, but we have very specific methods of how we train our employees, marketing techniques. It would be a day-long presentation.

COMMISSIONER SIGALOS: I'm just hoping it's not, you know, smoke and mirrors, that you are economically feasible and that we're not going to be left with a banquet facility that's failing a few years from now as well as a hotel that's failing a few years from now.

MR. CAZARES: Well, you know what, there is a test to that. It's called the lenders. The lenders put me through the washing machine and the dryer. I want to let you know, John, that I have a record of taking a vacant property that was vacant for over 10 years in Downtown Chicago and I converted it into one of the top 10 hotels out of over 90 plus hotel rooms in that period. The street that I was located at, I call it Marriott row. It had a Marriott, it

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had a Courtyard Marriott, and a Fairfield Marriott, Autograph Marriott, it even had a Doubletree. I'll tell you, competition was tough over there, but I was able to get an ADR that was higher than the competitors. I was able to get a consistent repeat business, and I'll tell you it's back to my presentation of being local.

You know, it's easy for the front desk employees to go say, ah, you want to go to Schaumburg, you want to go to dinner, go to Schaumburg. You know, the employees need to be intrinsically intertwined with the community. They need to know that there's a yoga place. They need to know that there's a -- they need to know that there's a really bar down the street, that there's walkability. You know, that's not represented in any of the --

COMMISSIONER SIGALOS: I understand that, but you're comparing your previous operations to downtown hotel which is attracting worldwide tourists in the Chicago Downtown. So, again, I think that's a different market than what you're going to get in Arlington Heights. Arlington Heights is a great suburb, but again you're also trying to get people from the airline industry, and there's so many hotels around Rosemont. Why would they come out to Arlington Heights when they can stay at a nice local hotel in Rosemont and get on their flight the next day or whatever?

Again, I'm just saying I'm hoping that you would have your market study and your economics all in line and that we're not dealing with a situation right now where you're saying you're hoping the hotel helps the banquet facility, and then also the banquet facility is going to help the hotel, and that we're not left with something that's failed a couple of years down the line because the economics aren't there.

MR. CAZARES: That's --

COMMISSIONER SIGALOS: Just make sure you have all your numbers all together. I don't really have any further questions.

VICE-CHAIR JENSEN: Thank you. Commissioner Green?

COMMISSIONER GREEN: Having gone through this for two-and-a-half years on the Conceptual Plan Review Committee and the Plan Commission, I have to say that I'm impressed by our request for you to really get into the parking situation and solve the problem. We do meet code and we do have a good handful of alternatives to overflow if that is a possibility. So, I have to say that, Mr. Cazares, you've really done your homework on this one. It took you a little bit of time, but we were very, how would you say, consistent and determined to make the parking work, and I think you've done that.

So, I think it's a, I'm in favor of this project and I like the fact that there's more than one option for any overflow that might occur. I like the idea that you have valet parking and you have 150 spots across the street available to you if you need them. It sounds like it's a favor for a favor, so I think it's going to go on for quite a while. So, as far as I'm concerned, you've solved the parking problem. Thank you.

VICE-CHAIR JENSEN: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: Hi. Just a couple of questions. The one thing I've noticed is that in the original plan, I believe you had like a full spa facility. That's gone now?

MR. CAZARES: The spa facility is gone. You know, the elephant in the room is the parking, and we unfortunately had to remove that because there's a specific amount of parking spots that are required for it. So, yes, it's removed.

COMMISSIONER DAWSON: Okay, you broke my heart then. Never mind.

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I have to say that that was one of the things I was very, very excited about in your first plan. But of course I was in favor of your first plan with the significant parking deficit and I was in the minority. But anyway, that's, you know, besides the point.

So, the other point is there's been a lot of questions about relative to competition, and it's my understanding that our role here on the board does not include the analysis of competition amongst competing brands. I recall that from the Subway conversation, that we are not able to get involved in whether or not this will drive competition in the area. I could be wrong, Sam could clarify. But to my understanding, that's not something that we are to consider.

We're just to consider the special use criteria and the impact. There's hotels in the area, this is an upscale hotel. It seems to fit the area. To me, it seems to meet the special use criteria. I'd love to see the spa go back in, but I'm not going to win that argument. So, that was it for my questions, and I'll wait until after the audience.

VICE-CHAIR JENSEN: Thank you, Commissioner Dawson. Sam, do you want to respond to that as best you can in terms of, you know, what the purview of the Commission is as it relates to competition?

MR. HUBBARD: Right. Yes, I mean you're charged with determining if the proposed land use variation meets the criteria for land use variation approval, and there is no direct criteria outlining, you know, market competition. So, you're on the right track.

VICE-CHAIR JENSEN: It does seem to me that since we do require most people to do a market study and we do not want to end up with vacant property that couldn't quite meet what's needed in the market, that we kind of tiptoe around the issue of competition but we don't have a direct charge there. But we wouldn't want to actually take action that rendered a property, you know, that had been built, left vacant, and was not likely to ever be used for anything else for the next 10 or 15 years. So, I think we do have a bit of a role there if I understand this correctly.

MR. HUBBARD: No, you're correct. I mean the general criteria for the general welfare of the Village could be construed to cover something like that. But there is no direct competition language in the criteria.

COMMISSIONER DAWSON: So, you're speaking towards that it's viable and there's questions as to whether or not it was going to pull something else from other hotels.

VICE-CHAIR JENSEN: Right, no, I understand the difference.

COMMISSIONER DAWSON: That's what I was speaking to.

VICE-CHAIR JENSEN: Sure, and actually I'm sure we'll have some comments to that effect. I would like to ask Mr. Mandigo a couple of questions if I could. From the presentation, it looks like you're trying to appeal to a niche market.

MR. MANDIGO: That is correct.

VICE-CHAIR JENSEN: How do we know that it's under-served at this point?

MR. MANDIGO: The age and the facilities of the properties that are there, we surveyed the properties, and as part of the market feasibility study, we visited each of the properties that are listed as competitive. We go back and research the rates that they are charging on several days during the year to see what the price positioning is for those properties. We compare the quality of those properties against the specifications of the description of the project as it is planned and proposed. We take a look at the banquet facility and the business

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that comes out of the banquet market as we look at it to find out if that particular area is matched.

My son, who does most of the research and knows more about the tabulation and the calculations that are presented in the report than I do, gave us, just gave me a list of the properties and we sorted them under several criteria and pulled together a listing of the properties in the market area. They represent all types of different price points, brand, orientation, age of property, size of property, and we cross-tabbed those and selected the properties that we thought were most representative of the properties that are currently serving the market. We looked at properties serving the upscale market that are in the immediate area for comparative purposes, and that's how we came up with the differentiation on it.

But it's not done blindly, it's done with diligent research, visits to the properties, analysis of where they stand in the market area.

VICE-CHAIR JENSEN: Okay, thank you. If the market, how do we know if the market is saturated? What criterion would you use to say, yes, I'm taking a looking at this and the market is already saturated before we build anything?

MR. MANDIGO: We build in the growth in demand in the market area, and again I indicated that on a year to day basis that demand grows at about 3.5 percent in the defined market area for the northwest segment of Chicago. We add in the properties that are proposed, take into consideration that 3.5 percent. We also put together what are defined as, and there's two categories of demand that are not picked up in a current market area, and that is unaccommodated demand and that's when everyone in the area is at peak demand. In other words, properties are doing 90 percent or better in the market area, so you're pushing demand outside. We attempt to track that market demand that would be recaptured in the market if there were sufficient rooms available. We also look at latent demand which is demand that is created by building a new property at a different market rate, at a different quality within the market area, and we have statistics that come around from different areas of the country that show how those come in. Generally, those range anywhere from 10 percent, what we call latent demand increase in the market area because of introducing a unique property, up to as much as 30 percent new demand in the market area for a property that is extremely unique, that is something that doesn't exist in the market. That might be something like the CAA downtown, the Chicago Athletic Association building rebuilding completely as a hotel and that provides a very unique architectural space.

So, adding those in along with the 3.5 percent demand gives us total demand in the market area. We know what the supply is. We add in the new properties and do a calculation. We have supply on one hand, demand on the other, and it's basically a division process that says here is what the occupancy in the market is. If we see that drop substantially, and that means introducing the property, we're going to see a three to five percent drop in occupancy in the market area, then that's going to overbuild market.

VICE-CHAIR JENSEN: That's over what period of time? The three to five percent drop?

MR. MANDIGO: We do that starting in year one, and a part of what happens is the average occupancy in the year the property is introduced actually drops a point to two points in the market area, but that's because of the lower occupancy during the ramp up period for the existing property. So, if I throw 60 rooms into a market area and they do 50 percent occupancy in the first year, which is unheard of, that's going to pull down the average for

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the market. So, we're going to see a decline in occupancy for that introductory period partly because of the property and partly because of realignment of demand in the market area. But by the third year, the market ought to be stabilized and the impact for that ought to be already evident. But that entails two years of growth in demand and that entails picking up this latent demand and unaccommodated demand that are also factored into those four numbers.

VICE-CHAIR JENSEN: Great, thank you. Just one question for you, Mr. Cazares. You indicated that, you know, the niche you're going for is to be a four to five-star property. Commissioner Dawson just identified you've gotten rid of one of your amenities thus far. What is it that's going to make this a four to five-star property, and who is going to be doing the rating that would give you that rating?

MR. CAZARES: So, AAA and Forbes are the ones who did the ratings at our facility prior. They also gave us the rating and we didn't have a spa in our hotel either, so we had to do something creative. We had to offer in-room spa services. So, unfortunately, since we lose this spa, it's another trick that we're going to do, we're going to provide it in-room. So, that will count for that.

We are, another requirement is to have two food and beverage outlets. We have the coffee shop right now, and I'm looking very closely with Charles and Sam to propose a second food and beverage outlet for the hotel guests. We're doing that at the moment, we're not prepared to present that yet, but we'll take it step by step with Staff.

VICE-CHAIR JENSEN: Great, thank you. I think at this point we can open it up for public testimony. First of all --

COMMISSIONER CHERWIN: I had one follow-up question.

VICE-CHAIR JENSEN: Oh, sure, go ahead.

COMMISSIONER CHERWIN: I'm sorry. About the hotel rating, and you mentioned, where are nearest facilities of like rating located?

MR. CAZARES: Sure. So, in the suburbs there is a hotel in Naperville called Hotel Arista. It's an independent, it's a four-star hotel, very highly ranked. Calamos Investments actually developed that hotel to bring in all their executives in. It's doing extremely well. Renaissance Hotel is another four plus star hotel. Intercontinental in O'Hare.

COMMISSIONER CHERWIN: Okay, so Intercontinental O'Hare, Schaumburg Renaissance?

MR. CAZARES: Correct. These would be our competitors, the demographic clients that we're looking to ascertain here --

COMMISSIONER CHERWIN: There's no other similar rated hotels in Arlington Heights?

MR. CAZARES: There isn't. I know there may be one at Schaumburg, it's proposing a new Motorola campus for there. So, but no, there isn't a single one in Arlington Heights.

COMMISSIONER CHERWIN: Thank you.

VICE-CHAIR JENSEN: Great, so we'll open it up to public testimony. Could I have a show of hands of who wants to speak with the public? So, we just have one person? I think you know the procedure, so if you'd come up and give your name and spell it?

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QUESTIONS FROM AUDIENCE

MR. DADAY: My name is Stephen G. Daday, D-a-d-a-y. My office address is 2550 West Golf Road in Rolling Meadows. I represent primarily the Wingate Hotel, but it's a conglomeration of some of the other hotels in the area.

I provided a letter to Sam earlier today. I know he has distributed that to you, and I don't really want to go over all of the details on that. But the concern is and the objection is that there is a saturation in the marketplace, and this will significantly affect the existing hotels. There's been a lot of discussion about there's a niche and this is going to be a lot different than, say the Courtyard or the Wingate, and it may be. But be that as it may, it's still another hotel, it's another 60 rooms that's going to draw clients from our hotels to this one.

As I think, it's pretty clear that there is a margin and we've talked about that a little bit. There has been some testimony about that, that it's not a 10 percent drop that causes chain hotels not to build a hotel next door to each other or in a competing area, but it's a three percent drop. We've already heard testimony from the market study that it's a minimum of one percent. We disagree with that. We think that there's going to be significantly more, more in the nature of the three percent drop.

As a matter of fact, the market studies and the studies that I know were relied on by the Petitioner, the STAR report indicates, and again there's a little bit of, there's terms that are used in the area, one of which is demand which you've heard, one of which is average daily rate, another one is occupancy, and they're not exactly the same. But just as an example, demand decreased from 2016 to 2017 by 3.4 percent amongst the hotels in the area. Occupancy decreased by 3.3 percent from 2016 to 2017. We're obviously not through 2018 so we can't get into those numbers yet, but you know, we're already seeing a drop. The fact that this hotel is going to add to those issues, it's going to be a significant problem for the existing hotels.

I just want to point out, too, that we certainly appreciate and European Crystal has been a great neighbor and a great facility here in Arlington Heights and nobody wants to see any business suffer or struggle or fail, but the issue I think here is that the change here is going to benefit one of eight existing businesses in that area. The other seven are going to suffer. Are they going to fail? Maybe, maybe not. But the numbers are going to be so close that they'll struggle, and they'll struggle for a time. Maybe all those projections and all of the promises will come true and there will be a three percent increase next year in demand through the area, but we really haven't seen that historically in the last six to eight years. So, I think the point is that this is going to impact existing businesses in Arlington Heights, and I think it's going to be to their detriment.

A couple of things that I would just note. In the presentation, I thought it was a quick video, but I didn't really see a bar that was in the facility that was being built, although that was kind of the ambiance of the video. So, I'm not sure what that means exactly, maybe that's what part of the future discussions are with the Village and the hotel. But I just think that to a certain extent it was a very nice video, I thought it portrayed what a hotel downtown probably looks like, but I didn't see any plan for a rooftop bar anywhere in this plan. So, to that extent, take the video for what it's worth I guess.

So, again we would object to the petition and we would hope that you would reject it. Thank you.

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VICE-CHAIR JENSEN: Yes, just a question or a comment. But let me ask if anyone else has something they want to ask? As I understand, part of your argument is that we're going to have the hotel come in, they're going to have a price that is significantly higher than the rest of the hotels, and that's going to take demand away from the existing hotels? That strikes me as very, as an economist, I'm having trouble seeing that, how that works.

MR. DADAY: Well, we think that the fact that there is another hotel, and again the price point that they're talking about or discussing, again we're not sure exactly if that's going to be the ultimate. I think there are people who, for example, there are people that come in to visit family members who stay in the Courtyard because it's convenient to family members, and maybe they have the facility and the ability to stay in a hotel that's a little bit more well appointed and pay a little bit more money. So, they're not going to stay in the Courtyard but they'll move over to this one. So, I think that there is some detriment even though this proposed price point may be a little bit higher than what the Courtyard or the Wingate have, but it's still going to draw away a customer we believe.

VICE-CHAIR JENSEN: Okay, thank you. Maybe I could ask Sam to clarify the, would you go over what our role is? Because the Board clearly can make decisions on the basis of competition, saturation in the market, a variety of other things that they have to take into account. What is it specifically that we are charged to be looking at as we consider this proposal?

MR. HUBBARD: The role of the Plan Commission is not to regulate competition although it can certainly consider it relative to the criteria for a land use variation approval. But again, there is no specific criteria that outlines competition between similar facilities as being one of the criteria that needs to be met, not for land use variation.

VICE-CHAIR JENSEN: Great, thank you. Any other questions? I think that's, unless you have something further that you want to say?

MR. DADAY: No, thank you.

VICE-CHAIR JENSEN: Anyone else in the audience?

COMMISSIONER DAWSON: Just one clarifying.

VICE-CHAIR JENSEN: Sure.

COMMISSIONER DAWSON: I thought there was a rooftop. It's in your revised, not you, for the Petitioner. The revised project narrative says hotel guests will have exclusive access to our private outdoor lounge to see views of downtown. Is that not on the roof any longer?

MR. CAZARES: There is no rooftop at this moment. It's proposed --

COMMISSIONER DAWSON: Okay, so it shouldn't have been in the revised, put in that.

JIMP: Yes, it is a proposed storage area. We designed for it and we're working with Staff.

COMMISSIONER DAWSON: Got it, okay. Okay.

VICE-CHAIR JENSEN: Yes, in that connection, I would make one observation. I think it would be good to get the documents describing the property the same way. Sometimes it's described as a nine-story building, sometimes an eight-story building, and so forth. So, before you go to the Board, just as a bit of advice, I think you need to go through the documents and decide how you want to characterize it.

MR. CAZARES: I do apologize for that. I think, actually I just commented

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today between me and Sam, there's around 3,000 e-mails in the last two years. So, it's a massive amount of revision in the proposal, change back and forth.

VICE-CHAIR JENSEN: Sure.

MR. CAZARES: You know, I also not only work with Sam but I work with, you know, most every department from the Village's counsel to so on and so forth. So, it's just a huge amount. That's why we're coming here and saying, you know, these are the three parking spots because, you know, to get this project moving over here, it's a very intertwined process of working very closely with each department and trying to, you know, our best to accommodate them.

VICE-CHAIR JENSEN: I do appreciate that you've been through a lot of iterations. But I think a nice, crisp proposal that has a consistent description of the properties would serve you best as you go before the Board.

We have someone else who wants to make a comment from the public? So, state your name and spell it.

MR. HASSENPLUG: Commissioner, my name is Jim Hassenplug, a 38-year resident of Arlington Heights here, and also a 35-year business owner here in Arlington Heights. I'm not here to discuss statistics or numbers or viability of what this hotel will or will not do. I am here to stipulate that the Cazares family that I have known for sometime is a very hardworking, very good family that I think will be a benefit to our community. They have been in the past, they will be in the future. I think Tony and Christina are trying to put together the legacy for their children, and I think that's what this is about.

So, I think the Commission here has done a great job in what you're doing. I think Jim has done a wonderful job in trying to bring this down, scale it towards workable, and he's done a good effort in putting together things and he's done a very good. So, I think that should be taken in consideration. Thank you.

VICE-CHAIR JENSEN: Great. You'll need to spell your name for the court reporter.

MR. HASSENPLUG: Pardon?

VICE-CHAIR JENSEN: You need to spell your name for the court reporter.

MR. HASSENPLUG: Oh, it's a wild name. It's spelled, first name is James, last name is spelled H-a-s-s-e-n-p-l-u-g.

VICE-CHAIR JENSEN: Thank you, thank you. Any other comments before we close the public portion of the hearing today? Hearing none, the public portion is closed. So, I'll come back to the Commission to see if there are any further comments.

Seeing none, does somebody want to make a motion?

COMMISSIONER GREEN: Sure. I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#18-013, a Land Use Variation to allow a 62-room hotel within the M-2 District, and the following Variation:

- 1. A variation to Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.**

This approval shall be subject to the following conditions:

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1. Prior to Village Board consideration, the Petitioner shall provide the following items:
 - Revised plans that address the fire lane concerns identified by the Building Department which may include revisions to the drive aisles, parking spaces, and landscaping.
 - Revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.
2. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Road) and the Hand to Shoulder Associates (515 W. Algonquin Road). Should these agreements be adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the Petitioner shall not schedule events to the 377-occupant capacity and shall work with Staff to come up with a suitable banquet hall occupant limit for events at the facility. Additionally, the Petitioner shall minimize overlapping bookings at both the hotel and banquet hall.
3. The property owner shall continue to provide onsite valet parking and shall provide airport shuttle services for guests at the hotel.
4. The Petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.
5. All dumpsters shall be kept within a code compliant dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.
6. The 10 proposed bicycle parking spaces shall be relocated to a paved surface.
7. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.

VICE-CHAIR JENSEN: Do we have a second?

COMMISSIONER CHERWIN: I'll second.

VICE-CHAIR JENSEN: Great. So, I think we need to take a roll call on this. Sam?

MR. HUBBARD: Sure. Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes, with comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes, with comment.

MR. HUBBARD: Vice-Chair Jensen.

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VICE-CHAIR JENSEN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

VICE-CHAIR JENSEN: Great. So, then we'll start with, I think we'll start with Sue.

COMMISSIONER DAWSON: My comment is only that while I think it's a great project, my enthusiasm for the project is reduced, not at Petitioner's fault just for lack of a better word, but I'm concerned about the Village's lack of foresight and understanding of the changes, and that we are putting just another, nice but just another hotel in a place where we could have something really special and unique if we could be a little bit more flexible on the parking situation, understanding that this is the type of hotel that someone like myself would very much have loved to go to in the past plan and would not have parked there. There's a change, there's a younger generation, much younger even than myself, that Uber and Lyft. They don't park. We have lost an opportunity to have a truly unique and outstanding project in this town because we have such a focus on parking demand.

VICE-CHAIR JENSEN: Thank you. Next, we just want to just continue with you, John.

COMMISSIONER SIGALOS: Yes. I approved it, but again I'm concerned with the economics, that I remember in the past you said how you needed 130-140 rooms to make it economically feasible. Now all of a sudden, 60 rooms makes it economically feasible. I'm just really concerned about that, that it's going to have an impact. I hope you have all your numbers correct, and I'm not quite sure what really makes this as a boutique hotel as opposed to really the Ivy Hotel downtown, what makes a different situation. Looking at the plans, I don't see, you know, even a swimming pool or a health club or sauna or anything like that that may help with amenities to attract people that would want to come there and pay more as opposed to going down the street to the Courtyards and Marriott or someplace else. So, I'm concerned by that. That was my comment.

VICE-CHAIR JENSEN: Thank you. Commissioner Lorenzini.

COMMISSIONER LORENZINI: Thank you. My comment is I think it is a good project, but I'm still concerned about the draw it would have or the effect it would have on the other hotels. I know there seems to be some confusion amongst us as to what our role is, but I always look at this as common sense to me and we're just looking at all issues and talking to it as citizens of Arlington Heights. That's my concern, thank you.

VICE-CHAIR JENSEN: Commissioner Green.

COMMISSIONER GREEN: I'll take the opposite side of that coin. I think the complaint from the other hotels is simply competition. That's it.

COMMISSIONER CHERWIN: Commissioner Jensen, can I just revise and give a comment? I think Commissioner Dawson said it, you know, I would agree a hundred percent with what Commissioner Dawson said. I think my prior concern was that there didn't seem to be any effort to try to accommodate parking, and now it seems like we've really done a good job of accommodating but maybe lost some of the nuances in the deal. So, I would say if there's any flexibility, you know, in this, to consider that.

VICE-CHAIR JENSEN: Great. Well, I think that does it. Congratulations,

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you have the unanimous support of the Plan Commissioners who are here tonight. Good luck with the Board.

MR. CAZARES: Thank you.

VICE-CHAIR JENSEN: Is there a motion, is there any further business I guess?

COMMISSIONER DAWSON: No, I just had one comment. Last time, we had confusion about our role, we got a little memo from Robin. I have a feeling we might be getting a memo from Robin.

VICE-CHAIR JENSEN: Are you going to help her write it?

COMMISSIONER DAWSON: No, I won't. I stay out of Robin's way, she knows what she's doing.

VICE-CHAIR JENSEN: So, Sam, any further business?

MR. HUBBARD: We have a large amendment to the Arlington Downs PUD coming before us at the next meeting on July 25th, and also a small land use variation for auxiliary parking at Arlington Lanes by the Napleton Dealership.

VICE-CHAIR JENSEN: Well, Sam, I did not ask you about the harmony and spirit of the chapter for this particular proposal, and I won't ask you now. But I find that phrasing disconcerting, and so in the future I'd like to actually have a tag line on it that says what makes us think it is in the harmony and spirit of the chapter.

MR. HUBBARD: We'll try our best. The purpose of the zoning code is contained at the beginning of the zoning code and it has, it's almost like a page-long of different criteria that outline what the purpose of the zoning code is. So, that standard is basically saying does this project align with what the purpose of the zoning code is? A lot of the criteria doesn't apply to every project, it's not a one-size-fits-all.

VICE-CHAIR JENSEN: Sure.

MR. HUBBARD: But we can certainly make an effort to articulate that a little more.

VICE-CHAIR JENSEN: Since we had an M-1 zone and we actually gave a land use variation, I just am having a little bit of trouble. I don't want to belabor it but, you know, a little bit of clarification in the future when we're saying the people have met that criterion would be helpful.

MR. HUBBARD: Sure, yes.

VICE-CHAIR JENSEN: Any other further business? Could we have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

VICE-CHAIR JENSEN: So adjourned.

COMMISSIONER GREEN: No, all in favor.

VICE-CHAIR JENSEN: All in favor, excuse me.

(Chorus of ayes.)

VICE-CHAIR JENSEN: Any opposed?

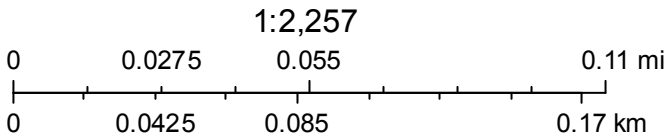
(No response.)

(Whereupon, the above-mentioned petition was adjourned at 9:10 p.m.)

Aerial



July 29, 2016



STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: European Crystal Hotel
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: May 31, 2018

PETITIONER INFORMATION:

DC Number: 18-048
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: June 12, 2018

Requested Action(s):

Approval of the architectural design for a new hotel addition to an existing banquet facility.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

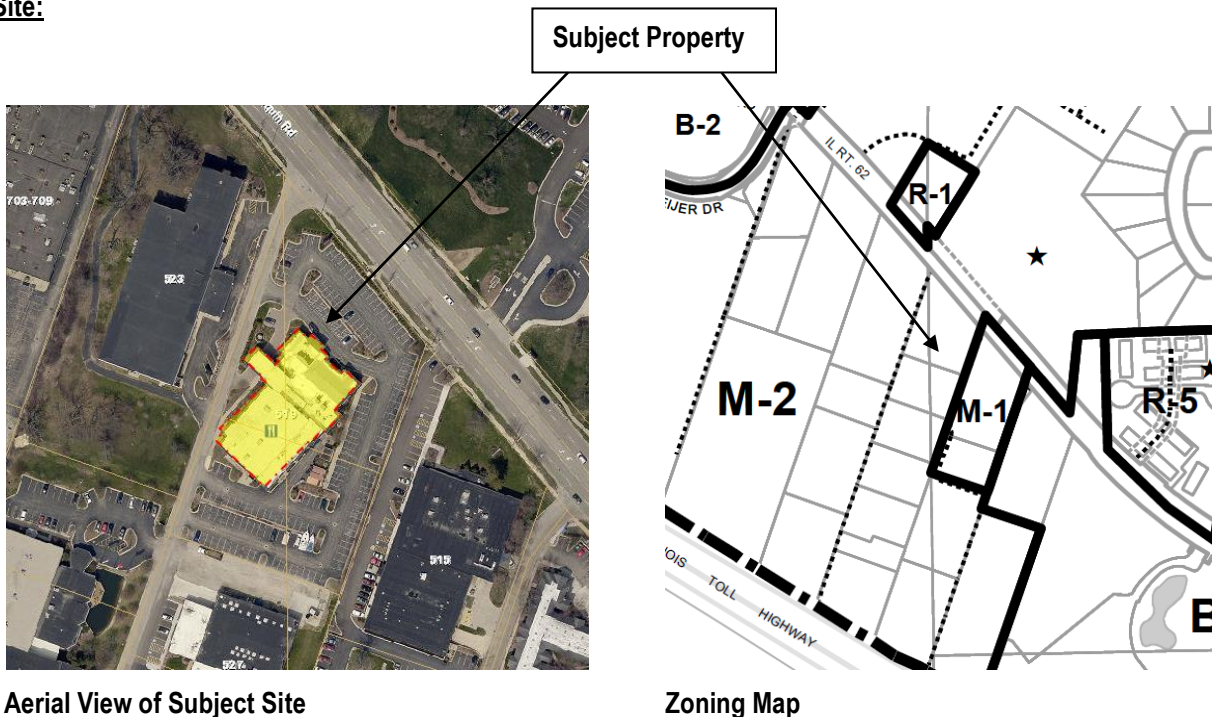
This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing to build a new eight-story, 60 room, hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower.

Site:



Aerial View of Subject Site

Zoning Map

Background:

This project was previously approved by the Design Commission in 2016 and again in 2017. In 2016, the petitioner proposed a 10-story building with 160 hotel rooms. Then, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Both of the previous hotel designs were sleek and modern as compared to the traditional design of the existing banquet facility, which worked well because the hotel became the new main entrance and face of the building in those concepts.

Architectural Design:

The current proposal is a smaller building than previously approved, and it retains the existing banquet hall porte cochere as the main entrance on the west side of the building. Since the hotel addition is not proposed to become the new main entrance for the building, it has been designed in a more traditional style to fit in and complement the existing banquet facility. All of the exterior materials have been selected to match the existing building, and details such as the EIFS cornice have been designed to match existing detailing.

Overall, the proposed hotel design is nicely done. The composition of the façades are nicely balanced with the same level of detailing on all sides of the building. The front elevation includes an open wall space at the top of the building to accommodate a future wall sign.

The first and second floors are designed to highlight the base of the building and the two-story lobby space within. One minor comment on the design is to adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above.

Mechanical Unit Screening:

All new exterior mechanical equipment will be located on the roof of the existing single-story banquet building where they will be screened from view by the new hotel tower.

Trash Dumpster and Loading Area Screening:

The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building.

Signage:

Signage has not been submitted for review at this time, but all signage shall comply with Chapter 30 sign code and separate sign permits will be required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Ivy Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 6/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above
2. All signage shall meet code, Chapter 30, and separate sign permits are required.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

May 31, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-048

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 12, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs Apartment Building*
Paul Bilger, OKW Architects for *Arlington Downs Apartment Building*
Joan Russick, OKW Architects for *Arlington Downs Apartment Building*
James Cazares for the *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 22, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 22, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEWDC#18-048 – European Crystal Hotel

James Cazares, representing the *European Crystal Hotel*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new eight-story, 60-room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. This project was previously approved by the Design Commission in 2016 and again in 2017. In 2016, the petitioner proposed a 10-story building with 160 hotel rooms. Then, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Both of the previous hotel designs were sleek and modern as compared to the traditional design of the existing banquet facility, which worked well because the hotel became the new main entrance and face of the building in those concepts.

The current project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The current proposal is a smaller building than previously approved, and it retains the existing banquet hall Porte cochere as the main entrance on the west side of the building. Since the hotel addition is not proposed to become the new main entrance for the building, it has been designed in a more traditional style to fit in and complement the existing banquet facility. All of the exterior materials have been selected to match the existing building, and details such as the EIFS cornice have been designed to match existing detailing.

Overall, the proposed hotel design is nicely done. The composition of the facades are nicely balanced with the same level of detailing on all sides of the building. The front elevation includes an open wall space at the top of the building to accommodate a future wall sign. The first and second floors are designed to highlight the base of the building and the two-story lobby space within. One minor comment on the design is to adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above. All new exterior mechanical equipment will be located on the roof of the existing single-story banquet building where they will be screened from view by the new hotel tower. The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building. Signage has not been submitted for review at this time, but all signage shall comply with Chapter 30 sign code and separate sign permits will be required for all signage.

Staff recommends approval of the proposed design for the addition to the existing hotel, with the suggestion to adjust the spacing of the transom at the first-floor windows to match the size of those on the second-floor.

Mr. Cazares had no comments at this time.

Commissioner Kingsley appreciated the background given by Staff that explained the change in the project; however, she liked the previous design better. Mr. Cazares explained that the previous design for the hotel was a modern design, but the current proposal will include golds, creams, and moldings to match the existing banquet facility. The new hotel will be named the Chez Hotel, which means “to welcome”. In general, Commissioner Kingsley felt the proposed design was fine, however, she asked if the brick reveals on the main body of the building would be gray, and Mr. Cazares replied that the reveals will be cast stone to match the existing building, which is gray. Commissioner Kingsley felt there was a missed opportunity at the upper floors to finish it the same way that the base is expressed with cast stone. She also had concerns about how the two connect, and the detailing of the column and cornice as it steps down. She reiterated that this is a missed opportunity to finish the top of the building to be the same as the bottom; it could just be simpler and more noble of a material that will wear the same as the building base.

Commissioner Eckhardt commented that the proposed design is very classic, with a base, middle and top. He really liked the detailing of all the lines and shadows, and all the subtle and very classic details being proposed. He felt the brick pier at the top of the northeast corner of the building should be eliminated for a more balanced appearance. Otherwise, he really liked the building and felt that it will maintain its elegance for a long time.

Commissioner Kubow liked this design better than the previous design, and felt that Commissioner Eckhardt hit it right on the head; the proposed design is not only going to age better visually, but in terms of the materials being proposed, it would hold up better over time. This is a classic design, with the base, the middle and the crown. He also agreed with Staff that the space of the transom at the first-floor windows should match the size of the transoms above. Commissioner Kubow also commented that he felt this area is struggling, and he was disappointed to hear that the previous design for the hotel was not approved. He felt the Village would want to do everything possible for a hotel developer who wants to make this area look better, instead of losing the previous design that was very cool and pretty dramatic because a parking ratio was not met. In general, he approved of the design as proposed, with a requirement to adjust the mullion height as stated by Staff.

Chair Fitzgerald also liked the building design and agreed that it will be timeless. He liked the idea of stone at the top of the building as suggested by Commissioner Kingsley, if budget allows, and he agreed with Commissioner Eckhardt's comments about whether the column on the shorter side of the top floor needed to be there or not. He also agreed with Staff's comment about the spacing of the window transoms.

Chair Fitzgerald pointed out that there is nobody in the audience at this time, with the exception of the petitioner.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED DESIGN FOR THE EUROPEAN CRYSTAL HOTEL LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/8/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADJUST THE SPACING OF THE TRANSOM AT THE FIRST-FLOOR WINDOWS TO MATCH THE SAME SIZE AS THE TRANSOMS IN THE SECOND-FLOOR WINDOWS ABOVE.
2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS ALL EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO PICK UP SOME OF THE DRAMA.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

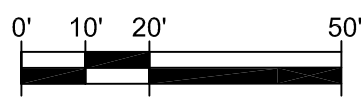
Commissioner Kingsley reiterated her comments that the simplicity of the first floor facade could also be expressed at the top. The size of the cornice is very important and it is typically accentuated in older buildings that have a base, a middle, and a top. She understands that the EIFS cornice matches the existing building, but it could be smaller, it could be something different, because the first floor detailing is what is going to sing on the building. The detail of how the lower cornice meets the brick column is also going to be really important. The first floor design is really nice and refined and restrained and classy, and she felt the same thing could be done at the top.

Mr. Hautzinger felt that a recommendation to use stone at the top floor of the building in lieu of EIFS was a good recommendation, if the project budget were to allow it. Commissioner Kingsley felt that her suggestions should also go hand-in-hand with Commissioner Eckhardt's comments to simplify the top floor.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO HAVE MORE SOLIDITY, OR CONSIDER ELIMINATING ALL OF THE BRICK PILASTERS, FOR STAFF TO REVIEW.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.



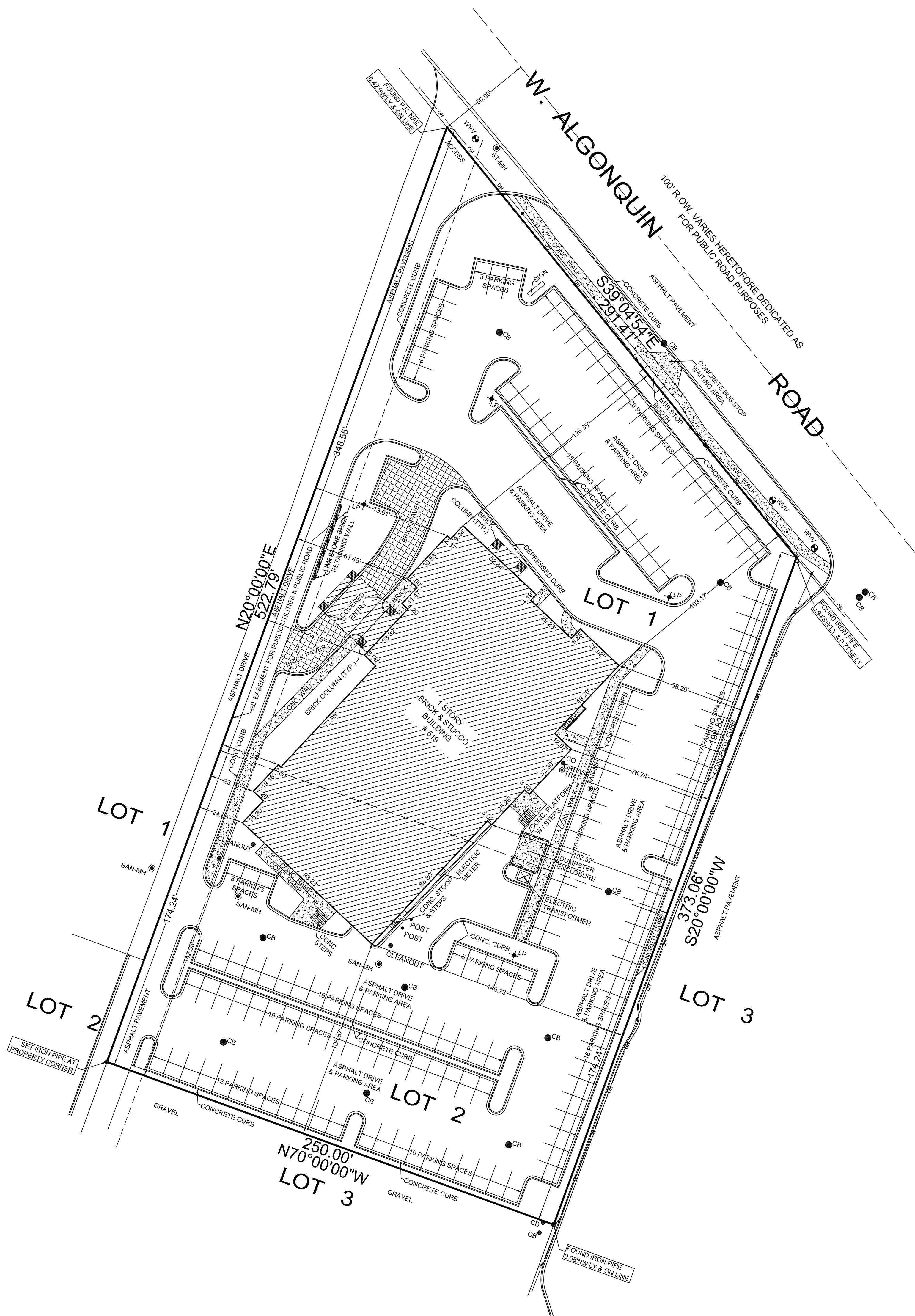
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

OF

KNOWN AS: 519 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBERS:
08 - 16 - 103 - 008 - 0000
08 - 16 - 103 - 009 - 0000

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	168
HANDICAP	4
TOTAL	172



LEGEND	ABBREVIATIONS
 SAN-MH	SANITARY MANHOLE
 ST-MH	STORM MANHOLE
 CB	CATCH BASIN
 WVV	WATER VALVE VAULT
 FH	FIRE HYDRANT

ORDERED BY: CAZMEN CORP		
SCALE : 1" = 30'		
DATE :MAY 2, 2016		
FILE No.:		
2016 - 24133	DATE	REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016

BY: ROY G. LOWNICZAK
 ROY G. LOWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



Justification for Land Use Variation and Parking Variation.

