



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 25, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

- A. DC#17-070 - 107 N. Pine Ave. - SF/New

VI. NEW BUSINESS

- A. DC#17-090 - Ivy Hotel - 519 W. Algonquin Rd. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: DC#17-070 - 107 N. Pine Ave. - SF/New

Department: Planning & Community Development

The petitioner has requested that the project be continued to the August 8, 2017 Design Commission meeting.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: DC#17-090 - Ivy Hotel - 519 W. Algonquin Rd.

Department: Planning & Community Development

Requested Action

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

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. Evaluate the design of the small entrance canopy versus the previously approved porte cochere.
2. Add the curtainwall feature to the south façade to match the north façade.
3. Clarify the location for new mechanical equipment, and confirm that they are fully screened from view.
4. Consider providing specialty pavement at the main entrance.
5. Incorporate site furnishings that match the overall architectural style of the proposed building.
6. All signage must meet code, Chapter 30.
7. 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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
2017 - Drawings	Exhibits
2016 - Drawings	Exhibits
Photos of Existing Building	Exhibits
Photos of Surrounding Properties	Exhibits
Site Engineering	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: July 12, 2017

PETITIONER INFORMATION:

DC Number: 17-090
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005

Meeting Date: July 25, 2017

Requested Action(s):

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

ANALYSIS

Summary:

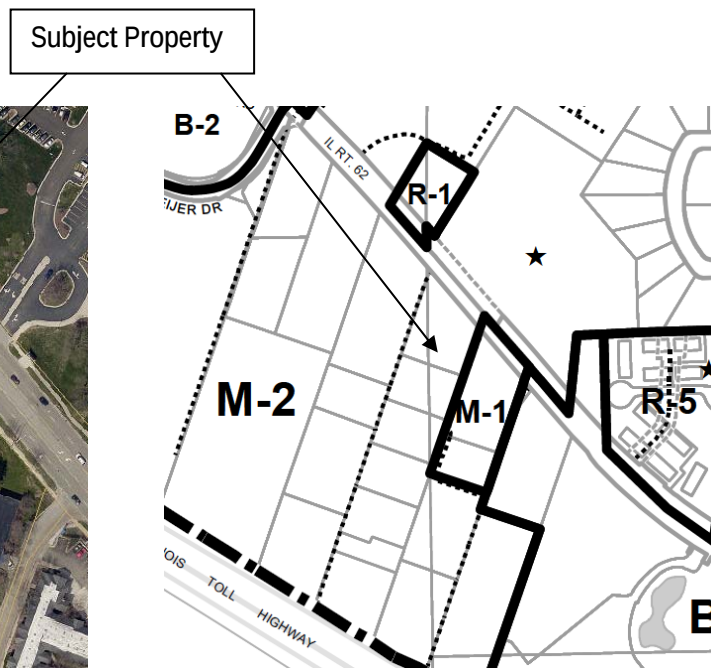
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing to build a new twelve-story, 128 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. The scope of the project includes site work and landscaping as required to accommodate the new hotel located at the north end of the site. The site is approximately 2.6 acres. The property is zoned M-2, Limited Heavy Manufacturing District, and this proposal requires review by the Plan Commission and approval by the Village Board to obtain approval for a Land Use Variation and parking variation.

Site:



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	M-2, Limited Heavy Manufacturing District (M-2)	Pace Bus Headquarters
East	M-2, Limited Heavy Manufacturing District (M-2)	Research, Development, Manufacturing, Warehouse
South	M-2, Limited Heavy Manufacturing District (M-2)	Research, Development, Manufacturing, Warehouse
West	M-2, Limited Heavy Manufacturing District (M-2)	Safeguard Self Storage

Architectural Design:

This project was previously approved by the Design Commission in 2016, at which time the petitioner proposed a 10-story hotel tower with 20 hotel rooms per typical floor, 160 rooms total. The current design has a smaller footprint, but it has been increased in height to 12-stories. There are 14 hotel rooms per typical floor for a total of 128 rooms, a net reduction of 32 hotel rooms.

The overall style and character of the design is similar to the previous proposal, and the proposed exterior materials are the same. The proposed design is sleek and modern, providing a very nice, fresh new curb appeal for the facility. The hotel tower has been intentionally designed with a new aesthetic that does not match the existing building, which is not an issue because the new hotel will completely conceal the view of the remaining portion of the existing banquet facility from the street. The body of the tower is proposed to be a dove grey cast stone with a dark gray glazed brick on the first floor base of the building. Windows will be clear anodized aluminum with a tinted solar grey glazing, and the curtainwall feature will have dove grey painted aluminum framing.

The adjacent Safeguard Storage Building and Pace Headquarters office building across the street both have a modern aesthetic that will complement the proposed hotel design. The proposed hotel tower is tall compared to the surrounding properties, but it is set back from the street approximately 120 to 140 feet. The east and west building setbacks on the previous proposal were quite tight on the site, but the reduced footprint of the revised design allows for a more comfortable fit on the site.

The original design included a very nice sloping porte-cochere structure with suspended undulating panels that created an attractive appearance from the street and an exciting arrival experience, but the new design only has a small and unremarkable entrance canopy that the Design Commission should evaluate.

The original design had the nice curtainwall feature on both sides of the building, but the revised design only has the curtainwall on the north wall. The south wall has a dull appearance, and it will be visible from I-90. It is recommended that the curtainwall feature be added to the south facade.

Overall, the proposed hotel design has a very nice modern aesthetic that will fit in well in this location.

Mechanical Unit Screening:

The previous design placed the new mechanical equipment for the hotel tower on the roof of the existing single story banquet building where they were completely screened from public view by the tower. The petitioner needs to clarify where the mechanical equipment will be located for the revised design.

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.

Landscaping:

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands and a continuous three foot high parking lot screening along the roadways. To enhance the landscape design:

1. Consider providing specialty pavement at the main entrance.
2. Incorporate site furnishings that match the overall architectural style of the proposed building.

Signage:

Signage is not included in this review, and separate sign permits will be required for all signage.

RECOMMENDATION:

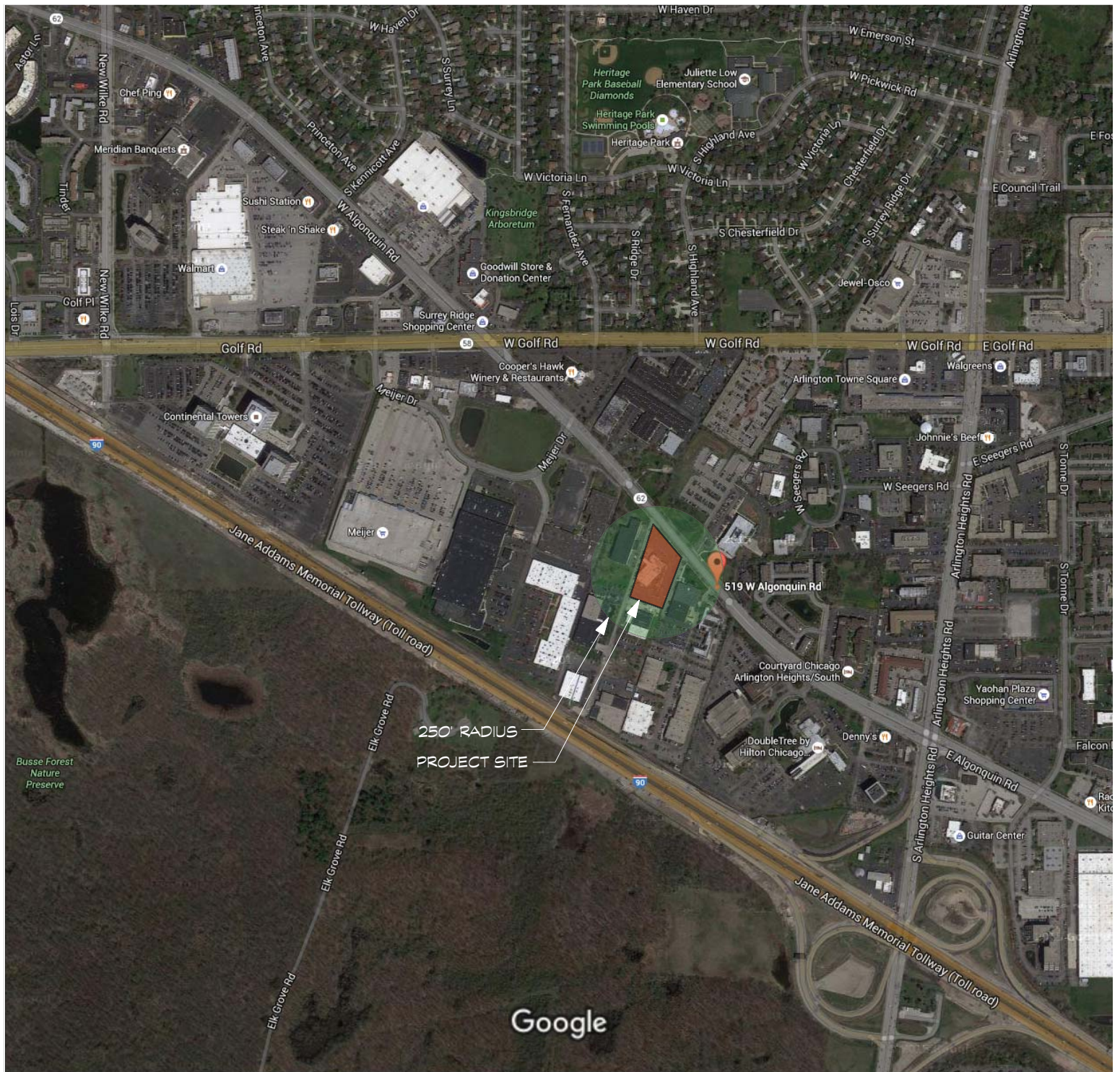
It is recommended that the Design Commission approve the proposed design for *Ivy Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 6/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village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

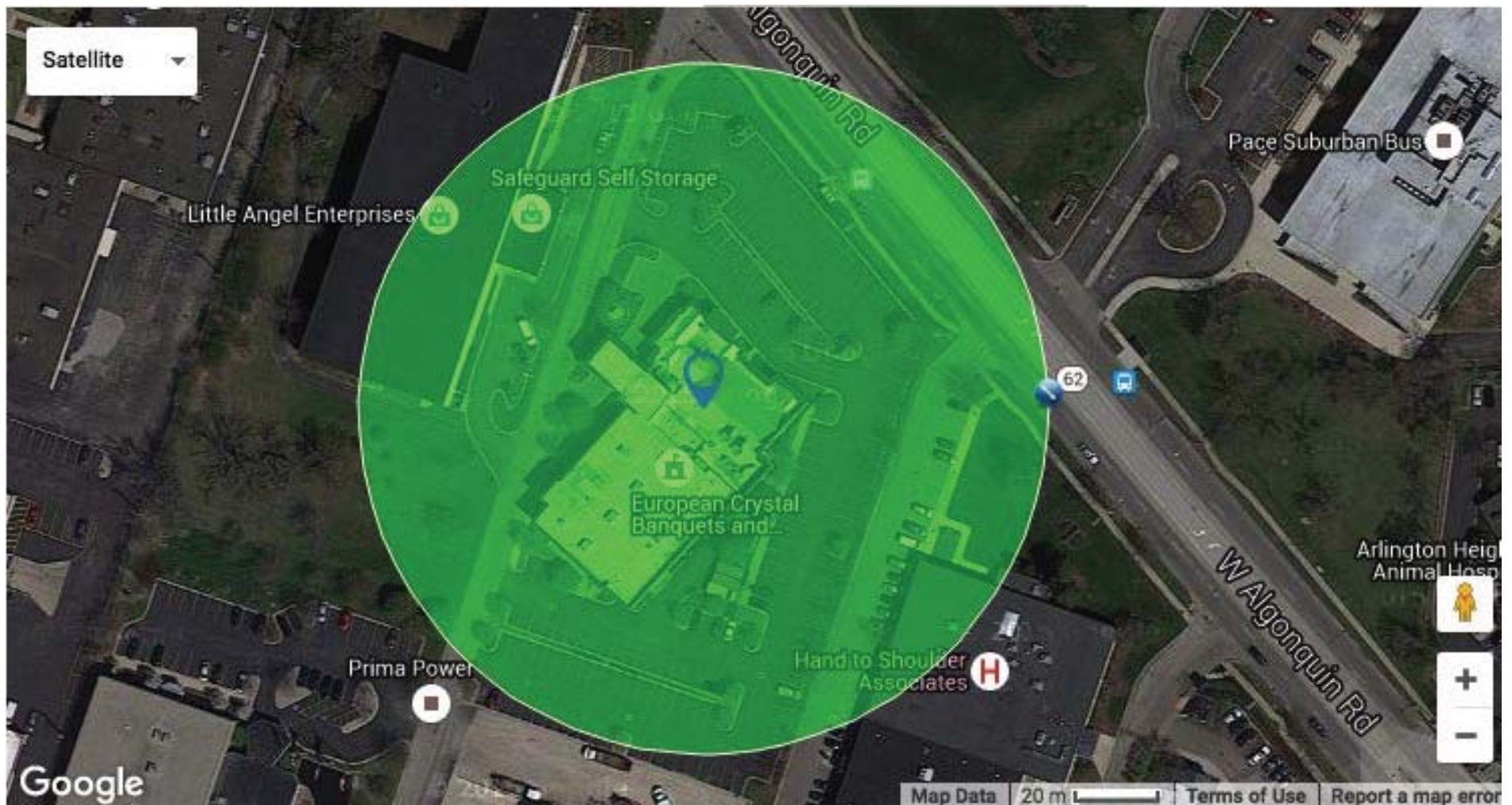
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July 12, 2017