Currently European Crystal banquets has a 70 percent vacancy rate. We are unable to attract any meetings or corporate groups as we do not have hotel rooms to accommodate them on site. The Banquet center is mostly empty from Sunday thru Thursday which is the period we are trying to fill with hotel occupants and meetings. If we are not granted both variations the business will no longer be viable venture and a demolition of 40% of the asset will need to be done since that portion of the banquets has low ceilings and does not have customer appeal.

RECEIVED

MAY 10 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

European Crystal Hotel

The hotel will be refined, stylish with upscale physical attributes, extensive amenities and a high degree of hospitality, service and attention to detail

Green Features.

Hotel guest rooms will have water saving faucets and shower heads, Led Lighting and HVAC system which will save energy by detecting room occupancy. Hotel Amenities will be recycled via clean the world program. Shuttle Service to Airport and Downtown Arlington, and Arlington Race Track will be provided by electric car.

Guest Services

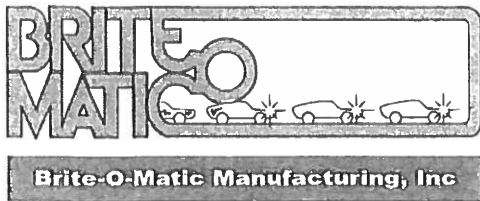
Onsite Concierge will help direct guest to restaurants, and activities to do in Arlington, Complimentary Bike Rental are offered to guest to bike Buses Woods and visit downtown Arlington. Guest will receive Comp Passes to Core Power Yoga and Cross fit in Downtown Arlington as well as complimentary beverage at our coffee shop. Complimentary Breakfast Service will be offered on our 9th floor lounge offered daily from 7am to 10am. Hotel guest have the exclusive access to our private outdoor lounge with sweeping views of downtown Arlington and city skyline. This access is restricted by our state of the art RFID Key Card system and not open to the public.

Hotel Design

Art work in guest rooms and in public spaces will be commission by local artist. Organic Fair-Trade Cotton Linens and interactive entertainment in guest rooms.

4 Star Boutique Hotel

Arlington Heights does not have a single 4 Star AAA or Forbes Rated Boutique Hotel. This Market Segment does not exist in Arlington Heights or the north west suburbs.



June 15, 2017

European Crystal Banquets
519 W. Algonquin Road
Arlington Heights, IL 60005

Attn: Krystyna Cazares

Dear Krystyna:

As agreed to in the past, we are willing to allow your customers to use our North parking lot for overflow parking during evening hours and on weekends.

The only thing we will need from you is a certificate of insurance indicating acceptable levels of coverage. Please have your insurance agent forward this to Laurie Gasser's attention.

This agreement will remain in force until canceled in writing by either party.

Krystyna, if we can help in any other way, please don't hesitate to call.

Sincerely,

Lynne M. Mohr
President

RECEIVED

MAY 10 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

527 W. Algonquin Road
Arlington Heights, Illinois 60005
800.323.0577 Fax: 847.956.1225

ALGO, LLC
515 W Algonquin Road
Arlington Heights, IL 60005

April 16, 2018

J.A.W. AQUA BELLA, Inc.
D/B/A European Crystal Banquets
527 W. Algonquin Road
Arlington Heights, IL 60005

Attn: Krystyna Cazares, President

Dear Krystyna:

You have asked us to allow the customers and prospective customers of your restaurant and hotel to use our parking lot during evenings and weekends when our tenants, their staff and patients are not using the lot.

We want to accommodate you, but do not want to assume any liability. Therefore, we ask that you sign the enclosed "Agreement to Hold Harmless and Indemnify", have your signature notarized, and return it to us.

We will continue to require that you provide us with a Certificate of Insurance showing acceptable levels of coverage.

We also want to make it clear that your customers cannot leave their vehicles in our parking lot overnight (except on the night before a day on which our offices are closed). This has not been a concern with restaurant patrons but may become an issue with hotel guests.

We may terminate this arrangement at any time, with or without prior notice.

We wish you good luck in your new venture.

Regards



Michael I. Vender, MD President

RECEIVED

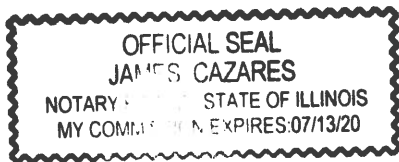
MAY 10 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

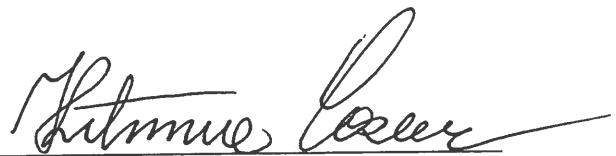
**AGREEMENT TO
HOLD HARMLESS AND INDEMNIFY**

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned J.A.W. Aqua Bella Inc., doing business as European Crystal Banquets (hereinafter referred to as "ECB"), hereby agrees to indemnify and hold harmless Algo, L.L.C. and its affiliates, including Hand Surgery Associates, S.C., Chicago Metro Hand Therapy, L.L.C. and Illinois Hand and Upper Extremity Center, L.L.C., and their officers, shareholders, members, directors, employees and agents (collectively referred to as "Algo") from any claim, cost, expense or liability (including attorney's fees and court costs) arising out of the use by ECB customers and guests of the Algo parking lot located at 515 W. Algonquin Road, Arlington Heights, Illinois.

Dated: 5/10/18, 2018



J.A.W. Aqua Bella, Inc.
D/B/A European Crystal Banquets

By: 
Krystyna Cazares, President

SWORN to and SIGNED on
the 10 day of May, 2018.

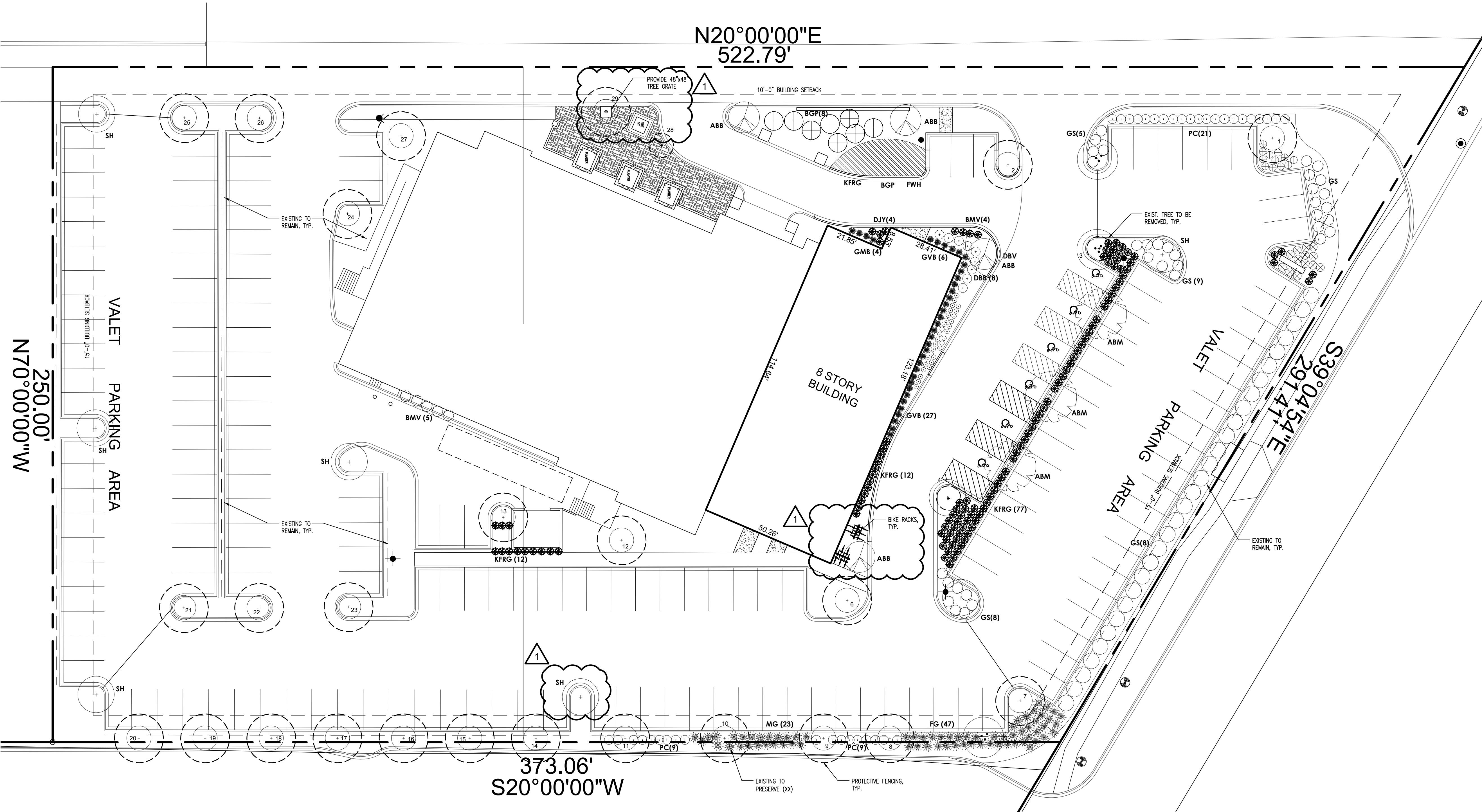

Notary Public

My commission expires on 7/13/20

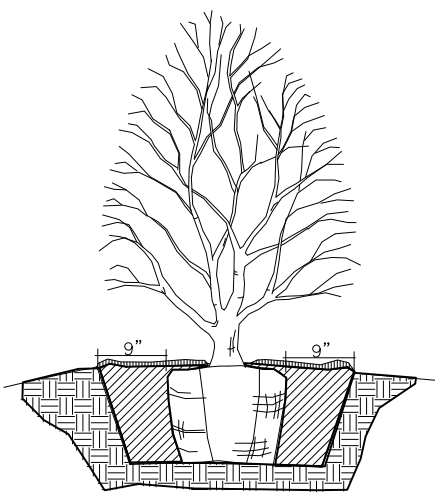
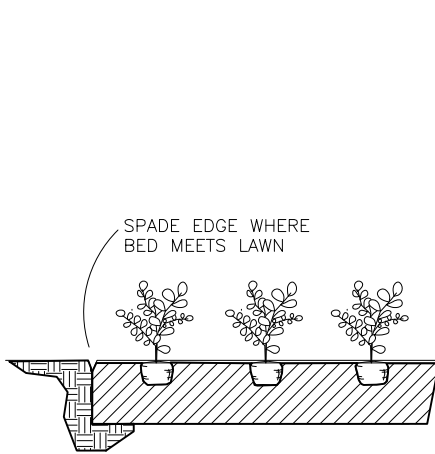
RECEIVED
MAY 10 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EUROPEAN CRYSTAL HOTEL

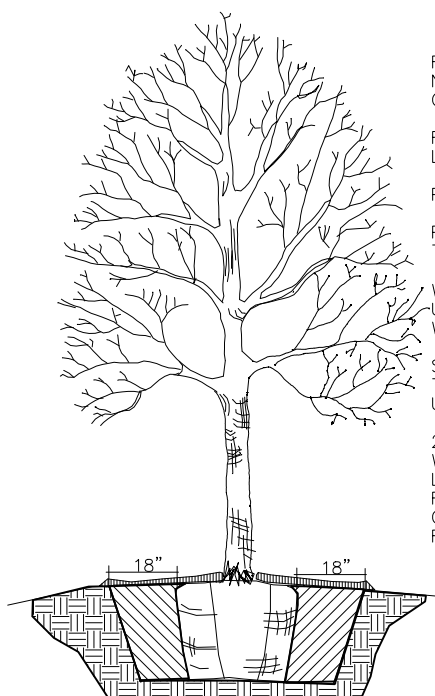
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



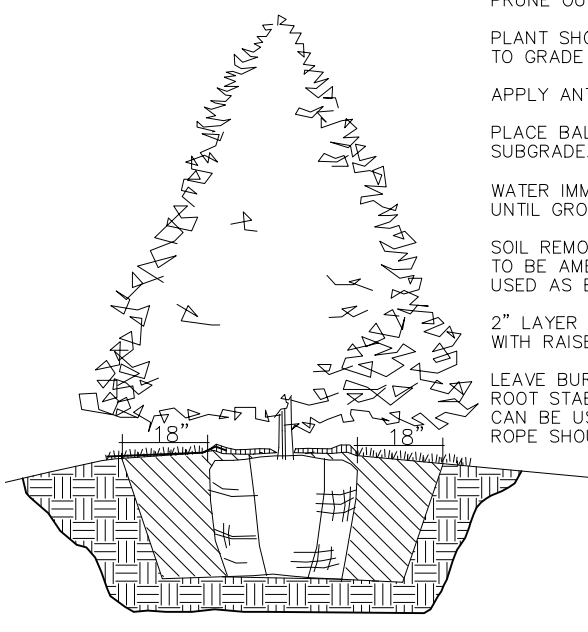
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0" MAY 4, 2018
REVISED JUNE 13, 2018



ORNAMENTAL/CLUMP TREE - PLANTING DETAIL



DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL

NOTES

Tree Preservation Notes

- 1) Temporary barriers necessary for the preservation of existing plant materials as approved by the Dept. of Building and Zoning shall be installed prior to the issuance of any permit.
- 2) Grading and construction equipment is prohibited from encroaching on the drip line of any tree to be preserved.
- 3) Any material which may be detrimental to trees shall not be discarded or placed within the drip line of any trees nor shall material be located at an elevation which would contribute runoff toward trees.
- 4) Materials or vehicles shall not be stored driven or parked within the drip line of any trees.
- 5) Barrier approved by the Commissioner of Building and Zoning shall be installed at the periphery of the trees drip line or beyond.
- 6) The barrier shall be a minimum of 48 inches in height and be secured to fence posts at no less than 5 feet on center.
- 7) Utility lines shall be augured to prevent damage to tree root systems when an underground utility is located within 5 feet of the trunk of a tree designated for preservation.
- 8) Trees to be preserved which have been subjected to activity within the drip line should be selectively pruned or thinned ten percent by an Arborist.

On site tree details:

Tree #	Species	DBH	Condition	Form
1	Honey Locust	8	3	Fair
2	Norway Maple	8	3	Fair
3	Norway Maple	8	3	Fair
4	Norway Maple	8	3	Fair
5	Norway Maple	8	3	Fair
6	Norway Maple	8	3	Fair
7	Norway Maple	8	3	Fair
8	Honey Locust	8	3	Fair
9	Honey Locust	8	3	Fair
10	Honey Locust	8	3	Fair
11	Norway Maple	8	3	Fair
12	Norway Maple	8	3	Fair
13	Norway Maple	8	3	Fair
14	Honey Locust	8	3	Fair
15	Honey Locust	8	3	Fair
16	Honey Locust	8	3	Fair
17	Honey Locust	8	3	Fair
18	Honey Locust	8	3	Fair
19	Honey Locust	8	3	Fair
20	Honey Locust	8	3	Fair
21	Norway Maple	8	3	Fair
22	Norway Maple	8	3	Fair
23	Norway Maple	8	3	Fair
24	Norway Maple	8	3	Fair
25	Norway Maple	8	3	Fair
26	Norway Maple	8	3	Fair
27	Norway Maple	8	3	Fair
28	Norway Maple	8	3	Fair
29	Norway Maple	8	3	Fair

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LANDSCAPE SCHEDULE				
TREES				
Code Name	Qty.	Common Name	Scientific Name	Size
ABM	3	AUTUMN BLAZE MAPLE	Acer x. freemani "Jeffersred"	2.5" cal.
ABB	4	AUTUMN BRILLIANCE SERVICE BERRY	Amelanchier grandiflora "Autumn Brilliance"	5' ht.
PD	1	PAGODA DOGWOOD	Cornus alternifolia	5'-#2S
MUG	2	MAGYAR UPRIGHT GINKGO	Ginkgo biloba "Magyar"	2.5" cal.
SH	4	SKYLINE HONEYLOCUST	Gleditsia traincanthos "Skycole"	4.0" cal.
SHRUBS				
BRC	5	BRILLIANT RED CHOKEBERRY	Aronia arbutifolia "Brilliantissima"	#05
GVB	6	GREEN VEILET BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	24"-#5
GVB	27	GREEN VEILET BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	24"-#10
GMB	4	GREEN MOUNTAIN BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	30"-#10
PC	39	PEKING COTONEASTER	Cotoneaster acutifolia	#05
DBB	8	DWARF BURNING BUSH	Eunoymus alatus "Compacta"	30"
TH	3	TARDIVA HYDRANGEA	Hydrangea paniculata "Tardiva"	1.0" STD
VSH	9	VANILLA STRAWBERRY HYDRANGEA	Hydrangea paniculata "Vanilla Strawberry"	#05
MJ	19	MOUNTBATTEN JUNIPER	Juniperus chinensis "Mountbatten"	6.0'
GS	44	GRO-LOW SUMAC	Rhus aromatica "Gro-Low"	#03
KR	10	KNOCK OUT ROSE	rosa x. "Rozazz 2000"	#03
GFS	12	GOLD FLAME SPIREA	Spiraea x. bumalda "Gold Flame"	#03
DJY	5	DENSE ANGLO JAPANESE YEW	Taxus media "densiformis"	24"
BMV	5	BLUE MUFFIN VIBURNUM	Viburnum dentatum "Christom"	#05
AJV	1	AUTUMN JAZZ VIBURNUM	Viburnum dentatum "Ralph Senior"	#05
ORNAMENTAL GRASSES				
KFRG	107	K FORESTER REED GRASS	Calamagrostis acutiflora "Karl Foerster"	#01
MG	23	MAIDEN GRASS	Miscanthus sinensis "Gracillimus"	#01
FG	47	FOUNTAIN GRASS	Pennisetum alopecuroides	#01
PERENNIALS AND ANNUALS				
KFRG	30	HAPPY RETURNS DAILLY	Hemerocallis x. "Happy Returns"	#01
FWH	24	FRANCES WILLIAMS HOSTA	Hosta sieboldiana "Frances Williams"	#01
BGP	8	BRIGHT EYES GARDEN PHLOX	Phlox subulata	#01
EF5	34	EAST FRIESLAND SALVIA	Salvia nemerosa "Ostfriesland"	#01
DBV	103 SF	DARTS BLUE VINCA	Vinca minor "Dart's Blue"	#01

Enrique Castel Architect

460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



460 WEDGEWOOD CIR . LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

ZONING ANALYSIS
MIN. LOT WIDTH: N/A
REQUIRED YARDS:
FRONT & REAR: 15 FEET
SIDE: 10 FEET

MAX. F.A.R.: (279,953) 250%
PROPOSED FAR: (61,705) 55.1%

MAX. BLDG COVERAGE: N/A
PROPOSED BLDG. COVERAGE:
21,009 SF (±18.8%)

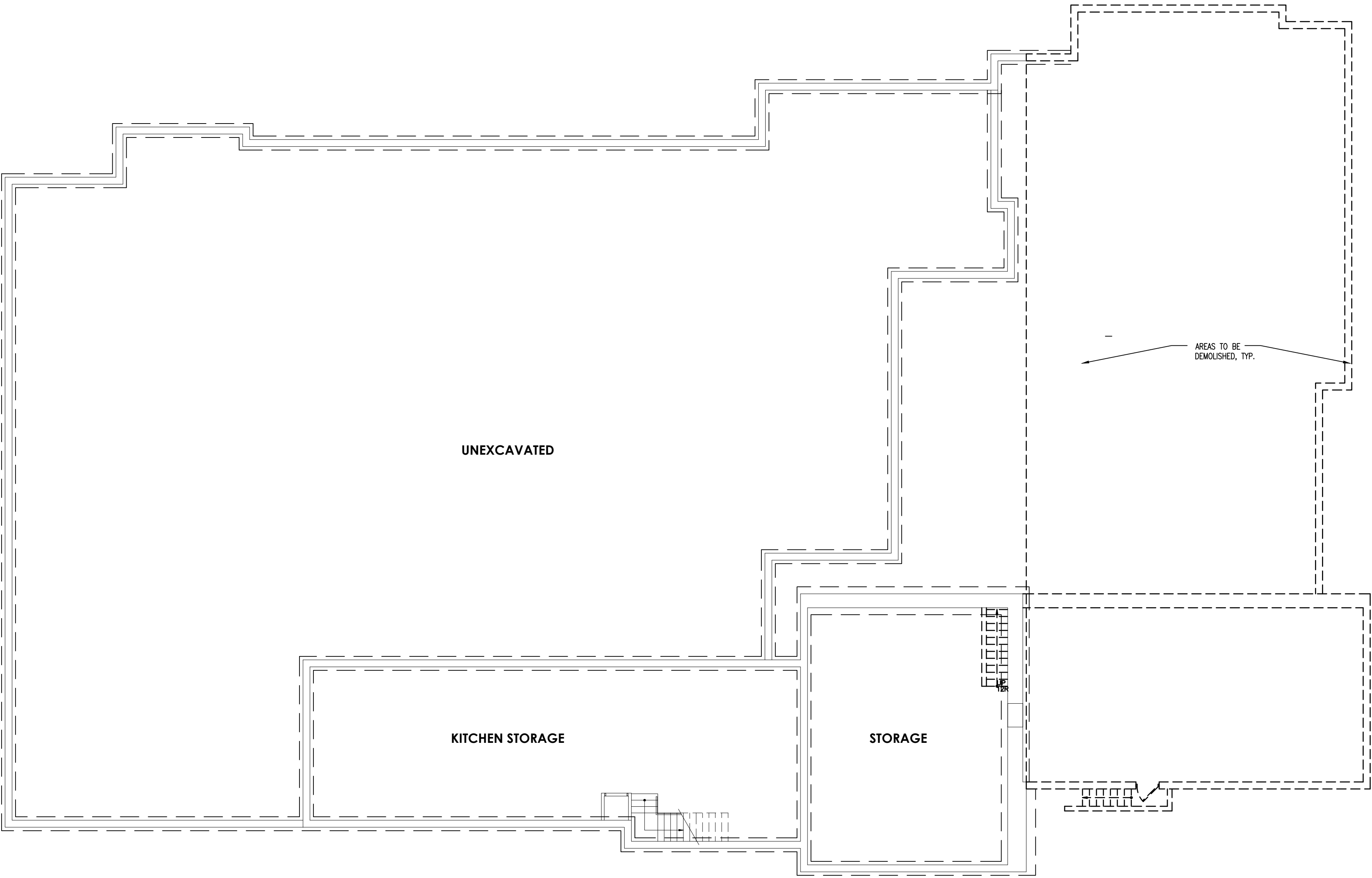
MAX. BLDG. HT: N/A
PROPOSED BLDG. HT.: 94'-0"

BUSINESS AREA & EXERCISE ROOM WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 PROPOSED BASEMENT PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

BUILDING CODES

◦ ZONING	VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE
◦ BUILDING	ICC INTERNATIONAL BUILDING CODE 2009 ICC INTERNATIONAL MECHANICAL CODE 2009 ICC INTERNATIONAL FIRE CODE 2009 ICC INTERNATIONAL FUEL GAS CODE 2009 ICC INTERNATIONAL PLUMBING CODE 2009 ILLINOIS PLUMBING CODE 2014 EDITION ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015 NFPA NATIONAL ELECTRICAL CODE 2005 VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS, CHAP. 25
◦ ACCESSIBILITY:	AMERICANS WITH DISABILITIES ACT OF 1990 ILLINOIS ACCESSIBILITY CODE 1997

CODE ANALYSIS

PROJECT DATA

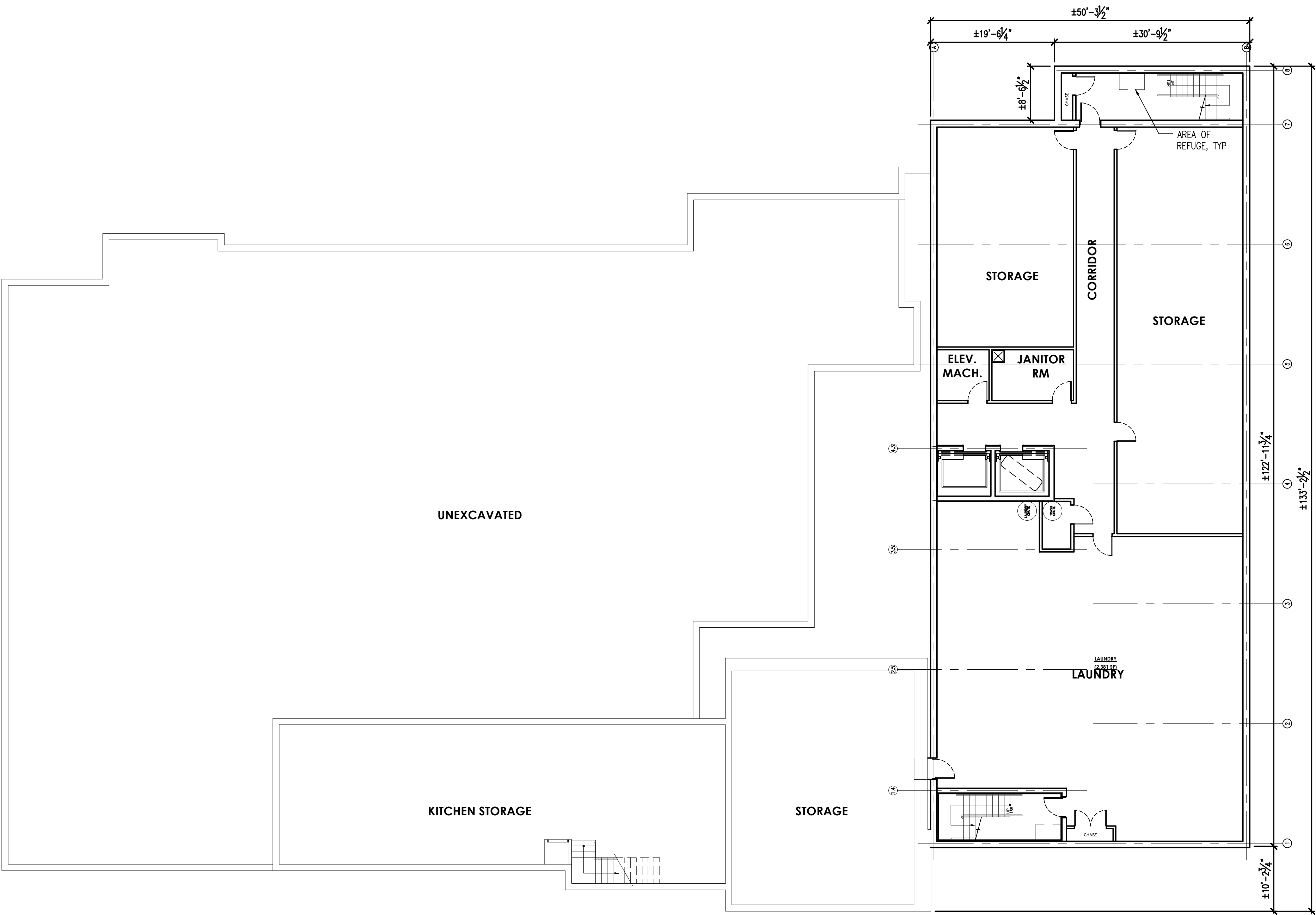
◦ PROPERTY INDEX NUMBER	08-16-103-008/08-16-103-009-0000
◦ ZONING CLASSIFICATION	M-2
◦ OCCUPANCY CLASSIFICATION	MIXED OCCUPANCY A2/R1
◦ CONSTRUCTION TYPE	TYPE 1B UL
◦ AUTOMATIC FIRE SUPPRESSION	☒ YES ☐ NO
◦ ALLOWABLE BUILDING HEIGHT	UL
◦ ALLOWABLE BUILDING AREA	
ALLOWABLE S.F./FLOOR	UL
INCREASE for OPEN PERIMETER	NA
INCREASE for SPRINKLER	UL
TOTAL ALLOWABLE S.F./FLOOR	UL
◦ ACTUAL BUILDING AREA	
BASEMENT (EXISTING)	3,066 Sq.Ft.
FIRST FLOOR (EXISTING)	14,826 Sq.Ft.
TOTAL EXISTING (BANQUET SF)	17,892 Sq.Ft.
BASEMENT ADDITION	6,010 Sq.Ft.
FIRST FLOOR ADDITION	6,010 Sq.Ft.
2ND FLOOR	4,111 Sq.Ft.
THIRD - 8TH FLOOR (6,010 SF PER FLOOR)	36,060 Sq.Ft.
ROOF STORAGE	842 Sq.Ft.
TOTAL ADDITION (HOTEL SF)	53,033 Sq.Ft.
TOTAL OVERALL BUILDING SF (BANQUET + HOTEL)	70,925 Sq.Ft.

FIRE RESISTIVE RATINGS

◦ STRUCTURAL FRAME	2 HOUR
◦ BEARING WALLS	
EXTERIOR	2 HOUR
INTERIOR	2 HOUR
◦ NON BEARING WALLS & PARTITIONS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
◦ FLOOR CONSTRUCTION	2 HOUR
◦ ROOF CONSTRUCTION	1 HOUR
◦ FIRE WALLS	N/A
◦ FIRE BARRIERS	
VERTICAL EXIT ENCLOSURES (STAIRS)	2 HOUR
EXIT PASSAGEWAY	1 HOUR
HORIZONTAL EXIT	2 HOUR
INCIDENTAL USE AREAS	
FURNACE ROOM	1 HOUR
STORAGE ROOMS (OVER 100 SQ. FT.)	1 HOUR
SEPARATION OF OCCUPANCIES	1 HOUR
◦ SHAFTS AND VERTICAL ENCLOSURES	2 HOUR
◦ FIRE PARTITIONS	
DWELLING UNIT SEPARATIONS	1 HOUR
TENANT SPACES SEPARATIONS (COVERED MALL)	NA
CORRIDOR WALLS	1 HOUR
◦ SMOKE BARRIERS	1 HOUR
◦ ROOF COVERING CLASSIFICATION	B

INTERIOR FINISH CLASSIFICATION

◦ WALLS & CEILINGS	
VERTICAL EXITS & EXIT PASSAGEWAYS	B
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	C
ROOMS AND ENCLOSED SPACES	C
◦ INTERIOR FLOORS	CLASS II
◦ DECORATIONS AND TRIM	C



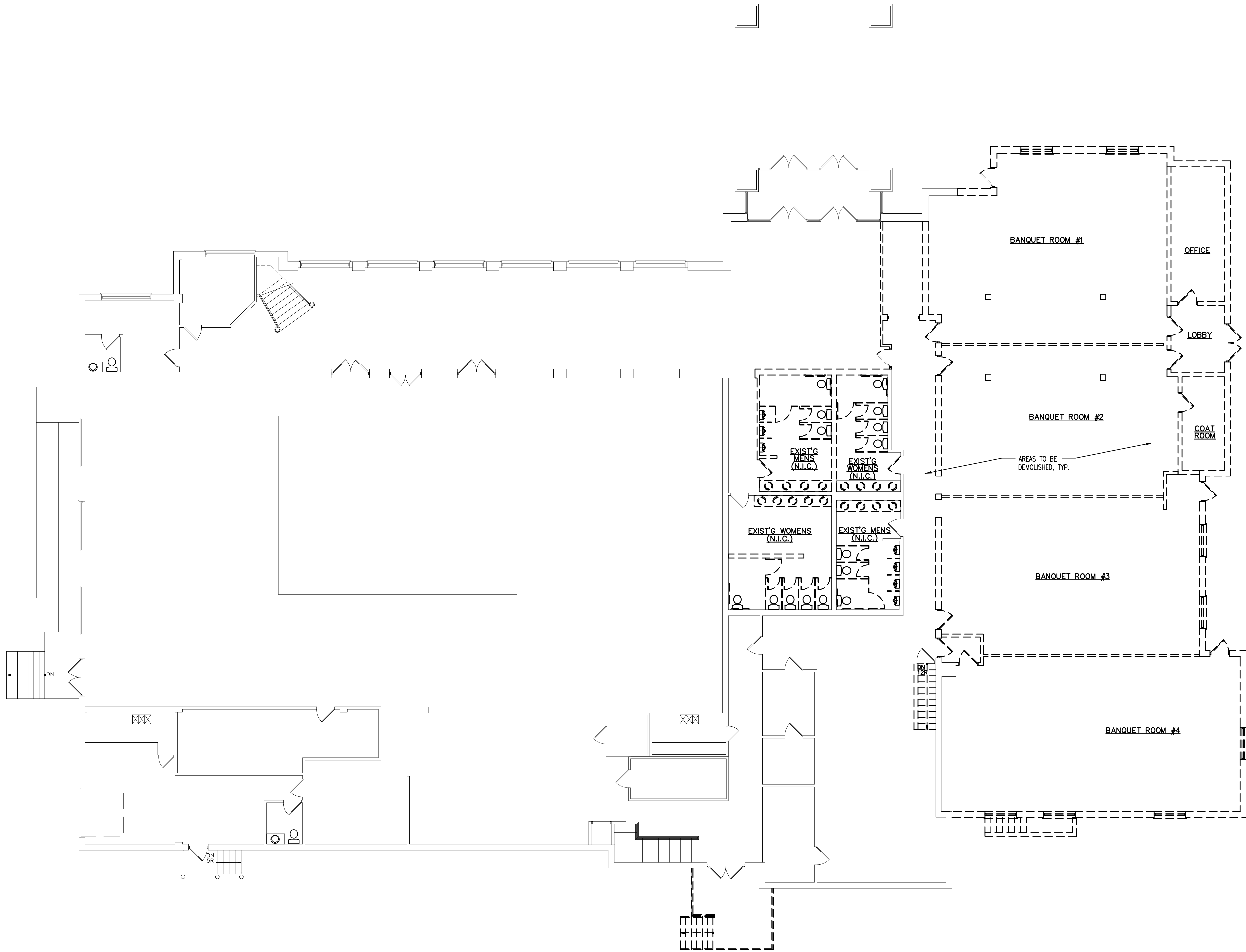
1 PROPOSED BASEMENT PLAN
SCALE : 3/32" = 1'-0"
MAY 4, 2018
NORTH

Enrique Castel Architect

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P 224-253-8027 . ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL