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 17-090





AREA MAP



UNITED SURVEY SERVICE, LLC

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

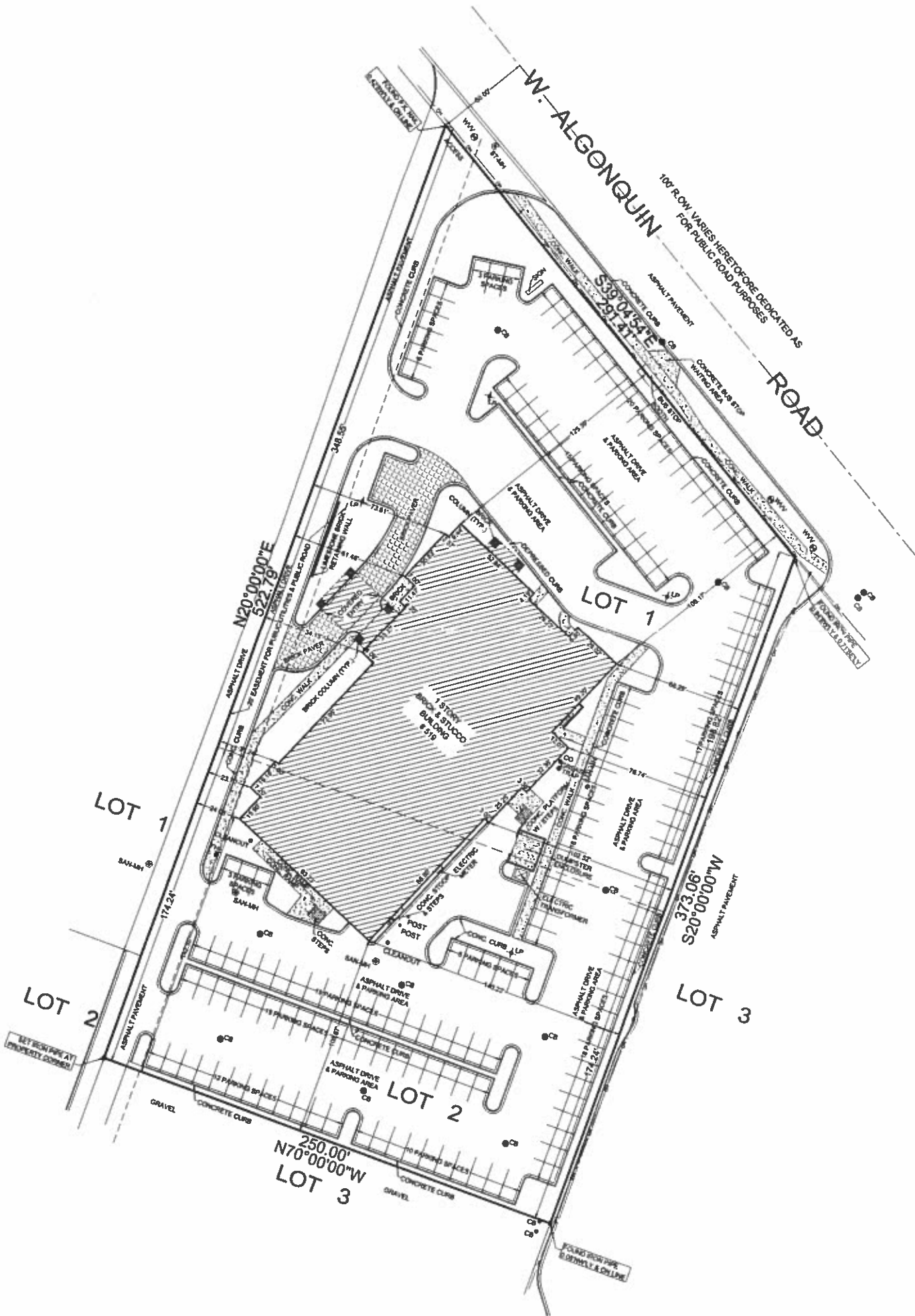
PLAT OF SURVEY
OF

LOT 1 AND LOT 2 IN DONALD LARSON'S RESUBDIVISION OF PART OF LOT 7 IN THE RESUBDIVISION OF JOSEPH A. BARNE'S FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 22, 1967 AS DOCUMENT LR 2349338 IN COOK COUNTY, ILLINOIS.

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



RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

LEGEND	ABBREVIATIONS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	WATER VALVE VAULT
	FIRE HYDRANT

ORDERED BY: CAZMEN CORP	
SCALE: 1" = 30'	
DATE: MAY 2, 2016	
FILE No.: 2016 - 24133	
DATE	REVISION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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.

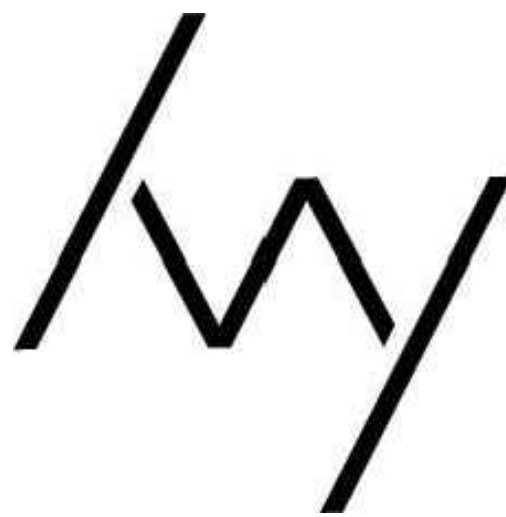
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

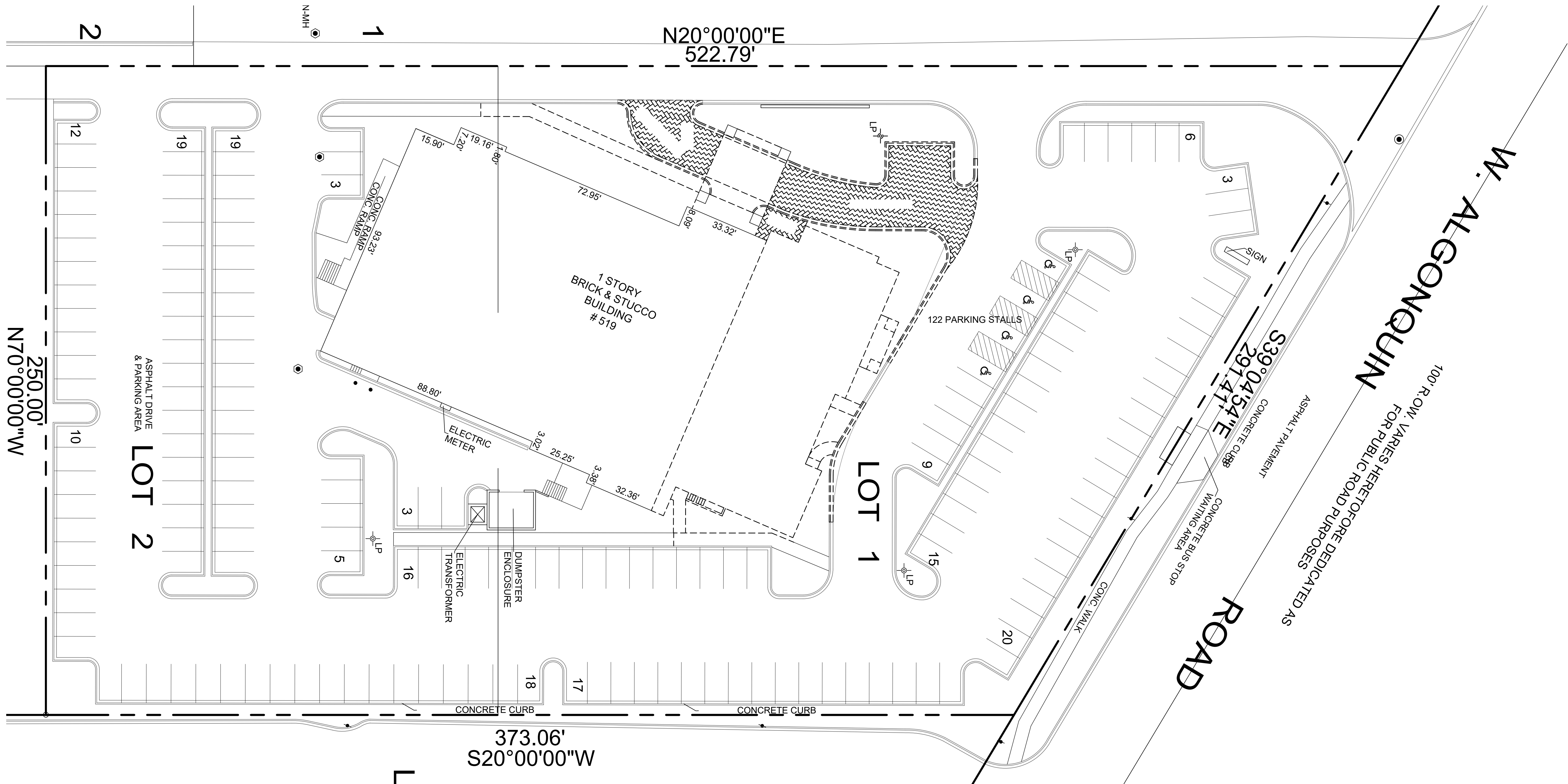
MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016



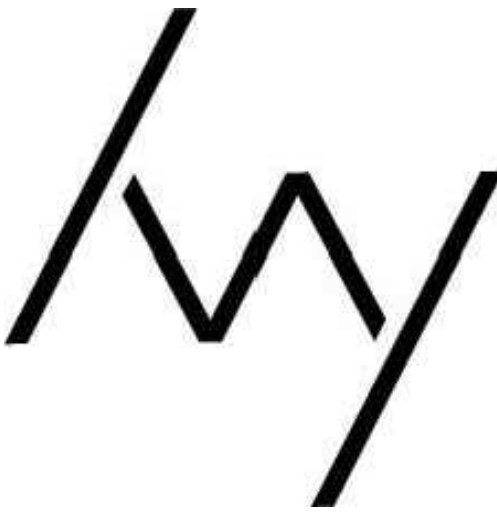
BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 1B4-004576
LICENSE EXPIRES: APRIL 30, 2017



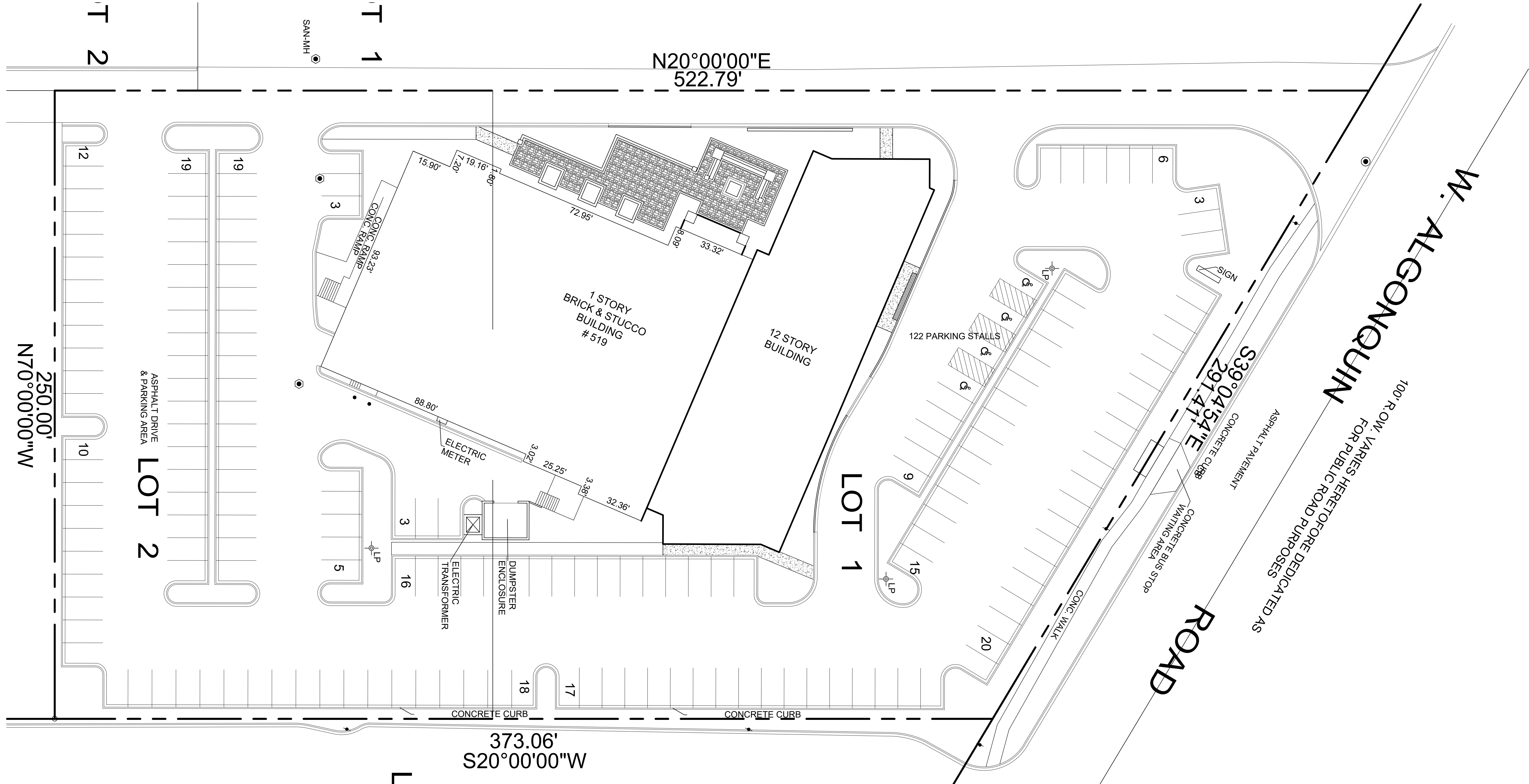
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION SITE PLAN
SCALE : 1" = 20'-0" JUNE 26, 2017
NORTH



IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 PROPOSED SITE PLAN
SCALE : 1" = 20'-0" JUNE 26, 2017



LOT AREAS	
EX. LAND AREA	±111,981 (2.57 A)

BUILDING AREAS	
EXISTING	
BANQUET HALL	20,404
PROPOSED	
DEMOLITION	-5,722
TOTAL REMAINING (NET)	14,682
HOTEL ADDITION	93,380
TOTAL	108,062

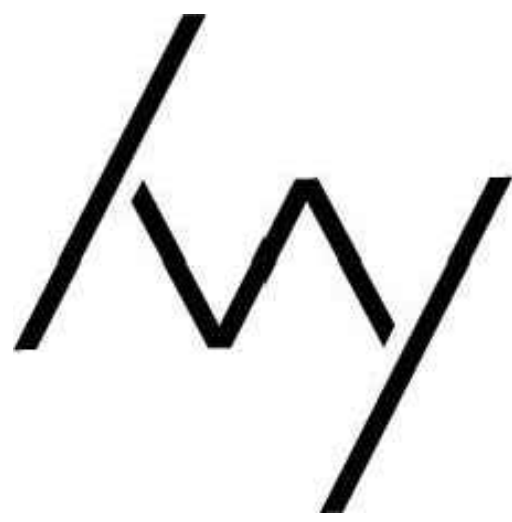
REQUIRED PARKING	
BANQUET (1:200 SF OF SEATING AREA)	
5,894 (EXIST BANQUET HALL)	
-1,200 (EXIST DANCE FLOOR)	
4,694 NET FLOOR AREA	
4,694 SF/200	24 CARS
HOTEL (1 PER LODGING AR)	
126 CARS	
PROPOSED HOTEL ROOMS	
126	
12TH FLOOR LOUNGE (30% OF OCC.)	
LOUNGE (1800 SF / 15 NET)	
120	
120 OCC. * 0.30	36 CARS
TOTAL REQUIRED (INCL HC)	
186	
TOTAL HC REQUIRED	
6	
EXISTING PARKING	
(INCL. 9 HC STALLS)	
177	
PROPOSED TOTAL PARKING	
(INCL. 9 HC STALLS)	
175	



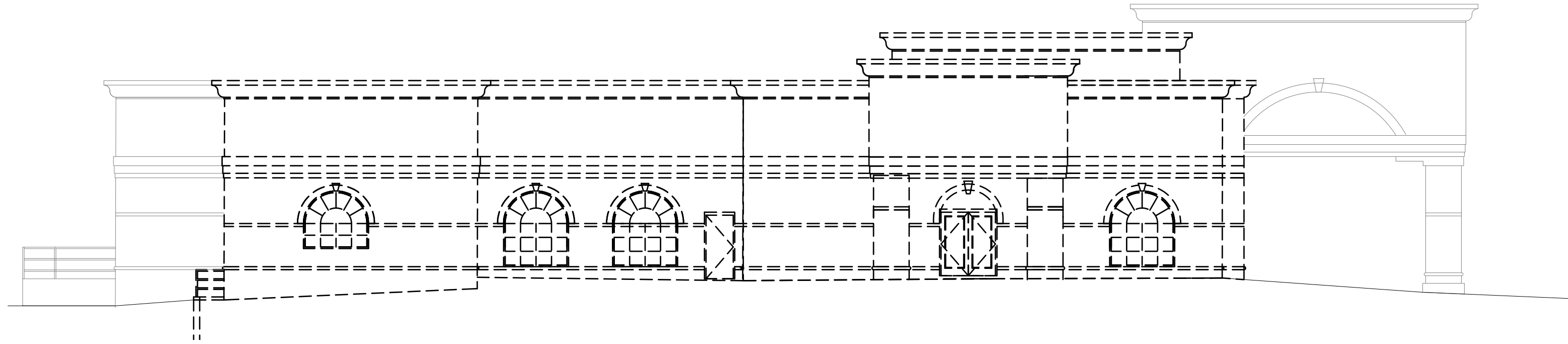


Previously approved design from 2016 -
FOR REFERENCE ONLY





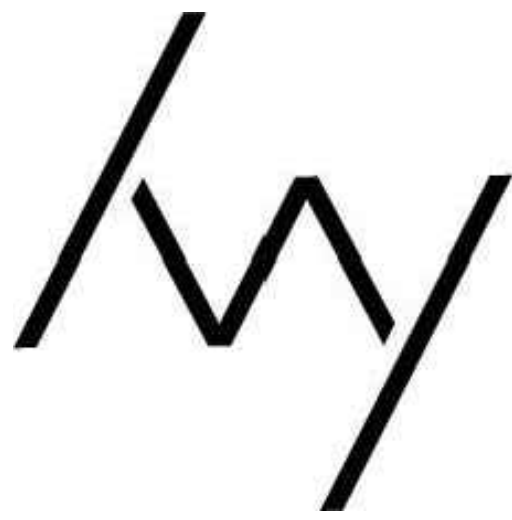
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



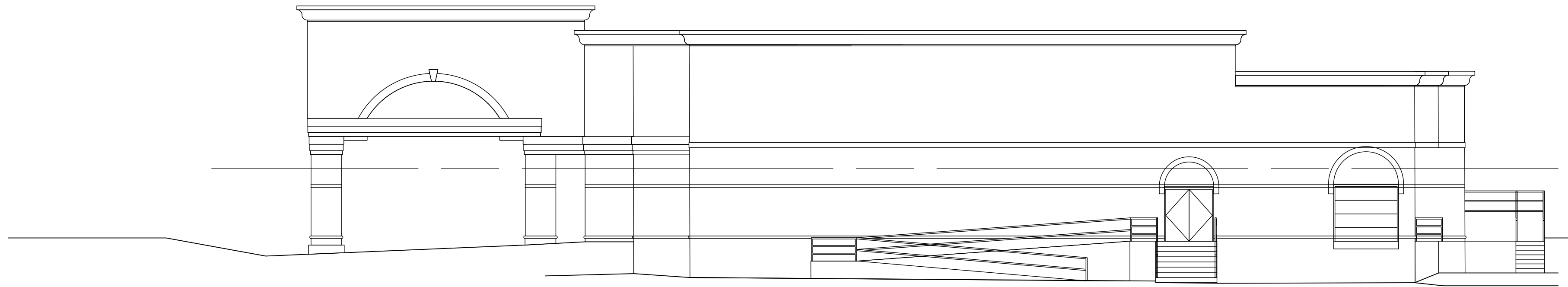
1 DEMOLITION - NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



2 PROPOSED NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 EXISTING SOUTH (REAR) ELEVATION

SCALE : 3/32" = 1'-0"

JUNE 26, 2017



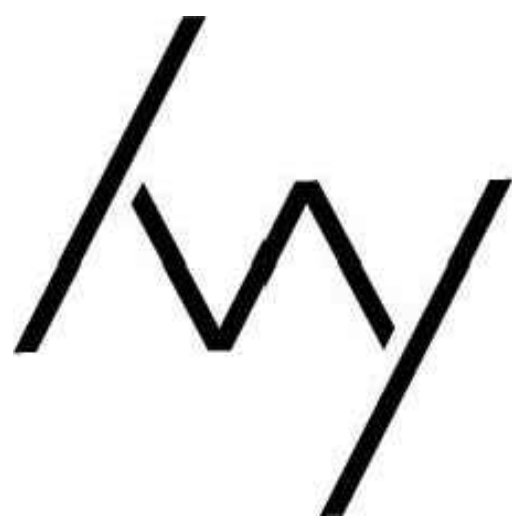
2 PROPOSED SOUTH (REAR) ELEVATION

SCALE : 3/32" = 1'-0"

JUNE 26, 2017

Enrique Castel Architect

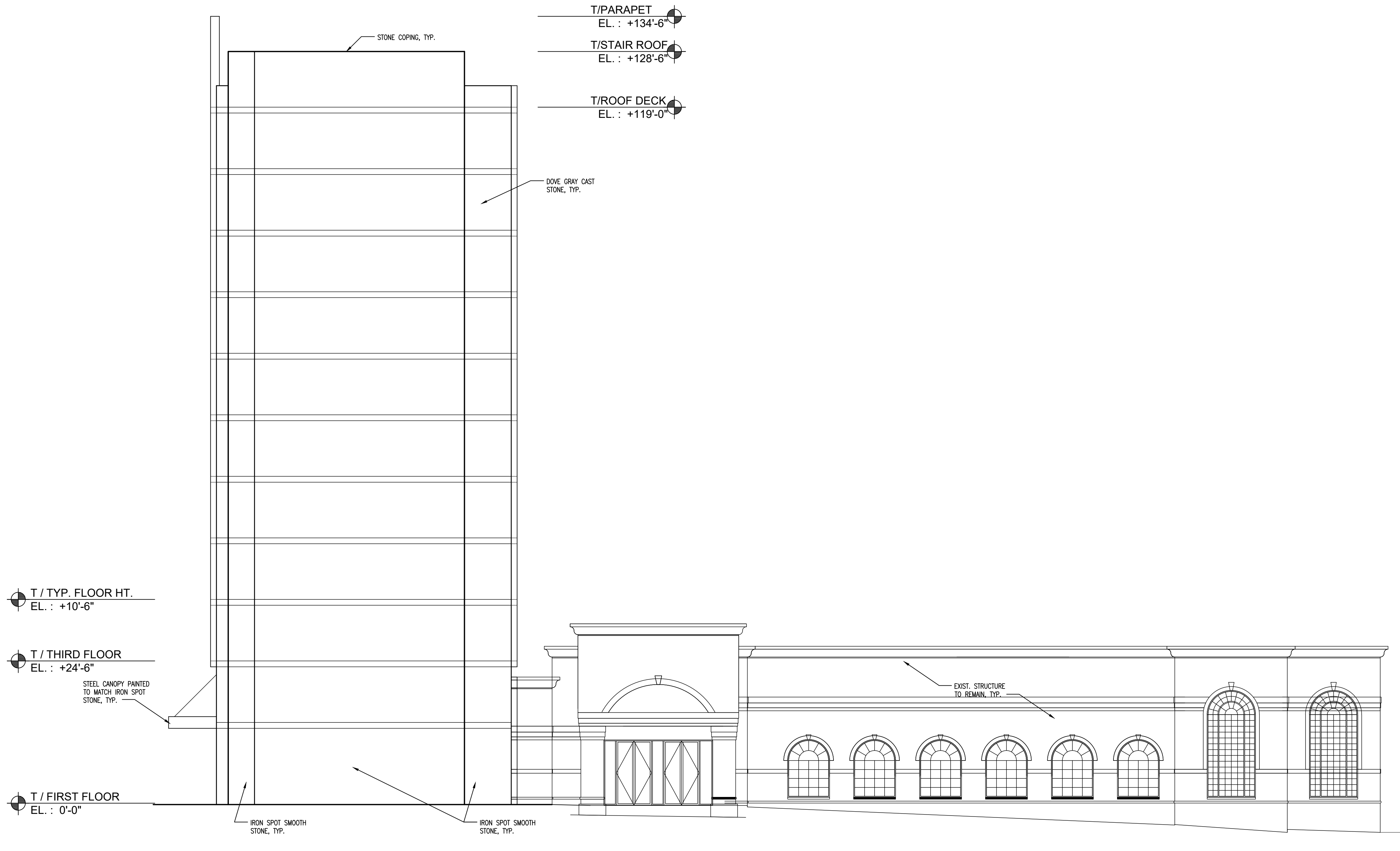
460 WEDGEWOOD CIR., LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET



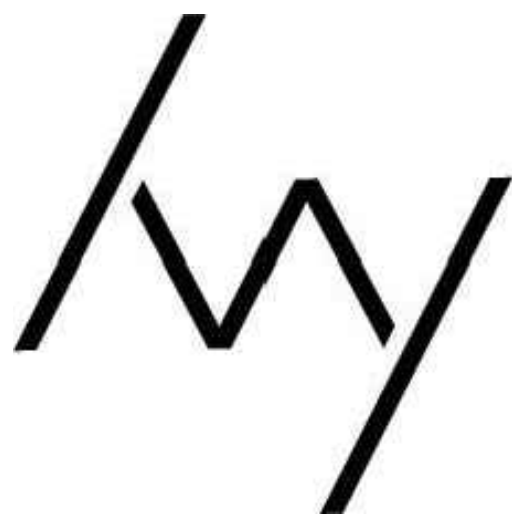
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



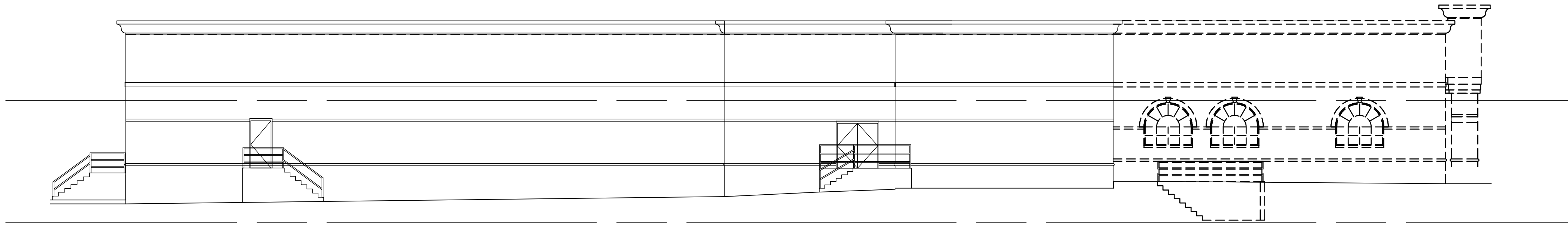
1 DEMOLITION - WEST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