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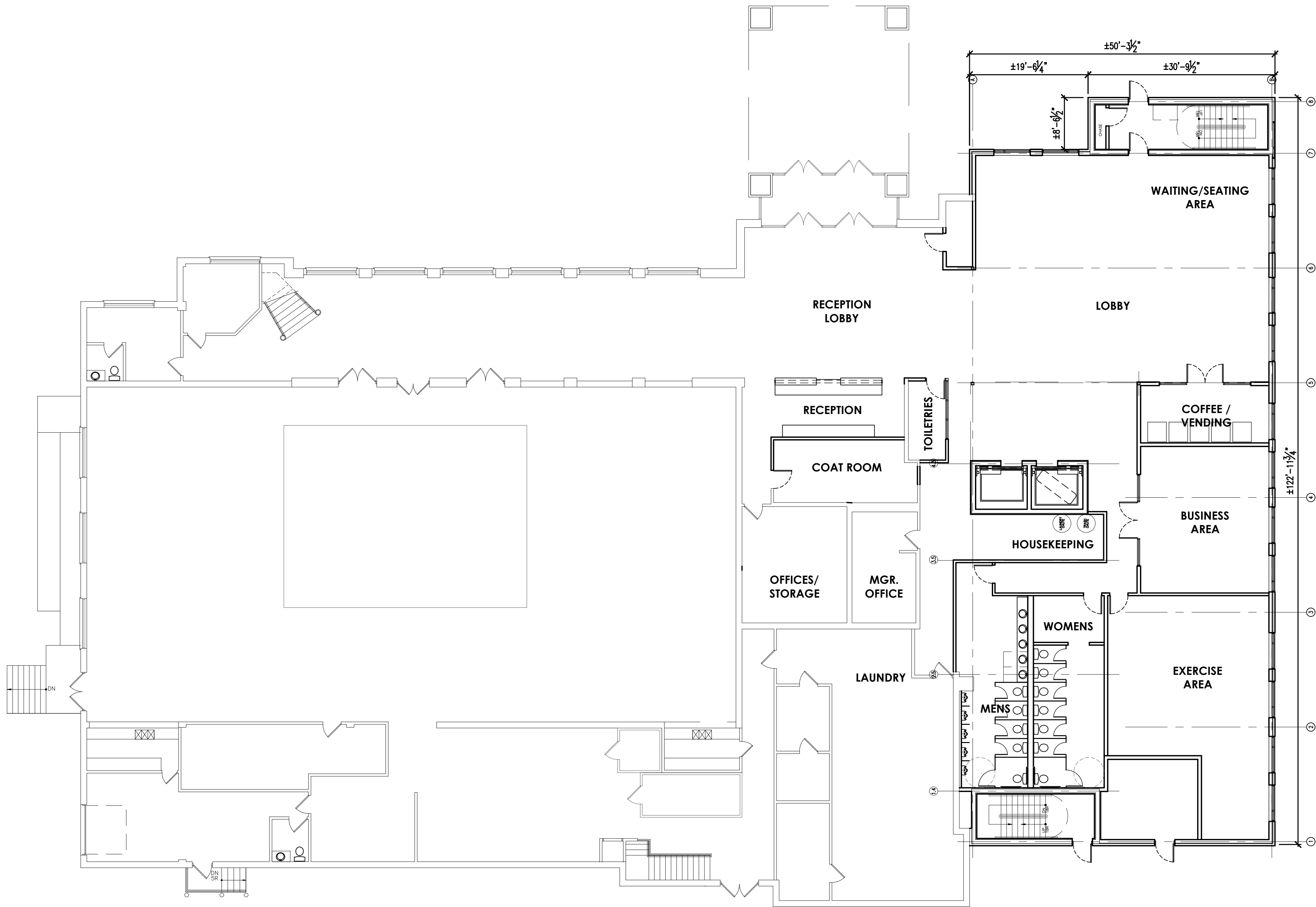


1 PROPOSED FIRST FLOOR PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

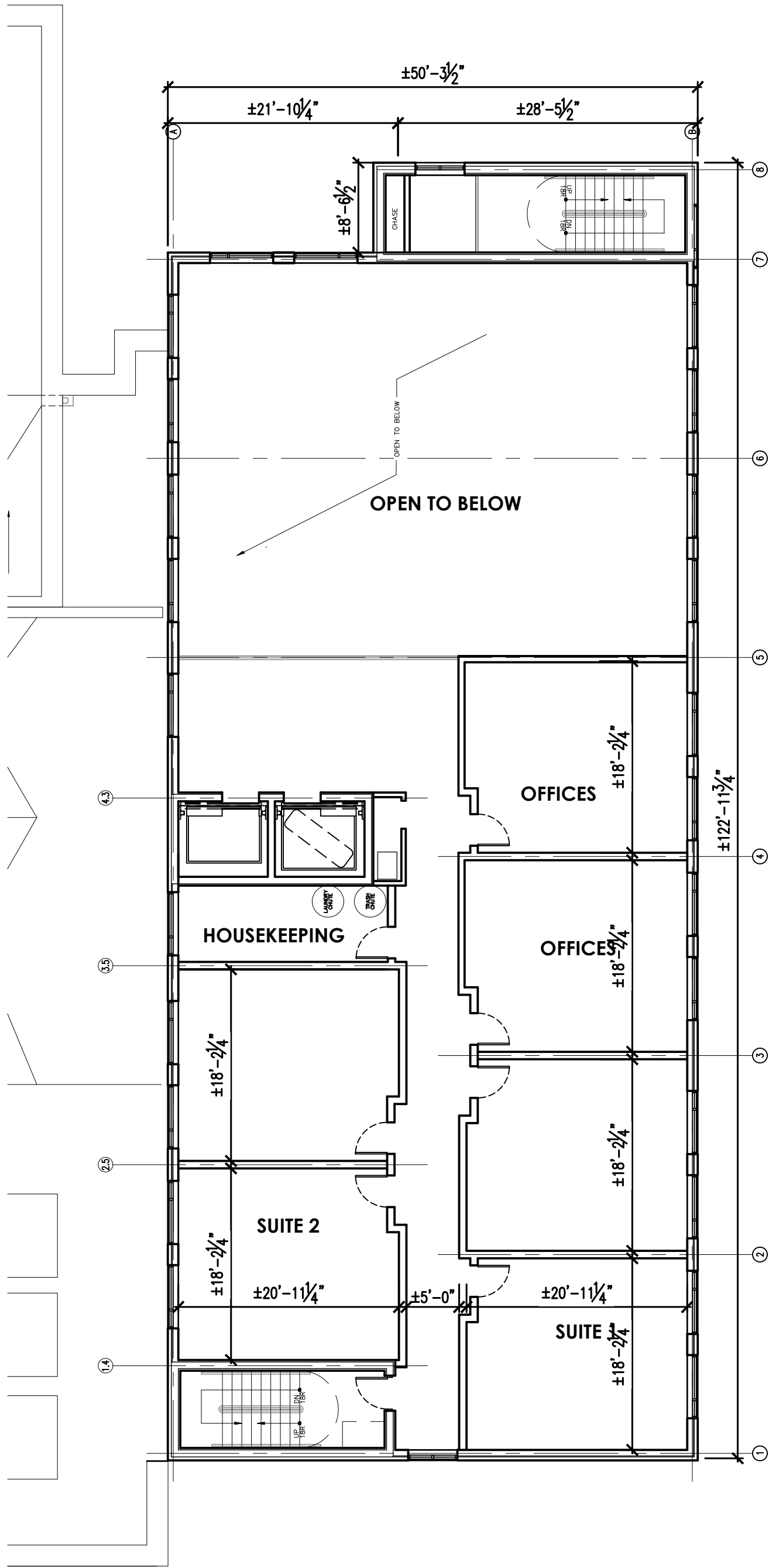


1 PROPOSED FIRST FLOOR PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018

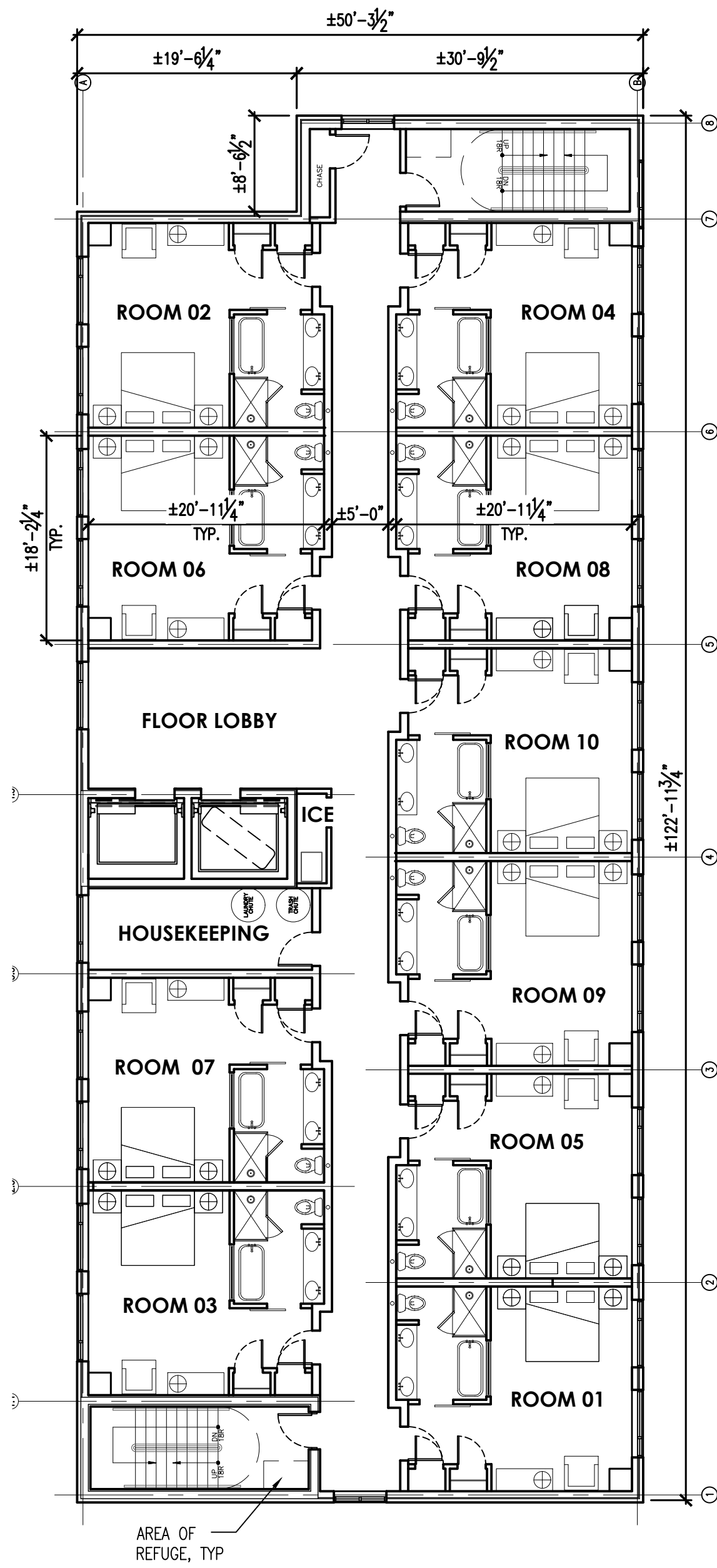


EUROPEAN CRYSTAL HOTEL

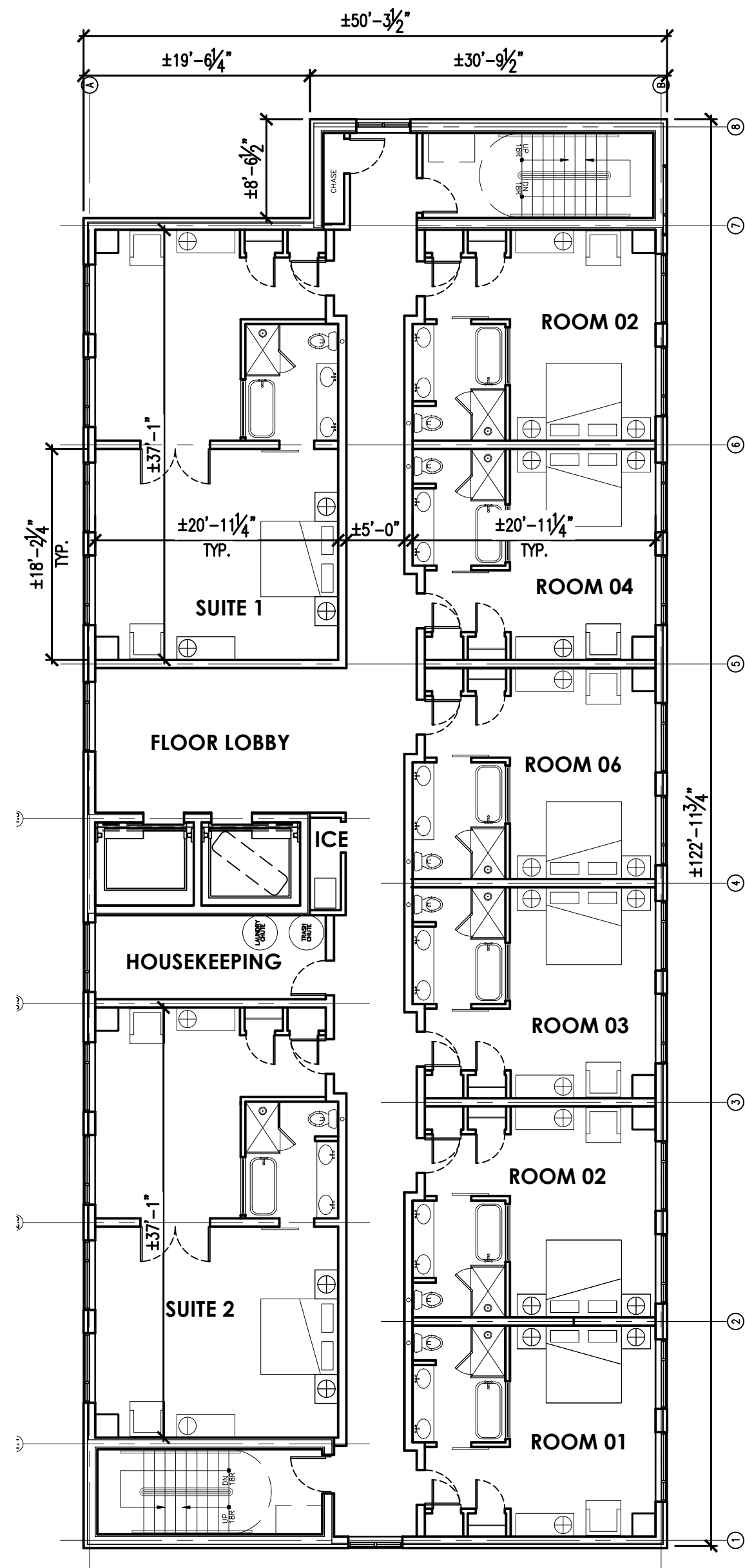
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 PROPOSED 2ND FLR PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018

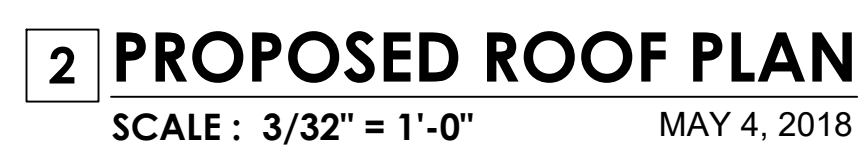


2 PROPOSED 3RD-7TH FLR PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018



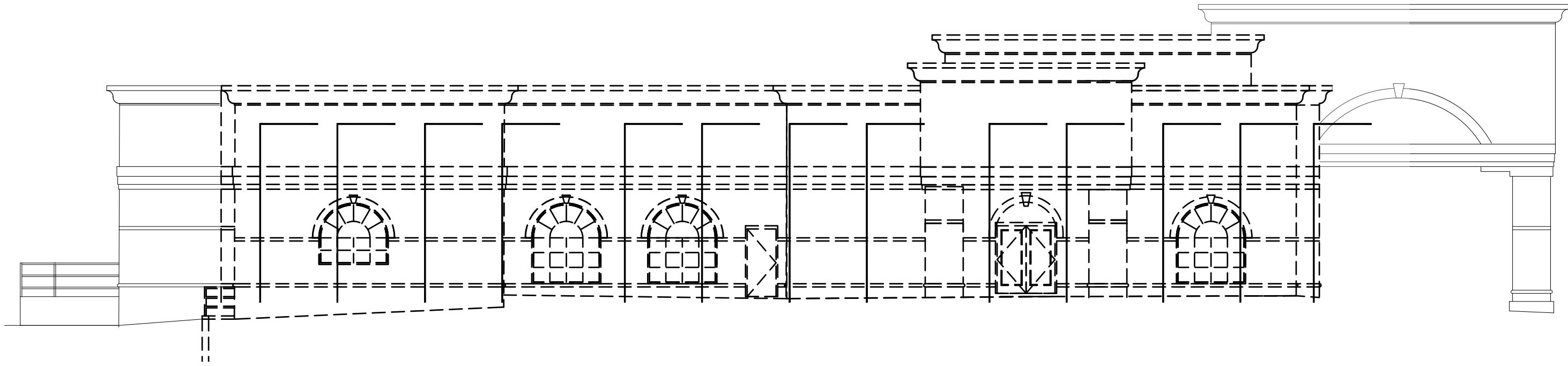
3 PROPOSED 8TH FLR
SCALE : 3/32" = 1'-0" MAY 4, 2018

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION - NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



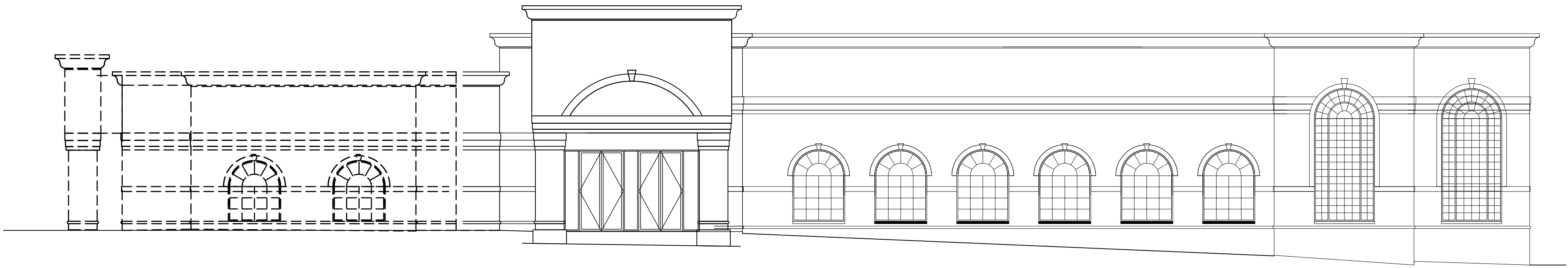
2 PROPOSED NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

EUROPEAN CRYSTAL HOTEL

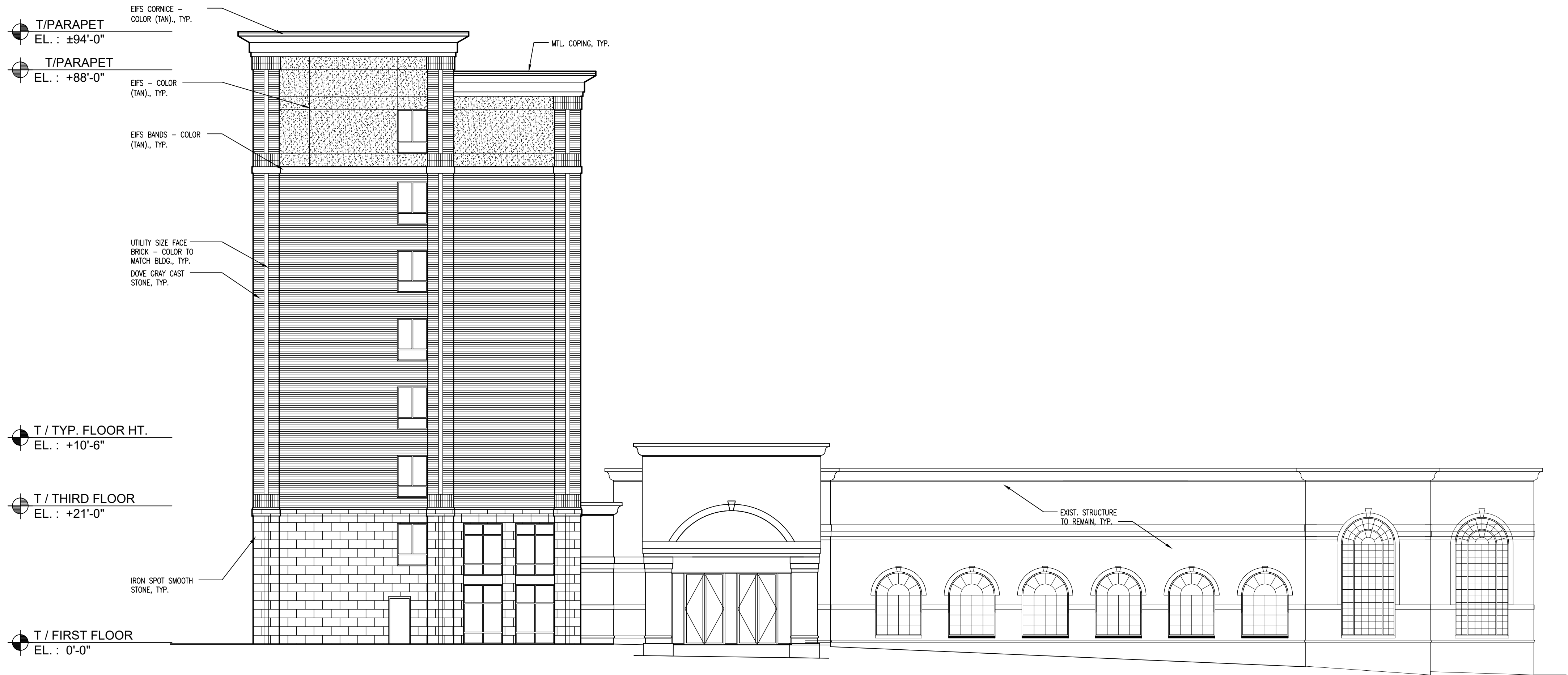
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

IVY BOUTIQUE HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION - WEST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



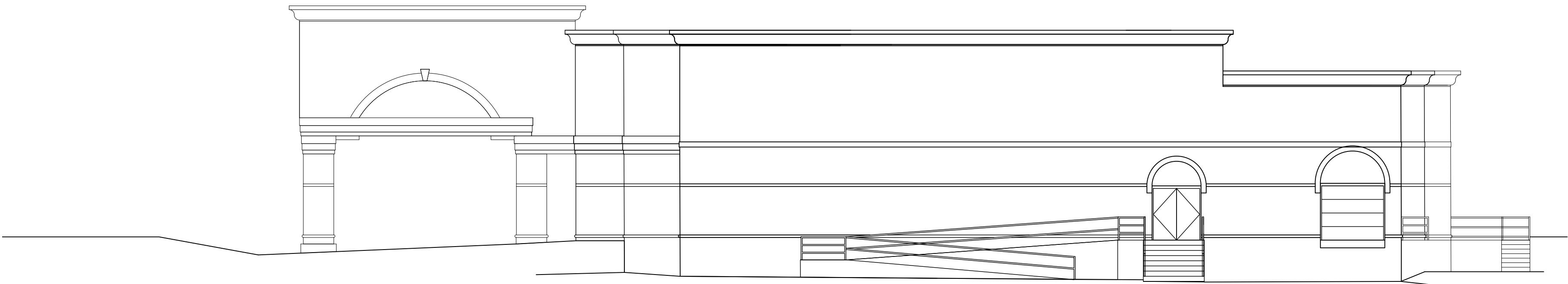
2 PROPOSED WEST ELEVATION
SCALE : 3/32" = 1'-0" AUGUST 8, 2017

Enrique Castel Architect

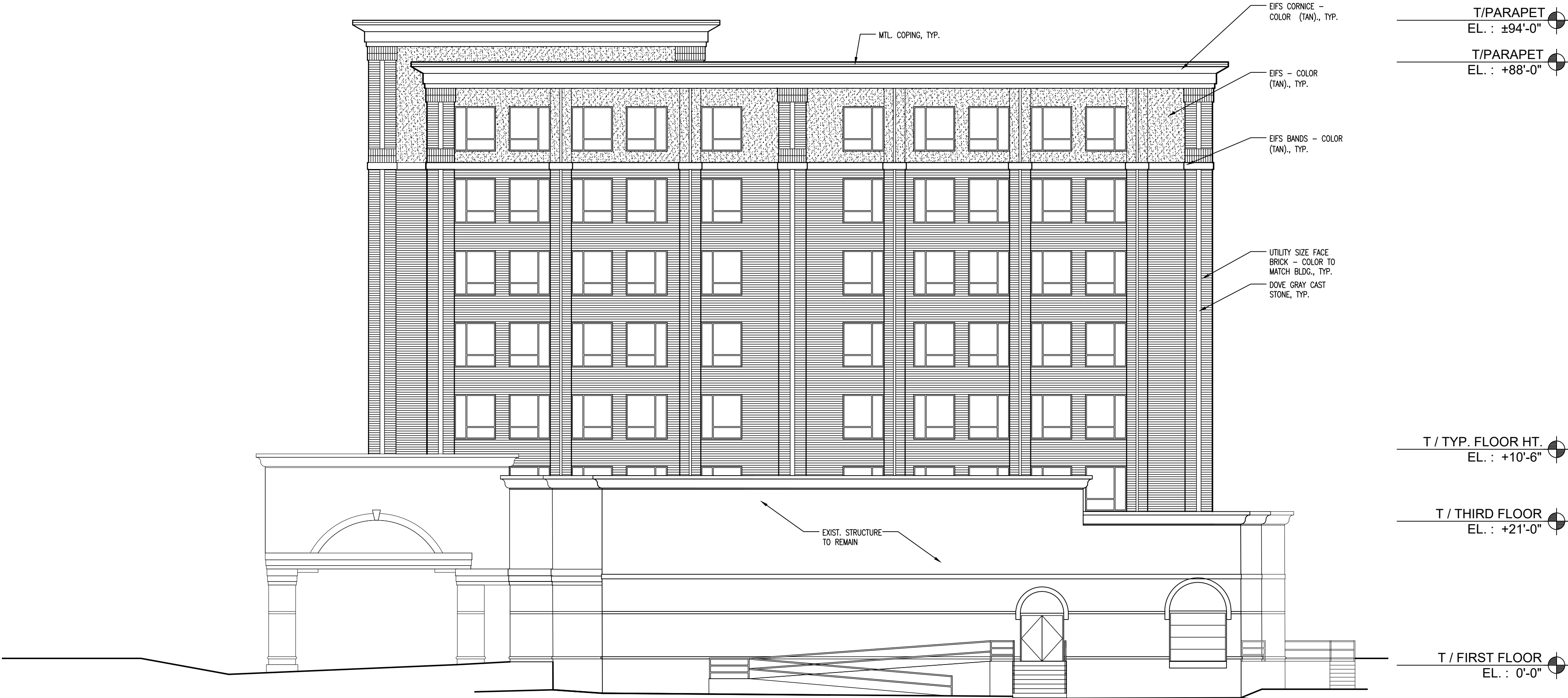
460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



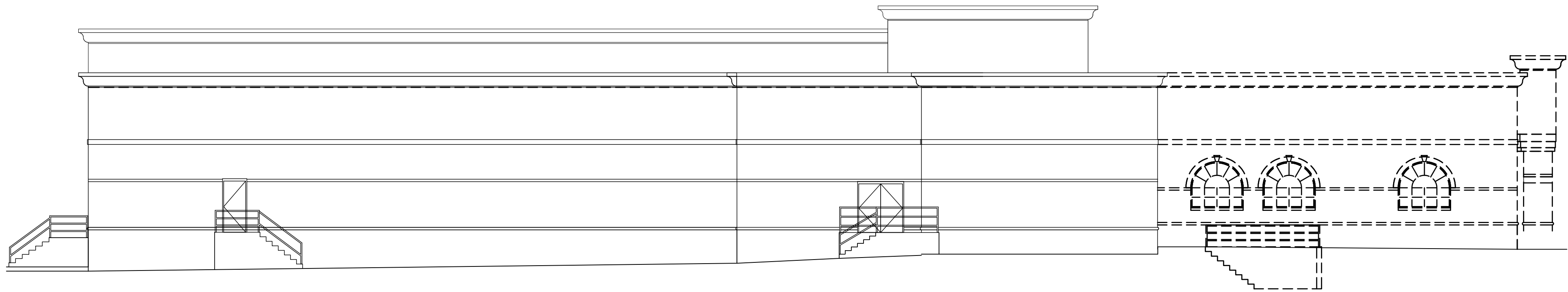
1 EXISTING SOUTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



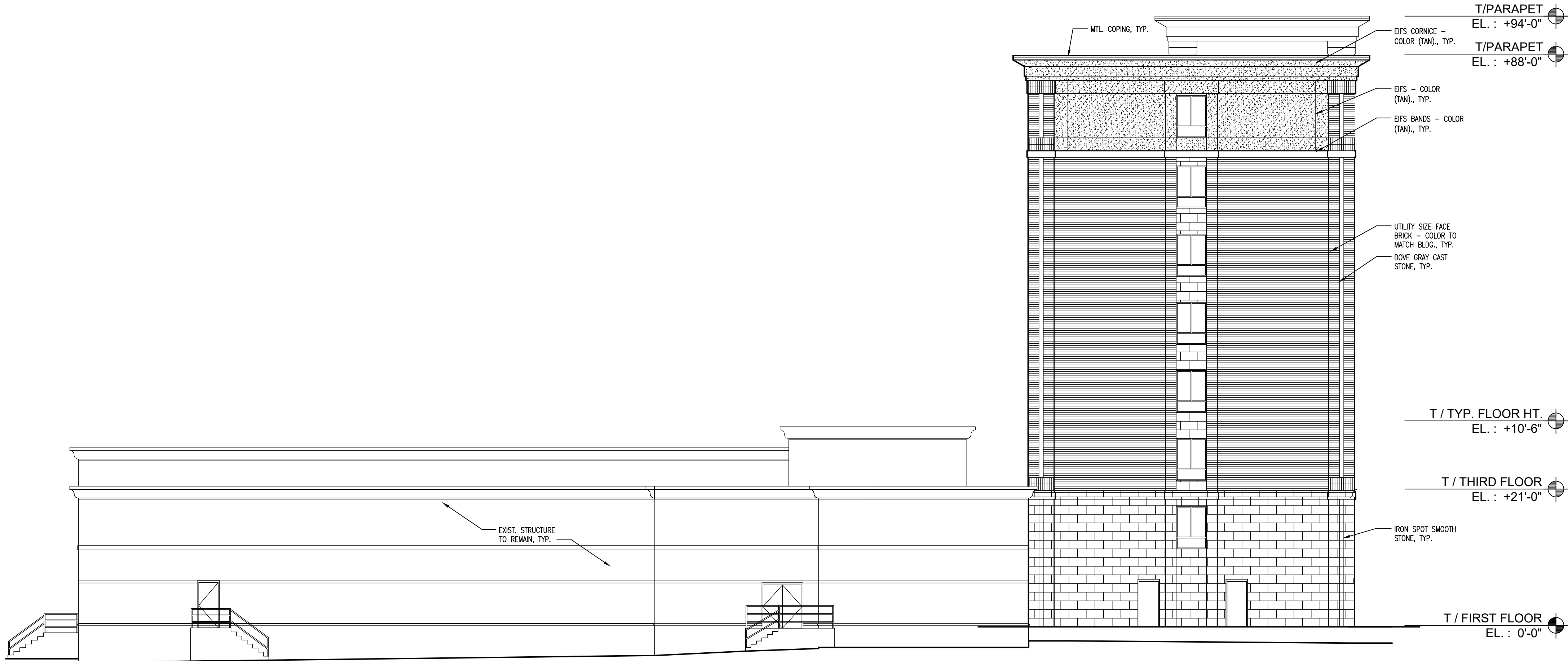
2 PROPOSED SOUTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION EAST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



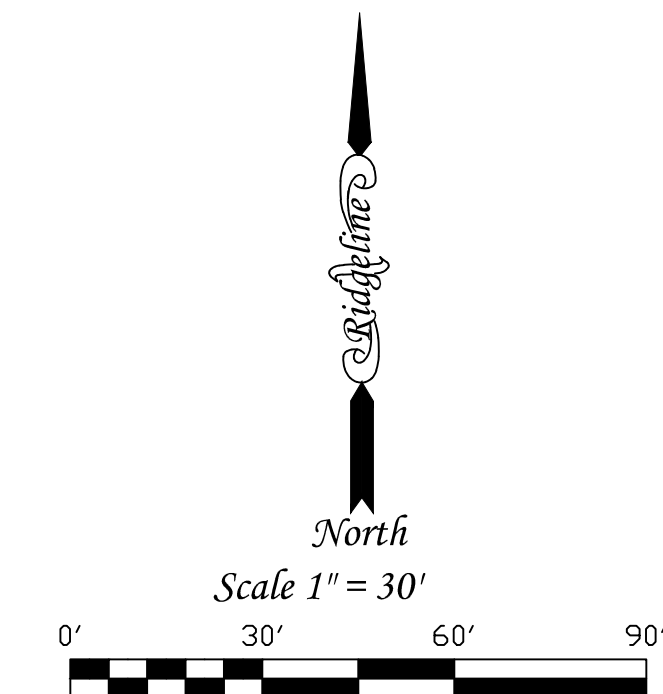
2 PROPOSED EAST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



460 WEDGEWOOD CIR . LAKE IN THE HILLS, IL 60156 .
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Existing Condition and Demolition Plan



LEGEND	
	EXISTING CONTOUR
	EXISTING ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM SEWER
	SANITARY SEWER
	CLEANOUT
	WOOD UTILITY POLE
	LIGHT POLE (EXISTING)
	LIGHT POLE (PROPOSED)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	PARKING SPACE UNITS
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	TOP OF WALL
PROPOSED GRADE	
	FLOW DIRECTION
	CURB ELEVATION
	GUTTER ELEVATION
	PAVEMENT ELEVATION
	FINISHED SURFACE ELEVATION
	GROUND SURFACE ELEVATION

TOPOGRAPHIC PROVIDED BY: BOND CONSULTING, INC.

SITE BENCHMARK IS CUT CROSS ON NORTHWEST BOWNET BOLT OF FIRE HYDRANT WEST SIDE OF SITE, ELEV. 716.07, TRANSFERRED FROM ARLINGTON HEIGHTS BN NO. 88 AT 412 ALGONQUIN RD., ELEV. 711.57.

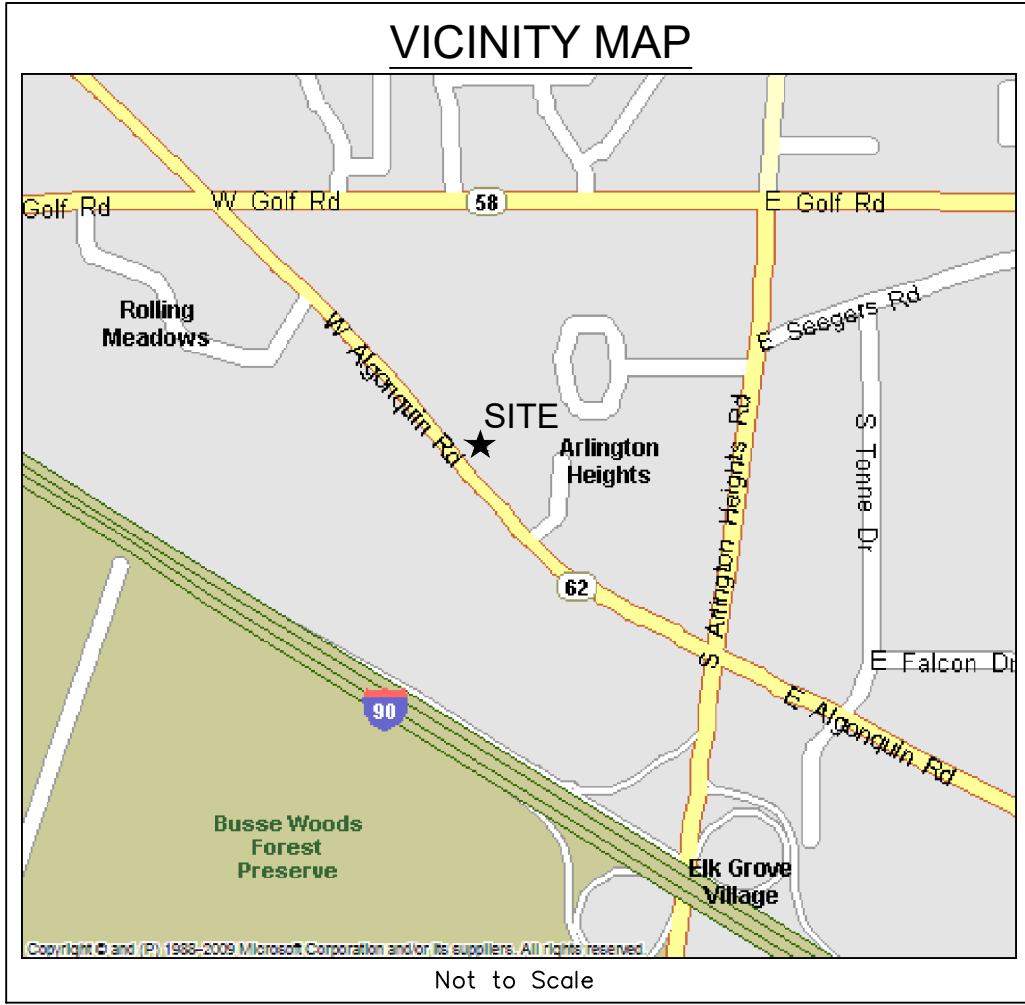
NOTE: EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BO'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS.

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL JULLIE. 1-800-892-0123 BEFORE DIGGING.

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



FULL DEPTH CLEAN SAW CUT AND REMOVE 140 L.F. OF EXISTING PAVEMENT ADJACENT TO REPLACED CURB & GUTTER

REMOVE EXISTING 140 L.F. OF CURB & GUTTER

REMOVE EXISTING 78 L.F. OF CURB & GUTTER

FULL DEPTH CLEAN SAW CUT AND REMOVE 78 L.F. OF EXISTING PAVEMENT ADJACENT TO REPLACED CURB & GUTTER

FULL DEPTH SAW CUT & REMOVE EXISTING PAVEMENT

REMOVE 4,638 SQ. FT. OF BUILDING

REMOVE EXISTING OVERHANG

REMOVE 970 SQ. FT. OF EXISTING CONCRETE WALK

1-STORY BRICK STUCCO BUILDING NO. 519 TO REMAIN

REMOVE EXISTING 50 L.F. OF CURB & GUTTER

EXISTING 8" TREE TO BE REMOVED

FULL DEPTH CLEAN SAW CUT AND REMOVE 50 L.F. OF EXISTING PAVEMENT ADJACENT TO REPLACED CURB & GUTTER

INDEX OF SHEETS

1. EXISTING CONDITIONS & DEMOLITION PLAN
2. PRELIMINARY SITE GRADING PLAN
3. PRELIMINARY UTILITY & SITE PLAN
4. TRUCK TURNING EXHIBIT
5. PHOTOMETRIC PLAN

EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - a) Submittal of a Notice of Intent (NOI) to IEPA.
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submittal of an Incident of Noncompliance (ION) if an even occurs.
 - e) Weekly reports after 1/2" rainfall or 5" snowfall.
 - f) Documentation of changes to ESC plan.
 - g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
- 2) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- 3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- 4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
- 5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, Building slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 95% modified proctor dry density.
- 6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control".
- 7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- 9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- 10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all graded areas or as required to prevent sediment from entering and/or leaving the site.
- 11) Dust produced from the site shall be kept to a minimum during dry periods of spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- 12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 13) Culverts and drainage ditches shall be kept clean and clear of obstruction during the construction period.
- 14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impact. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 16) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
- 17) The contractor shall install all erosion control items prior to commencement of any work.
- 18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. INSTALL TEMPORARY TREE PROTECTION FENCING PER VILLAGE STANDARD SPECIFICATIONS PRIOR TO ANY DEMOLITION WORK.
2. INSTALL TEMPORARY 6' HIGH CHAIN LINK FENCE AROUND THE PROPOSED WORK AREA.
3. CONTRACTOR SHALL VERIFY THE EXACT ELEVATION AND LOCATIONS OF ALL EXISTING UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION, TO AVOID ANY INTERFERENCES.
4. APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO AND TO PROTECT EXISTING UTILITIES AND APPURTENANCES IN THE VICINITY OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS, ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
5. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
6. CONTRACTOR TO TAKE ALL OSHA REGULATED AND APPLICABLE LOCAL SAFETY PRECAUTIONS TO SAFETY GUARD ALL POTENTIALLY HAZARDOUS WORK.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF EXCESSIVE DEBRIS OF ALL TIMES.
8. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH DAY.
9. ALL EXCAVATION SHALL BE TAPERED, OR SHORED AND MAINTAINED PUMPED DRY.
10. DO NOT CREATE DUST OR OTHER NUISANCE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION.
11. "NO TRESPASSING" SIGNS SHALL BE MOUNTED ON THE FENCING IN CONSPICUOUS LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND APPROVED.
12. ANY GATE IN THE PERIMETER FENCE SHALL BE ADEQUATELY HINGED TO PREVENT ENTRY, EXCEPT TO ALLOW INGRESS AND EGRESS TO AND FROM SITE, SUCH GATE MUST BE LOCKED AT ALL TIMES, OTHER THAN PERMITTED HOURS OF CONSTRUCTION.
13. EXISTING GREASE TRAP ON EAST SIDE OF BUILDING MUST BE CLEARED PRIOR TO ANY DEMOLITION.



CALL BEFORE YOU DIG
800-892-0123

SHEET
1

OF
4

PREPARED FOR:

EUROPEAN CRYSTAL HOTEL

PROPERTY ADDRESS:

519 W Algonquin Road
Arlington Heights, IL 60005



Ridgeline Consultants LLC

Illinois Professional Design Firm No. 194-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385

George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2012
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

REVISION	DATE	DESC
1	08/08/17	PER VILLAGE REVIEW COMMENTS (REW)
2	05/09/18	PER DESIGN CHANGES (REW)
3	06/08/18	PER OWNER COMMENTS (REW)

BOOK: PS DWG. SIZE:

DRAWN: PS CHECKED: JGL

REFERENCE:

PLAN DATE: 6/5/2017

PROJECT NO. 2017-0224

SITE IMPROVEMENT					
	Existing			Proposed	
Project Area	111,993	Sq. Ft.	2.571 Acres		
Building	20,404	Sq. Ft.	0.468 Acres	20,469	Sq. Ft. 0.470 Acres
Pavement (Concrete Curb & Gutter, Asphalt Pavement and Concrete Pavement)	71,282	Sq. Ft.	1.636 Acres	72,543	Sq. Ft. 1.665 Acres
Total Impervious Area	91,686	Sq. Ft.	2.105 Acres	93,012	Sq. Ft. 2.135 Acres
Total Pervious Area	20,307	Sq. Ft.	0.466 Acres	18,981	Sq. Ft. 0.436 Acres
Net Increase in Impervious Area				1,326	Sq. Ft. 0.030 Acres

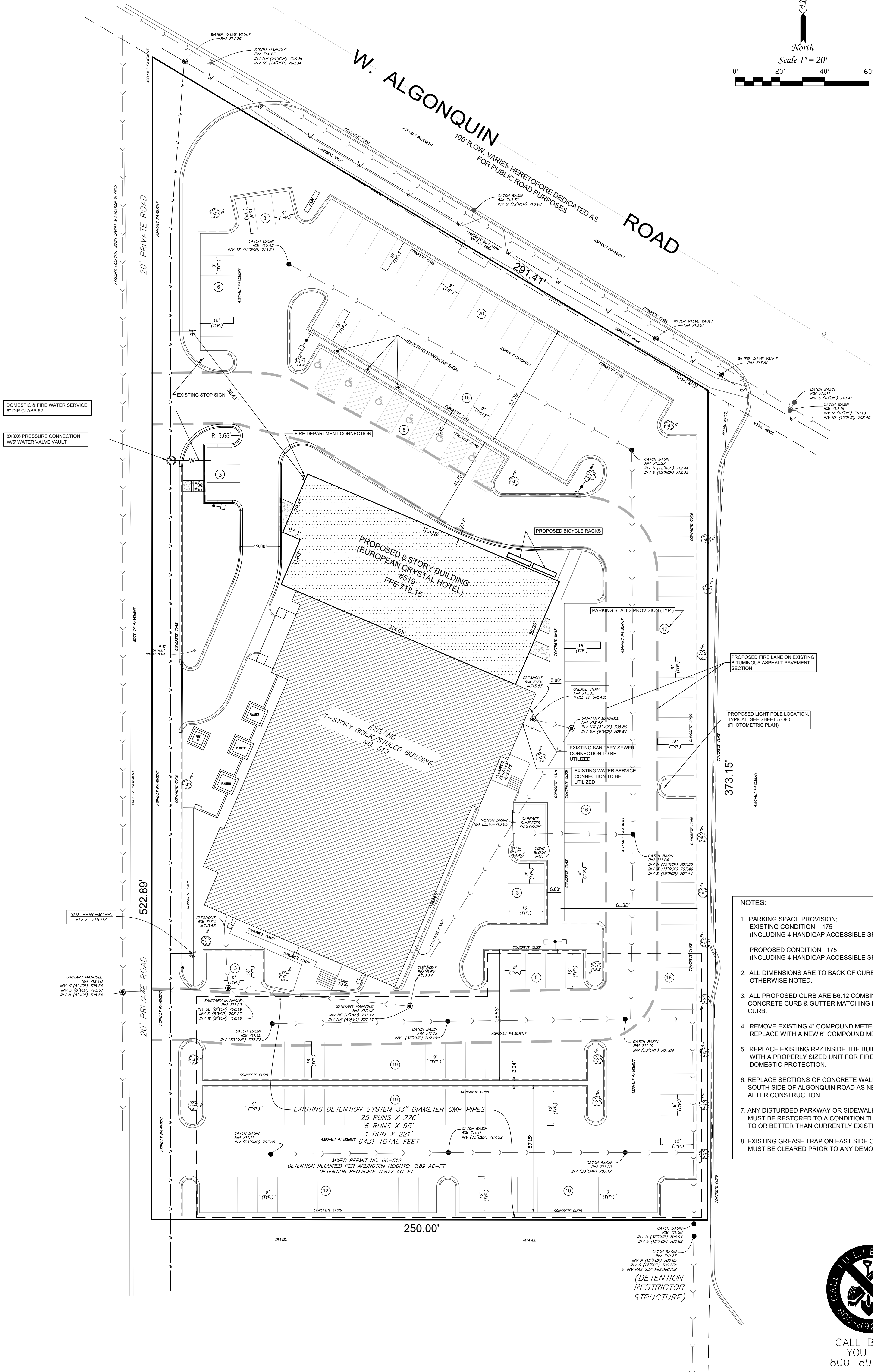
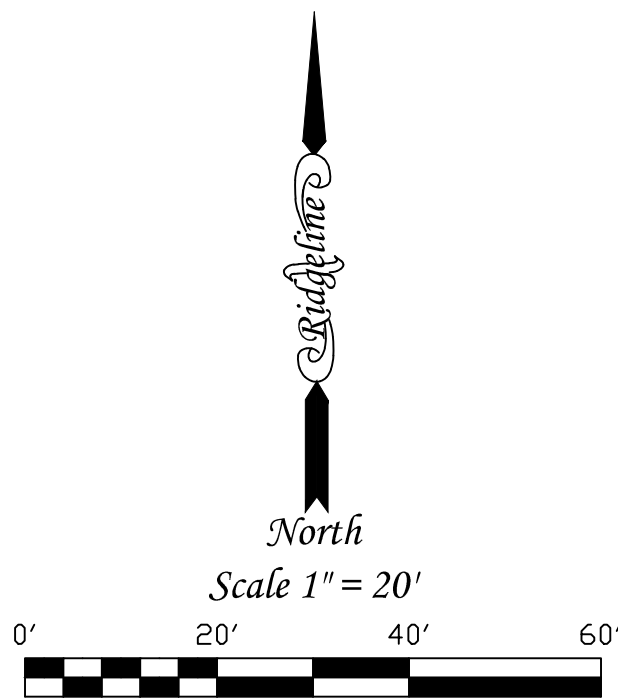
- NO WATERSHED MANAGEMENT PERMIT IS REQUIRED AS DISTURBANCE IS LESS THAN 0.5 ACRES IN AREA. WHEN WMP IS NOT REQUIRED, NO VCBMP OR DETENTION SHALL BE REQUIRED PER WATERSHED MANAGEMENT ORDINANCE OF MWRD. HOWEVER, REQUIRED DETENTION IS EVALUATED UNDER THE PROPOSED CONDITIONS AGAINST THE DETENTION PROVIDED UNDER MWRD PERMIT NO. 00-512. IT IS DETERMINED THAT NO ADDITIONAL DETENTION IS REQUIRED USING VOA'S DETENTION CALCULATION.

- COLD MILL AND OVERLAY 2" BITUMINOUS SURFACE COURSE WITHIN EXISTING PARKING LOT.
NO GRADING WILL BE CHANGED.



CALL BEFORE
YOU DIG
800-892-0123

Preliminary Utility and Site Plan



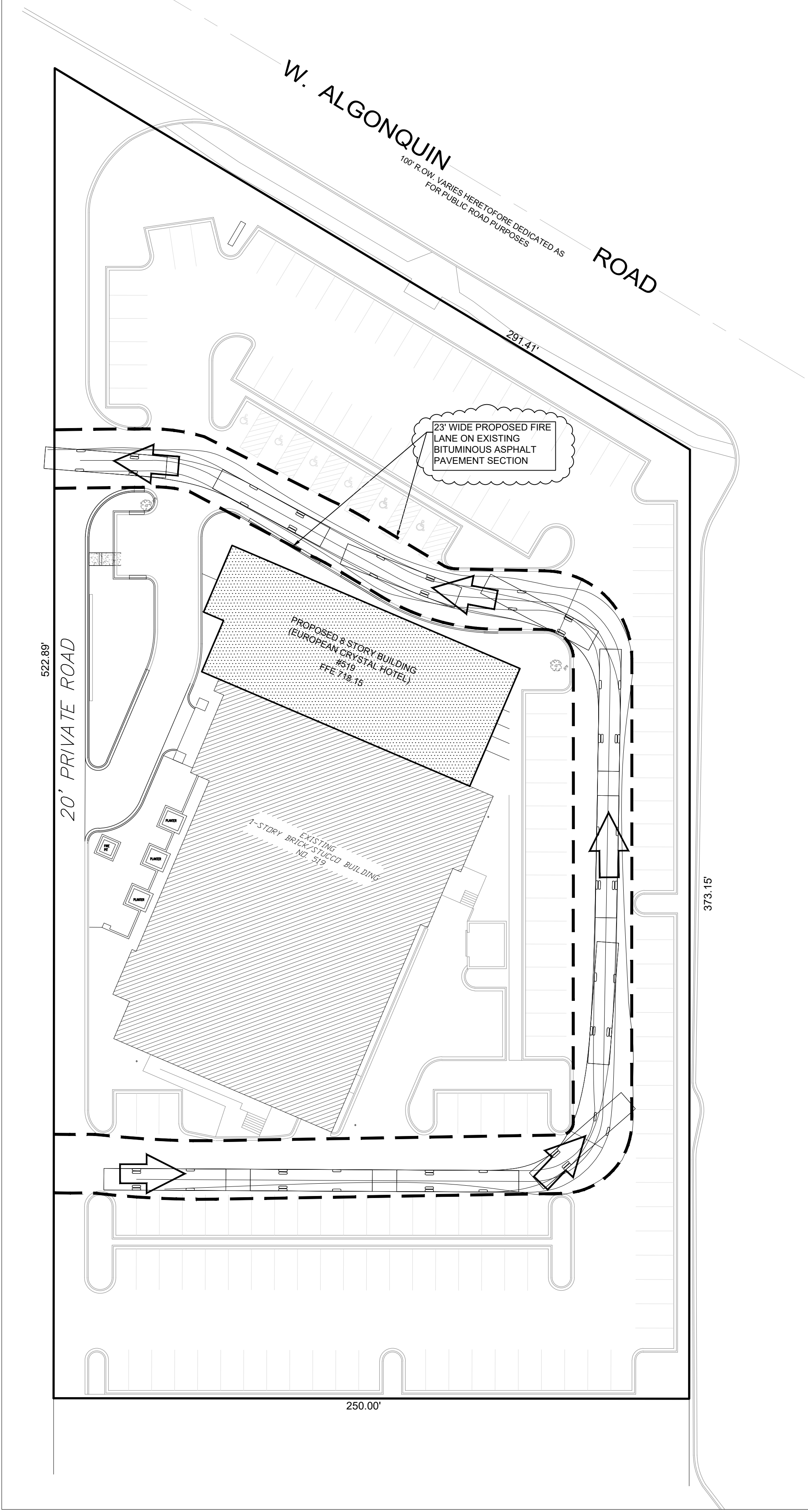
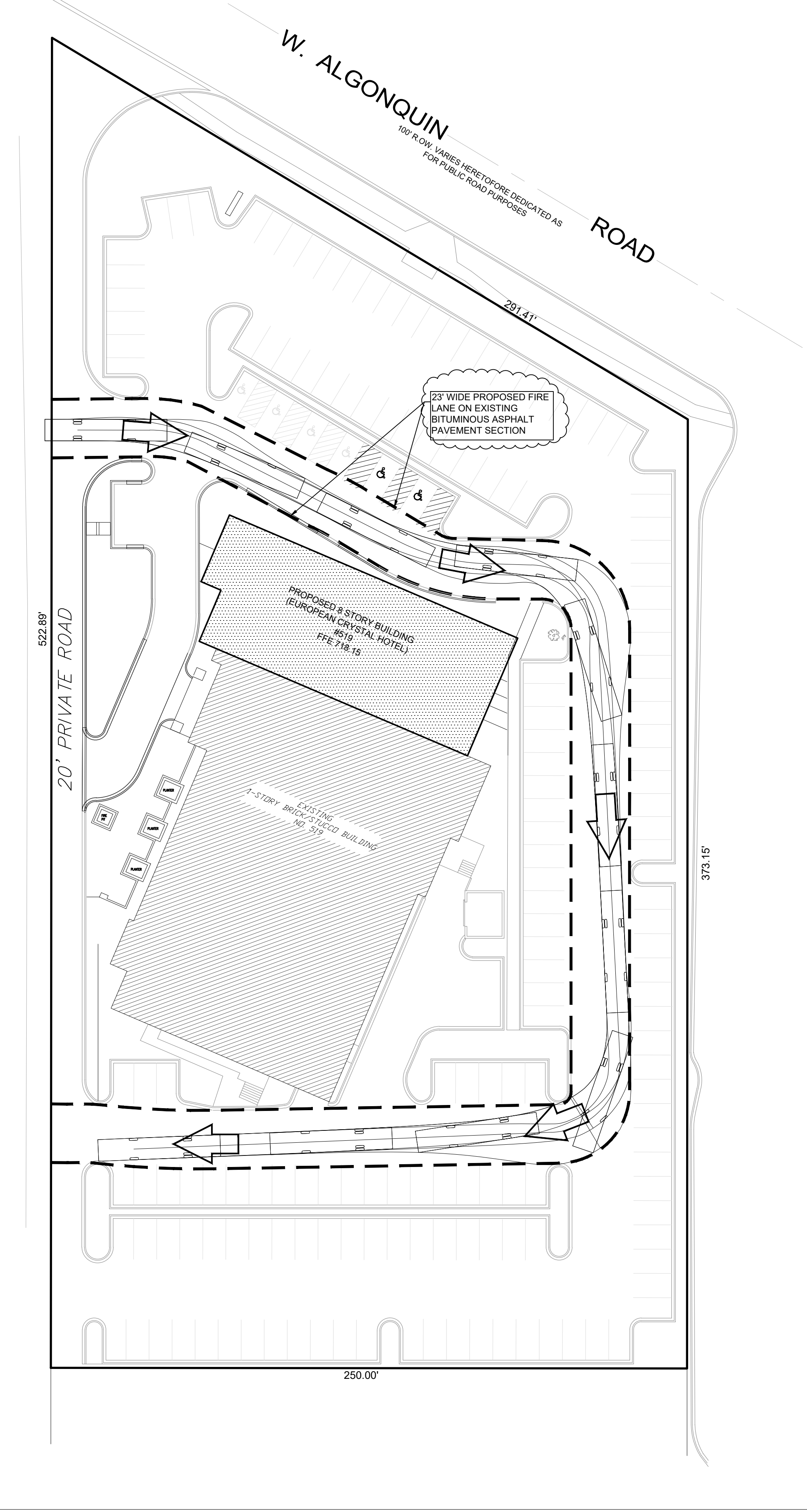
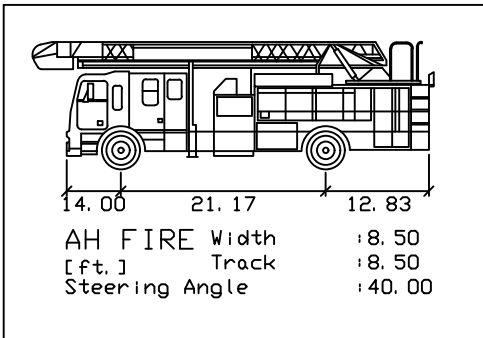
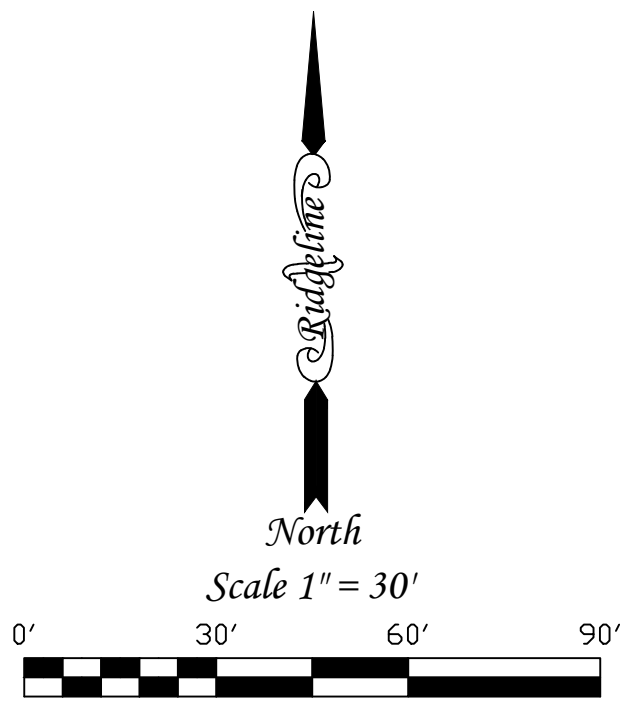
- NOTES:
1. PARKING SPACE PROVISION;
EXISTING CONDITION 175
(INCLUDING 4 HANDICAP ACCESSIBLE SPACES)

PROPOSED CONDITION 175
(INCLUDING 4 HANDICAP ACCESSIBLE SPACES)
 2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED CURB ARE B6.12 COMBINATION CONCRETE CURB & GUTTER MATCHING EXISTING CURB.
 4. REMOVE EXISTING 4" COMPOUND METER. REPLACE WITH A NEW 6" COMPOUND METER.
 5. REPLACE EXISTING RPZ INSIDE THE BUILDING WITH A PROPERLY SIZED UNIT FOR FIRE & DOMESTIC PROTECTION.
 6. REPLACE SECTIONS OF CONCRETE WALK ON THE SOUTH SIDE OF ALGONQUIN ROAD AS NEEDED AFTER CONSTRUCTION.
 7. ANY DISTURBED PARKWAY OR SIDEWALK AREAS MUST BE RESTORED TO A CONDITION THAT IS EQUAL TO OR BETTER THAN CURRENTLY EXISTING.
 8. EXISTING GREASE TRAP ON EAST SIDE OF BUILDING MUST BE CLEARED PRIOR TO ANY DEMOLITION.

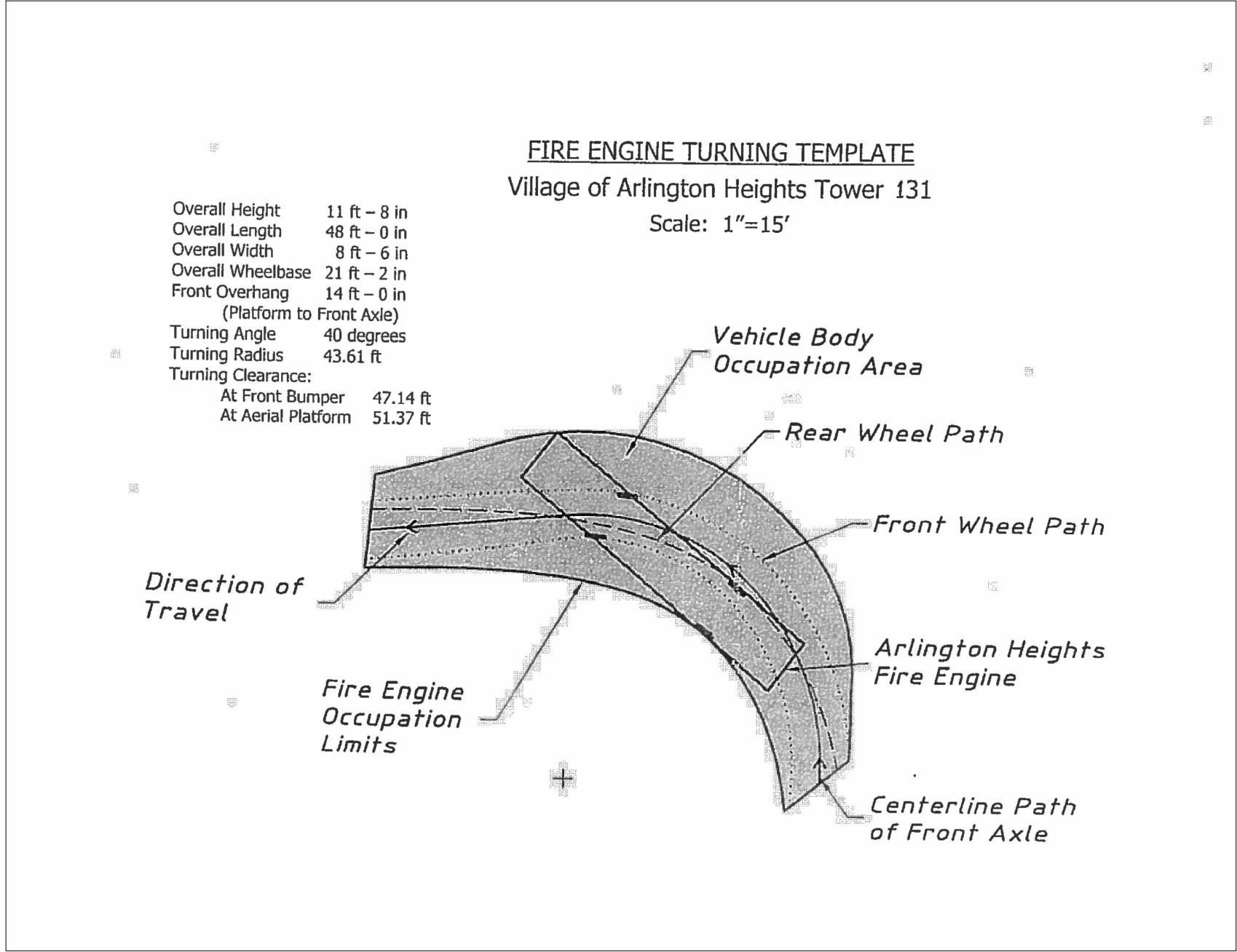


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YOU DIG
800-892-0123

Truck Turning Exhibit



NOTE:
NO OVERHEAD UTILITY OR POWER LINES
ARE TO BE LOCATED WITHIN THE
PROPOSED FIRE LANE SHOWN HEREON.





TR Mandigo & Company

"Over 35 Years of Hospitality Consulting"

Market Study

Market Study for
A 60-room four-star lifestyle hotel at the
European Crystal Banquets Building in
Arlington Heights, Illinois

Prepared by:

TR Mandigo & Company
338 N. Highland Avenue
Elmhurst, Illinois 60125
TEL: (630) 279-8144
FAX: (630) 279-4701

Submitted to:

Mr. James Cazares
Mr. Anthony Cazares
European Crystal Banquets
Arlington Heights, IL 60004

Submitted on:

June 26, 2018

TR Mandigo & Company

Over 35 Years of Hospitality Experience
<http://www.trmandigo.com>

338 N. Highland Avenue
Elmhurst, IL 60126
(630) 279 - 8144
TedMandigo@trmandigo.com

Tuesday, June 26, 2018

Mr. James Cazares
Mr. Anthony Cazares
European Crystal Banquets
Arlington Heights, IL 60004

Dear Mr. Cazares:

We have completed our market research to assess the potential market feasibility for the construction of a 60-room hotel in the business corridor along Algonquin Road in the southern end of Arlington Heights, Illinois. Current plans call for a facility adjacent to the existing banquet center, with first floor common areas and lobby and a 60 room, 8 story hotel tower.

We have updated the financials for the revised property program, reducing the room count from 126 rooms to 60 rooms and adjusting the revenues and expenses accordingly. Note that we have not updated the demographics or other field work for this project. Expenses have been adjusted to account for the smaller project and the fixed nature of undistributed expenses.

The report below presents an inventory of transient lodging accommodations in Arlington Heights and properties in the immediate proximity of the community that serve local room accommodation requirements. We have classified these by quality/brand assessment and have researched proposed additions to the market in the immediate area that would impact on local hotel operations. We have obtained through STR, market performance statistics on the local market detailing the past six years of monthly data for those properties we consider most competitive with the proposed hotel property, and analyzed this against historical data from the region and other subsets of hotels located nearby to create a more complete picture of the market.

Our research and analysis has resulted in estimates of demand and room rate (ADR) growth both historically and projected and estimate the growth in demand and prospective occupancy levels that would be representative of the expected competitive market performance over the next several years, the performance of the proposed hotel property for its initial period of operation and the ability of the market to absorb the additional rooms.

We have included our professional estimates of parking requirements for the hotel property based on the proximity to the airport and mix of business served to assist in review of the parking requirements for the property. This analysis includes commentary on the overlap of banquet and transient room parking, the reliance on public transportation and shared rides that would mitigate the parking requirements. We also address peak demand and compatibility of available space in this heavily

industrial area where adjacent businesses require parking for a typical weekday daytime workforce with little demand for overnight and weekend accommodations, precisely the time period where the demand for hotel and banquet parking has its peak. We also indicate other factors that would serve to mitigate parking requirements such as valet parking which increases the density of use of existing space vs. self-park, and group transportation that might be provided during some specific events. Included in our commentary would be the impact of airport van service, either by the hotel or contracted, that would additionally reduce parking requirements.

The study concludes with estimates of level of demand for the project, including determination of attainable occupancy and average daily rate, as well as the absorption period for the hotel and statements of estimated annual operating statistics in terms of occupancy and average daily rate set forth in a stabilized year projection in current value (2018) dollars. The results of this analysis are presented in this report showing the salient market information and our conclusions on market feasibility as well as the effect of any incentives on potential development.

This study also includes Statements of Estimated Operating Results outlining the first six years of operations for the hotel. This provides a forecast of revenues and expenses for the property based on our market findings, including departmental, undistributed, and fixed expenses considering local market conditions and the results of operations of comparable properties. Both revenues and expenses are stated in conformance with the Uniform System of Accounts for Hotels, the industry's standard reporting format. These Statements of Estimated Annual Operating Results form the basis for the determination of the value of the property applying both a Direct Capitalization and a Discounted Cash Flow (DCF) approach to value.

Thank you for the opportunity to be of service.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Theodore R. Mandigo', written in a cursive style.

Theodore R. Mandigo, CPA, ISHC

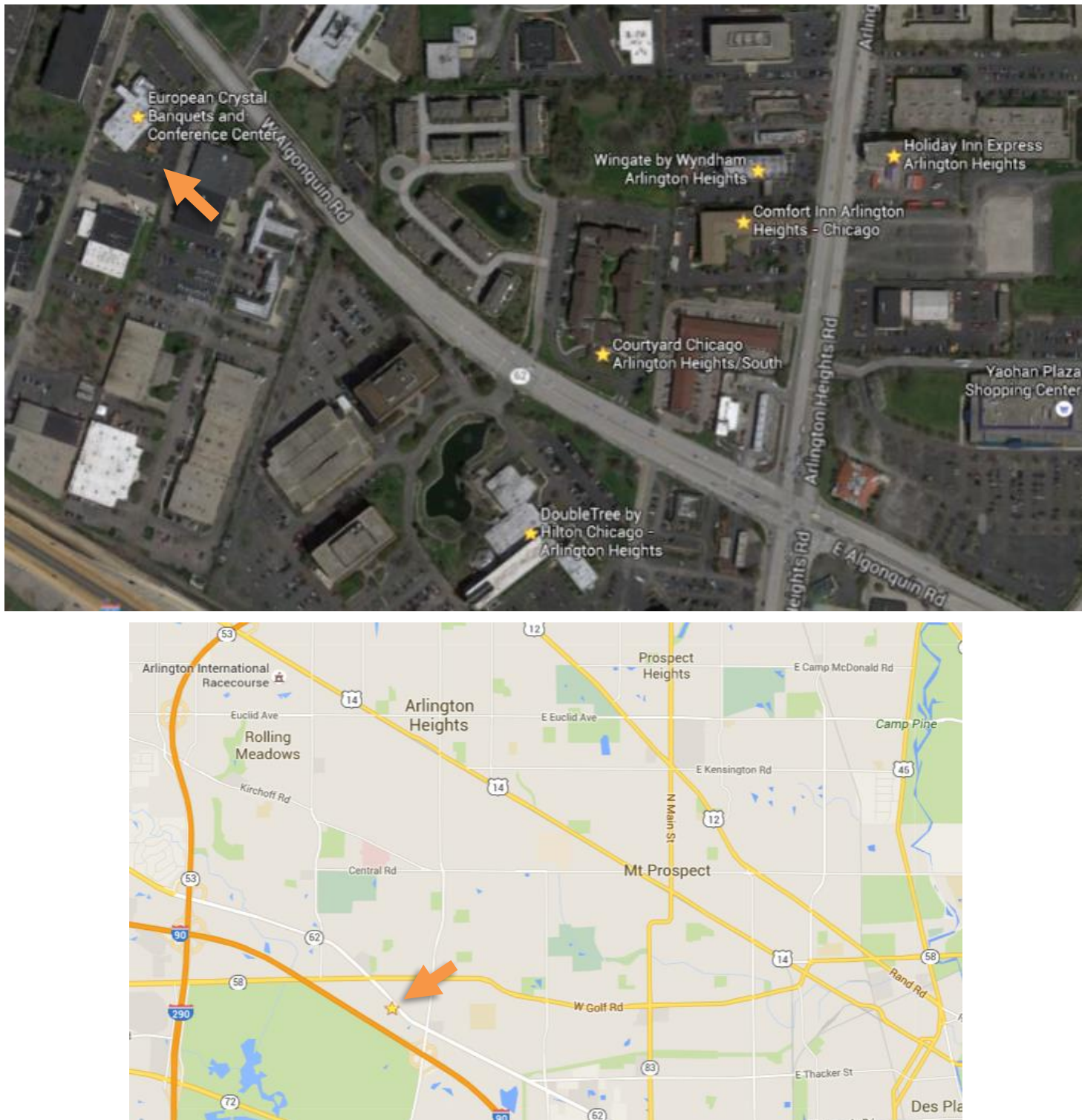
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Table 1: Map of Site Location



Images from Google 2016

Summary of Conclusions

In the interest of full disclosure, TR Mandigo & Co. has produced several feasibility studies in and around Arlington Heights within the last 6 years. The conclusions of those studies have varied from strongly positive to negative based on a number of factors, specifically location, access, and local market served. In brief, we found that mid-ranged hotels in the area saw the slowest recovery, followed by large regional convention properties, while extended stay properties had the highest occupancy. Daily rates were highest among regional convention hotels, followed by the upscale local market. Rates were weakest among regional mid-range properties.

The first of these studies was conducted in 2014, for a proposed site northwest of the one contemplated in this study. We examined several possibilities for that project, and split data into two sets. Utilizing historic data, midscale closest by were typically older, with construction dates of 1990 or earlier, and performed at 56% in 2014, around 15 to 20 points lower in occupancy and around \$15 in daily rate compared to a second, wider ranging set of properties within the upscale or greater categories.

The older data sets included the following hotels:

Table 2: Historic STR Data

STR #	Name	City	Class	Open Date	Rooms
27061	La Quinta Inns & Suites	Arlington Heights, IL	Midscale Class	12/1/1989	121
27523	Courtyard Chicago Arlington Heights North	Arlington Heights, IL	Upscale Class	4/1/1990	152
45259	Wingate By Wyndham Arlington Heights	Arlington Heights, IL	Midscale Class	4/1/2003	80
19030	Holiday Inn Express Arlington Heights	Arlington Heights, IL	Upper Midscale Class	3/1/1987	125
20261	Courtyard Arlington Heights South	Arlington Heights, IL	Upscale Class	12/1/1985	147
56691	Holiday Inn Express	Rolling Meadows, IL	Upper Midscale Class	12/1/2007	135
61566	Holiday Inn	Mount Prospect, IL	Upper Midscale Class	4/1/2011	136
61373	Hampton Inn Suites	Mount Prospect, IL	Upper Midscale Class	4/1/2012	120
Total Properties:				8	1016

STR #	Name	City	Class	Open Date	Rooms
27523	Courtyard Chicago Arlington Heights North	Arlington Heights, IL	Upscale Class	4/1/1990	152
9594	Doubletree Chicago Arlington Heights	Arlington Heights, IL	Upscale Class	4/1/1985	241
61373	Hampton Inn Suites	Mount Prospect, IL	Upper Midscale Class	4/1/2012	120
35907	Hyatt Place	Schaumburg, IL	Upscale Class	12/1/1997	127
57626	Hilton Garden Inn	Schaumburg, IL	Upscale Class	10/1/2008	166
42471	Springhill Suites	Schaumburg, IL	Upscale Class	10/1/2001	132
Total Properties:				6	938

In 2016, we analyzed data for a precursor to the current project utilizing the closest properties to the proposed site at and around the intersection of Algonquin Road and Arlington Heights Road, immediately north of the I-90 exit to determine the strength of the primary market served. These hotels are shown on the following page:

Table 3: Closest STR properties of comparable class

STR #	Name	City	Class	Open Date	Rooms
22648	Holiday Inn Express Arlington Heights	Arlington Heights, IL	Upscale Class	Feb 1987	111
45259	Wingate By Wyndham Arlington Heights	Arlington Heights, IL	Upscale Class	Apr 2003	80
20261	Courtyard Chicago Arlington Heights S	Arlington Heights, IL	Upper Midscale Class	Dec 1985	147
9594	Doubletree Chicago Arlington Heights	Arlington Heights, IL	Upscale Class	Apr 1985	241
19030	Comfort Inn Arlington Heights Chicago	Arlington Heights, IL	Upscale Class	Mar 1987	125
Total Properties:				5	704

This set featured stronger historic averages than the first set, but slightly weaker than the second, which included Schaumburg hotels. Results placed the occupancy in 2014 at 72% with \$86.83 average daily rate (ADR). 2015 numbers were 69.4% occupancy and \$93.13 ADR. Thus, except for the midscale hotels, surrounding properties appeared to be doing well, though with relatively weak ADR, which is typical of suburban properties. The precursor study using this data found that historic performance in the market was sufficient to justify the feasibility of a new hotel in the marketplace. In order to update the study for the current market performance, an additional STR report was ordered in June 2018 utilizing the same set as above. The results for this set showed a strong 2016 with occupancies at 72.6%, while 2017 was down slightly at 70%. Data through April indicates that 2018 is a stronger year, up 6.7 points on the same period in 2017. Rates also have shown improvement, jumping nearly 8 percentage points in 2015, 2 points in 2016, and only ½% in 2017. YTD 2018 indicates an expected increase of above 2% for the remainder of the year. These two metrics taken together indicate strong RevPAR growth for the end of 2018 at or above 10% over 2017.