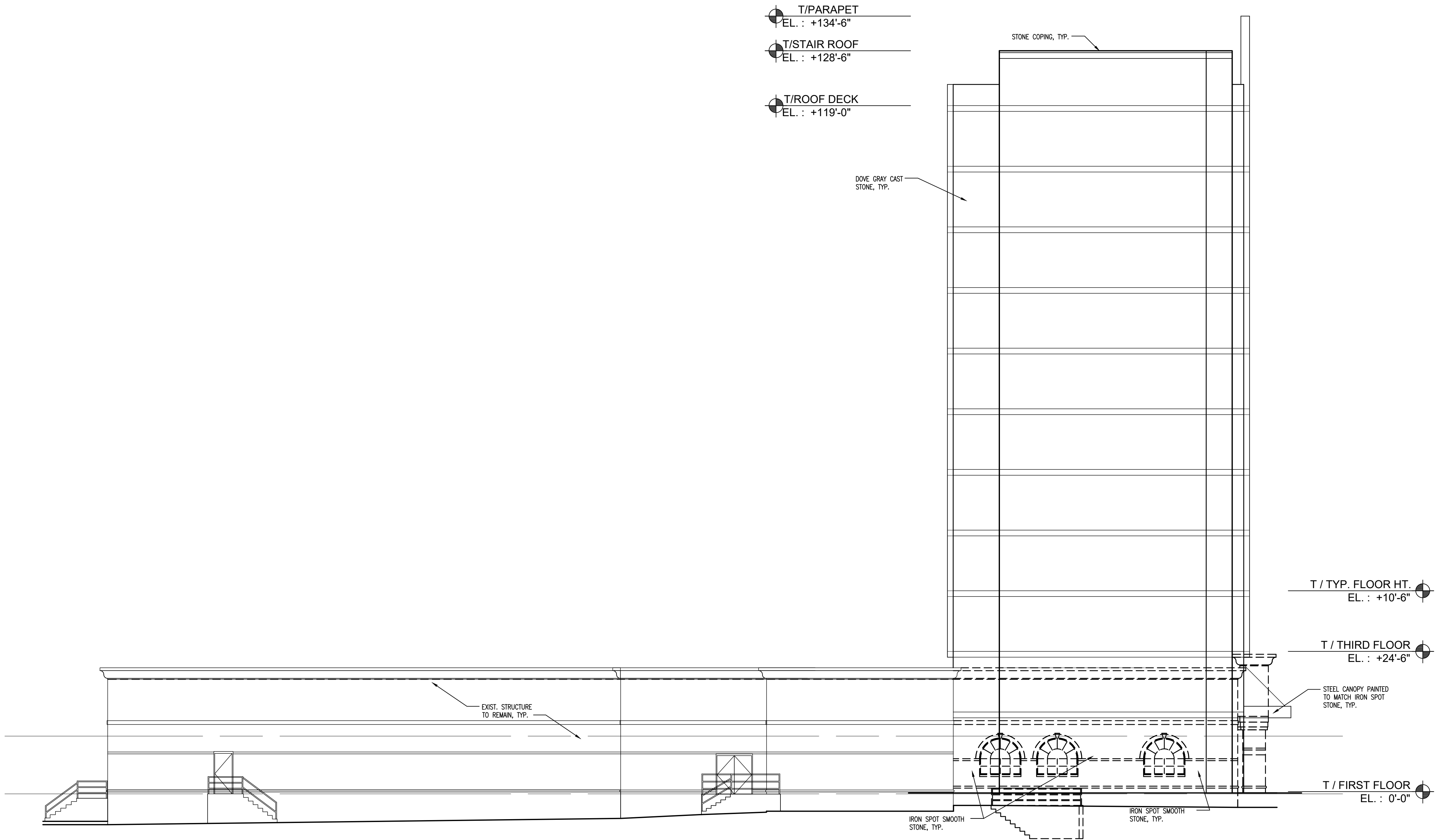
2 PROPOSED WEST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



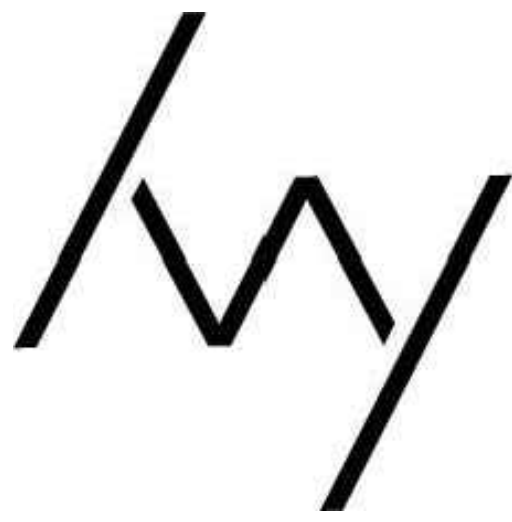
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



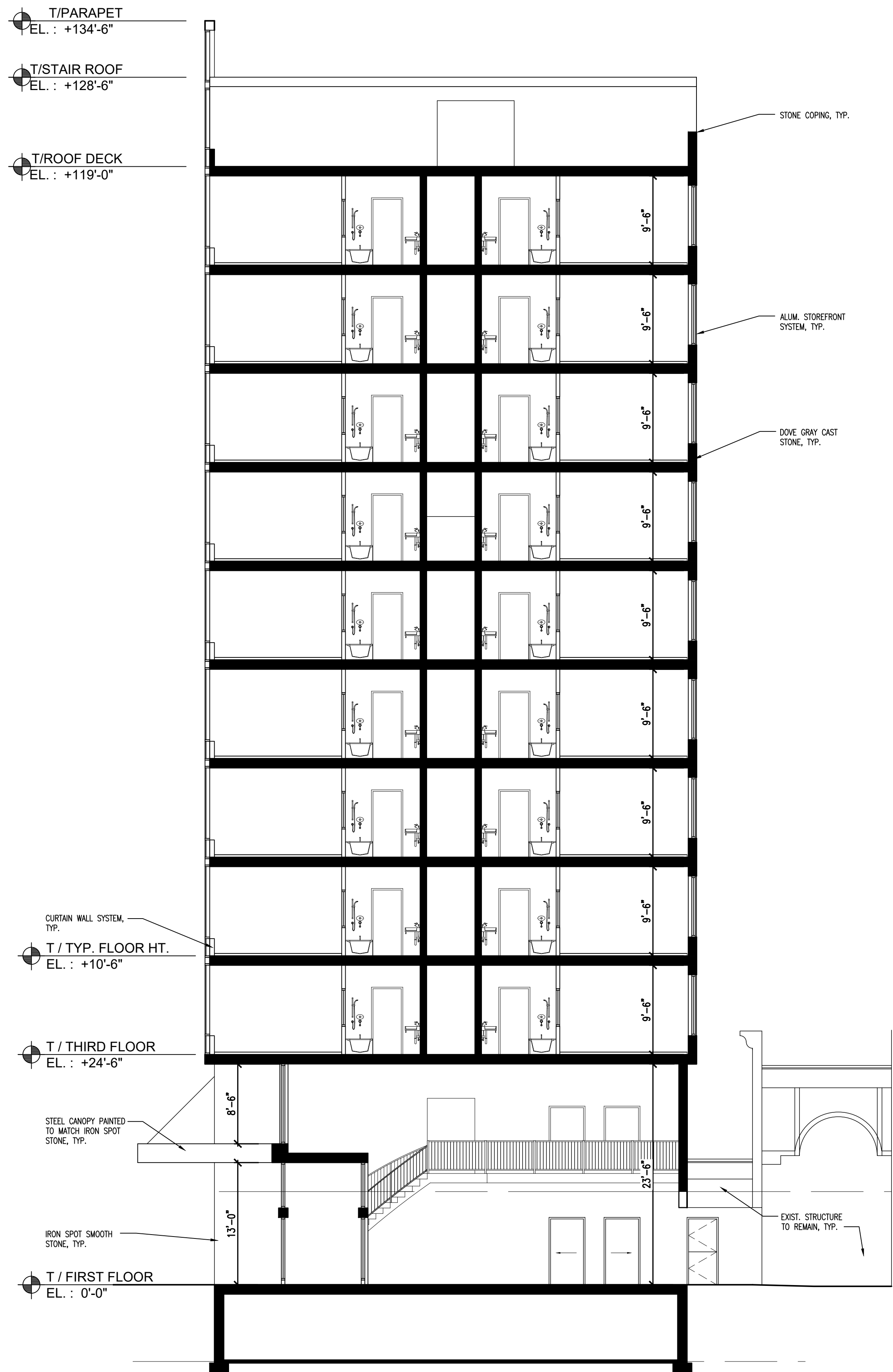
1 DEMOLITION EAST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



2 PROPOSED EAST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 PROPOSED BUILDING SECTION
SCALE : 1/8" = 1'-0" JUNE 26, 2017

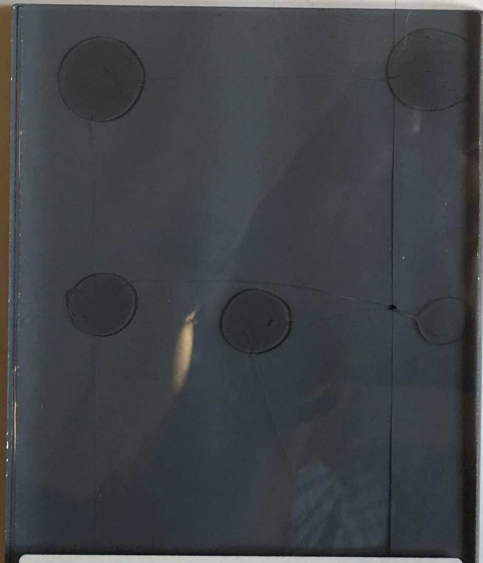


519 W. Algonquin

James Cazares
managing director
t 312.335.5444
f 312.867.3108
m 847.809.8515
e james@exploreivy.com
233 e ontario, chicago il 60611
my passion: aviation, learning



First Floor Stone
Floor 1
Endicott Thin Brick & Tile
Manganese Iron spot Smooth



VISTACOOL™ (2) SOLARGRAY® Glass + Glass Below if Insulating Glass Unit

Sample	VT	Exterior Reflectance	SC	SHGC	Solar Factor (g)	U-Value Imperial	U-Value EN 673	LSG
		since			EN 410	Winter	Summer	(W/m²K)
Monolithic 1/4"	34%	11%	0.60	0.52	0.50	1.02	0.92	5.73 0.65
Clear	31%	17%	0.47	0.40	0.38	0.47	0.50	2.81 0.77
SOLARBAN® 50 (3)	27%	11%	0.28	0.24	0.25	0.29	0.27	1.55 1.13
SOLARBAN® 50 (3)	20%	11%	0.27	0.24	0.24	0.29	0.27	1.55 0.82
SOLARBAN® 70XL (3)	25%	11%	0.23	0.20	0.22	0.28	0.26	1.51 1.24
SUNGATE® 500 (3)	29%	12%	0.41	0.35	0.34	0.35	0.35	1.96 0.83

Windows
All Floors
Vista Cool
Solar Grey



Exterior Cast Stone
Floor 2- 9
Advanced Cast Stone
Dove Grey



Aluminum
Punched Opening
Floor 2-9
Kawneer
Permanodic Anodized Finishes
Clear No 14



Aluminum
Curtain Wall
Floor 1 & 2-9
PPG Industries
Dove Gray UC 109848

Ivy Hotel Project
519 W Algonquin Rd
Arlington Heights IL 60005

Material List

1. James Cazares on Behalf of 519 W Algonquin Rd LLC
2. 05/25/2016
3. Ivy Hotel
4. 519 W Algonquin Rd 60005

Commercial Building

First Floor Stone Panels -

Manufacture: Endicott Thin Brick and Tile
Floor: 1
Color: Manganese Iron Spot Smooth