In general, hotels in the area operate based on a select number of factors, most easily broken down into local and regional: local demand includes transient and business demand generated from the immediate area, contracts with area businesses, and groups, such as social organizations. These tend to be drawn from an area of no larger than a 5-mile radius. Roughly speaking, they are distinguished by transient guests and organizations seeking value, and personal relationships. Regional demand, on the other hand, consists of larger groups, transient tourist demand, and tends to value corporate and brand loyalty, price and number of services, and importantly, ease of access to highways and the region at large.

The Northwest Chicago region, centered on Schaumburg, is the largest suburban office market in Illinois. Businesses in the area are most concentrated west of Route 53, as well as along Northwest Highway, though offices in the downtown area tend to be smaller, with limited hotel demand. By far the greatest concentration of businesses is located in Schaumburg, with over 12 million square feet of office space. The greater Schaumburg area, consisting of Schaumburg, Rolling Meadows, Arlington Heights, Palatine, Streamwood, Roselle, Elk Grove Village and Wood Dale, includes 50 hotels with 10 hotels in Arlington Heights, making the Northwest Chicago area the largest suburban hotel market in Illinois and the second largest overall in the state, just behind the downtown Chicago concentration of hotels. Of these, 29 are located in Schaumburg.

The Village of Arlington Heights is a major suburb located northwest of the city of Chicago, thirty miles from downtown via I-90/94. I-290/Illinois Route 53 is the major north-south highway linking both I-55 and the Eisenhower Expressway with I-90/94, the Northwest Tollway, which runs east-west along the southern boundary of the village. Several major regional arteries link the northwest suburban market to the surrounding region as well, making travel to and from the village to the city of Chicago, surrounding suburbs and the interstate highway network relatively easy. Visitors to area office parks and major retail destinations are most likely to choose a facility along major arteries serving the area and providing convenient access to the interstate highway network, O'Hare International Airport, area shopping and attractions, particularly with the number of lodging facilities available throughout the area and within those clusters of demand generators.

Historically Chicago suburbs could count on overflow hotel demand from the downtown market during large events and peak periods. However, because of significant increases in rooms downtown and other factors, most of these guests now choose to stay downtown. This has affected the overall suburban market as it has historically been a significant secondary or overflow market for the city of Chicago. This changed as a result of the 2008 recession, and rapid construction of the recovery period. An influx of new rooms in the CBD addressed the compression periods that had previously displaced rooms to the regional market, and resulted in a loss of overflow rooms outside of Chicago. The end result was an uneven recovery in the suburbs in which older and mid ranged properties saw occupancy recovery to the low to mid 60% range, while newer properties and ones with recent renovations reached over 70%.

This cycle is nothing new, as motels were almost entirely displaced by limited service chain hotels in the decades following interstate construction, though it does mark something of a turning point as hotels built during the 1980's and 1990's approach the end of their typical usable life. Ultimately, this has effectively separated the market between hotels that can be competitive into the foreseeable future, and those properties that have essentially been passed by, and may never see pre-recession numbers again unless they invest in significant renovations. Furthering this split is the fact that hotels are generally built with around a 25-year useable life, which includes scheduled renovations every 3-5 years and major renovations every 7-10. Because many suburban properties were built in waves, with the oldest occurring in the 1970's, while the biggest wave came in the 1990's. This means that many of the mid-range hotels in the suburbs are at or near the end of their planned useful life, and may need substantial renovation to adapt to changes in the marketplace. Because guest needs change over time, it is possible for hotels to become obsolete even with renovation as well.

The clearest local example of this is the 426 room Sheraton which closed at the end of 2009 (though there are many other extenuating circumstances). When this hotel exited the market, its former guests left for other properties, primarily in Schaumburg.

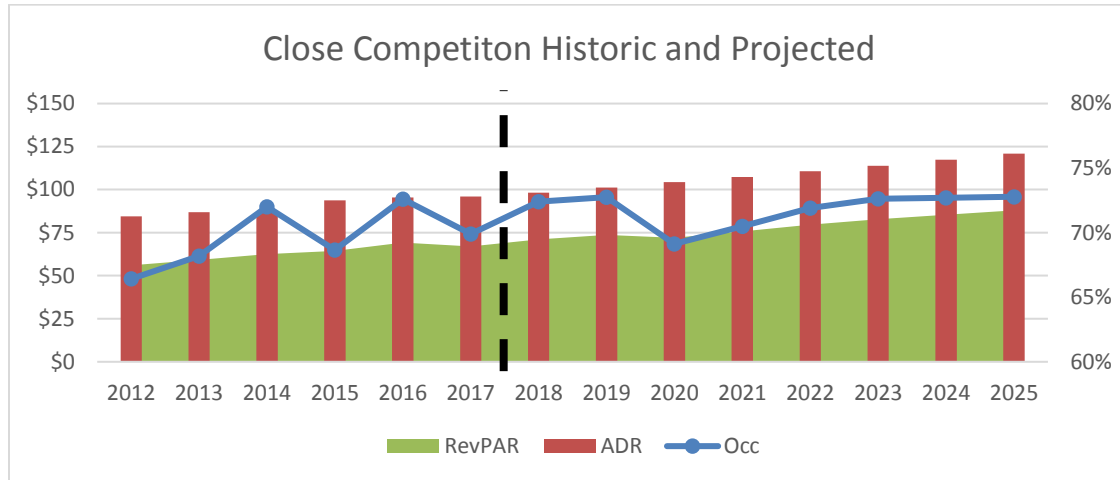
Our conclusions regarding the proposed European Crystal Banquet facility hotel follows:

1. We find sufficient local support along the Algonquin corridor combined with the demand currently and prospectively generated by the European Crystal Banquet facility to support the development of the 60-room hotel as proposed.
 - The site is surrounded by low to medium rise office, industrial and hotel buildings, and should have visibility from the highway coming east, and partial visibility coming west prior to the exits. Additional signage would improve visibility.
2. The intersection nearby the I-90 exit contains the largest concentration of rooms in the Arlington Heights Market, owing to its ease of access and commercial density.
3. Although there are several economy level properties in the area, most of the surrounding facilities are considered upscale or upper-midscale and are performing well for the market (above average in both occupancy and rate), indicating a somewhat resilient local market.
4. The property should perform at a level of 72% occupancy with an Average Daily Rate (ADR) of \$130 in current (2018) dollars.
5. The depth of the market and current demand growth trends indicate a short absorption period for the additional 60 room with a nominal initial impact on the occupancy performance of existing properties in the market (1 to 1/5%) with no direct impact on the continued annual growth in ADR of 3.25%, above the general level of inflation over the past 6 years as a reflection of regaining lost ADR during the bottom of the recession and both recovery and new growth in ADR in recent years.
 - This conclusion is drawn from the property's unique position as an upper-upscale limited service property (often referred to as boutique or lifestyle), small overall number of rooms, and newness of rooms compared to other hotels in the immediate area.
 - Further, the hotel's target mix of customers would be heavily focused on meetings and events, given its unique amenities.
 - As discussed earlier, the surrounding market is stronger than that of the north side of the city, while the banquet features of the proposed property will make the proposed hotel likely to compete with the larger pool of hotels in the region, including Schaumburg.
6. The only new addition to the market that we are aware of is the stalled property currently proposed at Arlington Downs. This project has been redesigned several times and currently sits in limbo.
7. The facility currently provides adequate parking for the banquet and meeting activity through on-site surface parking with occasional overflow parking in open lots adjacent to area commercial and industrial development in the immediate vicinity of the European Crystal Banquet property.
 - In addition to the complimentary use of parking, the facility itself will see efficiencies in its operation, with combined storage, office, back of house services and others, making it less expensive to run than a similar standalone hotel operation.
8. The development of the 60-room hotel property will generate only a limited additional parking requirement for several reasons:
 - The property will be providing van and shuttle service to and from the airport on a scheduled basis and will also provide group

transportation to area attractions on either a scheduled basis or on request, depending on the level of demand for such services.

- The facility will be heavily marketed to group meeting business, a mid-week staple of the existing banquet and meeting facility. The primary hotel business will consist of those currently and prospectively attending functions during the mid-week at the facility and the current capacity will readily accommodate this mid-week business
- Individual commercial travelers will provide a secondary source of business for the property. Many of these will arrive at the property via commercial transportation, either cab, limousine or shuttle services. Frequently commercial travelers are with other corporate visitors for the same purpose and share transportation. Because of the nature of this shared ride and commercial transportation, airport area hotels indicate that a provision for parking for approximately 40% of the room inventory is sufficient to serve the mid-week business.
- For evening events during the week, the surrounding commercial establishments have historically permitted use of spaces proximate to the banquet facility for overflow parking as evening use does not overlap their needs.
- Weekend events at the banquet facility currently find adequate parking for their needs given the existing parking capacity and the aforementioned use of shared parking in adjacent commercial establishment lots. Persons now coming to the facility from area hotels with their own vehicles would merely be replaced by the same volume of vehicular traffic that would now stay at the property, creating only a nominal increase in parking requirements that can easily be accommodated by agreements with adjacent properties for overflow parking on weekend.
- For larger groups the organizers or hotel would make provision for dedicated shuttle service transportation to and from the airport as well as to any area attractions.
- For larger scheduled special events the developers would partition the parking area and provide valet parking that will increase the capacity of the existing facility through a denser use of the space.
- It is our understanding that there are agreements with nearby businesses to utilize parking spaces should overflow occur. Notably, events which would require this overflow would take place during evenings and weekends, where office buildings and their surrounding parking lots typically are not used. Thus, any parking generated by the property would be considered complimentary use.
- Overnight parking would be necessarily limited to hotel guests, so daytime parking use would consist of hotel guests or daytime events (likely attended primarily by hotel guests), which are typically much smaller than weekend events.

We have prepared an analysis of the market for hotel properties in the surrounding nearby Arlington Heights market reflecting the competitive set discussed above.

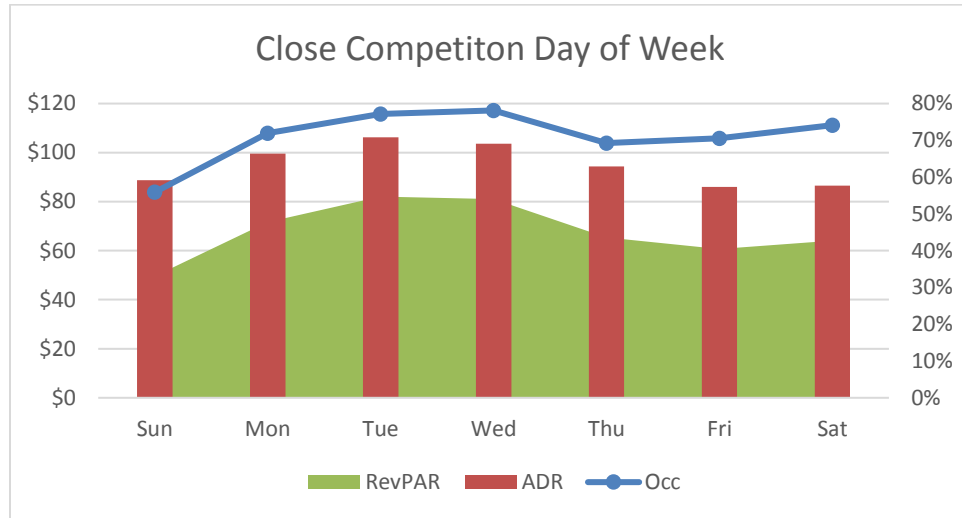
Table 4: Competitive Set Yearly Performance

The above chart paints a picture of a resilient market that emerged fairly strongly from the recession, rebounding to 66.4% in 2012. By 2014 the market had achieved above 70%, which is considered very good for the suburban metro area, and the northwest in particular. The following years saw some ebb and flow, varying between 68.7 and 72.6, ending 2017 at 70%. Even the lowest of these numbers is indicative of a healthy market. Rates saw a spike in 2015, increasing by 6% compared to the previous year, but in general have seen slow, but continuing growth, of about 1.5% per year.

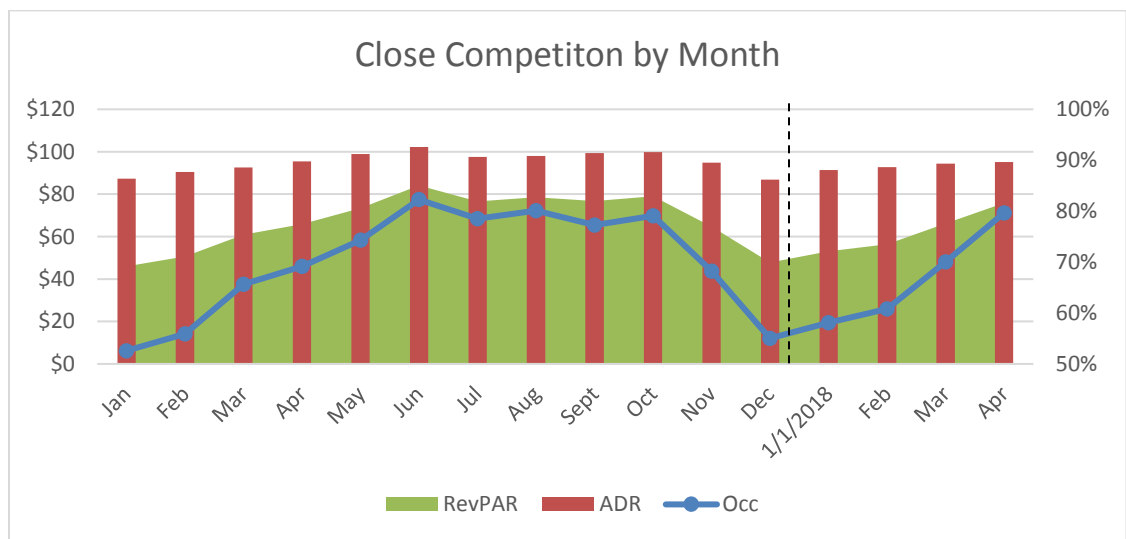
In the future we do not expect much change from this pattern. Given the delays in other proposed projects nearby, we anticipate the hotel market will stabilize above 70%, but will drop down to around 69% when the new hotel opens. The proposed property will represent an increase of under 8% in the immediate room supply, which will result in a year-over-year displacement of rooms from other hotels during its ramp up period, resulting in around a 3% drop in occupancy for the set, which is considered low.

This 3% overall drop is caused by the initial year ramp up period, in which it is anticipated that the proposed property will attract 35% of its business from demand generated by the existent local market. As the ramp up ends, this number decreases as the property stabilizes, achieves a loyal base, and ages upwards.

The proposed property will therefore attract around 65% of its business in the first year from sources that will not significantly impact the remaining properties, such as meetings, groups, events, or clients looking to stay in an upper-upscale hotel. Rates are likely to remain mostly unchanged. This places the impact of the potential property on the low end in terms of potential disruption, as properties which share similar branding, geographic proximity, scale and quality can theoretically capture up to 100% of the demand of existing properties.

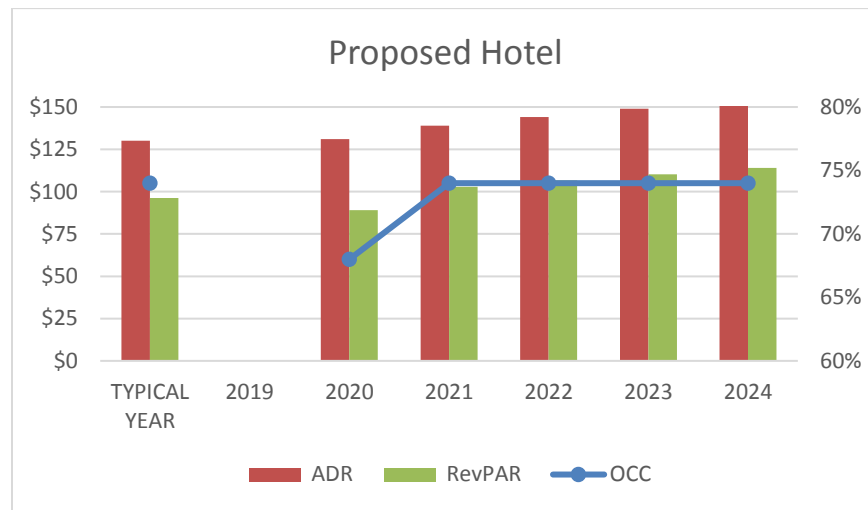
Table 5: Competitive Set Day of Week Performance

From an operating standpoint, the competitive set performs strongly during midweek with performance peaking on Tuesday and Wednesday above 75%, with Monday reaching 72% and Thursday at 69.3%. Fridays are above 70% and Saturday sees a secondary peak of 74.1%. Even Sunday, the worst day of any hotel, is fairly strong at 55.9%. Rates are strongest midweek, peaking at \$106.30 on Tuesday, and remaining low on Friday and Saturday, despite the increase in occupancy. The proposed hotel, with the extensive attached banquet space, would likely perform above the set during peak periods, and may generate overflow rooms during certain events.

Table 6: Competitive Set Monthly Performance

The competitive set performs in a typical manner for the Chicagoland market, with monthly performance peaks in mid-summer, with a strong falloff for the winter months. While the downtown market tends to show a more pronounced dip before fall convention season before recovering strongly in October, occupancies in the competitive set remain relatively stable throughout this period. As mentioned in the summary, this is likely due to the diminished effect that major conventions have on the suburban markets, though strong summer numbers indicate robust leisure travel. Rates see a ramp up from midwinter discounts at \$87 in December to \$102 in June. From there, rates average \$100 until November, where they drop off again.

Table 7: Projected Operating Results, Proposed Hotel



The proposed hotel would likely see 20 to 50 fill days, as a result of some spillover from downtown, and the banquets and events hosted at the facility. During off-season would operate around the 60% range, around the average for the set. This winter number would essentially represent the floor demand, or inelastic demand that exists in the area and is difficult to displace elsewhere. Strong weekend events business and summer leisure demand would yield an annual occupancy of approximately 74% on average, achieving an average daily rate of \$130 in current value dollars. The challenges in minimizing costs during off-peak will be greatly reduced by the flexibility and efficiency of operations generated by the existent banquets business.

Table 8: Projected Operating Results, Proposed Hotel

	Competitive Set			Subject Property			
	Supply	Occ	Demand	Occ	Demand	Fair Share	% Fair Share
2018	704	72.40%	510				
2019	704	72.76%	512				
2020	749	69.12%	518	68%	41	8.0%	98.37%
2021	764	70.51%	539	74%	44	7.9%	104.96%
2022	764	71.92%	549	74%	44	7.9%	102.90%
2023	764	72.64%	555	74%	44	7.9%	101.88%
2024	764	72.71%	555	74%	44	7.9%	101.78%

Based on our research and the performance of new construction properties in the Chicagoland over the last several years, we anticipate that the property will achieve slightly above its fair share as it stabilizes after its first year, which will slowly normalize over a 5-year period.

Conclusion

Financial statements were also prepared, reflecting the performance characteristics of new construction properties with an upscale positioning. These statements reflect the efficiencies in operation of some joint operations with the banquet facility vs. traditional transient lodging properties.

The results of this analysis were used in determining a relative value and support for development costs for the property as a basis for determining economic feasibility of the project. The results of that exercise yielded a value of \$150,000 per room or support for an overall investment of \$15 million in development cost of the property. Typical construction costs for a property of this type range from \$85,000 per room for budget facilities to \$160,000 per room for more upscale projects similar to the ideal positioning of the subject property. This correlation between value of the project as developed and construction costs indicates a market viability of the project given economic and competitive market conditions.

Statements of Estimated Annual Operating Results

We have prepared a statement of Estimated Annual Operating Results for a Typical Year in 2018 dollars for the subject property and for the first six full years of operation thereafter. The following table summarizes the results of operation for the property over this period.

Table 9: Summary of Operating Results

Proposed Hotel Property			
Year	Total Revenue	Income (1)	Ratio to Revenue
Typical Year	\$4,452,000	\$1,139,000	25.58%
2020	\$4,326,000	\$1,055,000	24.39%
2021	\$4,740,000	\$1,293,000	27.28%
2022	\$4,897,000	\$1,294,000	26.42%
2023	\$5,054,000	\$1,333,000	26.38%
2024	\$5,215,000	\$1,380,000	26.46%
2025	\$5,393,000	\$1,441,000	26.72%

(1) Income before other fixed charges such as interest, amortization, depreciation and income taxes.

In the analysis that follows we present the basis for the estimate of the prospective cash flow from operations before debt service and income taxes

for the proposed Hotel for the first six full years of operation from the year 2019 to 2024. The estimates were based on the following assumptions:

- The property will be developed and ready for operation in January 2020.
- The property will be designed as a boutique, consistent with the quality of the surrounding office, retail and commercial and will carve a niche from the upper end of the extended stay market currently served by area hotels, establishing itself as a market leader in the northwest area of Chicago.
- The property will provide infrastructure in terms of space, recreational facilities and service levels consistent with an upscale property.
- The property will be competently managed by an experienced operator throughout the analysis period.
- The property will achieve the levels of utilization as set forth in this report.
- All amounts have been rounded to the nearest one thousand dollars and account classifications generally confirm to the definitions prescribed by the American Lodging Association in the Uniform System of Accounts for Hotels.
- All gross revenue amounts and the ratios presented on the Statements of Estimated Annual Operating Results were computed on the basis of the revenue and expenses expressed in constant 2016 dollars. They were then adjusted for the effect of inflation, the ramp up time required to develop the projected gross volumes as set forth and pricing and operations policy adjustments over time.
- A 2.5 percent per annum rate of inflation has been applied for revenues and expenses through the analysis period based on the current level of economic growth and inflation and as generally forecast by econometric analysis of the economy except that a higher growth rate was used during the initial years to reflect pricing policy and booking policy following a brief introductory pricing structure during the initial year of operation, recovering to stabilized levels at the stated inflation rate by year three of the operation.
- We refer to the property as a select service hotel as F&B services will be available. These will be run through the banquet hall and will not fall to the bottom line of hotel operations. STR and other data providers do not have a separate category for this type of operation, therefore it is compared against Limited Service properties in the following tables.

Revenues

Rooms Revenue is calculated based upon the number of available room the occupancy level and the average daily rate as set forth in this study.

Rentals and Other Income are based on \$24,000 or \$0.81 per occupied room in pay per view movies, vending income, telephone, commissions and other miscellaneous sources of revenue. Note that this category and its associated expenses have increased since telephony was rolled into this line item as it is no longer large enough to be considered its own line. In some cases, this line item is completely rolled into miscellaneous income, but that

includes other things such as resort fees that make overly broad. We selected a revenue level consistent with the price point and location of the property

Other Operated Departments are based on estimated revenue derived from the operation of the gift/sundry shop sales, revenues from valet, and other miscellaneous income. We based this on a \$65,000 level in current value dollars, or \$2.19 per occupied room, assuming commission revenue from local service providers and the revenue from the gift shop/sundry operation. The rates are higher than the comparables because of the major metropolitan area location of the property in a substantial retail/commercial market location.

Table 10: Other Operated Departments per Occupied Room

Select Service Hotels	
Average for All Properties	\$1.59
Suburban	\$1.02
Upscale	\$1.89
Projected for Subject Property	\$2.19

Departmental Expenses:

Rooms Departmental Expenses are based on a per available room operating cost of \$8,433, at the high end of operating costs for hotel properties in the upscale rate category, though well under the average for independent hotels. This level included the operation of an appropriate transportation service for the property, providing both airport transportation and shuttle service to area businesses and attractions. The operating ratio of 24 percent is below the average for independent properties, but is above most other comparable tracts, but is driven by the cost estimates of providing transportation services and the continental breakfast service, and reflects a higher average daily rate achievement than that of properties in the comparison. This expense category includes central reservation, frequent traveler incentive programs and other rooms related franchise charges. The comparable for both dollars per available room and percent of room revenues are presented below:

Table 11: Room Department Expenses

	Select Service Hotels	Per Room Ratio
Average for All Properties	\$6,888	22.4%
Suburban	\$5,548	21.4%
Upscale	\$9,274	22.9%
Subject Property	\$8,433	24.0%

Other Operated Departments expenses are estimated at 60 percent of revenues, consistent with the current concept for this type and scale of operation, running a small sundry operation through the front office, and collecting commissions as net of guest charges minus contracted costs for cleaning, valet and other services. Results of this department are property specific. The tabulated comparable results are presented on the following page:

Table 12: Other Operated Departments

Select Service Hotels	
Average for All Properties	60.7%
Suburban	63.8%
Upscale	67.2%
Projected for Subject Property	60.0%

Undistributed Expenses:

Administrative and General expenses are based on a per available room operating cost of \$3,700 in current value dollars. This is comparable to the operating results of luxury full service hotels in the upper rate category and in urban areas. We have included start-up inefficiencies for the first two years of operation to reflect a more intensive management team in getting the property open and stabilized.

Table 13: Administrative and General

Select Service Hotels	
Average for All Properties	\$2,648
Suburban	\$2,260
Upscale	\$3,522
Projected for Subject Property	\$3,700

Marketing is based on a \$3,200 per available room budget, providing \$192,000 for marketing and promotion of the property. Combined with an aggressive pre-opening budget, this should enable the property to adequately penetrate the local market and continue to develop its client base. We have included some additional start-up costs in the first year numbers. This expense category is higher than chain affiliated properties, because the hotel will not have a national advertising program, but the upside is that it does not need to

expend additional money on franchise and marketing fees, which more than makes up the difference.

Table 14: Marketing

Select Service Hotels	
Average for All Properties	\$1,715
Suburban	\$1,516
Upscale	\$2,075
Projected for Subject Property	\$3,200

Property Operations and Maintenance costs are based on the industry averages for similar size and type properties and are equal to \$2,150 per available room. Our estimates include a reduced cost during the first three years when much of the equipment is under warranty and the property is new. This number includes the operation of the 33,000-foot banquet facility which is why it is significantly higher than the average.

Table 15: Property Operations and Maintenance

Select Service Hotels	
Average for All Properties	\$1,475
Suburban	\$1,350
Upscale	\$1,793
Projected for Subject Property	\$2,150

Energy costs are likewise based on comparable operations from industry databases. The estimated amount of \$2,150 per available room assumes energy efficient construction and operation that is consistent with the current “Green” movement, though it is higher than the average again because costs for the banquet space are rolled into this category.

Table 16: Energy Cost

Select Service Hotels	
Average for All Properties	\$1,300
Suburban	\$1,350
Upscale	\$1,599
Projected for Subject Property	\$2,150

Fixed Charges:

Real Estate and Property Taxes have been estimated at 4.6 percent of total revenues, or a level of \$250,000 for the property. The Chicago area (Cook County) is among the highest areas nationwide for real estate taxes for hotels. Based on the location, type of property, and an aggressive appeal process, we believe the property can achieve this tax level, which is comparable to the rate paid at the banquet facility. We have included in our forecast for the first six years of operation (five full years and the initial partial year) a reduced real estate tax level during the ramp up period, with full real estate taxes coming into play in year four. The result of this is a slight drop in profitability in year four, with continued “normalized” real estate tax levels.

Table 17: Real Estate Taxes

Select Service Hotels	
Average for All Properties	\$1,416
Suburban	\$1,100
Upscale	\$1,888
Projected for Subject Property	\$4,167

Building and Contents Insurance was estimated on the basis of \$450 per available room and should provide for customary coverage of building and contents as well as the liability for van service and recreation equipment. Other categories of insurance, such as business interruption, boiler, bonding, etc. have been included in the estimated Administrative and General category.

Table 18: Building and Contents Insurance

Select Service Hotels	
Average for All Properties	\$308
Suburban	\$267
Upscale	\$336
Projected for Subject Property	\$450

Reserve for Replacement is budgeted at 5 percent of total revenues, taking into account the need to continuously refurbish the property. This amount is consistent with the results of the recent ISHC study on Capital Expenditure that determined this as a minimum amount to retain the competitive status of a property. The amount is phased in over the first three years beginning with 3 percent in 2018 and reaching 5 percent by year 3 (2020).

The Statements of Estimated Annual Operating Results for a typical year, expressed in 2016 dollars and for the period 2020 through 2025, expressed in inflation adjusted dollars are presented on the following pages.

Table 19: Typical Year of Operations

European Crystal Hotel and Banquet Facility Arlington Heights, Illinois STATEMENT OF ESTIMATED ANNUAL OPERATING RESULTS FOR A TYPICAL YEAR OF OPERATION IN 2018 DOLLARS BASED ON 60 AVAILABLE ROOMS. GENERATED 06-NOV-08; REVISED 20-APR-18 4:23 PM			
PERCENTAGE OF OCCUPANCY	74%		
AVERAGE DAILY RATE	\$130.00		
REVENUES:	AMOUNT	RATIO	AMOUNT\ROOM
ROOMS	\$ 2,107,000	47.3%	\$ 35,117
FOOD	1,800,000	40.4%	30,000
BEVERAGE	450,000	10.1%	7,500
TELEPHONE	6,000	0.1%	100
RENTALS & OTHER INCOME	24,000	0.5%	400
OTHER OPERATED DEPTS	65,000	1.5%	1,083
TOTAL REVENUE	\$ 4,452,000	100.0%	\$ 74,200
DEPARTMENTAL EXPENSES (1):			
ROOMS	\$ 506,000	24.0%	\$ 8,433
FOOD & BEVERAGE	1,575,000	70.0%	26,250
TELEPHONE	18,000	300.0%	300
OTHER OPERATED DEPTS	39,000	60.0%	650
TOTAL	\$ 2,138,000	48.0%	\$35,633
TOTAL OPERATED INCOME	\$ 2,314,000	52.0%	\$ 38,567
UNDISTRIBUTED EXPENSES:			
ADMINISTRATIVE & GENERAL	\$ 222,000	5.0%	\$ 3,700
MANAGEMENT FEE (2)	0	0.0%	0
MARKETING	192,000	4.3%	3,200
FRANCHISE FEES (3)	0	0.0%	0
PROPERTY OPERATION & MAINT.	132,000	3.0%	2,200
ENERGY	129,000	2.9%	2,150
TOTAL	\$ 675,000	15.2%	\$ 11,250
INCOME BEFORE FIXED CHARGES	\$ 1,639,000	36.8%	\$ 27,317
FIXED CHARGES:			
REAL ESTATE & PROPERTY TAXES	\$ 250,000	5.6%	\$ 4,167
BUILDING & CONTENTS INSURANCE	27,000	0.6%	450
INCENTIVE MANAGEMENT FEE	0	0.0%	0
RENT: (4) BASE RENT	0	0.0%	0
PERCENTAGE RENT	0	0.0%	0
TOTAL	\$ 277,000	6.2%	\$ 4,617
INCOME BEFORE RESERVE	\$ 1,362,000	30.6%	\$ 22,700
RESERVE FOR REPLACEMENT	\$ 223,000	5.0%	\$ 3,717
INCOME BEFORE OTHER DEDUCTIONS (5)	\$ 1,139,000	25.6%	\$ 18,983

NOTES: (1) Each departmental expense ratio is based on the department's estimated revenue and does not add to the total departmental expense ratio.

(2) The basic management fee is normally classified as an administrative and general expense.

(3) Royalties only; franchise fees are normally classified as marketing expenses.

(4) Rent may be at base rate, percentage rate, or a base + percentage.

(5) Income before other fixed charges such as interest, amortization, depreciation and income taxes.

* Totals may not add due to rounding.

THIS STATEMENT SHOULD BE READ SUBJECT TO THE COMMENTS CONTAINED IN THE ATTACHED REPORT

Table 20: First 6 Years of Operations

European Crystal Hotel and Banquet Facility Arlington Heights, Illinois STATEMENT OF ESTIMATED ANNUAL OPERATING RESULTS BASED ON 60 AVAILABLE ROOMS. GENERATED 06-NOV-08; REVISED 20-APR-18 4:24 PM									
YEAR #: PERIOD: OCCUPANCY AND ADR:	1.000 JAN-DEC 2020 68% at \$131.00			2.000 JAN-DEC 2021 74% at \$139.00			3.000 JAN-DEC 2022 74% at \$144.00		
	AMOUNT	RATIO	AMT\ROOM	AMOUNT	RATIO	AMT\ROOM	AMOUNT	RATIO	AMT\ROOM
REVENUES:									
ROOMS	\$ 1,951,000	45.1%	\$ 32,517	\$ 2,253,000	47.5%	\$ 37,550	\$ 2,334,000	47.7%	\$ 38,900
FOOD	1,824,000	42.2%	30,400	1,910,000	40.3%	31,833	1,967,000	40.2%	32,783
BEVERAGE	456,000	10.5%	7,600	477,000	10.1%	7,950	492,000	10.0%	8,200
TELEPHONE	6,000	0.1%	100	6,000	0.1%	100	7,000	0.1%	117
RENTALS & OTHER INCOME	25,000	0.6%	417	25,000	0.5%	417	26,000	0.5%	433
OTHER OPERATED DEPTS	64,000	1.5%	1,067	69,000	1.5%	1,150	71,000	1.4%	1,183
TOTAL REVENUE	\$ 4,326,000	100.0%	\$ 72,100	\$ 4,740,000	100.0%	\$ 79,000	\$ 4,897,000	100.0%	\$ 81,617
DEPARTMENTAL EXPENSES (1):									
ROOMS	\$ 518,000	26.6%	\$ 8,633	\$ 537,000	23.8%	\$ 8,950	\$ 553,000	23.7%	\$ 9,217
FOOD & BEVERAGE	1,612,000	70.7%	26,867	1,671,000	70.0%	27,850	1,721,000	70.0%	28,683
TELEPHONE	19,000	316.7%	317	19,000	316.7%	317	20,000	285.7%	333
OTHER OPERATED DEPTS	40,000	62.5%	667	41,000	59.4%	683	43,000	60.6%	717
TOTAL	\$ 2,189,000	50.6%	\$ 36,483	\$ 2,268,000	47.8%	\$ 37,800	\$ 2,337,000	47.7%	\$ 38,950
TOTAL OPERATED INCOME	\$ 2,137,000	49.4%	\$ 35,617	\$ 2,472,000	52.2%	\$ 41,200	\$ 2,560,000	52.3%	\$ 42,667
UNDISTRIBUTED EXPENSES:									
ADMINISTRATIVE & GENERAL	\$ 250,000	5.8%	\$ 4,167	\$ 236,000	5.0%	\$ 3,933	\$ 243,000	5.0%	\$ 4,050
MANAGEMENT FEE (2)	0	0.0%	0	0	0.0%	0	0	0.0%	0
MARKETING	216,000	5.0%	3,600	224,000	4.7%	3,733	210,000	4.3%	3,500
FRANCHISE FEES (3)	0	0.0%	0	0	0.0%	0	0	0.0%	0
PROPERTY OPERATION & MAINT.	117,000	2.7%	1,950	128,000	2.7%	2,133	139,000	2.8%	2,317
ENERGY	128,000	3.0%	2,133	137,000	2.9%	2,283	141,000	2.9%	2,350
TOTAL	\$ 711,000	16.4%	\$ 11,850	\$ 725,000	15.3%	\$ 12,083	\$ 733,000	15.0%	\$ 12,217
INCOME BEFORE FIXED CHARGES	\$ 1,426,000	33.0%	\$ 23,767	\$ 1,747,000	36.9%	\$ 29,117	\$ 1,827,000	37.3%	\$ 30,450
FIXED CHARGES:									
REAL ESTATE & PROPERTY TAXES	\$ 213,000	4.9%	\$ 3,550	\$ 235,000	5.0%	\$ 3,917	\$ 258,000	5.3%	\$ 4,300
BUILDING & CONTENTS INSURANCE	28,000	0.6%	467	29,000	0.6%	483	30,000	0.6%	500
INCENTIVE MANAGEMENT FEE	0	0.0%	0	0	0.0%	0	0	0.0%	0
RENT: (4) BASE RENT	0	0.0%	0	0	0.0%	0	0	0.0%	0
PERCENTAGE RENT	0	0.0%	0	0	0.0%	0	0	0.0%	0
TOTAL	\$ 241,000	5.6%	\$ 4,017	\$ 264,000	5.6%	\$ 4,400	\$ 288,000	5.9%	\$ 4,800
INCOME BEFORE RESERVE	\$ 1,185,000	27.4%	\$ 19,750	\$ 1,483,000	31.3%	\$ 24,717	\$ 1,539,000	31.4%	\$ 25,650
RESERVE FOR REPLACEMENT	\$ 130,000	3.0%	\$ 2,167	\$ 190,000	4.0%	\$ 3,167	\$ 245,000	5.0%	\$ 4,083
INCOME BEFORE OTHER DEDUCTIONS (5)	\$ 1,055,000	24.4%	\$ 17,583	\$ 1,293,000	27.3%	\$ 21,550	\$ 1,294,000	26.4%	\$ 21,567

NOTES: (1) Each departmental expense ratio is based on the department's estimated revenue and does not add to the total departmental expense ratio.

(2) The basic management fee is normally classified as an administrative and general expense. (3) Franchise fees are normally classified as marketing expenses.

(4) Rent may be at base rate, percentage rate, or a base + percentage. (5) Income before other fixed charges such as interest, amortization, depreciation, and income taxes.

*Totals may not add due to rounding.

THIS STATEMENT SHOULD BE READ SUBJECT TO THE COMMENTS CONTAINED IN THE ATTACHED REPORT

European Crystal Hotel and Banquet Facility

Arlington Heights, Illinois

STATEMENT OF ESTIMATED ANNUAL OPERATING RESULTS

BASED ON 60 AVAILABLE ROOMS. GENERATED 06-NOV-08; REVISED 20-APR-18 4:25 PM

	4.000				5.000				6.000			
	JAN-DEC 2023				JAN-DEC 2024				JAN-DEC 2025			
	74% at \$149.00				74% at \$154.00				74% at \$160.00			
REVENUES:	AMOUNT	RATIO	AMOUNT\ROOM		AMOUNT	RATIO	AMOUNT\ROOM		AMOUNT	RATIO	AMOUNT\ROOM	
ROOMS	\$ 2,415,000	47.8%	\$ 40,250		\$ 2,496,000	47.9%	\$ 41,600		\$ 2,593,000	48.1%	\$ 43,217	
FOOD	2,026,000	40.1%	33,767		2,087,000	40.0%	34,783		2,149,000	39.8%	35,817	
BEVERAGE	506,000	10.0%	8,433		522,000	10.0%	8,700		537,000	10.0%	8,950	
TELEPHONE	7,000	0.1%	117		7,000	0.1%	117		7,000	0.1%	117	
RENTALS & OTHER INCOME	27,000	0.5%	450		28,000	0.5%	467		29,000	0.5%	483	
OTHER OPERATED DEPTS	73,000	1.4%	1,217		75,000	1.4%	1,250		78,000	1.4%	1,300	
TOTAL REVENUE	\$ 5,054,000	100.0%	\$ 84,233		\$ 5,215,000	100.0%	\$ 86,917		\$ 5,393,000	100.0%	\$ 89,883	
DEPARTMENTAL EXPENSES (1):												
ROOMS	\$ 570,000	23.6%	\$ 9,500		\$ 587,000	23.5%	\$ 9,783		\$ 604,000	23.3%	\$ 10,067	
FOOD & BEVERAGE	1,773,000	70.0%	29,550		1,826,000	70.0%	30,433		1,881,000	70.0%	31,350	
TELEPHONE	20,000	285.7%	333		21,000	300.0%	350		21,000	300.0%	350	
OTHER OPERATED DEPTS	44,000	60.3%	733		45,000	60.0%	750		47,000	60.3%	783	
TOTAL	\$ 2,407,000	47.6%	\$ 40,117		\$ 2,479,000	47.5%	\$ 41,317		\$ 2,553,000	47.3%	\$ 42,550	
TOTAL OPERATED INCOME	\$ 2,647,000	52.4%	\$ 44,117		\$ 2,736,000	52.5%	\$ 45,600		\$ 2,840,000	52.7%	\$ 47,333	
UNDISTRIBUTED EXPENSES:												
ADMINISTRATIVE & GENERAL	\$ 250,000	4.9%	\$ 4,167		\$ 257,000	4.9%	\$ 4,283		\$ 265,000	4.9%	\$ 4,417	
MANAGEMENT FEE (2)	0	0.0%	0		0	0.0%	0		0	0.0%	0	
MARKETING	216,000	4.3%	3,600		223,000	4.3%	3,717		229,000	4.2%	3,817	
FRANCHISE FEES (3)	0	0.0%	0		0	0.0%	0		0	0.0%	0	
PROPERTY OPERATION & MAINT.	149,000	2.9%	2,483		153,000	2.9%	2,550		158,000	2.9%	2,633	
ENERGY	145,000	2.9%	2,417		150,000	2.9%	2,500		154,000	2.9%	2,567	
TOTAL	\$ 760,000	15.0%	\$ 12,667		\$ 783,000	15.0%	\$ 13,050		\$ 806,000	14.9%	\$ 13,433	
INCOME BEFORE FIXED CHARGES	\$ 1,887,000	37.3%	\$ 31,450		\$ 1,953,000	37.4%	\$ 32,550		\$ 2,034,000	37.7%	\$ 33,900	
FIXED CHARGES:												
REAL ESTATE & PROPERTY TAXES	\$ 271,000	5.4%	\$ 4,517		\$ 281,000	5.4%	\$ 4,683		\$ 291,000	5.4%	\$ 4,850	
BUILDING & CONTENTS INSURANCE	30,000	0.6%	500		31,000	0.6%	517		32,000	0.6%	533	
INCENTIVE MANAGEMENT FEE	0	0.0%	0		0	0.0%	0		0	0.0%	0	
RENT: (4) BASE RENT	0	0.0%	0		0	0.0%	0		0	0.0%	0	
PERCENTAGE RENT	0	0.0%	0		0	0.0%	0		0	0.0%	0	
TOTAL	\$ 301,000	6.0%	\$ 5,017		\$ 312,000	6.0%	\$ 5,200		\$ 323,000	6.0%	\$ 5,383	
INCOME BEFORE RESERVE	\$ 1,586,000	31.4%	\$ 26,433		\$ 1,641,000	31.5%	\$ 27,350		\$ 1,711,000	31.7%	\$ 28,517	
RESERVE FOR REPLACEMENT	\$ 253,000	5.0%	\$ 4,217		\$ 261,000	5.0%	\$ 4,350		\$ 270,000	5.0%	\$ 4,500	
INCOME BEFORE OTHER DEDUCTIONS (5)	\$ 1,333,000	26.4%	\$ 22,217		\$ 1,380,000	26.5%	\$ 23,000		\$ 1,441,000	26.7%	\$ 24,017	

NOTES: (1) Each departmental expense ratio is based on the department's estimated revenue and does not add to the total departmental expense ratio.

(2) The basic management fee is normally classified as an administrative and general expense. (3) Franchise fees are normally classified as marketing expenses.

(4) Rent may be at base rate, percentage rate, or a base + percentage. (5) Income before other fixed charges such as interest, amortization, depreciation, and income taxes.

*Totals may not add due to rounding.

THIS STATEMENT SHOULD BE READ SUBJECT TO THE COMMENTS CONTAINED IN THE ATTACHED REPORT

Table 21: DCF Valuation

VALUATION ANALYSIS										
FOR THE European Crystal Hotel and Banquet Facility IN Arlington Heights, Illinois										
GENERATED 06-NOV-08; REVISED 20-APR-18 4:25 PM										
ASSUMPTIONS:										
38. Discount Rate:	11.5%	40. Costs of Sale:	3.0%	43. Renovation Costs:	Item	Quantity	Units	Unit Value	Total Value	
	11.0%			(1)	-	systems	\$	-	per system	\$ -
	10.5%	41. Avg Annual Inflation Rate:	3.5% / year, or	(2)	-	systems	\$	-	per system	\$ -
39. Overall Rates:			0.28709% monthly	(3)	-	rooms	\$	-	per room	\$ -
A. Current, Hi Value-	8.0%	42. CRITICAL DATES:		(4)	-	rooms	\$	-	per room	\$ -
B. Current, Low Value-	8.5%	1st Forecast Year Open Date:	01-Jan-20	(5)	-	rooms	\$	-	per room	\$ -
C. Reversion-	9.0%	Apprs'l "As Of" Date:	20-Apr-18							\$ -
		Months- "As Of" Date to Opening:	20	44. PIP Cost:	\$	-				\$ -
								Total Conversion Costs:		\$ -
DISCOUNTED CASH FLOW ANALYSIS										
Year	Income	P.V. @ 11.5%	P.V. @ 11.0%	P.V. @ 10.5%	DIRECT CAPITALIZATION ANALYSIS					
Number	Year	Before Other Deductions	P.V. Factor	Present Value	P.V. Factor	Present Value	P.V. Factor	Present Value	Typical Year NOI	Low Value High Value
1.000	2020	1,055,000	0.8969	946,188	0.9009	950,450	0.9050	954,751	\$1,139,000	\$1,139,000
2.000	2021	1,293,000	0.8044	1,040,037	0.8116	1,049,428	0.8190	1,058,946	Divided by OAR	0.085 0.080
3.000	2022	1,294,000	0.7214	933,490	0.7312	946,162	0.7412	959,064	Indicated Value	\$13,400,000 \$14,237,500
4.000	2023	1,333,000	0.6470	862,444	0.6587	878,088	0.6707	894,090	Less Renovation Costs	0 0
5.000	2024	1,380,000	0.5803	800,764	0.5935	818,963	0.6070	837,660	Less PIP	0 0
6.000	2025	-	0.5204	-	0.5346	-	0.5493	-	Net Value	\$13,400,000 \$14,237,500
7.000	2026	-	0.4667	-	0.4817	-	0.4971	-	Rounded	\$13,400,000 \$14,200,000
8.000	2027	-	0.4186	-	0.4339	-	0.4499	-	Price per Room	\$223,333 \$236,667
9.000	2028	-	0.3754	-	0.3909	-	0.4071	-	REVERSION CALCULATION:	
10.000	2029	-	0.3367	-	0.3522	-	0.3684	-	Net Income for Year:	2025 \$1,441,000
11.000	2030	-	0.3020	-	0.3173	-	0.3334	-	Divided by Reversion OAR	0.09
12.000	2031	-	0.2708	-	0.2858	-	0.3018	-	Gross Reversion	\$16,011,111
Subtotal PV From Cash Flow				\$4,582,923		\$4,643,091		\$4,704,511	Less Costs of Sale @:	3.0% 480,333
Reversion 2024	15,530,778	0.5803		9,011,952	0.5935	9,216,761	0.6070	9,427,180	Net Reversion	\$15,530,778
Total PV As Of:	01-Jan-20			\$13,594,875		\$13,859,852		\$14,131,691	Indices:	\$258,846 per hotel unit
Deflated to Appraisal Date @:	3.50%									
Months to Appraisal Date:	20			0.9443		0.9443		0.9443		
Present Value As Of:	20-Apr-18			\$12,837,328		\$13,087,539		\$13,344,231		
Less Renovation Costs				0		0		0		
Less PIP				-		-		-		
Adjusted Present Value				\$12,837,328		\$13,087,539		\$13,344,231		
		Rounded:		\$12,800,000		\$13,100,000		\$13,300,000		
				\$213,333		\$218,333		\$221,667		

Table 22: Direct Cap Valuation

Indice	VALUATION INDICES		
	11.5%	11.0%	10.5%
Appraised Value:	\$12,800,000	\$13,100,000	\$13,300,000
Price Per Hotel Room:	\$213,333	\$218,333	\$221,667
<u>OVERALL RATE (OAR)</u>			
OAR- 1st Yr:	8.24%	8.05%	7.93%
OAR- 2nd Yr:	10.10%	9.87%	9.72%
OAR- 3rd Yr:	10.11%	9.88%	9.73%
OAR- 4th Yr:	10.41%	10.18%	10.02%
OAR- Typ Year:	8.90%	8.69%	8.56%
<u>GROSS ROOM RENT MULTIPLIER (GRRM)</u>			
GRRM- 1st Yr:	6.561	6.715	6.817
GRRM- 2nd Yr:	5.681	5.814	5.903
GRRM- 3rd Yr:	5.484	5.613	5.698
GRRM- 4th Yr:	5.300	5.424	5.507
GRRM- Typ Year:	6.075	6.217	6.312
% of PV from CF:	35.80%	35.44%	35.37%

COMPARISON OF DIRECT CAPITALIZATION ANALYSIS WITH DISCOUNTED CASH FLOW APPROACH							
CALCULATION OF INCOME DIFFERENCE							
Year		DCF Income	Inflated		Times		
Number	Year	Before Other	Rep Year		PV Factor @		PV of
		Deductions	Income	Difference	11.0%		Difference
1.000	2020	1,055,000	1,139,000	(84,000)	0.9009		(75,676)
2.000	2021	1,293,000	1,208,365	84,635	0.8116		68,692
3.000	2022	1,294,000	1,320,413	(26,413)	0.7312		(19,313)
4.000	2023	1,333,000	1,486,137	(153,137)	0.6587		(100,876)
5.000	2024	1,380,000	1,722,840	(342,840)	0.5935		(203,459)
6.000	2025	0	0	0	0.0000		0
7.000	2026	0	0	0	0.0000		0
8.000	2027	0	0	0	0.0000		0
9.000	2028	0	0	0	0.0000		0
10.000	2029	0	0	0	0.0000		0
11.000	2030	0	0	0	0.0000		0
12.000	2031	0	0	0	0.0000		0
Total PV of Difference							(\$330,632)
					Rounded:		(\$330,000)
COMPARISON OF TWO APPROACHES							
Direct Capitalization Value			\$14,200,000				
Less PV of Difference			(330,000)				
Adjusted Direct Capitalization Value			<u>14,530,000</u>				
Less DCF Value @			11.0%	<u>13,100,000</u>			
Difference			<u>1,430,000</u>				
Percent Difference			9.84%				

Assumptions and Limiting Conditions

The report has been made with, and subject to, the following general limiting conditions and includes the following general assumptions:

- No responsibility is accepted by the consultant for considerations requiring expertise in other fields. Included in this category are ownership legal description and other legal matters, survey of property boundaries, geologic considerations including soils and seismic stability, civil, structural or other engineering, and identification of hazardous or toxic substances. Data furnished or obtained from public sources relative to these matters has been adopted and is assumed to be correct.
- Under the operating projection the property is assumed to be under responsible ownership and management.
- The definitions and assumptions upon which our analyses, opinions and conclusions are based are set forth in appropriate sections of this report and in this section and are to be part of these general assumptions as if included here in their entirety.
- The information furnished us by others and contained in this report is considered to be from reliable sources and, where feasible, has been verified; however, no responsibility is assumed for its accuracy. We reserve the right to modify the estimates of operating results should more reliable information become available subsequent to delivery of this report.
- The sketches, plot plans and drawings included in this report are included only to assist the reader in visualizing the property.
- There are no hidden or unapparent conditions in the property, soil, subsoil, or structures, which would render the site unsuitable for its intended use or would constrain the continued operation of the property. No responsibility is assumed for such conditions or for arranging for engineering studies, which would be required to discover them. The consultants are not construction, engineering, environmental, or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, that all applicable zoning and use regulations and restrictions have been complied with or can and will be complied with, unless a nonconformity has been stated, defined and considered in the report, and that all required licenses, certificates of occupancy, legislated or administrative consents from any local, state or national government or private entity or organization have been or can be obtained for any use on which the estimates of future operating results contained in this report are based.
- The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity or can be brought into conformity with the various detailed requirements of the ADA. It is likely that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have an effect upon the capital spending plans for the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the results of future operations of the property.

- All estimates shown in the report are projections based on our analysis as of the date of the study. These estimates may not be valid in other time periods or as conditions change. We take no responsibility for events, conditions, or circumstances affecting the property's operation that take place subsequent to either the date of this report or the date of our field inspection, whichever occurs first.
- By reason of this report, we are not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made relative to such additional employment.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of TR Mandigo & Co. and in any event only with properly written qualifications and only in its entirety.
- The party for whom this report was prepared may distribute copies of this report only in its entirety to such third parties as may be selected by the party for whom this report was prepared; however, portions of this report shall not be given to third parties without our written consent. Liability to third parties will not be accepted.
- Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, news media, or other public means of communication without prior written consent and approval of the consultant.
- In any case, this report is not intended for use in registered or unregistered security offering documents without consultation and an opportunity for a complete review of the use of the report and a review of all related documents.

Proposed Hotel and Banquet Center

Traffic and Parking Study

Arlington Heights, Illinois



Prepared For:

European Crystal Banquet & Conference Center

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

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1 – INTRODUCTION AND EXISTING CONDITIONS

Eriksson Engineering Associates, Ltd. was retained by the European Crystal Banquet and Conference Center to conduct a traffic impact and parking demand study for the addition of a hotel to their existing banquet facility in Arlington Heights, Illinois. The purpose of the study was to observe the existing traffic and parking patterns around the site, to determine the traffic characteristics and parking needs of the proposed hotel, and to develop any recommendations to accommodate the proposed change in use.

Site Location and Area Land-Use

The existing banquet facility is located at 519 West Algonquin Road on the south side of the street in Arlington Heights, Illinois. It is bounded by Algonquin Road (IL 62) to the north, a private access road serving several businesses to the west, Brite-O-Matic Manufacturing to the south, and a multi-tenant commercial building to the east. PACE Suburban Bus headquarters is located to the north across Algonquin Road. Land uses around the site include commercial, self-storage, office, and manufacturing.

Figure 1 illustrates the site location, surrounding land-uses, and area roadways.

Roadway Characteristics

A description of the area roadways around the site is provided below:

Algonquin Road (IL 62) is an east-west arterial roadway north of the site provides two through lanes in each direction separated by a two-way left-turn lane. At its unsignalized intersection with the north-south access roadway, Algonquin Road provides an exclusive through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two exclusive through lanes on the westbound approach. Algonquin Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) with a posted speed limit of 45 miles per hour. An eastbound PACE bus stop is located in front of the site.

North-South Access Roadway is generally a north-south roadway that extends from Algonquin Road to its terminus approximately 1,400 feet south. The north-south access roadway provides one lane in each direction and serves as the shared access roadway for European Crystal Banquets and Conference Center, Safeguard Self Storage, Prima Power, Brite-O-Matic Manufacturing, Line Group, Kanematsu USA and KGK International. At its unsignalized intersection with Algonquin Road, the access roadway provides a shared left/right-turn lane under stop-sign control. This shared lane is wide enough to accommodate truck turning maneuvers to and from Algonquin Road and as such, operates as an exclusive left-turn and an exclusive right-turn for passenger vehicles. The site has four driveways along this road including three two-way drives to parking and one inbound lane to the drop-off lane by the main doors.

Figure 2 illustrates the existing intersection traffic control and travel lanes around the site.

Existing Traffic Volumes

Manual turning movement vehicle traffic counts were obtained from the previously conducted traffic study for the site during the weekday morning (7:00 to 9:00 A.M.) and the weekday evening (4:00 to 6:00 P.M.) peak periods and on a Saturday evening (5:30 to 7:30 P.M.) peak period at the intersection of Algonquin Road with the north-south access roadway. The Saturday evening peak period coincided with an event occurring at the banquet facility that had an attendance of 375 guests. The results of the manual turning movement counts indicated that the weekday morning peak hour occurs between 7:30 and 8:30 A.M., the weekday evening peak hour occurs between 4:30 and 5:30 P.M. and the Saturday evening peak hour occurs between 5:30 and 6:30 P.M. The existing peak hour traffic volumes for the weekday morning, evening and Saturday evening peak hours are shown in **Figure 3**. Please note that there was no traffic related to the banquet hall during the morning peak period.

Gap Study

The previous traffic study also completed a gap study during the weekday morning and evening peak hours and Saturday evening peak hour along Algonquin Road in order to determine the availability of gaps or interruptions in the Algonquin Road traffic stream. Gaps in the eastbound direction on Algonquin Road will allow traffic to turn left onto the north-south access roadway and right out from the north-south access roadway onto Algonquin Road. Gaps in both directions on Algonquin Road will allow traffic to turn left from the north-south access roadway onto Algonquin Road. It should be noted that this gap study does not quantify the number of two-stage left-turn maneuvers that can be made utilizing the existing two-way left-turn lane. The results of the gap study are summarized in **Table 1**.

Table 1
Algonquin Road Gap Study

Peak Period	Potential Vehicle Movements		
	Westbound Left-turn	Northbound Left-turn	Northbound Right-turn
Morning	709	86	358
Evening	511	54	195
Saturday	733	128	355

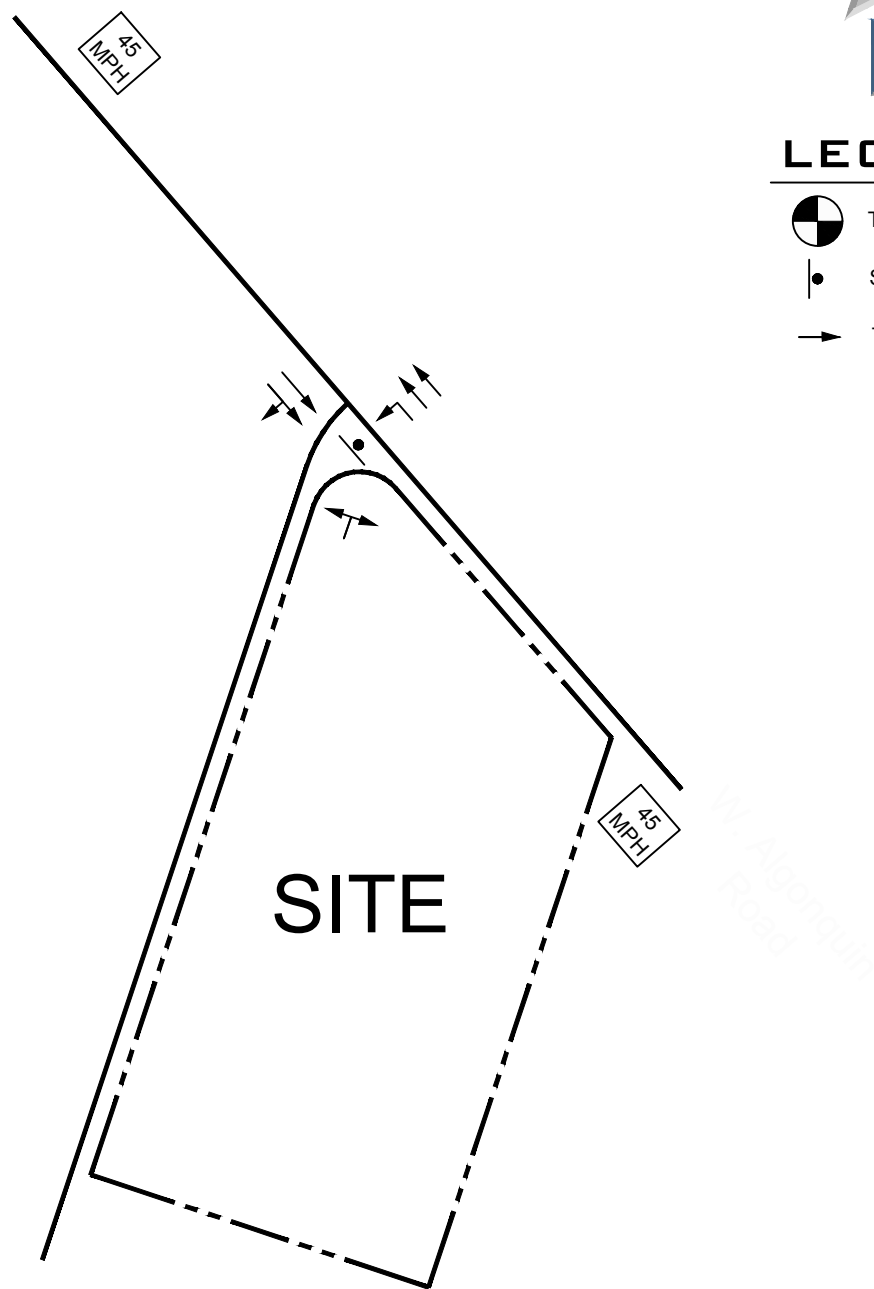
Source: KLOA August, 2017 Traffic Study





LEGEND

-  Traffic Signal
-  Stop Sign
-  Travel Lane



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ASSOCIATES, LTD.

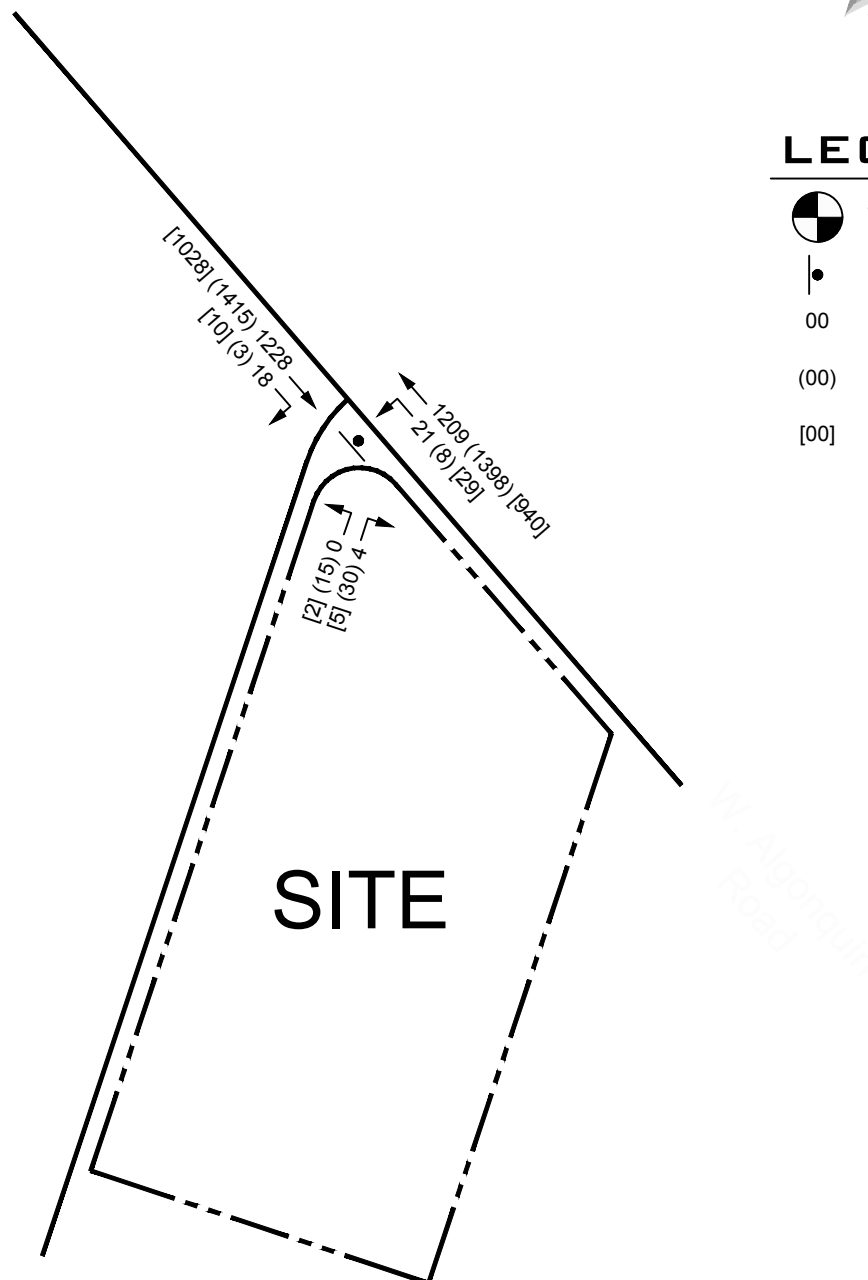
Existing Roadway Geometrics

Figure 2



LEGEND

-  Traffic Signal
-  Stop Sign
- 00 AM Peak Hour
7:30AM - 8:30AM
- (00) PM Peak Hour
4:30PM - 5:30PM
- [00] Saturday Peak Hour
5:30PM - 6:30PM



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Existing Traffic Volumes

Figure 3

2 - SITE TRAFFIC CHARACTERISTICS

Site Plan

The proposed development plan calls for the construction of a 60 room hotel on the northern portion of the existing building with the existing banquet facility reduced in size. The four existing access drives along the north-south private road will remain. The parking lot provides 175 parking spaces. Twenty three additional valet parking spaces are proposed in the parking aisles.

Trip Generation

Traffic estimates for the hotel were made using data provided by the Institute of Transportation Engineer's Trip Generation, 10th Ed. manual which contains trip generation surveys of other similar hotels.

The volume of traffic generated by the existing banquet hall was based on the existing traffic counts which were then adjusted higher to represent a peak event. During the morning peak, the facility is closed and does not generate traffic. The resulting additional traffic generated by the hotel and banquet hall at peak operations is summarized in **Table 2**. Please note that this analysis is conservative because the banquet operations generally do not operate at full occupancy (see parking section for more details).

Table 2
Projected Site Traffic Volumes

Use	ITE Code	Size	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Hotel	312	60 rooms	11	14	25	11	8	19	14	15	29
Banquet Hall 377 persons 5,654 sq. ft.	Existing Volumes		-	-	-	11	5	16	39	5	44
	Additional Traffic		-	-	-	79	-	79	51	-	51
	Banquet subtotal		-	-	-	90	5	90	90	5	95
Net additional traffic			+11	+14	+25	+90	+8	+98	+65	+15	+80

Trip Distribution

The trip distribution for development is based on a combination of the existing traffic conditions, the distribution of attendees, and the regional road network. With regional access located east (I-90) and west (IL 53) of the site, it is expected that hotel and banquet guests will be evenly distributed in both directions. The distribution of site traffic is shown in **Table 3** and on **Figure 4**.

Table 3
Directional Distribution

Direction	Percentage
East on Algonquin Road	50%
West on Algonquin Road	50%
Total	100%

Site Traffic Trip Assignments

The additional vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis. **Figure 5** displays the trip assignment for the hotel site traffic volumes. **Figure 6** illustrates the additional banquet traffic volumes.

The total future traffic volumes on the adjacent road system are a combination of the existing traffic volumes, projected non-site growth in those volumes, and the site traffic. Construction and opening of the hotel building is planned to be completed in 2019. Total traffic volumes are estimated for a period five years after the projected opening which is the Year 2024.

Data was provided by the Chicago Metropolitan Agency for Planning (CMAP) on the projected growth rates of the Average Daily Traffic (ADT) on Algonquin Road. A copy of the CMAP letter is included in the **Appendix**. There is a minimal amount growth projected along Algonquin Road (0.2 percent per year). These growth rates were applied to the existing Algonquin Road through volumes and were combined with the site traffic volumes to generate the Year 2024 total traffic volumes (**Figure 7**).



LEGEND



Traffic Signal



Stop Sign

00% Trip Distribution

50%

50%

SITE

W. Algonquin Road



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Directional Distribution

Figure 4



LEGEND



Traffic Signal

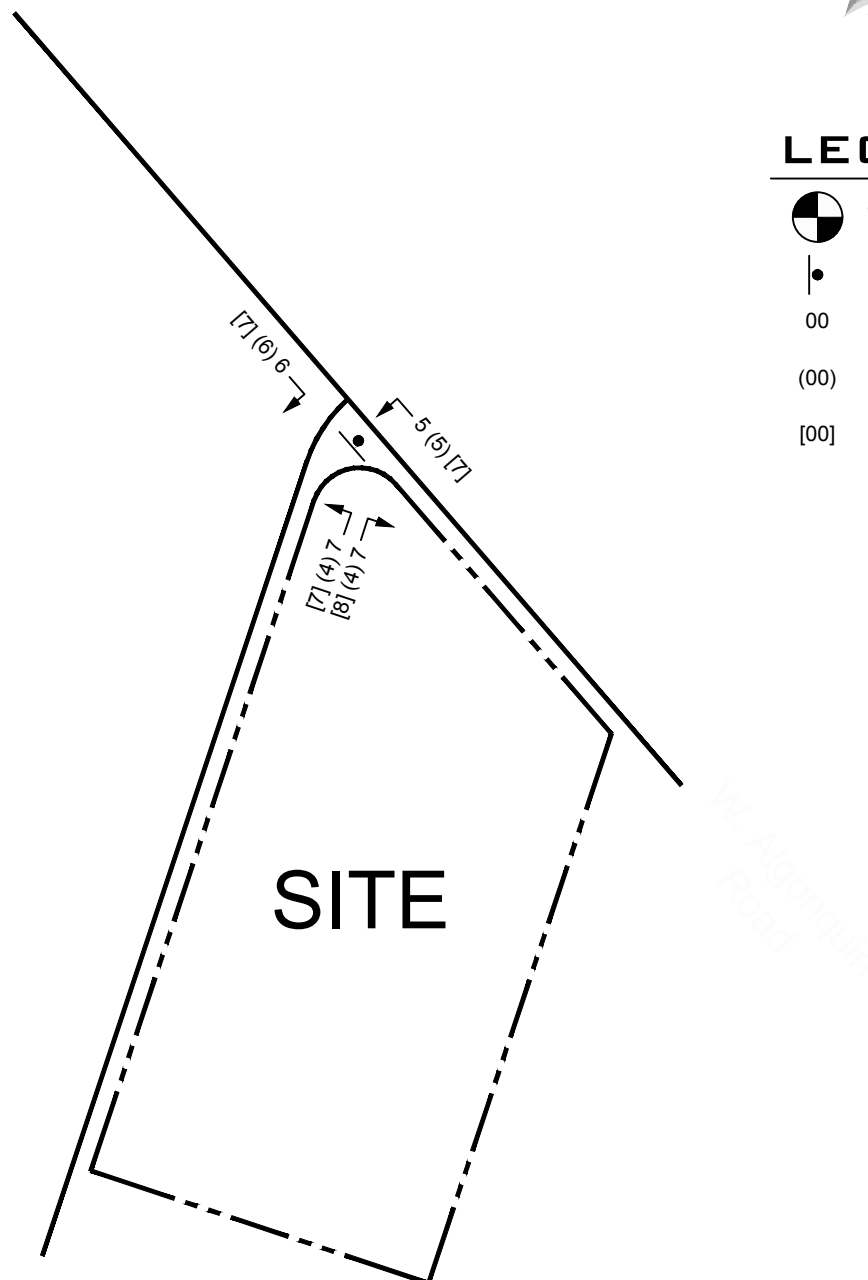


Stop Sign

00 AM Peak Hour
7:30AM - 8:30AM

(00) PM Peak Hour
4:30PM - 5:30PM

[00] Saturday Peak Hour
5:30PM - 6:30PM



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Hotel Traffic Assignment

Figure 5



LEGEND

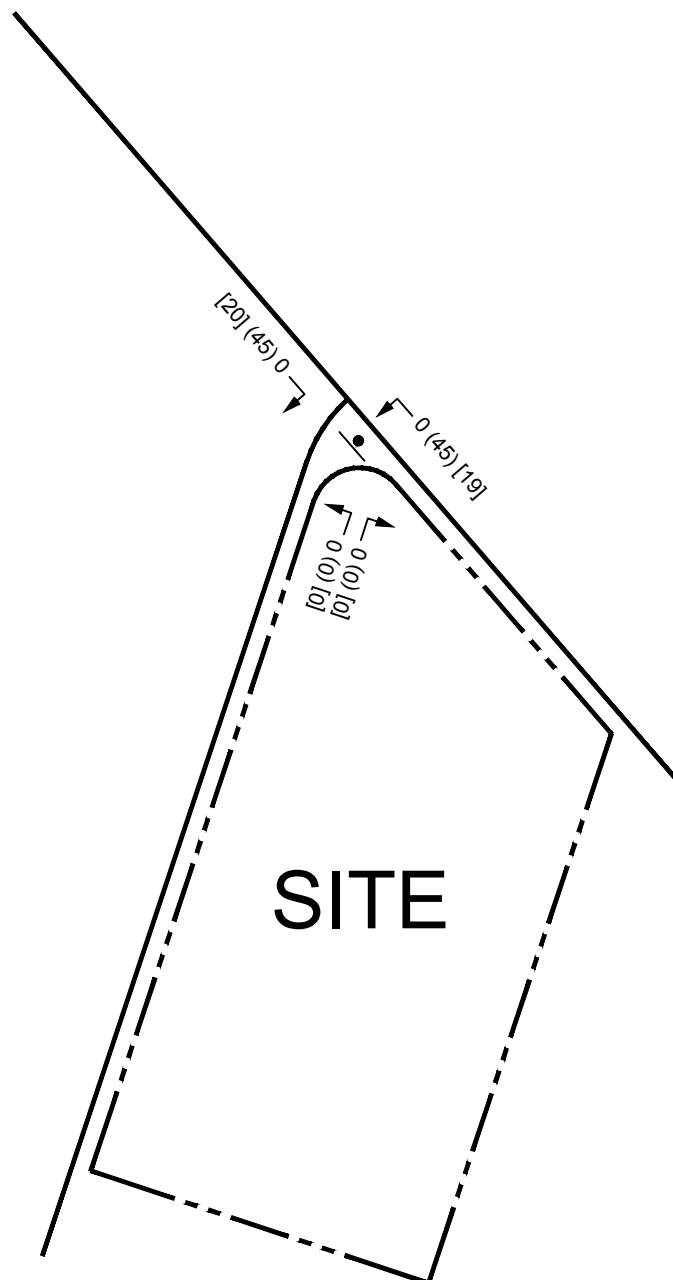


Traffic Signal



Stop Sign

00 AM Peak Hour
7:30AM - 8:30AM
(00) PM Peak Hour
4:30PM - 5:30PM
[00] Saturday Peak Hour
5:30PM - 6:30PM



W. Algonquin Road



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Additional Banquet Traffic Assignment

Figure 6



LEGEND

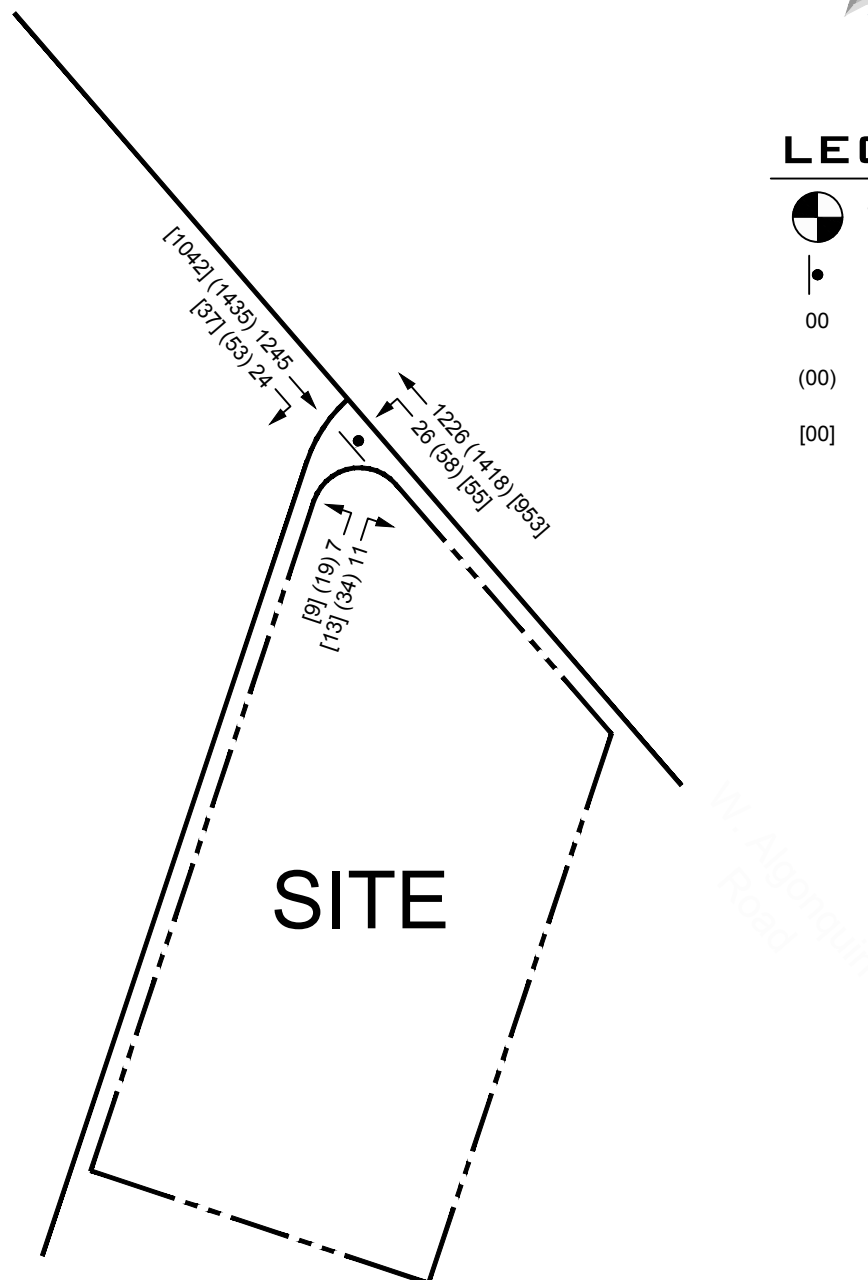


Traffic Signal



Stop Sign

- 00 AM Peak Hour
7:30AM - 8:30AM
- (00) PM Peak Hour
4:30PM - 5:30PM
- [00] Saturday Peak Hour
5:30PM - 6:30PM



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Year 2024 Total Traffic Volumes

Figure 7

3 – TRAFFIC ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 4**.