Exterior Cast Stone-

Manufacture: Advance Cast Stone
Floor: 2-9
Color: Dove Grey

Windows

Manufacture: Vista Cool / Wojan
Floor: 1-9
Color: Solar Grey

Aluminum Window Punched Opening

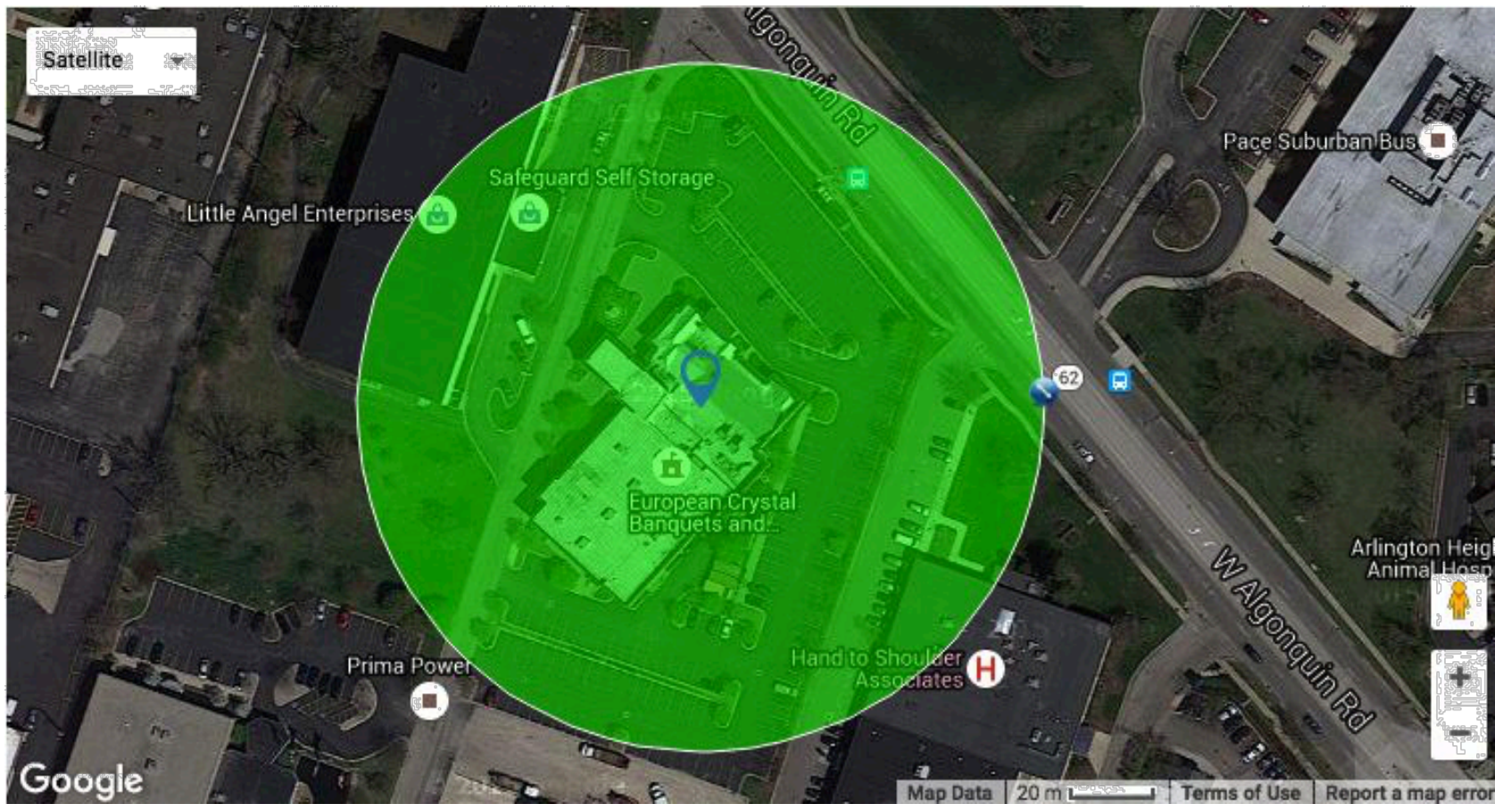
Manufacture: Kawneer
Floor: 2-9
Color: Clear No 14

Aluminum Window Curtain Wall

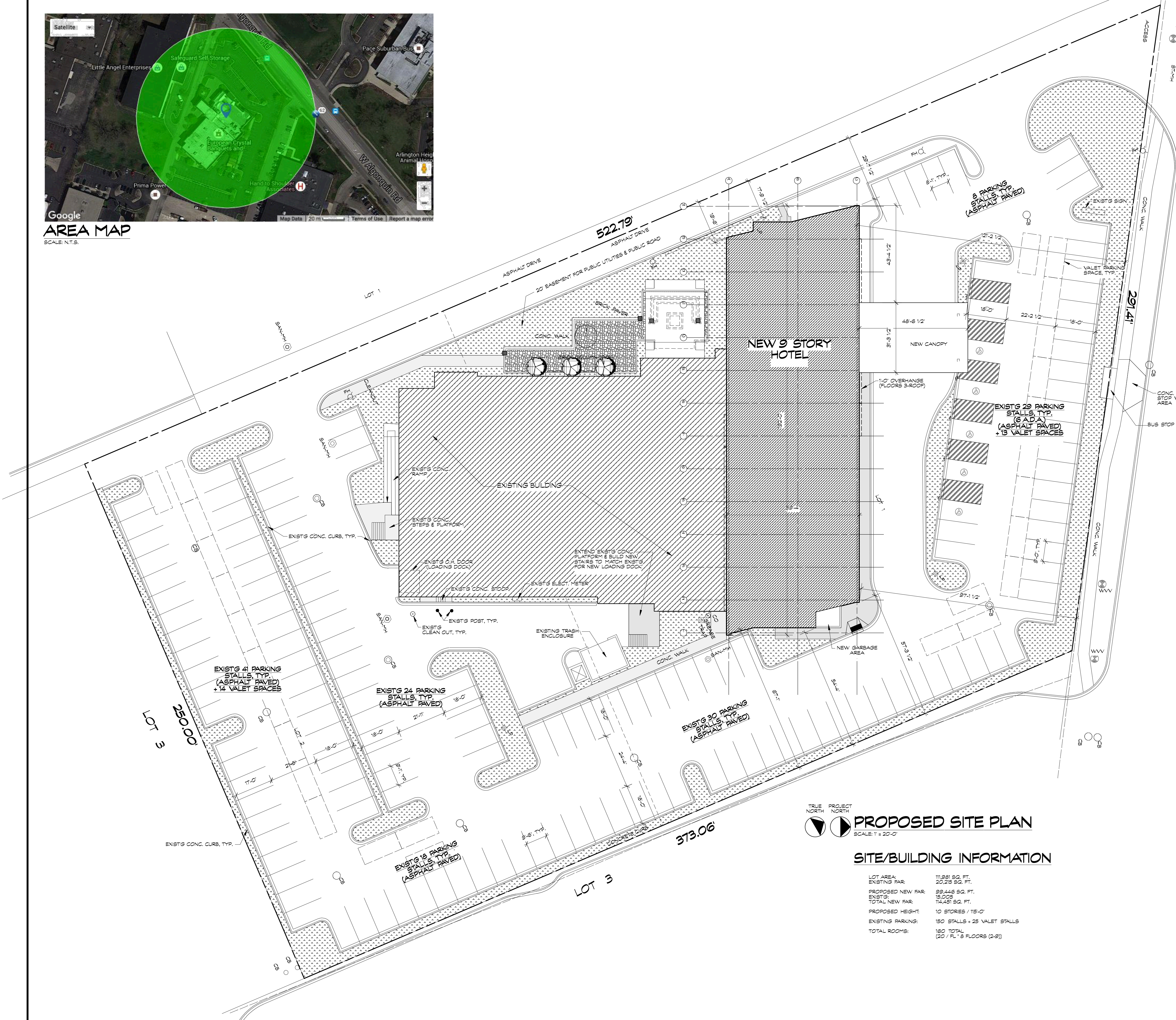
Manufacture: PPG Industries
Floor: Entire First Floor / Curtain Wall on 2-9
Color: Dove Grey – UC-109848

RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 **FILE**



AREA MAP
SCALE: N.T.S.



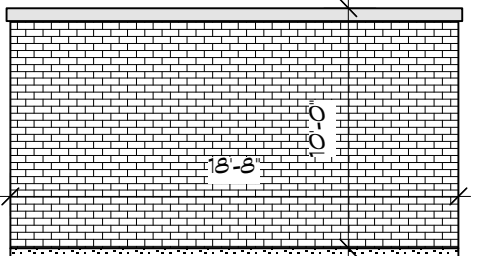
TRUE PROJECT NORTH NORTH
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

SITE/BUILDING INFORMATION

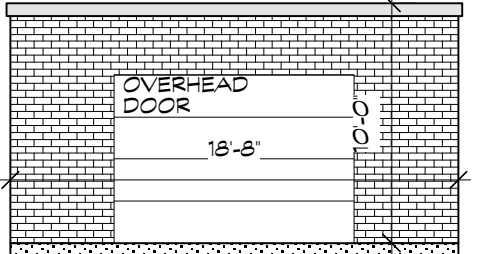
LOT AREA:	111,991 SQ. FT.
EXISTING FAR:	20,215 SQ. FT.
PROPOSED NEW FAR:	39,446 SQ. FT.
EXIST'G:	15,009
TOTAL NEW FAR:	114,451 SQ. FT.
PROPOSED HEIGHT:	10 STORIES / 115'-0"
EXISTING PARKING:	150 STALLS + 25 VALET STALLS
TOTAL ROOMS:	182 TOTAL (20 / FL. 5 FLOORS (2-8))

W. ALGONQUIN ROAD
TWO WAY STREET

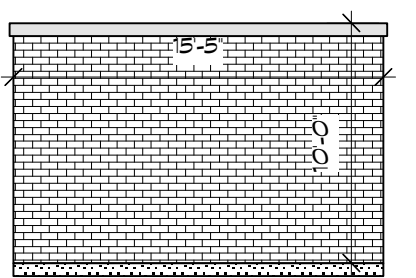
EXIST'G EAST ELEVATION
SCALE: 1/8" = 1'-0"



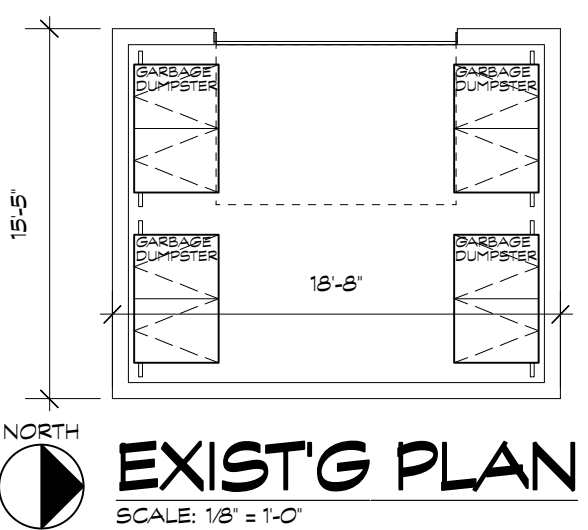
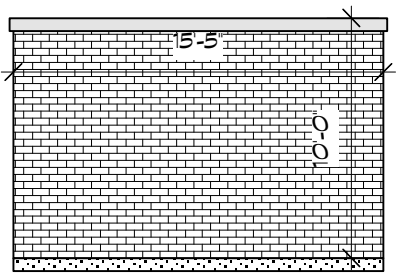
EXIST'G WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

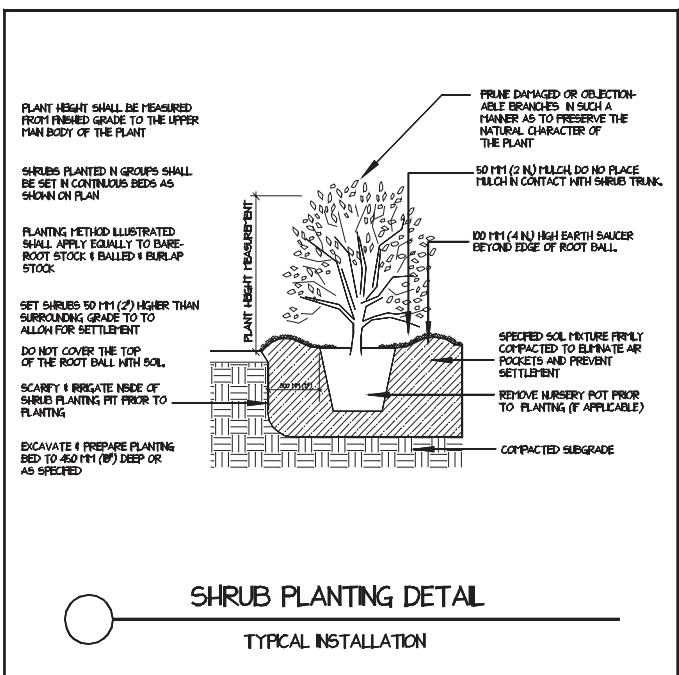
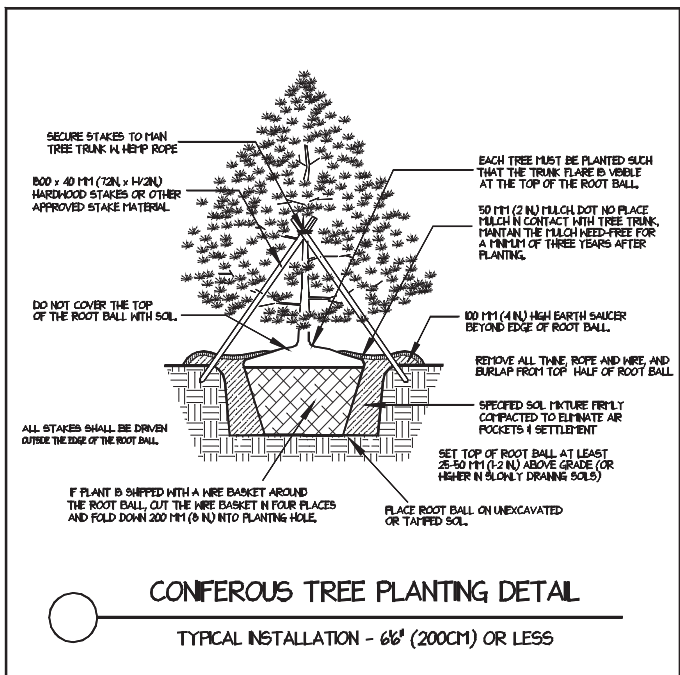
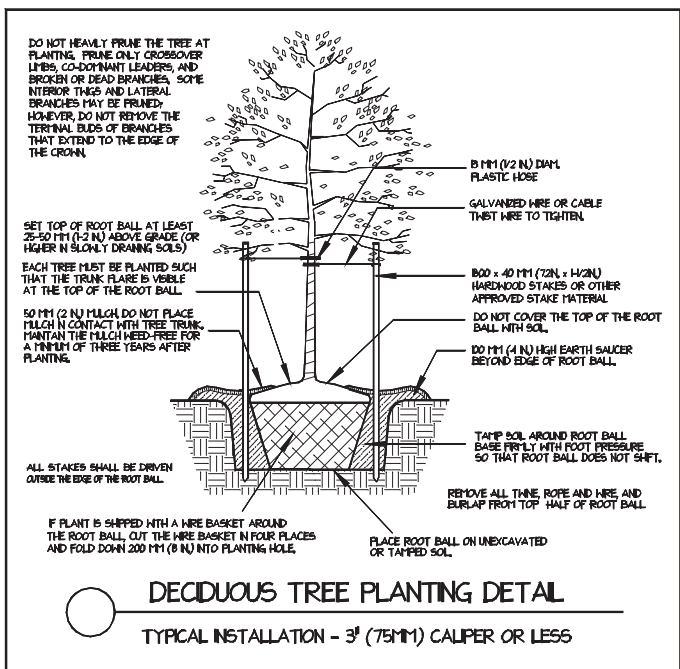


EXIST'G PLAN
SCALE: 1/8" = 1'-0"

TRASH ENCLOSURE (EXIST'G)

ARTHUR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS 1100 N. LAKE STREET LAKEWOOD, IL 60468 PH: 847.673.5084 CL: 847.727.2050	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-5525 EMAIL: LASZLO@LASZLO-ARCH.COM TEL: 773-338-2225 FAX: 773-338-2226			
	NO.	DESCRIPTION:	DATE:	
	ISSUED FOR REVIEW	05/25/2016		
	PROJECT:	NEW 9 STORY HOTEL ADDITION 519 ALGONQUIN ROAD, ARLINGTON HEIGHTS, IL		
OWNER:	SHEET NAME:			
	SITE PLAN			
	PROJECT: 3766 SCALE: AS NOTED DATE: 05/25/2016			
A-O				

Landscape Plan View



Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Cornus mas	CORNELIAN CHERRY DGHM	60"
2	Ginkgo biloba 'Magyar'	MAGYAR UPRIGHT GINKGO	250"
2	Pyrus calleryana 'Chanticleer'	CHANTICLEER CALLERY PEAR	250"
Conifers			
11	Juniperus chinensis 'Moutbatten'	MOUNTBATTEN JUNPR	60"
Shrubs			
3	Buxus microphylla x. Bsempervirens 'Green Velvet'	GREEN VELVET BXHD	24" - # 5
1	Buxus microphylla x. Bsempervirens 'Grn Muntain'	GRN MOUNTAIN BOXHOOD	30" - # 7
18	Coloneaster acutifolia	PEKING COTONEASTER	# 05
8	Eucrymus alatus 'Compact'	DWARF BURNING BUSH	30"
3	Hydrangea paniculata 'Tardiva'	TARDIVA HYDRNGEA	100" STD
57	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	# 03
10	Rosa x. Radrazz 2000'	KNOCK OUT ROSE	# 03
18	Spiraea x. bumalda 'Gold Flame'	GOLD FLAME SPREA	# 03
8	Taxus media 'Densiformis'	DENSE ANGLOJAP YEW	24"
8	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ VIBURNUM	# 05
Ornamental Grasses			
67	Calamagrostis acutiflora 'Karl Foerster'	K FOERSTER REED GRASS	# 01
23	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	# 01
47	Pennisetum alopaeuroides	FOUNTAIN GRASS	# 01
Perennials and Annuals			
9	Hemerocallis x. 'Pardon Me'	PARDON ME DAYLILY	# 01
24	Hemerocallis x. 'Stella d'Oro'	STELLA DE ORO DAYLILY	# 01
24	Hosta sieboldiana 'Frances Williams'	FRANCES WILLIAMS HOSTA	# 01
14	Phlox subulata	BRIGHT EYES GRDN PHLOX	# 01
12	Salvia nemerosa 'Estfriesland'	EAST FRIESLAND SALVIA	# 01

Condition Rating	
Excellent	1
Good	2
Fair	3
Poor	4
Dead	5

Tree Preservation Notes

- 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.
- Grading and construction equipment is prohibited from encroaching on the drip line of any tree to be preserved.
- 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.
- Materials or vehicles shall not be stored driven or parked within the drip line of any trees.
- Barrier approved by the Commissioner of Building and Zoning shall be installed at the periphery of the trees drip line or beyond.
- 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.
- Utility lines shall be agreed 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.
- 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	Honey Locust	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
		232		

No.	Date	Description
2	5/2016	Arch request
1	5/2016	Parking lot changes and patio
REVISIONS		



Landscape Plan View

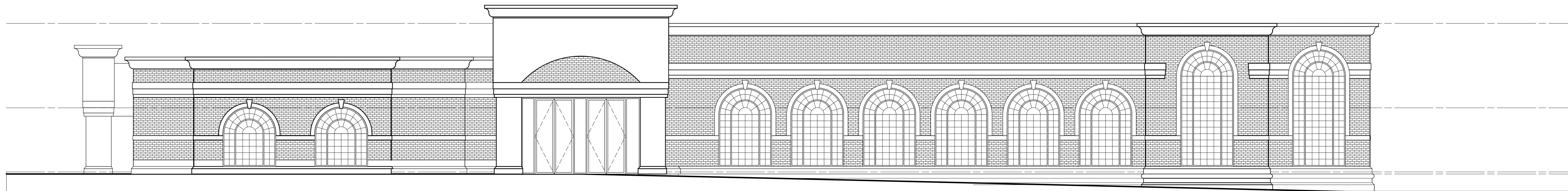
Ivy Hotel

519 N Algonquin Rd.

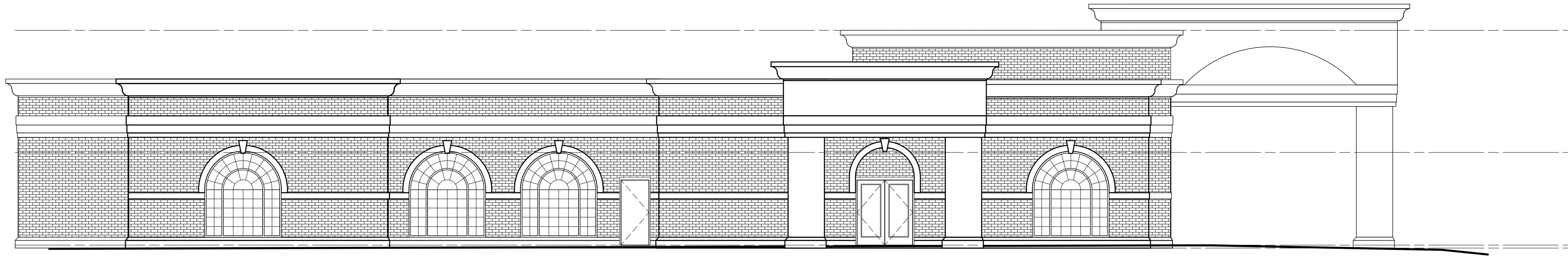
Arlington Heights, IL

SCALE	1"=20'-0"
DRAWN BY	GF
CHECKED BY	
DATE	4/2016
DATE OF PRINT	

PROJECT NO.
SHEET NO.
1 of 1



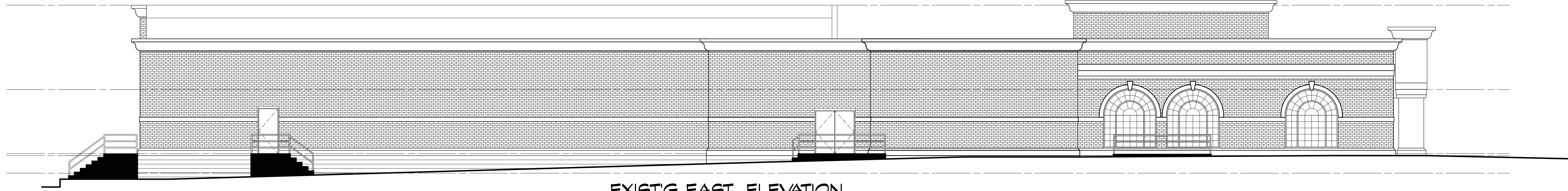
EXIST'G WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G NORTH ELEVATION
SCALE: 1/8" = 1'-0"



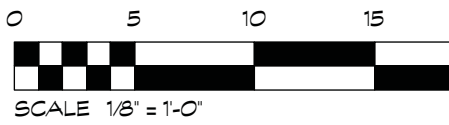
EXIST'G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G EAST ELEVATION
SCALE: 1/8" = 1'-0"

PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL FINISH TO BE REMOVED
- STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONSTR. TYPE INCLUDING U.L.R. - SEE SHEET A-1



ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
CHICAGO, ILL. 60648-5328
TEL: 847.673.3484
FAX: 847.673.5052
CL: 847.727.2050

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, ILL. 60648-5328
EMAIL: LASZLO@LASZLO-ARCH.COM
TEL: 773-338-2225
FAX: 773-338-2226

NO.	DESCRIPTION	ISSUED FOR REVIEW	DATE

PROJECT:
NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

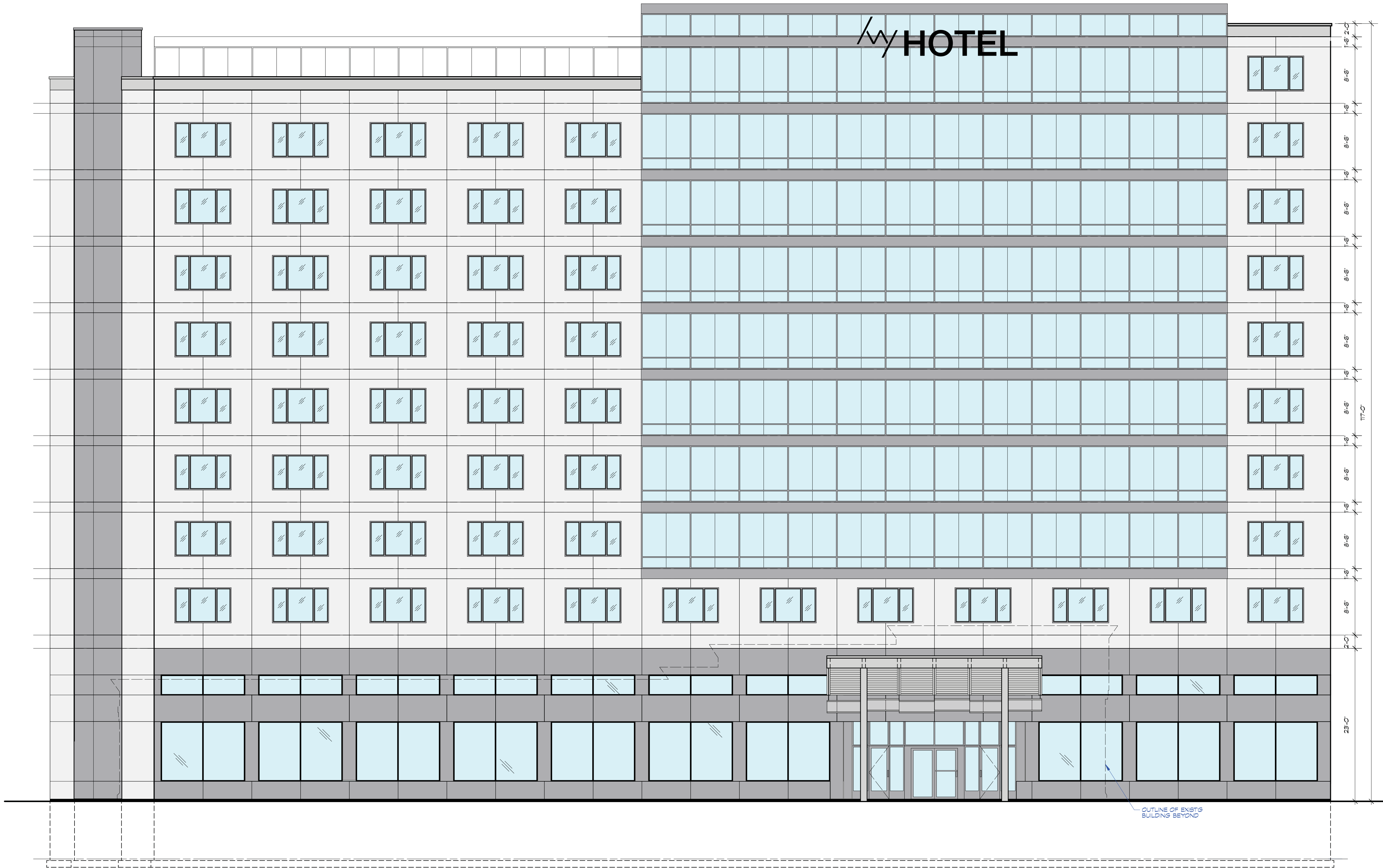
OWNER:
SHEET NAME:
EXIST'G ELEVATIONS

PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016

A-5







PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
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INTERIORS
FURNITURE
LANSING, MI 48106
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CHICAGO, IL 60648-5325
EMAIL: LASZLO@LASZLO-ARCH.COM
FAX: 773-338-2225
TEL: 773-338-2225

NO.	DESCRIPTION	DATE
	ISSUED FOR REVIEW	05/25/2016
	PROGRESS PRINTING	

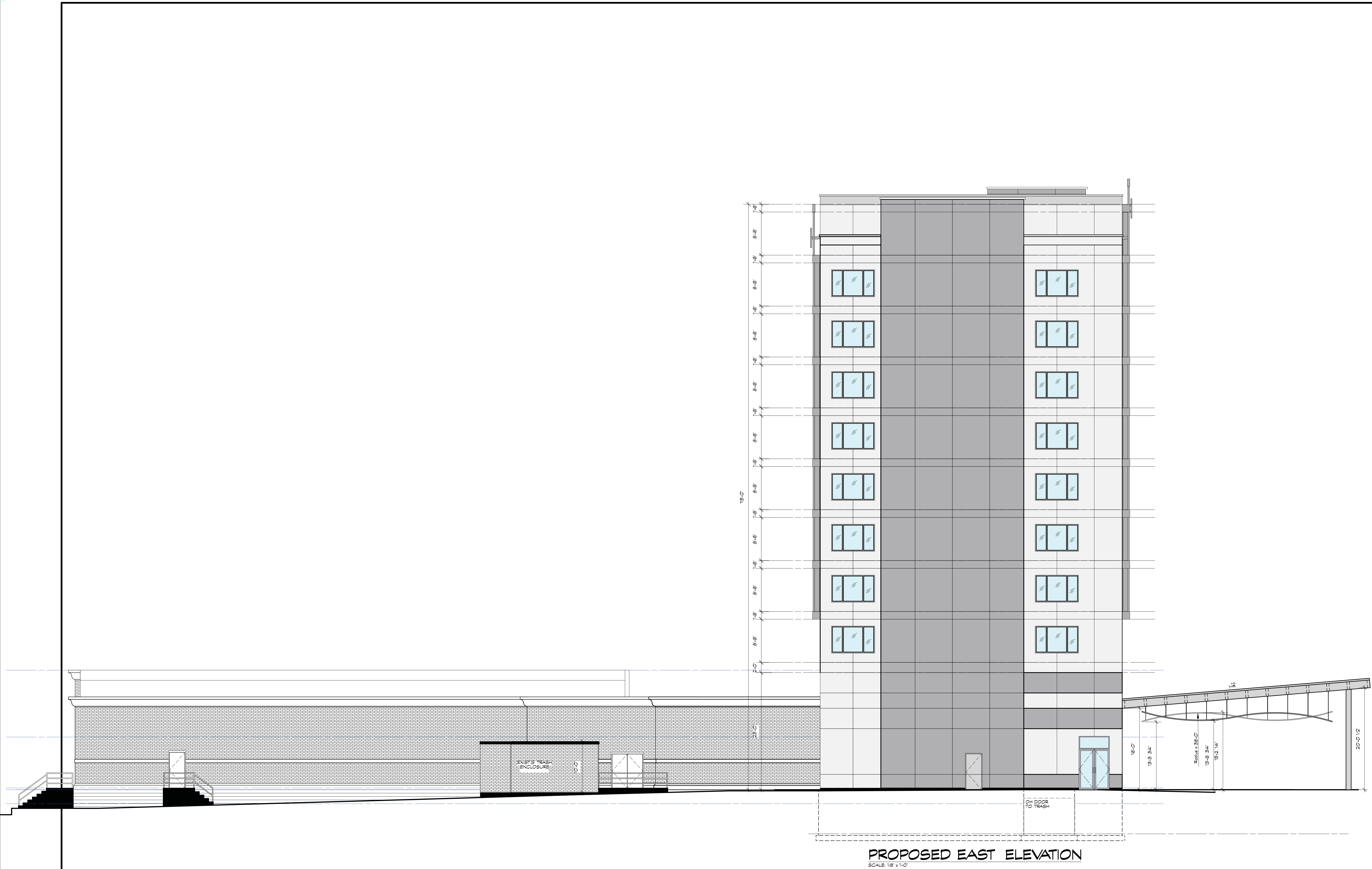
PROJECT:
NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD,
ARLINGTON HEIGHTS, IL

OWNER:
SHEET NAME:
NEW NORTH ELEVATION

PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016

A-10





OWNER:	PROJECT:		LASKO SIMOVIC, ARCHITECTS, L.L.C.		ARTHUR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS 1700 N. LAKE STREET CHICAGO, IL 60648-5528 PH: 847.673.3484 FX: 847.673.5052 CL: 847.727.2050		
	PROJECT: 3766		6512 N. ARTESIAN AVE.				
	SCALE: AS NOTED		CHICAGO, IL 60648-5528				
	DATE: 05/25/2016		EMAIL: LASZLO@LASZLO-SIMOVIC.COM				
SHEET NAME: NEW EAST ELEVATION		NO.		ISSUED FOR REVIEW		DATE: 05/25/2016	
PROJECT: 3766		NO.		DESCRIPTION:		DATE:	
SCALE: AS NOTED		NO.		DESCRIPTION:		DATE:	
DATE: 05/25/2016		NO.		DESCRIPTION:		DATE:	
A-12		NO.		DESCRIPTION:		DATE:	



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:	PROJECT:	PROGRESS PRINTING		DATE:	
	NEW 9 STORY HOTEL ADDITION 519 ALGONQUIN ROAD, ARLINGTON HEIGHTS, IL				
PROJECT: 3766 SCALE: AS NOTED DATE: 05/25/2016	SHEET NAME: NEW WEST ELEVATION	NO.		DESCRIPTION:	
		ISSUED FOR REVIEW		05/25/2016	
A-13	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-5328 EMAIL: LASZLO@LASZLO-ARCH.COM TEL: 773-338-2225 FAX: 773-338-2226	ARTHUR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS DESIGN 1400 W. 35TH ST. DANMWOOD, IL 60419 PH: 847.673.3484 FX: 847.673.5052 CL: 847.727.2050			



West



West

R83 1807
McGRATH



East



South

1st Building to East



 **FILE**

RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

2nd Buildy to East



3rd Bldg to East



1st Building to West



2nd Building to West

Page 1 of 1



3rd Bulky to West



Across Street 4



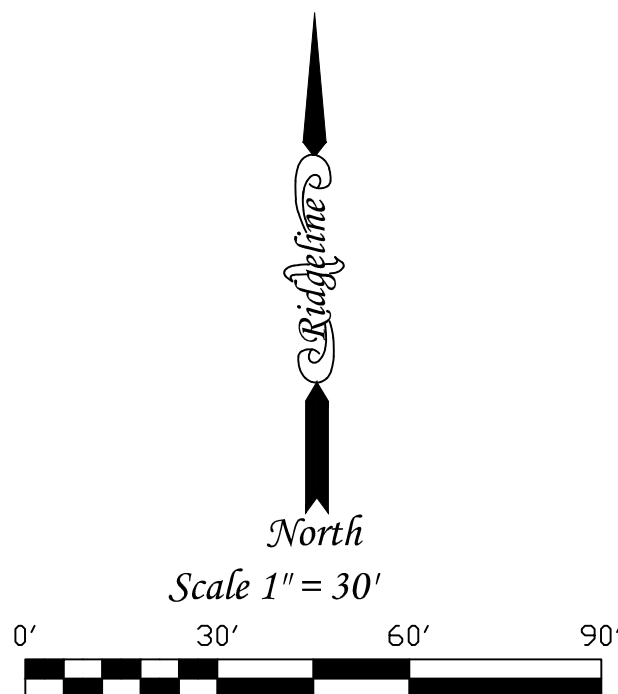
Across Street West



Across East



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 BM NO. 88 AT 412 ALGONQUIN RD., ELEV. 711.37.

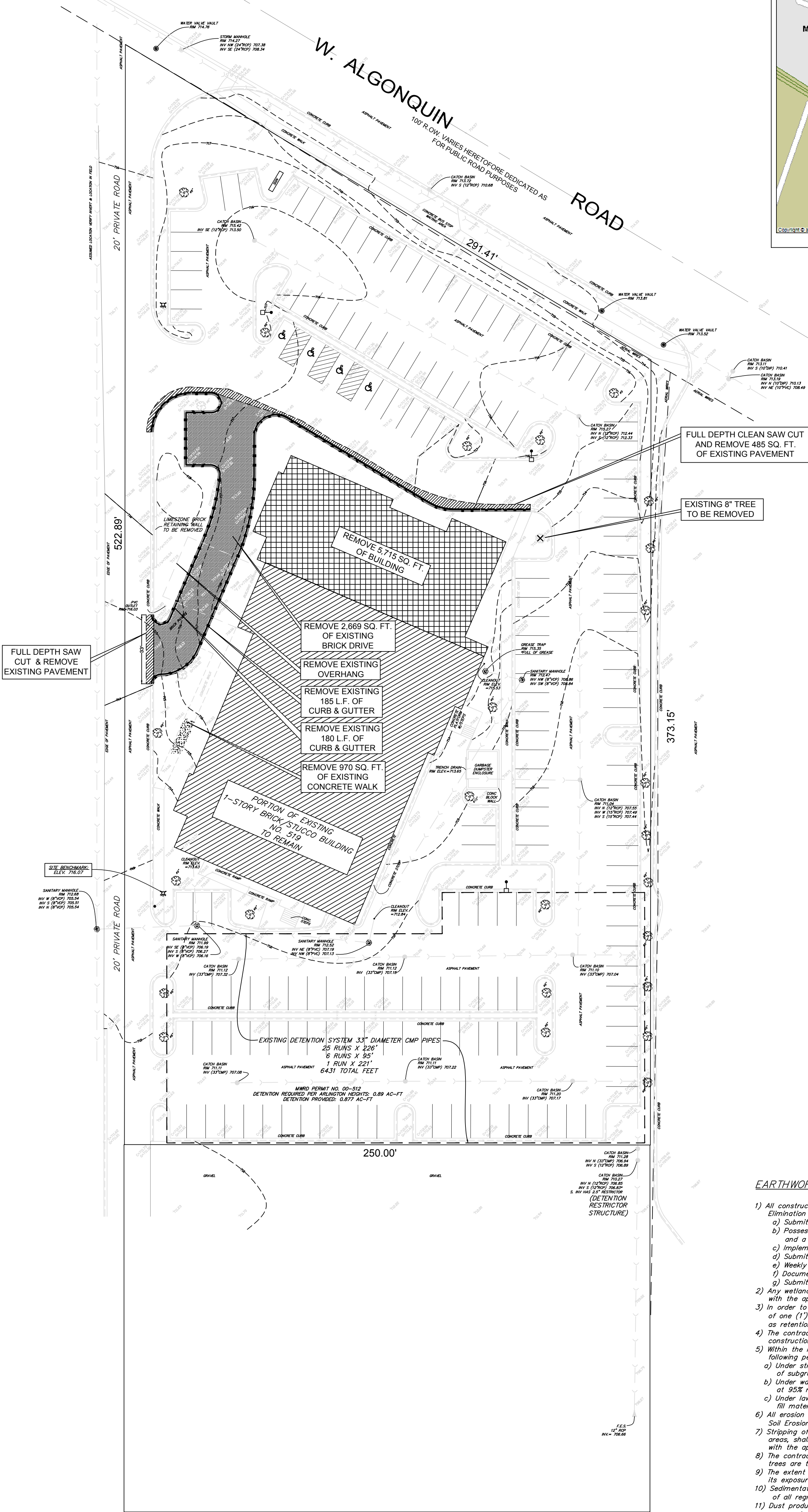
NOTE: EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY 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.

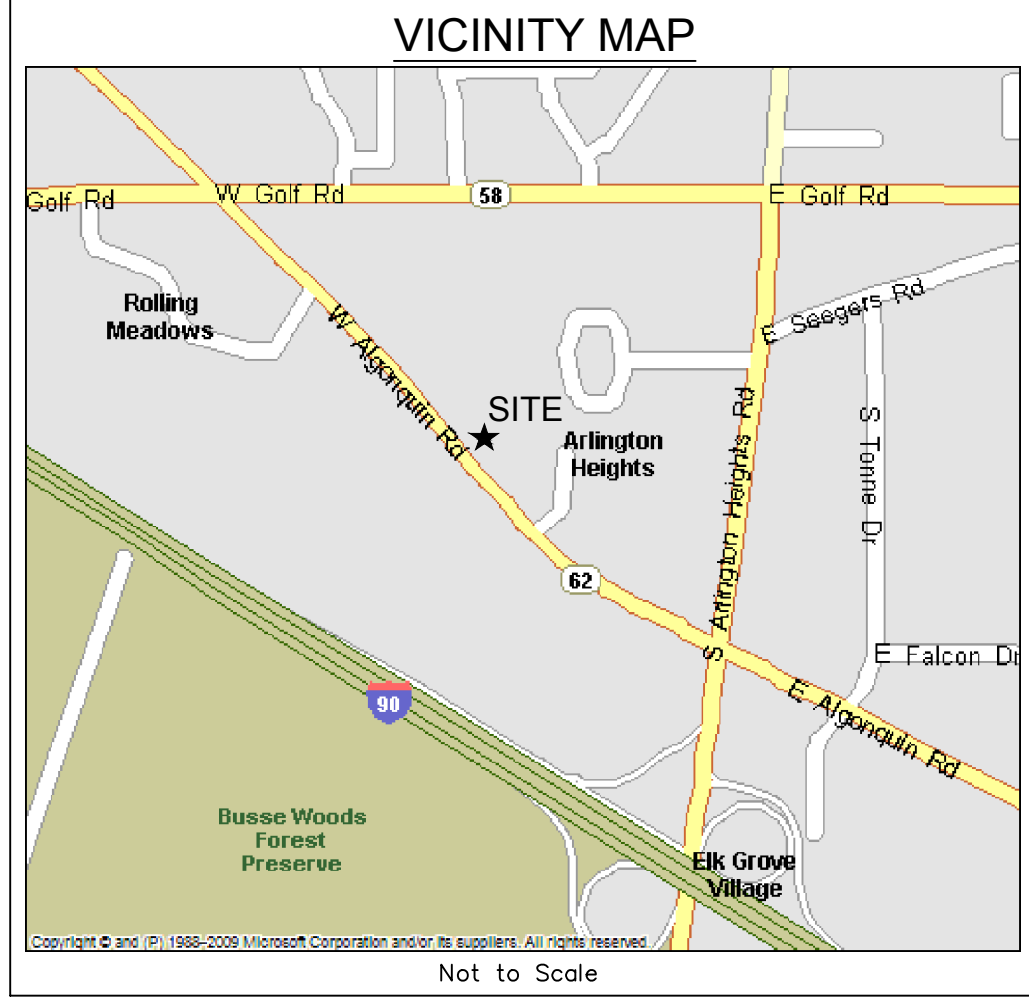
FOR LOCATION OF BURIED CABLE CALL JULLIE @ 1-800-892-0123 BEFORE DIGGING.

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



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 SAFELY GUARD ALL POTENTIALLY HAZARDOUS WORK.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF EXCESSIVE DEBRIS OF ALL TYPES.
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.



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

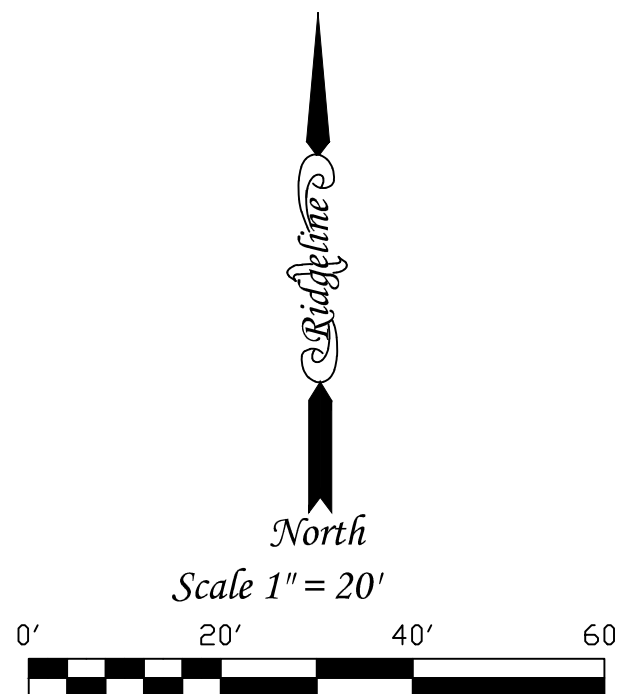
EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 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.



CALL BEFORE
YOU DIG
800-892-0123

Preliminary Grading Plan



	SITE IMPROVEMENT			
	Existing		Proposed	
Project Area	111,993 Sq. Ft.	2.571 Acres		
Building	20,404 Sq. Ft.	0.468 Acres	23,310 Sq. Ft.	0.539 Acres
Pavement (Concrete Curb & Gutter, Asphalt Pavement and Concrete Pavement)	71,282 Sq. Ft.	1.636 Acres	71,349 Sq. Ft.	1.638 Acres
Total Impervious Area	91,686 Sq. Ft.	2.105 Acres	94,659 Sq. Ft.	2.173 Acres
Total Pervious Area	20,307 Sq. Ft.	0.466 Acres	17,334 Sq. Ft.	0.398 Acres
Net Increase in Impervious Area			2,973 Sq. Ft.	0.068 Acres

AREA OF DISTURBANCE: 15,950.6 SQ. FT. OR 0.366 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 VOAH'S DETENTION CALCULATION.

- COLD MILL AND OVERLAY 2" BITUMINOUS SURFACE COURSE WITHIN EXISTING PARKING LOT. NO GRADING WILL BE CHANGED.

FULL DEPTH CLEAN SAWCUT EXISTING PAVEMENT AND REPLACE PAVEMENT. MATCH EXISTING 600 SQ. FT. ± PER VILLAGE STANDARD SPECIFICATIONS & REQUIREMENTS

202 L.F. 8-1/2 CURB & GUTTER PER VILLAGE STANDARD SPECIFICATIONS & REQUIREMENTS

EXISTING LIME STONE WALL TO BE REMOVED

EXISTING LIME STONE WALL TO BE REMOVED

SAWCUT EXISTING PAVEMENT, PROVIDE NEW CURB & GUTTER AND PAVEMENT PATCHING TO MATCH EXISTING PER VILLAGE STANDARD SPECIFICATIONS

REFER TO ARCHITECT PLANS FOR DIMENSIONS AND DETAIL OF PROPOSED COURT YARD AND LANDSCAPE AREA

SITE BENCHMARK: ELEV. 716.07

SANITARY MANHOLE
RM 712.68
INV W (8"VC) 705.54
INV S (8"VC) 705.51
INV N (8"VC) 705.54

SANITARY MANHOLE
RM 711.99
INV SE (8"VC) 706.19
INV S (8"VC) 706.27
INV N (8"VC) 706.16

SANITARY MANHOLE
RM 712.56
INV NE (8"VC) 707.19
INV NW (8"VC) 707.13

PROVIDE INLET PROTECTION, TO REMAIN IN PLACE AND MAINTAINED THROUGHOUT CONSTRUCTION

CATCH BASIN
RM 711.11
INV (33"CM) 707.08

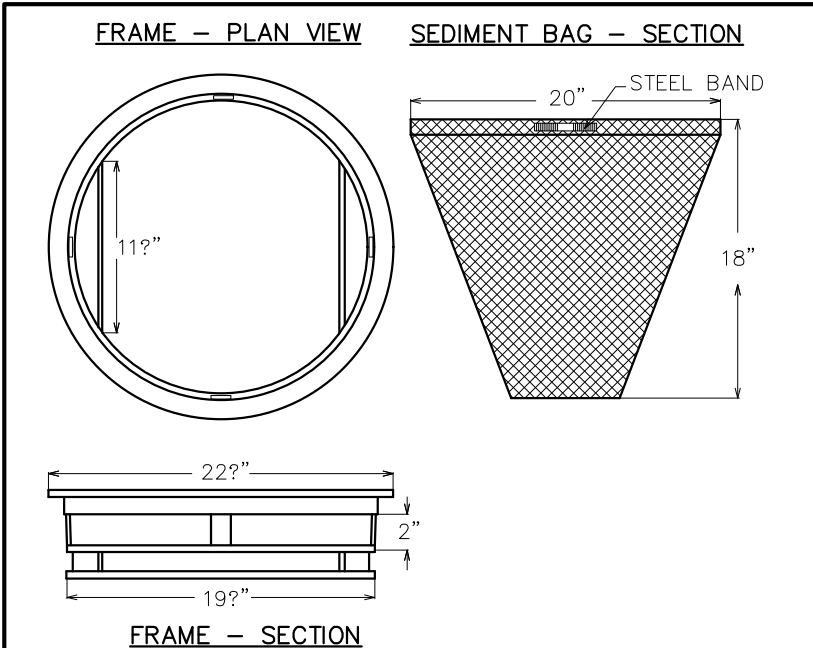
CATCH BASIN
RM 711.17
INV (33"CM) 707.22

CATCH BASIN
RM 711.20
INV (33"CM) 707.17

CATCH BASIN
RM 711.26
INV N (33"CM) 706.81
INV S (12"VC) 706.94
INV S (12"VC) 706.89

CATCH BASIN
RM 710.27
INV N (12"VC) 706.81
INV S (12"VC) 706.81
S. INV HAS 2-1/2" RESTRICTOR

(DETENTION RESTRICTOR STRUCTURE)



GENERAL NOTES:
FRAME: TOP FLANGE FABRICATED FROM 1 1/2"x1 1/2"x1/8" ANGLE. BASE RIM FABRICATED FROM 1 1/2"x1 1/2"x1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/2"x1 1/2" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.
FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

NOT TO SCALE

FILTER FOR ROUND OPEN GRATE & FRAME DETAIL

SHEET
2
OF
5

PREPARED FOR:
IVY HOTEL
PROPERTY ADDRESS: 519 W Algonquin Road
Arlington Heights, IL 60005

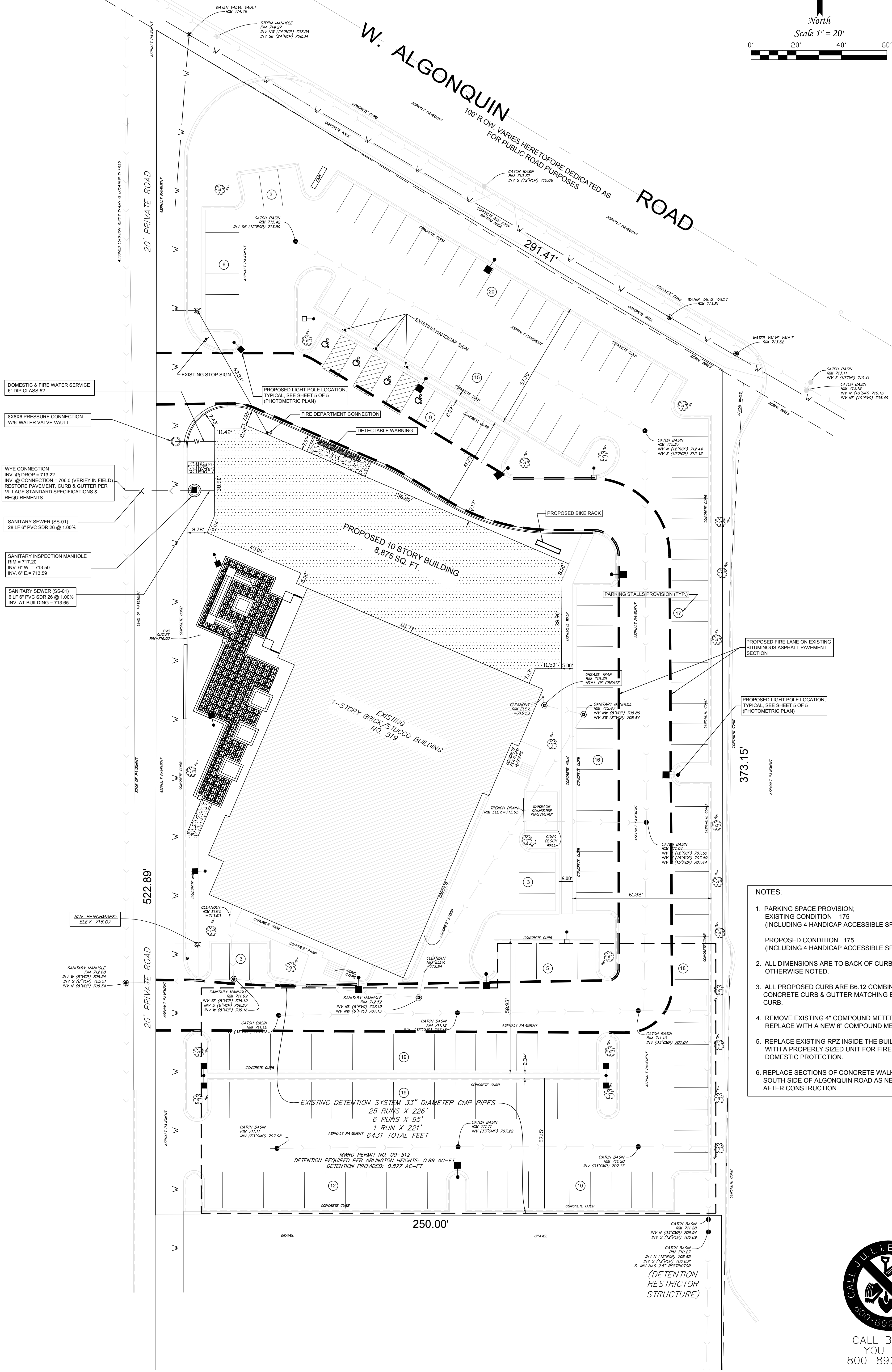
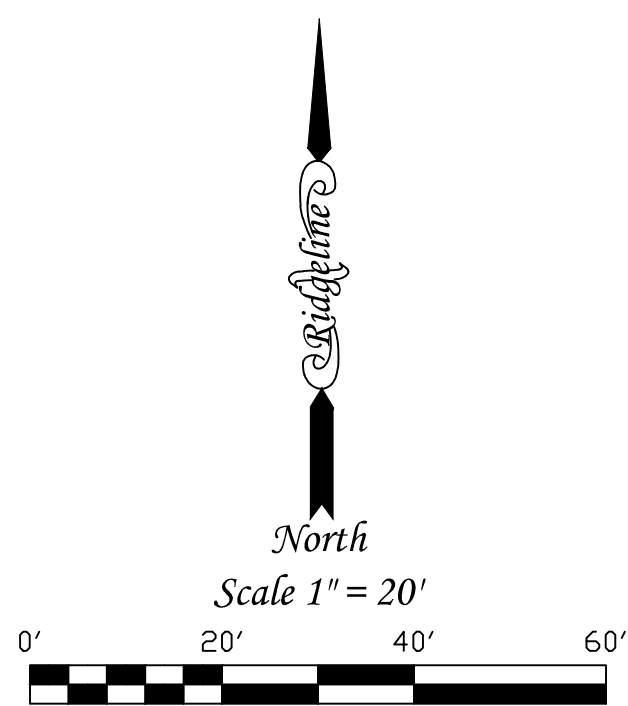


Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60539
PH: 630.801.7927 FAX: 630.701.1385
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2012
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

REVISION	DATE	DESC

BOOK: DWG. SIZE:
DRAWN: PS CHECKED: JGL
REFERENCE:
PLAN DATE: 6/5/2017
PROJECT NO. 2017-0224

Preliminary Utility & Site Plan



CALL BEFORE
YOU DIG
800-892-0123

Truck Turning Exhibit