Capacity analyses were conducted for each intersection using the Highway Capacity Software (HCS v7.5) to determine the existing and future operating conditions of the access system. These analyses were performed for the weekday and Saturday peak-hours and are summarized in **Table 5**. Copies of the capacity analyses are included in the **Appendix**.

Table 4
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual

Table 5
Intersection Level of Service and Delay
Algonquin Road at Access Road

Scenario	Movement	AM Peak	PM Peak	Saturday Peak
2017 Existing	Westbound Left	B-12.6	B-13.4	B-10.8
	Northbound Left/Right	B-14.3	D-26.5	C-15.2
2024 Total Traffic	Westbound Left	B-12.8	C-15.4	B-11.3
	Northbound Left/Right	C-22.2	D-32.6	C-17.9

The results of the capacity analyses indicate that at the intersection of Algonquin Road with the north-south access roadway the northbound approach (exiting movements) currently operates at acceptable levels of service during the peak hours. Under Year 2024 projected traffic conditions, the northbound approach is projected to continue operating at an acceptable level of service and no roadway improvements are recommended.

Westbound left-turn movements from Algonquin Road onto the access roadway are projected to continue operating well during all three peak hours with 95th percentile queues of one vehicle.

As such, the proposed expansion traffic will have a limited impact on the operations of the intersection of Algonquin Road with the north-south Access Roadway and the expansion generated traffic will not have a significant impact on the industrial developments that also utilize the access roadway. Furthermore, the existing two-way left-turn lane along Algonquin Road will continue to be adequate in accommodating left-turns onto the access roadway.

4 - PARKING

The site plan for the combined hotel and banquet facility provides a total of 175 parking spaces including 6 accessible spaces. An additional 23 valet parking spaces are proposed in the northern and southern parking aisles to provide additional parking if needed.

Village Parking Requirements

The parking requirements based on the Village of Arlington Heights's Zoning Code are summarized in **Table 6**. The proposed 175 space parking plan, not including 23 valet parking stalls, meets the zoning requirements. Six accessible stalls are provided and meet the ADA requirements.

Table 6
Arlington Heights Zoning Requirements

Use	Size	Zoning Code	Required Spaces	Proposed Spaces
Banquet/Convention	377 persons	30% of occupancy	113	
Hotel	60 rooms	1 space per room	60	
Coffee/Beverage Area	90 sq. ft. of seating area	1 space per 45 sq. ft. of seating area	2	
Totals			175	175⁽¹⁾

(1) Does not include 23 valet parking stalls

National Parking Data

The parking requirements for the hotel were also calculated based on data in the Institute of Transportation Engineer's Parking Generation 4th Ed. manual for the hotel rooms and the Urban Land Institute Shared Parking 2nd Edition manual for the banquet/convention space. The results are shown in **Table 7**. The ITE manual does not have data for banquet halls. The national data shows the peak parking demand is about 10-15% less than the proposed supply for the hotel/banquet development.

Table 7
ITE/ULI Parking Requirements

Use	Size	ITE/ULI Data (weekday/Saturday)	Weekday	Saturday	Proposed Spaces
Banquet/Convention	5,654 sq. ft.	20/20 spaces per 1,000 sq. ft.	113	113	
Hotel	60 rooms	0.6/0.66 spaces per room	36	40	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Total			149	153	175⁽¹⁾

(1) Does not include 23 valet parking stalls

Shared Parking Analysis

The zoning analysis has not taken into account the shared parking characteristics of each individual use. The Village of Arlington Heights permits the consideration of shared parking when several different land-uses occupy the same site. Shared parking is defined as the use of a parking space to serve two or more individual land uses without conflict or encroachment. A detailed shared parking study was conducted for each development zone from 6:00 AM to Midnight based on the ULI methodology and is summarized in **Table 8**. The shared parking analysis shows that there is sufficient parking on-site for both uses.

Table 8
Shared Parking Analysis

	Banquet Space		Hotel Guest Parking		Hotel Employee Parking				
Weekday	Size	5,654	Rooms	60	Rooms	60	Total	Parking	
	Units =	20	Units =	0.8	Units =	0.2	Parking	Available	Diff.
	Peak	113.1	Peak	48.0	Peak	12.0			
	%	Veh.	%	Veh.	%	Veh.			
6:00 AM	0%	0.0	95%	45.6	5%	0.6	46.2	175	128.8
7:00 AM	0%	0.0	90%	43.2	30%	3.6	46.8	175	128.2
8:00 AM	30%	33.9	80%	38.4	90%	10.8	83.1	175	91.9
9:00 AM	60%	67.8	70%	33.6	90%	10.8	112.2	175	62.8
10:00 AM	60%	67.8	60%	28.8	100%	12.0	108.6	175	66.4
11:00 AM	60%	67.8	60%	28.8	100%	12.0	108.6	175	66.4
Noon	65%	73.5	55%	26.4	100%	12.0	111.9	175	63.1
1:00 PM	65%	73.5	55%	26.4	100%	12.0	111.9	175	63.1
2:00 PM	65%	73.5	60%	28.8	100%	12.0	114.3	175	60.7
3:00 PM	65%	73.5	60%	28.8	100%	12.0	114.3	175	60.7
4:00 PM	65%	73.5	65%	31.2	90%	10.8	115.5	175	59.5
5:00 PM	100%	113.1	70%	33.6	70%	8.4	155.1	175	19.9
6:00 PM	100%	113.1	75%	36.0	40%	4.8	153.9	175	21.1
7:00 PM	100%	113.1	75%	36.0	20%	2.4	151.5	175	23.5
8:00 PM	100%	113.1	80%	38.4	20%	2.4	153.9	175	21.1
9:00 PM	100%	113.1	85%	40.8	20%	2.4	156.3	175	18.7
10:00 PM	50%	56.5	95%	45.6	20%	2.4	104.5	175	70.5
11:00 PM	0%	0.0	100%	48.0	10%	1.2	49.2	175	125.8
Midnight	0%	0.0	100%	48.0	5%	0.6	48.6	175	126.4
Weekend	Size	5,654	Rooms	60	Rooms	60	Total	Parking	
	Units =	20	Units =	0.85	Units =	0.15	Parking	Available	Diff.
	Peak	113.1	Peak	51.0	Peak	9.0			
	%	Veh.	%	Veh.	%	Veh.			
6:00 AM	0%	0.0	95%	48.5	5%	0.5	48.9	175	126.1
7:00 AM	0%	0.0	90%	45.9	30%	2.7	48.6	175	126.4
8:00 AM	30%	33.9	80%	40.8	90%	8.1	82.8	175	92.2
9:00 AM	60%	67.8	70%	35.7	90%	8.1	111.6	175	63.4
10:00 AM	60%	67.8	60%	30.6	100%	9.0	107.4	175	67.6
11:00 AM	60%	67.8	60%	30.6	100%	9.0	107.4	175	67.6
Noon	65%	73.5	55%	28.1	100%	9.0	110.6	175	64.4
1:00 PM	65%	73.5	55%	28.1	100%	9.0	110.6	175	64.4
2:00 PM	65%	73.5	60%	30.6	100%	9.0	113.1	175	61.9
3:00 PM	65%	73.5	60%	30.6	100%	9.0	113.1	175	61.9
4:00 PM	65%	73.5	65%	33.2	90%	8.1	114.8	175	60.2
5:00 PM	100%	113.1	70%	35.7	75%	6.8	155.5	175	19.5
6:00 PM	100%	113.1	75%	38.3	60%	5.4	156.7	175	18.3
7:00 PM	100%	113.1	75%	38.3	55%	5.0	156.3	175	18.7
8:00 PM	100%	113.1	80%	40.8	55%	5.0	158.8	175	16.2
9:00 PM	100%	113.1	85%	43.4	55%	5.0	161.4	175	13.6
10:00 PM	50%	56.5	95%	48.5	45%	4.1	109.0	175	66.0
11:00 PM	0%	0.0	100%	51.0	45%	4.1	55.1	175	120.0
Midnight	0%	0.0	100%	51.0	30%	2.7	53.7	175	121.3

Banquet Hall/Convention Center Usage

The remaining banquet hall area after the hotel construction will cover 5,654 square feet and accommodate up to 377 guests. While the zoning code and its parking requirements are based on the maximum room capacity, rarely does the maximum occupancy occur. The European Crystal Banquet and Convention Center provided the top nine events by attendance for the year 2017. Overall, 98% events will be less than 250 persons at the banquet facility. In other words, while peak events do occur, they don't represent typical conditions.

Table 9
Top Nine Events in 2017 by Attendance

Rank	Date	Day	Attendance	Percent of Banquet Capacity
1	February 25 th	Saturday	335	89%
2	September 22 nd	Friday	331	88%
3	May 20 th	Saturday	320	85%
4	August 12 th	Saturday	318	84%
5	April 8 th	Saturday	317	84%
6	July 29 th	Saturday	302	80%
7	December 29 th	Friday	289	77%
8	November 25 th	Saturday	275	73%
9	October 28 th	Saturday	246	65%

Parking Surveys

European Crystal Banquet and Convention Center provided to EEA the following parking data in **Table 10** that they collected at their facility. Overall the attendance was a fraction of the facilities capacity and had average vehicle occupancy of 2.06 persons per vehicle for events ranging 69 to 153 attendees.

Table 10
Typical Events in 2018

Event	Date	Day	Attendance	Parked Vehicles	Occupancy	Vehicles per person
Wedding	March 10 th	Saturday	103	49	28%	2.10
Lunch	March 15 th	Thursday	69	31	18%	2.22
Wedding	March 23 rd	Friday	133	67	38%	1.98
Wedding	April 7 th	Saturday	149	73	42%	2.04
Wedding	April 7 th	Saturday	153	76	43%	2.01
Lunch	April 10 th	Tuesday	88	41	23%	2.14

EEA conducted parking surveys at three weekend events in April 2018 as summarized below in **Table 11**. Two events had 346 and 359 attendees with the peak demand of 125 and 129 vehicles respectively. The average automobile occupancy was 2.77 or 2.78 persons per vehicle. A smaller event of 103 persons had 54 parked vehicles or 1.91 persons per vehicle.

Table 11
EEA 2018 Parking Surveys

Date	April 21 st	April 22 nd	April 28 th
Day	Saturday	Sunday	Saturday
Attendees	346	103	359
5:00 PM	-	54	-
6:00 PM	90	53	129
7:00 PM	119	52	128
8:00 PM	125	52	117
9:00 PM	123	13	62
Persons Per Vehicle	2.77	1.91	2.78

For the April 21st event, EEA also did a representative sample of the number of persons per vehicle and found results consistent with the overall parking count (2.86 vs 2.77 persons per vehicle). A shuttle bus was observed dropping off 30 attendees.

Table 12
Auto Occupancy Survey – April 21st

Persons In Vehicle	Number of Vehicles	Total Persons
1	7	7
2	24	48
3	7	21
4	5	20
30 ⁽¹⁾	1	30
Totals	44	126
Average of 2.86 persons/vehicle		

(1) Shuttle Bus

The results of the parking surveys indicate that as the number of attendees increase so does the vehicle occupancy rates increase. For the smaller events, the vehicle occupancy was around 2 persons per vehicle. As the events exceeded 300+ attendees, the parking occupancy varied from 2.77 to 2.86 persons per vehicles. The Village Zoning Code parking requirement is based on 30% of the allowed occupancy or the equivalent of 3.33 persons per vehicle. The surveyed occupancy data is lower (-17%) which would result in a higher parking demand. The banquet facility would need 136 spaces (377/2.77) instead of the 113 spaces required by code or 23 more spaces.

Parking Summary

Using the surveyed peak parking demand for the banquet hall of 136 parking spaces (2.77 persons/vehicle or 36% of occupancy) and assuming the higher village hotel/coffee parking requirement of 62 spaces, the total parking demand for both uses would be 198 parking spaces. The proposed parking plan provides for 175 parking spaces and 23 valet parking spaces for a total of 198 spaces which will meet this demand without off-site parking.

Contingency Planning

The owners of the facility have been using several strategies to accommodate parking at peak times.

- Valet Parking – The site plan shows 23 additional parking spaces to be used in conjunction with a valet parking operation which stacks one row of vehicles in the drive aisle at the north end and at the south end of the site. Emergency vehicle circulation will not be impeded around the building.
- Off-site Parking – The banquet hall has had a long running agreement with their neighbor to the south, Brite-O-Matic Manufacturing, to use their parking on weekday evenings and on weekends. A second agreement has been recently added with their neighbor to the east for evening and weekend parking.
- Replacement Parking – In the event that the parking agreement expires with Brite-O-Matic, there are a number of commercial businesses within 1,000 feet of the hotel/banquet site with hundreds of parking spaces empty in the evenings and weekends. The owners could negotiate a similar agreement for overflow or valet parking.

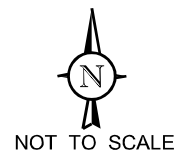
5 - SUMMARY

The findings of the traffic and parking study for the addition of a 60 room hotel at the European Crystal Banquet and Convention Center are:

1. The proposed 60 room hotel will generate a low volume of traffic (19-29 vehicles per hour) on the adjacent road network.
2. The addition of the hotel will not adversely impact the level of service and delay at the existing access road and will not impede Algonquin Road (IL 62) through traffic.
3. Parking provided for the combined banquet hall and hotel meets the Village of Arlington Heights zoning code requirement of 175 spaces. Six accessible parking spaces are provided per the accessibility code.
4. Review of national parking data and a shared parking analysis indicates the peak parking demand of the combined uses ranges from 149 to 162 vehicles.
5. The peak-occupancy of the banquet facility rarely occurs with the majority of the events under two-thirds of the banquet hall's capacity.
6. The parking surveys conducted by the applicant and separate surveys by EEA indicated the following:
 - a. The lower attended events have higher vehicle occupancy ratios (around 2 persons per vehicle) than the higher attended events (2.77-2.86 persons per vehicle).
 - b. The higher attendance events had higher parking ratios than the Village zoning code (30% vs 36% occupancy).
7. The resulting worse-case parking demand is 136 vehicles for the banquet hall (36% occupancy) and 62 spaces for the hotel for a total of 198 vehicles.
8. With the 23 valet parking and 175 marked spaces, there is sufficient parking on-site to accommodate 198 vehicles.
9. Contingency plans are in place with two adjoining properties to provide overflow parking in the evenings and weekends during the peak times for the hotel and banquet hall. One agreement has been in place for 18 years.
10. In the unlikely event that these agreements are not continued, there are a number of businesses with available parking in the immediate area that can be contacted in the future if needed.

APPENDIX

- **Existing Traffic Counts**
- **CMAQ Letter**
- **Intersection Capacity Analyses**



- LEGEND**
- 00** - AM PEAK HOUR (7:30-8:30 AM)
 - (00)** - PM PEAK HOUR (4:30-5:30 PM)
 - [00]** - SATURDAY EVENING PEAK HOUR (5:30-6:30 PM)





Chicago Metropolitan
Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

April 11, 2017

Brendan S. May
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: IL 62 (Algonquin Road) from Golf Road to Arlington Heights Road
IDOT

Dear Mr. May:

In response to a request made on your behalf and dated April 10, 2017, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2040 ADT
IL 62 (Algonquin Rd) - Golf Rd to Arlington Heights Rd	29,900	31,400

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2017 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Fortmann (IDOT)
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HCS7 Two-Way Stop-Control Report

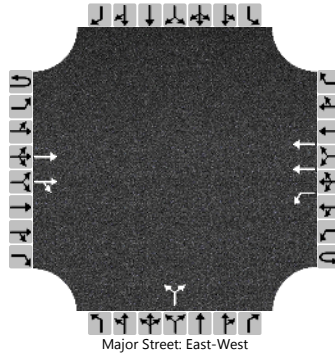
General Information

Analyst	AJB
Agency/Co.	Eriksson Engineering
Date Performed	5/3/2018
Analysis Year	2018
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Existing Conditions

Site Information

Intersection	Algonquin Road Access
Jurisdiction	IDOT/Arl. Heights
East/West Street	W. Algonquin Road
North/South Street	Site Access Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1228	18	0	21	1209			0		4				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					23					4						
Capacity, c (veh/h)					499					393						
v/c Ratio					0.05					0.01						
95% Queue Length, Q ₉₅ (veh)					0.1					0.0						
Control Delay (s/veh)					12.6					14.3						
Level of Service (LOS)					B					B						
Approach Delay (s/veh)					0.2				14.3							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

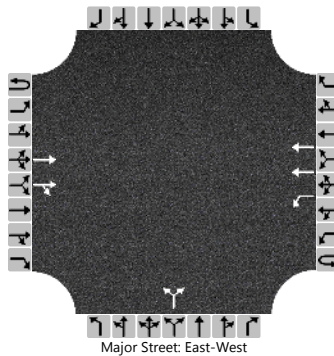
General Information

Analyst	AJB
Agency/Co.	Eriksson Engineering
Date Performed	5/3/2018
Analysis Year	2018
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Existing Conditions

Site Information

Intersection	Algonquin Road Access
Jurisdiction	IDOT/Arl. Heights
East/West Street	W. Algonquin Road
North/South Street	Site Access Driveway
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1415	3	0	8	1398			15		30				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						9					48					
Capacity, c (veh/h)						435					214					
v/c Ratio						0.02					0.22					
95% Queue Length, Q ₉₅ (veh)						0.1					0.8					
Control Delay (s/veh)						13.4					26.5					
Level of Service (LOS)						B					D					
Approach Delay (s/veh)					0.1				26.5							
Approach LOS									D							

HCS7 Two-Way Stop-Control Report

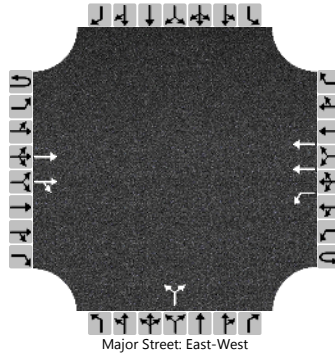
General Information

Analyst	AJB
Agency/Co.	Eriksson Engineering
Date Performed	5/3/2018
Analysis Year	2018
Time Analyzed	Saturday Peak Hour
Intersection Orientation	East-West
Project Description	Existing Conditions

Site Information

Intersection	Algonquin Road Access
Jurisdiction	IDOT/Arl. Heights
East/West Street	W. Algonquin Road
North/South Street	Site Access Driveway
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1028	10	0	29	940			2		5				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

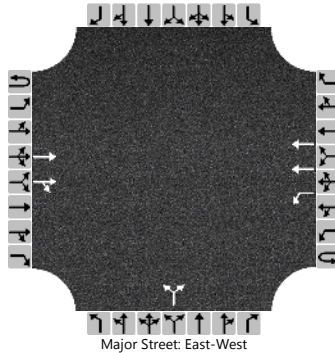
Flow Rate, v (veh/h)						29					7					
Capacity, c (veh/h)						653					359					
v/c Ratio						0.04					0.02					
95% Queue Length, Q ₉₅ (veh)						0.1					0.1					
Control Delay (s/veh)						10.8					15.2					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.3				15.2							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	AJB	Intersection	Algonquin Road Access
Agency/Co.	Eriksson Engineering	Jurisdiction	IDOT/Arl. Heights
Date Performed	5/3/2018	East/West Street	W. Algonquin Road
Analysis Year	2024	North/South Street	Site Access Driveway
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1245	24	0	26	1226			7		11				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

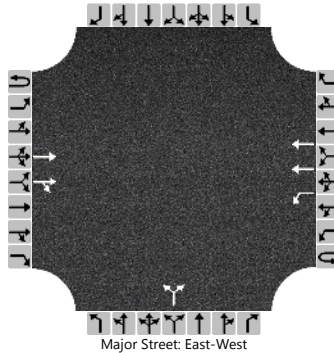
Flow Rate, v (veh/h)						28					20					
Capacity, c (veh/h)						488					229					
v/c Ratio						0.06					0.09					
95% Queue Length, Q ₉₅ (veh)						0.2					0.3					
Control Delay (s/veh)						12.8					22.2					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.3				22.2							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	AJB	Intersection	Algonquin Road Access
Agency/Co.	Eriksson Engineering	Jurisdiction	IDOT/Arl. Heights
Date Performed	5/3/2018	East/West Street	W. Algonquin Road
Analysis Year	2024	North/South Street	Site Access Driveway
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.94
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Proposed Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1435	53	0	58	1418			19		34				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						62					56					
Capacity, c (veh/h)						407					186					
v/c Ratio						0.15					0.30					
95% Queue Length, Q ₉₅ (veh)						0.5					1.2					
Control Delay (s/veh)						15.4					32.6					
Level of Service (LOS)						C					D					
Approach Delay (s/veh)					0.6				32.6							
Approach LOS									D							

HCS7 Two-Way Stop-Control Report

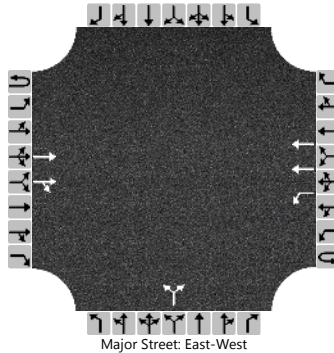
General Information

Analyst	AJB
Agency/Co.	Eriksson Engineering
Date Performed	5/3/2018
Analysis Year	2024
Time Analyzed	Saturday Peak Hour
Intersection Orientation	East-West
Project Description	Proposed Conditions

Site Information

Intersection	Algonquin Road Access
Jurisdiction	IDOT/Arl. Heights
East/West Street	W. Algonquin Road
North/South Street	Site Access Driveway
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1042	37	0	55	953			9		13				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					56					22						
Capacity, c (veh/h)					630					302						
v/c Ratio					0.09					0.07						
95% Queue Length, Q ₉₅ (veh)					0.3					0.2						
Control Delay (s/veh)					11.3					17.9						
Level of Service (LOS)					B					C						
Approach Delay (s/veh)					0.6				17.9							
Approach LOS									C							





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 519 W Algonquin Rd. – Land Use Variation – European Crystal Hotel
PC#: 18-013 – Round 1
Date: May 14, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. The review of the European Crystal Hotel is based on the R-1 use and is classified as a high rise building. Include information on other uses and indicate if they will be separated or non-separated, as indicated in 2009 IBC Section 508.
2. Revise the Building height to indicate a maximum height of 160 feet or 11 stories per 2009 IBC Table 503.
3. Provide a proposed occupancy calculation by floor along with egress width calculation based on the occupant load by floor.
4. Provide the locations of fire-rated walls and indicate the type and rating of the wall shared by the two buildings.
5. Lobby plan does not include a fire command center. Provide as required per the 2009 IBC, Section 911.
6. Provide the required emergency systems as required for high rise buildings in 2009 IBC Section 403.4.
7. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall not be less than **60 inches by 85 inches**, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.
8. Provide the elevation of the highest occupied floor.
9. The building shall comply with the requirements of 2009 IBC 403 – High Rise Buildings.
10. Refuse and laundry chutes shall have separate 2-hour rated enclosures and comply with 2009 IBC 708.13.

11. Show the proposed location of the mechanical equipment.
12. Show the proposed location of the electrical service and include the service size.
Services of 1,200 amps or more are required to be in a 2-hour fire-resistance rated room for the exclusive use of the electrical system. The hourly rating applies to the walls, ceiling and floor of the room. The room requires two exits on opposite corners of the room, with 2-hour rating panic hardware.
13. Luminous egress path markings shall be provided per 2009 IBC 1024.
14. An area of refuge is required for every 200 occupants or portion thereof.
15. Two-way communication is required at each area of refuge. Cut sheets of the equipment and proposed signage shall be submitted during the permitting process.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 5/11/2018

P.C. Number: 18-012 Round 1

Project Name: European Crystal Hotel

Project Location: 519 W. Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
4. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
5. Fire protection equipment and service rooms shall be identified in an approved manner.
6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
7. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
8. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
9. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
10. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
11. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.

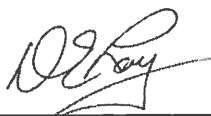
12. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
13. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
14. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.
15. Exit signs shall be illuminated at all times and have emergency power backup.
16. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
17. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.
18. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal.
19. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
20. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
21. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
22. Buildings shall have approved address numbers.
23. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
24. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
25. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.

26. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
27. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
28. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.
29. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.
30. Emergency voice/alarm communication system shall be provided.
31. A fire command center shall be provided in an approved location.
32. Approved smoke control system is required.
33. A standby power system shall be provided.
34. Luminous egress path markings shall be provided.

Date 05-11-18

Reviewed By:



Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 30, 2018
Subject: 519 W Algonquin Road, P.C. #18-012 Round 1

Regarding the proposed Land Use Variation, PW has the following comments:

1. After the new fire and domestic service is installed, the old "original" service to the banquet hall **must** be abandoned and reconnected to the new service. **One service for one customer.**
2. The new RPZ's for domestic and fire protection will be sized once plumbing plans have been submitted.

VAHPW has no further comments at this time.

If you have any questions, please feel free to contact me.

CC: Scott T. Shirley, Director of Public Works

RECEIVED
MAY 31 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-013
 Petitioner: S. OLM

Owner: 519 W. Algona Rd W

Contact Person: S. OLM
 Address: 519 W. Algona Rd

Phone #: 847-869-851

Fax #: _____

E-Mail: arm958@aol.com

P.I.N.# 08-18-103-001

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: X For: HOTEL

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X

Sanitary Sewer _____ X

Storm Sewer _____ X

b. Surface Improvement

Pavement _____ X

Curb & Gutter _____ X

Sidewalks _____ X

Street Lighting _____ X

c. Easements

Utility & Drainage _____ X

Access _____ X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? ...

10. WETLAND EXISTING? _____

YES NO COMMENTS

X X

X _____

_____ N/A

_____ X

_____ NEED MORE INFO

X #66-111

_____ X

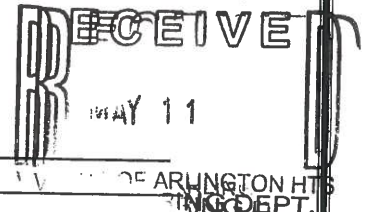
_____ X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RIDGE LINE CONSULTANTS

DATE OF PLANS: 5-9-18

John J. Mull 5/22/18
 Director Date



PLAN COMMISSION PC #18-013
European Crystal Hotel
519 W. Algonquin Rd.
LUV for a Hotel
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. Provide calculations showing the existing and proposed impervious areas. Stormwater detention to Village standards is required for any net increase in impervious area. Utilize any surplus storage in the existing system.
14. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. A template is attached for your use. Please contact the Deputy Director of Engineering for an editable version of the OUMA.
15. There are no proposed exterior utilities. If plans change and external sanitary sewer work is required, an MWRD permit would be required.
16. The exhibit showing the turning path of the Fire Department's responding vehicle is acceptable.
17. The project site is subject to Contribution Ordinance #66-111, which requires a payment for the indirect benefit of sanitary sewers at the rate of \$87.41/acre.

PIN # 08-16-103-008	1.571 Acres	Payment = \$137.32
PIN # 08-16-103-009	1.000 Acres	Payment = <u>\$ 87.41</u>
		Total Payment = \$224.73

Traffic:

18. In the traffic report there is confusion with the diagram showing Existing Traffic Volumes. The inbound trips for the evening and weekend inbound trip values only show the existing banquet site contributing traffic. There are no trips shown being generated from the rest of the properties south of the site?
19. In Title of Figure 6, indicates 'Additional' Banquet Traffic Assignment, but the values from Table 2 include both the Existing Volumes and Additional Traffic total. Wouldn't Existing Volumes be included in the Existing Traffic Volume Counts?
20. There is no discussion about the performance of the drop-off lane in front of the restaurant. What is the anticipated generation and stacking potential for this feature?
21. Table 8 identifies two hours being peak weekday periods, however the 9:00 p.m. hour has the highest number for required projected parking.
22. Please provide a sketch of areas designated for valet double parking, as well as a description of how hotel patrons are going to circumnavigate this loading of parking lot aisles for two way traffic, accessing parking stalls, or getting out of a stall their vehicle may be trapped in.
23. Although the packet indicates that there is a site photometric lighting diagram, there is no such plan, or attached catalog cut sheets showing this information. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

 5/22/18
James J. Massarelli, P.E. Date
Director of Engineering

Attachment:

Onsite Utility Maintenance Agreement Template (4 pages)

RECEIVED
MAY 23 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (address) _____, Arlington Heights, Illinois, 6000_, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

*** Insert legal description, or attach as Exhibit A ***

PIN Numbers:

WHEREAS, _____ (print name) _____, ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with **sanitary sewers, storm sewers and stormwater management facilities, domestic water mains**; and

WHEREAS, the **sanitary sewers, storm sewers and stormwater management facilities, and domestic water mains** servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain **sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains** on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention vault, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned **sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains** in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that, barring a need for immediate action, should the RESPONSIBLE ENTITY not begin corrective action within four (4) hours of notification of an emergency situation where property damage is occurring or is in imminent danger of occurring as a result of dysfunction of the **sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains**, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the _____ day of _____, 20____.

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

_____, an (LLC? Corporation?), for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-012

Project Name European Crystal Hotel

Project Location 519 W. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 1:

1. All currently adapted codes shall apply.
2. The building is to be sprinkled.
3. The Fire Department connection is to be located at the main front entrance and located within 100' of a fire hydrant.
4. A Knox Box is to located at the main front entrance.
5. A fully operational annunciator panel or alarm panel is to be located at the main front entrance.
6. Aerial Fire Apparatus access roads for buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall have a minimum unobstructed width of 26 feet exclusive of shoulders and be located a minimum of 15 feet and a maximum of 30 feet from the building. This area should be free of obstructions that would limit the use of an Aerial Fire Apparatus.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date May 22, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

European Crystal Hotel
519 W. Algonquin Rd.
PC#18-012

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MAY 15 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

05/14/2018

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location. Pace across the street has a nightly traffic detail from 1630-1730hours, to assist their employees in exiting their business' parking lot.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development will create an increase in traffic volume. Algonquin Road is a very busy thoroughfare. The entrance/exit may need to be redesigned or configured to restrict egress- i.e. left turns.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

- Consider installing a video surveillance system of entrance/exits, lobby, parking lot, exterior areas, etc.
- Once construction is complete, provide AHPD with floor maps including room numbers so officers can familiarize themselves with building layout for emergency response
- Signage regulating unwanted conduct is recommended throughout the development with special attention given to common areas and parking areas.
- Strict hotel guest policies are recommended by the AHPD and are as follows:
 - No room rental to guests under 21
 - Credit cards only accepted for room rental
 - Guests must provide valid identification
 - Guests must provide concierge with vehicle and additional guests' information
 - Maintain in house database of problematic or banned guests for future reference

FR #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

DF #557

Supervisor's Signature



Planning & Community Development Dept. Review

May 31, 2018

REVIEW ROUND 1

Project: Ivy Hotel – James Cazares
519 W. Algonquin Road

Case Number: PC 18-013

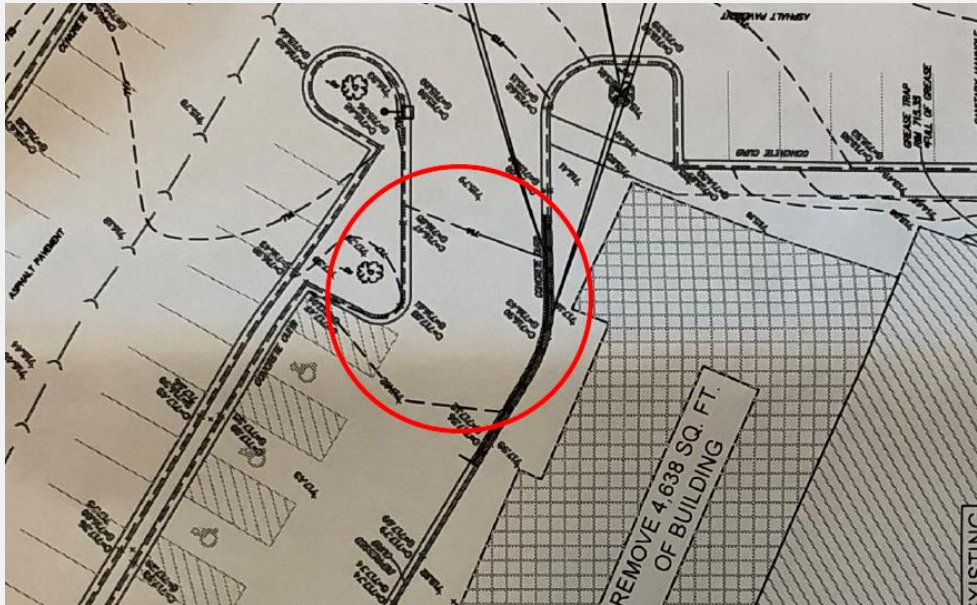
General Comments:

7. The Plan Commission must review and approve the following actions:
 - a. Land Use Variation to allow a hotel within the M-2 District.
 - b. Chapter 28, Section 11.2-8, to reduce the required width of a two-way drive aisle. Depending on additional information, this variation may be required.
8. Please revise the project narrative to include the following items (an example of a project narrative can be provided if you would find that helpful):
 - a. Estimated employee counts at peak occupancy for the hotel.
 - b. Information on peak staff needed for a banquet event in the main banquet hall.
 - c. Details on any sustainable/green design features of the hotel.
9. There are currently three temporary storage lockers located on the three parking spaces adjacent to the loading area, as well as one temporary storage locker to the southwest of this area. Please clarify if these storage sheds will be removed as part of the hotel addition.
10. Will the proposed coffee/vending room include just vending machines and a non-staffed coffee station, or will this be an actual coffee shop that will include one or more employees?
11. Please clarify how the business area will be used. What equipment will be within this area (desks and computers? printers? copy machines? etc.). Will this room function as a meeting space or conference room, or will it only be used for individual business purposes by hotel guests as needed?
12. On all future revisions, please ensure that all plans and studies include a revision date.
13. The engineering plans indicate that additional lightpoles within the parking lot will be installed. Therefore, a photometric plan, including catalog cuts for all new light fixtures, is required.

Architectural/Engineering Plans:

14. Please correct the following inconsistencies between the architectural plans, engineering plans, and landscape plans:
 - a. The civil plans show an 8" tree on the southwest side of the proposed exterior patio, which looks to be on top of the brick patio. This tree is shown on the civil Existing Conditions and Demo Plan, but it is not shown on the landscape plan.
 - b. There are proposed bike racks shown on the civil plans, but the landscape plan shows this area as landscaping.
15. Please add dimensions indicating the setbacks of the proposed hotel addition, at its closest point, to the north, west, and east property lines.

16. The architectural site plan lists the maximum height of the building at 99'-10", however, the elevations show the max height to be 94'. Please revise the plans to show the actual proposed height of the building, and note that building height is measured from the average elevation of the finished grade at the front of the building to the top of the roof structure for flat roofs (parapet walls are not included).
17. There are currently 5 dumpsters stored outside within the side loading area. All dumpsters are required to be screened from view. Please confirm if there is sufficient space within the accessory storage garage to accommodate for these dumpsters, and whether additional dumpsters will be needed for the hotel. If additional dumpsters will be needed, please confirm that there is sufficient space within the accessory storage garage to store these additional dumpsters. If there is insufficient space within this storage garage, please outline where these dumpsters will be located and how they will be screened.
18. Please provide a dimension for the drive aisle in the following location:



19. Is the drive aisle for the front drop-off area one-way? The drive aisle width appears to be only 19'. Two-way drive aisles must be a minimum of 24' in width. Please clarify.
20. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, etc.) on the site plans and landscape plans.
21. There are two rooms shown on the 2nd floor that have no labels. What will these rooms be used for?
22. What are the plans for the existing stone retaining wall on the western side of the site adjacent to the private access road? This retaining wall is deteriorating and in need of repair.
23. Please provide additional details on the exterior patio/courtyard area. Will food/drink service be offered on the patio? Is this area to be used as outdoor space for guests of the hotel, or is it to be used as an accessory area for the banquet functions?

Market Study:

24. The market study explains that there are five hotels currently under construction in the northwest suburban hotel market. Where are these hotels located, how many rooms do they have, and are they economy level, mid-level, or upper-level hotels?
25. The study states that "most of the surrounding facilities are considered upscale or upper-midscale and are performing well for the market (above average in both occupancy and rate)". Please show the data for each of these hotels (ADR and occupancy) and list the hotels that have made up the "competitive set".

26. Page 6 of the study concludes that the property should perform at a level of 72% occupancy and an ADR of \$120 in 2016 dollars. Please update this to 2018 dollars. Page 10 of the study outlines that the annual occupancy will be "approximately 70% on average, achieving an average daily rate of \$115 in current value dollars.". The operating spreadsheet on page 18 outlines that the occupancy will be 74% in 2018, with an ADR of \$130. Please clarify the projected average occupancy and ADR.
27. Page 9 of the market study states that the hotel will have "ample meeting" space. Based on the floor plans, there will be no meeting spaces within the hotel. Additionally, page 17 states that the hotel will have a swimming pool, which is not reflected in the plans. Please clarify and update the market study accordingly.
28. The analysis on page 8 uses 2015 data and references a Four Points at Arlington Down that is under construction and will help to boost ADR rates. This hotel is not under construction. Please update this section of the report to reference 2018 data, as well as any other sections that reference out of date data. Additionally, the report classifies this hotel as a "boutique" hotel; where does a boutique hotel fall in relation to the data in Table 2?
29. Page 13 outlines that exercise facility operations will bring in revenue, similar to laundry and valet services. Please clarify how this will bring in revenue.
30. Conclusion #5 on page 7 states that the depth of the market and current demand trends indicate a short absorption period for the additional 60 rooms with nominal initial impact on occupancy of existing properties. Please clearly state how this conclusion has been reached. Will the proposed hotel occupy a niche below or above the existing neighboring hotels that is currently underserved? Please outline this niche with specific comparisons to neighboring hotels in both ADR and occupancy rates.
31. Please remove all references to public projects since the proposed development is a private project.

Parking/Traffic:

32. A total of 10 bicycle parking spaces are required. Please revise the location of the proposed bike racks to an area that is paved. The note calling out these bike racks must indicate that they will include a total of 10 bicycle parking spaces.
33. The traffic/parking study contains no explanation as to why comparative hotels were not surveyed and studied. Please outline why survey and study of comparative hotels is not possible.
34. An average of the data in Table 10 and 11 puts the number of parked vehicles per attendee at the banquet facility at .42 vehicles per attendee. Assuming an event has 377 attendees (max capacity), that correlates to a demand for 162 parking spaces. Accounting for the peak estimated demand at the hotel during peak demand of an evening event at the banquet facility (9:00PM), there would be demand for 205 parking spaces. The proposed 198 (including 23 valet spaces) is insufficient to accommodate for this demand.
35. While the study has found that larger events have more persons per vehicle, please outline what events were surveyed by EEA in April of 2018. It appears that most events surveyed with a large amount of attendees, if not all, were weddings where there is a likelihood of families arriving together or a large bridal/groom party arriving together, which would correlate to a higher persons per vehicle ratio. These types of events appear to be the basis for the conclusion that larger events have a higher persons per vehicle ratio. However, it is unclear if this holds true for a non-wedding event, such as a fundraiser, appreciation banquet, or a celebration/gala event. Additional surveys of these types of events are necessary.

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-012
 Petitioner: S. OZAR

Owner: 519 W. Algona Rd

Contact Person: S. OZAR
 Address: 519 W. Algona Rd

Phone #: 847-809-8515
 Fax #: _____
 E-Mail: _____

P.I.N.# 08-18-103-008

Location: 519 W. Algona Rd

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: X For: HOTEL

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

See attached comments

[Signature] 5-28-18
 Environmental Health Officer Date

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PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

[Signature] 5/25/18 Direc
 tor Date

Plan Review

Project: European Crystal Hotel
519 W. Algonquin Road
Arlington Heights, IL 60005
Land Use Variation for a Hotel
P.C. #18-012
Round 1

To: Sam Hubbard, Planning & Community Development

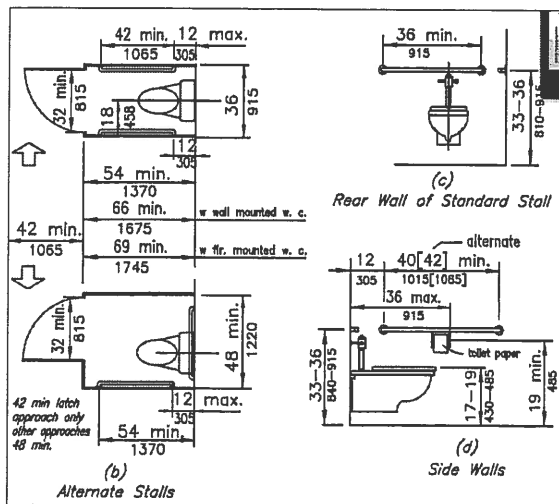
From: David Robb, Health & Human Service - Disability Services
(847) 368-5793 

Date: May 23, 2018

Re: Illinois Accessibility Code (IAC) Comments
<https://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet 1 Proposed First Floor Plan:

1. Women's Restroom: In restrooms with six or more toilet stalls in addition to the standard stall configuration for wheelchair accessibility complying with subsection (n)(5)(A) (ii), IAC Section 400.310(n)(5) requires the addition of a 36-inch wide toilet stall where the doors open out and is equipped with parallel grabs on each side of the stall per IAC 400. Illustration B. Figure 30(d) and q. Pictured below.



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DEVELOPMENT DEPARTMENT

2. The "Single User Restroom shall comply with IAC Section 400.310(n)(9-11).

3. Coffee Vending Room: Please see IAC Section 400.320(l)(6 and 8) and 400.Illustration B., Figure 54.

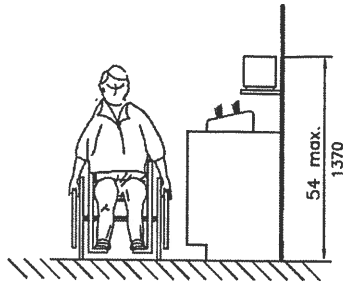


Fig. 54
Tableware Areas

Sheet: 2 Proposed 3RD – 7TH FLR Plan & 3 Proposed 8th Floor:

4. Five percent of the total lodging units shall be accessible. All Public and Common Use areas and at least one accessible unit equipped with a roll-in shower. A minimum of 3 units equipped for persons with Hearing Impairments. Per IAC Section 400.320(g)((1-10).

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-012
 Petitioner: J. CAZARES
 Owner: 519 W. Alger Rd UO
 Contact Person: J. CAZARES
 Address: 519 W. Alger Rd
 Phone #: 817-809-8515
 Fax #: _____
 E-Mail: _____

P.I.N.# 08-18-103-008
 Location: 519 W. Alger Rd
 Rezoning: _____ Current: 0 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: X For: HOTEL
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

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PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

 Date

European Crystal Hotel
519 W. Algonquin Road
PC #18-013
May 30, 2018

Landscape Comments

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).
- 2) Provide a screen for the loading/trash area. It is recommended that the screen wall be extended to the south or a 6 foot high evergreen screen be provided in order to screen the dumpsters/loading area.
- 3) It is recommended that additional landscaping be provided in the northwest corner near Algonquin and the private drive. The landscaping should consist of a mix of perennials.
- 4) Consider specialty paving near the main hotel entrance/covered entry.
- 5) It is recommended that landscaping be provided between the patio and the private drive.
- 6) Provide landscaping on the east elevation adjacent to the building.
- 7) Provide three foot high shrubs adjacent to the three parking spaces on the west elevation between the parking and the private drive.
- 8) Incorporate site furnishings for the site that match the overall architectural style of the proposed building.
- 9) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 10) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

Building and Life Safety

- 1 Q The review of the European Crystal Hotel is based on the R-1 use and is classified as a high rise building. Include information on other uses and indicate if they will be separated or non-separated, as indicated in 2009 IBC Section 508 .
- A Will comply when permitted plans are submitted
- 2 Q Revise the Building height to indicate a maximum height of 100 feet or 11 stories per 2009 IBC Table 503
- A Will comply when permitted plans are submitted
- 3 Q Provide a proposed occupancy calculation by floor along with egress width calculation based on the occupant load by floor.
- A Will comply when permitted plans are submitted
- 4 Q Provide the locations of fire-rated walls and indicate the type and rating of the wall shared by the two buildings.
- A Will comply when permitted plans are submitted
- 5 Q Lobby plan does not include a fire command center. Provide as required per the 2009 IBC, Section 911.
- A Will comply when permitted plans are submitted
- 6 Q Provide the required emergency systems as required for high rise buildings in 2009 IBC Section 403.4.
- A Will comply when permitted plans are submitted
- 7 Q At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall not be less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.
- A Will comply when permitted plans are submitted
- 8 Q Provide the elevation of the highest occupied floor.
- A Will comply when permitted plans are submitted
- 9 Q The building shall comply with the requirements of 2009 IBC 403 - High Rise Buildings.
- A Will comply when permitted plans are submitted
- 10 Q Refuse and laundry chutes shall have separate 2-hour rated enclosures and comply with 2009 IBC 708.13.
- A Will comply when permitted plans are submitted
- 11 Q Show the proposed location of the mechanical equipment.
- A Will comply when permitted plans are submitted

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JUN 14 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

12 Q Show the proposed location of the electrical service and include the service size. Services of 1,200 amps or more are required to be in a 2-hour fire-resistance rated room for the exclusive use of the electrical system. The hourly rating applies to the walls, ceiling and floor of the room. The room requires two exits on opposite corners of the room, with 2-hour rating panic hardware.

A Will comply when permitted plans are submitted

13 Q Luminous egress path markings shall be provided per 2009 IBC 1024.

A Will comply when permitted plans are submitted

14 Q An area of refuge is required for every 200 occupants or portion thereof.

A Will comply when permitted plans are submitted

Two way communication is required at each area of refuge.

15 Q Cut sheets of the equipment and proposed signage shall be submitted during the permitting process.

A Will comply when permitted plans are submitted

Fire Safety

1.00 Q Question 1 - 34

A Will comply when permitted plans are submitted

Public Works

1 Q Question 1 thru 2

A Will comply when permitted plans are submitted

Fire Department

1 Q Question 1 thru 6

A Will comply when permitted plans are submitted

Community Bureau

1 Q All Questions

A Will comply when permitted plans are submitted
and hotel is in operation

H&H Services

1 Q All Questions

A Will comply when permitted plans are submitted
and hotel is in operation

Landscape

1 Q All Questions

A Will comply when permitted plans are submitted
and hotel is in operation

Plan Review

8 Q Please revise the project narrative

The only 4 star 60 room life style hotel in NW SUBURBS Featuring art work commisioned by local artist, complimentary bike rentals Locally sourced amenities and shuttle service to Ohare, Downtown Arlington and Arlington Park

A

A

Q

Estimated employee counts at peak occupancy for the hotel.

Peak Employee Count is after guests have checked out from 11am to 4pm 8-10 employees; when the hotel is at fully occupied at night employee count is reduced to 2 staff.

A

Information on peak staff needed for a banquet event in the main banquet hall.

B

Q

8 to 10 Employees which are included in the occupancy of the function room guest count

A

There are currently three temporary storage lockers located on the three parking spaces adjacent to the loading area, as well as one temporary storage locker to the southwest of this area. Please clarify if these storage sheds will be removed as part of the hotel addition
Yes. New storage will be located in basement

9 Q

A

Will the proposed coffee/vending room include just vending machines and a non-staffed coffee station, or will this be an actual coffee shop that will include one or more employees

10 Q

This will be a coffee bar with 1 staff for set up. A majority of the time it will be unstaffed..The coffe bar will be only for hotel guest the beverages will be complimentary.

A

Please clarify how the business area will be used.
What equipment will be within this area (desks and computers? printers? copy machines? etc.). Will this room function as a meeting space or conference room, or will it only be used for individual business purposes by hotel guests as needed

11 Q

used for individual business purposes by hotel guests as needed

A

On all future revisions, please ensure that all plans and studies include a revision date

12 Q

A

Agreed

The engineering plans indicate that additional lightpoles within the parking lot will be installed. Therefore, a photometric plan, including catalog cuts for all new light fixtures, is required.

13 Q

A

Exsiting will Stay. Engineeing plan is revised

14. Please correct the following inconsistencies between the architectural plans, engineering plans, and landscape plans:
- The civil plans show an 8" tree on the southwest side of the proposed exterior patio, which looks to be on top of the brick patio. This tree is shown on the civil Existing Conditions and Demo Plan, but it is not shown on the landscape plan.
 - There are proposed bike racks shown on the civil plans, but the landscape plan shows this area as landscaping.

14 Q
A

New Plans Reflect Changes

Please add dimensions indicating the setbacks of the proposed hotel addition, at its closest point, to the north, west, and east property lines.

15 Q
A

New Plans Reflect Changes

the architectural site plan lists the maximum height of the building at 99'-10", however, the elevations show the max height to be 94'. Please revise the plans to show the actual proposed height of the building, and note that building height is measured from the average elevation of the finished grade at the front of the building to the top of the roof structure for flat roofs (parapet walls are not included).

16 Q
A

New Plans Reflect Changes

There are currently 5 dumpsters stored outside within the side loading area. All dumpsters are required to be screened from view. Please confirm if there is sufficient space within the accessory storage garage to accommodate for these dumpsters, and whether additional dumpsters will be needed for the hotel. If additional dumpsters will be needed, please confirm that there is sufficient space within the accessory storage garage to store these additional dumpsters. If there is insufficient space within this storage garage, please outline where these dumpsters will be located and how they will be screened

17 Q

A

There is sufficient space in accessory storage.

Garbage pick up will increase to daily from 3 times a week

Please provide a dimension for the drive aisle in the following location

18 Q
A

Provided

Is the drive aisle for the front drop-off area one-way?

The drive aisle width appears to be only 19'. Two-way drive aisles must be a minimum of 24' in width. Please clarify

19 Q
A

One Way

Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, etc.) on the site plans and landscape plans.

20 Q
A

None

There are two rooms shown on the 2nd floor that have no labels.

21 Q
A

What will these rooms be used for

Office

- What are the plans for the existing stone retaining wall on the western side of the site adjacent to the private access road?
- 22 Q This retaining wall is deteriorating and in need of repair
- A **Will be Repaired**
- Please provide additional details on the exterior patio/courtyard area. Will food/drink service be offered on the patio? Is this area to be used as outdoor space for guests of the hotel, or is it to be used as an accessory area for the banquet functions?
- 23 Q
- A **used as an accessory area for the banquet functions**
- The market study explains that there are five hotels currently under construction in the northwest suburban hotel market. Where are these hotels located, how many rooms do they have, and are they economy level, mid-level, or upper-level hotels
- 24 Q
- A **Nothing is under construction Currently.
Study has been up dated**
- The study states that "most of the surrounding facilities are considered upscale or upper-midscale and are performing well for the market (above average in both occupancy and rate)". Please show the data for each of these hotels (ADR and occupancy) and list the hotels that have made up the "competitive set".
- 25 Q
- A **Revised in Report attached . Data for each hotel would be in violation of Rico Statue**
- Page 6 of the study concludes that the property should perform at a level of 72% occupancy and an ADR of \$120 in 2016 dollars. Please update this to 2018 dollars. Page 10 of the study outlines that the annual occupancy will be "approximately 70% on average, achieving an average daily rate of \$115 in current value dollars."
- 26 Q
- A **Revised in Report attached**
- Page 9 of the market study states that the hotel will have "ample meeting" space. Based on the floor plans, there will be no meeting spaces within the hotel. Additionally, page 17 states that the hotel will have a swimming pool, which is not reflected in the plans. Please clarify and update the market study accordingly
- 27 Q
- A **Revised in Report attached**
- The analysis on page 8 uses 2015 data and references a Four Points at Arlington Down that is under construction and will help to boost ADR rates. This hotel is not under construction. Please update this section of the report to reference 2018 data, as well as any other sections that reference out of date data. Additionally, the report classifies this hotel as a "boutique" hotel; where does a boutique hotel fall in relation to the data is Table 2
- 28 Q
- A **Revised in Report attached**

Page 13 outlines that exercise facility operations will bring in revenue, similar to laundry and valet services. Please clarify how this will bring in revenue

29 Q
A

Addressed Revenue Revised In Report

30. Conclusion #5 on page 7 states that the depth of the market and current demand trends indicate a short absorption period for the additional 60 rooms with nominal initial impact on occupancy of existing properties. Please clearly state how this conclusion has been reached. Will the proposed hotel occupy a niche below or above the existing neighboring hotels that is currently underserved? Please outline this niche with specific comparisons to neighboring hotels in both ADR and occupancy rates

30 Q
A

Revised in Report attached

Please remove all references to public projects since the proposed development is a private project

31 Q
A

Revised in Report attached

A total of 10 bicycle parking spaces are required. Please revise the location of the proposed bike racks to an area that is paved. The note calling out these bike racks must indicate that they will include a total of 10 bicycle parking spaces.

32 Q
A

Revised.

A total of 10 bicycle parking spaces are required. Please revise the location of the proposed bike racks to an area that is paved. The note calling out these bike racks must indicate that they will include a total of 10 bicycle parking spaces.

33 Q
A

Revised

An average of the data in Table 10 and 11 puts the number of parked vehicles per attendee at the banquet facility at .42 vehicles per attendee. Assuming an event has 377 attendees (max capacity), that correlates to a demand for 162 parking spaces. Accounting for the peak estimated demand at the hotel during peak demand of an evening event at the banquet facility (9:00PM), there would be demand for 205 parking spaces. The proposed 198 (including 23 valet spaces) is insufficient to accommodate for this demand.

34 Q

As noted in the study, as the attendance rises, the vehicle occupancy will rise which will lower the overall demand. The staff's calculation indicates that the overflow will only be 7 cars under their scenarios which easily can be accommodated on adjacent properties.

A

35. While the study has found that larger events have more persons per vehicle, please outline what events were surveyed by EEA in April of 2018. It appears that most events surveyed with a large amount of attendees, if not all, were weddings where there is a likelihood of families arriving together or a large bridal/groom party arriving together, which would correlate to a higher persons per vehicle ratio. These types of events appear to be the basis for the conclusion that larger events have a higher persons per vehicle ratio. However, it is unclear if this holds true for a non-wedding event, such as a fundraiser, appreciation banquet, or a celebration/gala event. Additional surveys of these types of events are necessary.

35 Q

The banquet center does not currently host these type of events and does not have any planned for in the future and historically has not had them in the past. We can provide a list of all future books with a NDA.

A

Engineering

- 13 Q Provide calculations showing the existing and proposed impervious areas. Stormwater detention to Village standards is required for any net increase in impervious area. Utilize any surplus storage in the existing system.
- A **Listed on sheet 2 of Engineering plan.**
- 14 Q An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. A template is attached for your use. Please contact the Deputy Director of Engineering for an editable version of the OUMA.
- A **Will comply when permitted plans are submitted**
- 15 Q There are no proposed exterior utilities. If plans change and external sanitary sewer work is required, an MWRD permit would be required.
- A **Will comply when permitted plans are submitted**
- 16 Q The exhibit showing the turning path of the Fire Department's responding vehicle is acceptable
- A **acknowledged**
- 17 Q The project site is subject to Contribution Ordinance #66-111, which requires a payment for the indirect benefit of sanitary sewers at the rate of \$87.41/acre.
- A **acknowledged**
- 18 Q In the traffic report there is confusion with the diagram showing Existing Traffic Volumes. The inbound trips for the evening and weekend inbound trip values only show the existing banquet site contributing traffic. There are no trips shown being generated from the rest of the properties south of the site?
- A **During the evening peak hour traffic from the businesses to the south are employees leaving for the day (outbound). There is minimal or any inbound traffic during the evening peak-hour. They are closed on Saturday evenings except for the self-storage facility which has minimal (1-2 vehicles per hour) traffic**
- 19 Q In Title of Figure 6, indicates 'Additional' Banquet Traffic Assignment, but the values from Table 2 include both the Existing Volumes and Additional Traffic total. Wouldn't Existing Volumes be included in the Existing Traffic Volume Counts?
- A **The additional volumes included in Figure 6 is the net additional traffic beyond the existing banquet traffic volumes included in the existing traffic counts. The existing volumes were included in Table 2 for reference but not shown on Figure 6 since they are part of Figure 3.**
- 20 Q There is no discussion about the performance of the drop-off lane in front of the restaurant. What is the anticipated generation and stacking potential for this feature?
- A **The drop-off area is approximately 140 long with room for up to 7 cars stacking. There was not stacking issues observed during the parking counts The anticipated queues for peak events is 4 vehicles at a time.**
- 21 Q Table 8 identifies two hours being peak weekday periods, however the 9:00 p.m. hour has the highest number for required projected parking
- A **The peak-hours shown are The peak traffic entering The site in a one hour period which is typically at The beginning of The event. With stragglers/late arrivals, The peak parking time is usually later as noted**

- 22 Q Please provide a sketch of areas designated for valet double parking, as well as a description of how hotel patrons are going to circumnavigate this loading of parking lot aisles for two way traffic, accessing parking stalls, or getting out of a stall their vehicle may be trapped in.
- A **Sketch has been provided. Only the northern or southernmost parking aisles will be used for valet parking. The parking aisles closer the building will open to allow hotel guests to drive thru the parking areas. If a hotel guest is blocked in, they will use the valet service to deliver their car.**
- 23 Q Although the packet indicates that there is a site photometric lighting diagram, there is no such plan, or attached catalog cut sheets showing this information. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
- A **All fixtures are existing, engineering has been revised to reflect that.**
-



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 519 W Algonquin Rd. – Land Use Variation – European Crystal Hotel
PC#: 18-013 – Round 2
Date: May 14, 2018

Sam...

I have no additional comments at this time.

RECEIVED
JUN 20 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL Department of Building & Life Safety

Fire Safety Division

Date: 6/15/2018

P.C. Number: 18-012 Round 2

Project Name: European Crystal Hotel

Project Location: 519 W. Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

Drawings submitted do not show compliance with the following items.

1. Fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved route* around the exterior of the building or facility.
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.
3. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
4. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
5. **Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.**
6. **At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to the side of the building.**
7. Fire command center is not shown on the first floor plan. All buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided.
 - a. The location and accessibility of the fire command center shall be approved by the fire chief.
 - b. The fire command center shall be separated from the remainder of the building by not less than a 1 hour fire barrier constructed in accordance with Section 707 of the International Building Code or horizontal assembly.
 - c. The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet.
 - d. A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.
 - e. The fire command center shall comply with NFPA 72 and shall contain the following features:
 - i. The emergency voice/alarm communication system control unit.
 - ii. The fire department communications system.

- iii. Fire detection and alarm system annunciator.
- iv. Annunciator unit visually indicating the location of the elevators and whether they are operational.
- v. Status indicators and controls for air distribution systems.
- vi. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
- vii. Controls for unlocking stairway doors simultaneously.
- viii. Sprinkler valve and water-flow detector display panels.
- ix. Emergency and standby power status indicators.
 - x. A telephone for fire department use with controlled access to the public telephone system.
- xi. Fire pump status indicators.
- xii. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access, and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.
- xiii. Work table.
- xiv. Generator supervision devices, manual start and transfer features.
 - xv. Public address system, where specifically required by other sections of this code.
- xvi. Elevator fire recall switch in accordance with ASME A17.1.
- xvii. Elevator emergency or standby power selector switches, where emergency or standby power is provided.

Date 06-15-18

Reviewed By: 
Fire Safety Supervisor

RECEIVED
JUN 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: June 22, 2018
Subject: 519 W Algonquin Road, P.C. #18-013 Round 2

Regarding the proposed Land Use Variation, PW has the following comments:

1. Comments from owner acknowledge that owner will abandon the existing water service after the new fire and domestic service is installed.

VAHPW has no further comments at this time.

If you have any questions, please feel free to contact me.

CC: Scott T. Shirley, Director of Public Works

RECEIVED
JUN 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-013
European Crystal Hotel
519 W. Algonquin Rd.
LUV for a Hotel
Round 2

24. The petitioner has not acknowledged comment #11:

The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

25. The petitioner has not acknowledged comment #12:

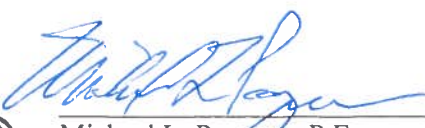
Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

26. The response made by the petitioner to comment #13 is not acceptable. Impervious area calculations have been provided by the petitioner showing an increase in impervious area of 1,326 sq ft (0.03 acres), however; detention calculations were not provided. Stormwater detention calculations should be provided showing the detention required for the proposed conditions meets Village standards. Is there surplus in the existing system that can accommodate this small increase in required volume? Provide this information.
27. The petitioner has acknowledged comments #14 & 15 and will comply when permitted plans are submitted.
28. The petitioner has acknowledged comments #16 & 17.

Traffic:

29. The response by the petitioner to comments #19-23 are acceptable.


RECEIVED
JUN 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Michael L. Pagones, P.E.	6/22/18
Interim Director of Engineering	Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

European Crystal Hotel
519 W. Algonquin Rd.
PC#18-012

Round 2 Review Comments

06/25/2018

Round 1 response to our suggestions stated the property/management would address any issues that arose when the building is operational – this is not sufficient. It is not good practice to address issues when they become a problem. We would like to see responses that address the issues we mentioned and responses that have some planning before we can review any additional plans.

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location. Pace across the street has a nightly traffic detail from 1630-1730hours, to assist their employees in exiting their business' parking lot.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development will create an increase in traffic volume. Algonquin Road is a very busy thoroughfare. The entrance/exit may need to be redesigned or configured to restrict egress- i.e. left turns.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an

agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

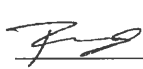
- Consider installing a video surveillance system of entrance/exits, lobby, parking lot, exterior areas, etc.

- Once construction is complete, provide AHPD with floor maps including room numbers so officers can familiarize themselves with building layout for emergency response

- Signage regulating unwanted conduct is recommended throughout the development with special attention given to common areas and parking areas.

- Strict hotel guest policies are recommended by the AHPD and are as follows:

- No room rental to guests under 21
- Credit cards only accepted for room rental
- Guests must provide valid identification
- Guests must provide concierge with vehicle and additional guests' information
- Maintain in house database of problematic or banned guests for future reference

 #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Planning & Community Development Dept. Review

June 25, 2018



REVIEW ROUND 2

Project: Ivy Hotel – James Cazares
519 W. Algonquin Road

Case Number: PC 18-013

36. The response to comments # 13, #17, #20, #22-#25, #27-#29, and #31-#34 are acceptable.
37. No response to comment #7 was provided. Please note that based on the revised plans, the following zoning actions are required:
 - a. Land Use Variation to allow a hotel within the M-2 District.
 - b. Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.
38. The response to comment #8 is noted. Please note that a revised project narrative was not provided. Therefore, the one sentence project narrative that was submitted with the original application is what will be transmitted to the Plan Commission. Additionally, no information was provided on green features/sustainable design. Finally, please provide accurate figures of peak employee count during large functions at the banquet facility. Previous correspondence indicated peak employee count of 15-20 employees. Is this accurate?
39. The response to comment #9 is noted. Please note that a condition of approval will be recommended that will require the removal of the three storage lockers to make the three parking spaces that they currently occupy available for parking.
40. The response to comment #10 is acceptable. Based on the information provided, staff will consider this space as an auxiliary function of the hotel, which will eliminate the code required parking for this space. Please note that if the size, scope, or use of this space changes beyond what has been previously described and discussed, additional parking may be required, which may trigger the need for a variation.
41. The response to comment #11 is noted. Based on the description provided, this space will function for the individual business office needs of the guests. Please note that if this space is used as a conference/meeting room for businesses, additional parking will be required, which may trigger the need for a variation.
42. The response to comment #12 is acceptable. Please continue to provide revision dates on any future resubmissions.
43. The response to comment #14 is unacceptable. Bicycle parking spaces cannot be located on grass areas and must be on areas improved with concrete or asphalt. This must be addressed on any future plans submitted. Additional paved areas must be accounted within the overall impervious surface calculations and detention calculations.
44. The response to comment #15 is unacceptable. The required measurements were not shown on the revised plans. Please outline how far away the proposed building addition will be from the north, west, and eastern property lines **at its closest point to each of these property lines**.
45. The response to comment #16 is unacceptable. While the table on the architectural site plan was changed to show that the building height would be 94' tall, the elevations still show this measurement as being to the height of the parapet walls. Per the previous comment, building height is measure to the top of the roof membrane (for flat

roofs) and parapet walls are not included in the overall building height measurement (for zoning purposes). Please provide an accurate building height as measured to the top of the roof membrane of the 9th floor of the building, exclusive of parapet walls.

46. The response to comment #18 is noted. Please note that a variation is required for the proposed driveway width at 22.6' since code requires all driveway widths to be 24' wide where two-way travel is proposed.
47. The response to comment #19 is noted. One-way signage will be required outlining the one-way orientation of this area.
48. The response to comment #21 is acceptable. Please note that due to the removal of two required parking spaces based on the proposed use of the coffee room (see comment #40), these two rooms may be used as hotel rooms, bringing the total number of proposed hotel rooms to 62 without the need for a variation.
49. The response to comment #26 is noted. Please note that page 9 of the study lists the ADR as \$120, however, page 14 lists the ADR as \$130. Please clarify the proposed ADR. Additionally, there is a sentence on page 9 that ends without making a conclusion (the sentence about suburban hotels being built in waves). Please clarify the point that is being made there.
50. The response to comment #30 is noted. Please clearly put into writing the aspects of the hotel that will make it a 4.5 star "boutique" hotel.
51. The response to comment #34 is noted. Staff continues to note that while during the times the hotel was surveyed it appeared that the ratio of attendees per vehicle increased during larger events, the data provided still indicates that a parking shortage will exist during peak times. The success of parking will be a function of the subject property being able to continually provide overflow parking options.
52. The response to #35 is noted. In order to minimize parking overflow to neighboring properties, careful planning must be exercised when booking events and hotel rooms during peak occupancies to ensure that parking overflow will be managed.
53. Please note that the landscape plans must be revised and resubmitted prior to any Village Board consideration of this project. The current landscape plan is unacceptable and does not show existing conditions (i.e. existing plantings). Furthermore, the landscape comments were not adequately addressed. Please see the following review comments.

Prepared by:



European Crystal Hotel
519 W. Algonquin Road
PC #18-013
June 21, 2018

Landscape Comments

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).
Please provide a 4 inch caliper shade tree at the end of the parking row along the east property line near the main entrance.
- 2) Provide a screen for the loading/trash area. It is recommended that the screen wall be extended to the south or a 6 foot high evergreen screen be provided in order to screen the dumpsters/loading area.
Provide a screen for the loading/trash area.
- 3) **It is recommended that additional landscaping be provided in the northwest corner near Algonquin and the private drive. The landscaping should consist of a mix of perennials.**
- 4) Consider specialty paving near the main hotel entrance/covered entry.
Please show the decorative paving on the landscape plan.
- 5) **It is recommended that landscaping be provided between the patio and the private drive. Incorporate shrubs along the private drive.**
- 6) **Provide landscaping on the east elevation adjacent to the building.**
- 7) **Provide three foot high shrubs adjacent to the three parking spaces on the west elevation between the parking and the private drive.**
- 8) **Incorporate site furnishings for the site that match the overall architectural style of the proposed building.**
- 9) **If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.**
- 10) **The landscape plan does not reflect the existing landscaping on the site. Please revise to show existing and proposed landscaping.**
- 11) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

Round 2 comments.

1. Life safety – Completed
2. Fire Safety
 - a. All Items will be complied with on final plans Question 5 &6 we are currently working with staff and will provided prior to meeting with board
3. Public Works
 - a. Acknowledged
4. Engineering
 - a. Questions 11 and 12 are acknowledge we will submit provide impervious area calculations prior to board meeting. Mr Pagaones we are working with Fire Safety to resolve 1 issue with them at that point we will provided revised detention calculation. Please not in our past submission the building was much larges and no additional detention was needed. Please let me know if you would like to meet in regard to this or if submittal with final plans will be ok with you
5. Fire Department
Received
6. Police
 - a. Lighting will be to village code.
 - b. Traffic study has indicated that the hotel will not generate any significant traffic
 - c. We will have Video Surveillance and submit all plans and Comply with all Police Regulation.
 - d. Emergency contact card will but up dated quarterly will the police department during construction and operation of hotel
 - e. Strict hotel policy will be applied as discussed
 - f. Outdoor terrace will be located on roof top so homeless can hot access furniture.
7. Plan Department Review
 - a. 36 received
 - b. 37 Acknowledges that variations and change of use are requested
 - c. 38 Please see attached revised narrative
 - d. 39 Agreed
 - e. 40 understood
 - f. 43 – will be placed on existing impervious area near hotel entrance
 - 44 West corner to west property line is **59 feet 5 inches**
NW Corner – straight north to property line is **143 ft 11 in**
NW corner parallel to property line is **123 ft 6 in**
SE corner to east property line is **66 ft 2 in**
 - g. 45 – Height of the roof at the tallest element will be 93'-6" to the top of the roof membrane
 - h. 48- understood- rooms will be added prior to permitted plans
 - i. 49- Correct in revised study

- j. 50- Revised Narrative Provided
 - k. 51. Noted. Historically the banquet center only has less than a hand full of events that are at max occupancy for the grand ballroom the entire year.
 - l. 53 – revised landscape plans will be provided prior to board meeting
8. Landscape
- a. 1. Tree may have to be removed due to fire department requirements for access
 - b. 2. Mature trees are already provided and screen any visual access from Algonquin RD
 - c. 3. Yellow Flowering Perennials are planted due to winter salt it seems like this is the only plant that is viable in this area
 - d. 4. Existing Pavers are provided
 - e. 5. Police department has recommended that patio be placed on the roof top so that homeless will not have access to it
 - f. 6. Will be existing and will be reflected on the plan
 - g. 7. Please allow grass as we feel it will be safer for pedestrians and cars to have a clear line of sight in such a busy area
 - h. 8. They have already been incorporated of stone planters, bench and fountains
 - i. 9. Understood
 - j. 10. Will be revised prior to board presentation
 - k. 11. Acknowledged.

PLAN COMMISSION PROJECT TIMELINE

Project Name: European Crystal Hotel

PC Number: 18-013

Location: 519 W. Algonquin Rd.

Requested Action:

1. Land Use Variation to allow a 62-room hotel in the M-2 Zoning District.
2. Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.
3. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 175 spaces to 171 spaces.

	Date	# of Business Days
Petitioner Requests CPRC Appearance	03/28/18	-
Conceptual Plan Review Meeting (CPRC)	04/11/18	10
Awaiting PC Application	05/10/18	21
PC Application Submittal Date	05/10/18	-
1 st Round Department Comments	05/31/18	14
Petitioner's Response – 1 st Round	06/14/18	10
2 nd Round Department Comments	06/25/18	7
Petitioner's Response – 2 nd Round	07/03/18	6
PC Hearing	07/11/18	42 days from application date
Village Board	08/06/18	18
Anticipated Village Board Ord. Adoption	08/20/18	10



Item: Closed Session

Department: Village Manager's Office

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(1): Litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: