



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
January 22, 2019
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 01/07/2019
- B. Village Board 01/07/2019
- C. Committee of the Whole 01/14/2019

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 01/15/2019

VI. RECOGNITIONS AND PRESENTATIONS

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 Committee-of-the-Whole Meeting January 14, 2019

Downtown Parking Phase One Improvements

Trustee Baldino moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend staff move forward with the Phase One Parking Improvement Implementation Plan items

1.1, 1.2, 1.3, 1.4, 2.0, 3.2, 9.1 and 9.4 with consideration of comments from the Committee of the Whole and continue to evaluate recommendations 3.1 and 7.2.

The motion passed unanimously.

- B. Report of Committee-of-the-Whole Meeting of January 22, 2019

Interview of Andrew Stengren for appointment to the Arlington Economic Alliance for the Residential Real Estate vacancy - Term Ending 4/30/2021

- C. Consideration of recommending to the Liquor Commissioner the issuance of a Class DD Liquor License to 3435 N. Kennicott LLC dba Arlington Lanes, located at 3435 N. Kennicott upon sufficient proof of meeting all outstanding eligibility requirements as well as surrender of the current liquor license issued to this address.

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 LEGAL

- A. An Ordinance Granting a Preliminary Plat of Resubdivision and Certain Variations from Chapter 29 of the Arlington Heights Municipal Code
(Southpoint Shopping Center Outlot, 600 E Rand Rd)
- B. A Resolution Approving a Final Plat of Resubdivision
(Garden Fresh Resubdivision, 600 E Rand Rd)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Arlington Town Square - 70 S. Arlington Heights Rd / Sign Variation - DC#18-103

- B. European Crystal Hotel - 519 W. Algonquin Rd. - PC#18-021
Land Use Variation Amendment, Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

- A. Appointment of Greg Padovani as Village Trustee to serve the unexpired term of Thomas Glasgow

XVI. PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Chamber of Commerce

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 01/07/2019

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 01/07/2019	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
January 7, 2019 – 7:45 PM**

President Hayes called the meeting to order at 7:45 PM.

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

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager, Diana Mikula

OTHERS PRESENT: Grace Baldino, George Theodossopoulos and John Sellis

A. Interview of Grace Baldino for appointment to the Youth Commission – term ending 4/30/2019

Trustee Baldino recused himself, as he knows the candidate. Mayor Hayes introduced Grace Baldino and highlighted her background. Trustee Scaletta and Trustee Tinaglia asked Grace about her experience on the school paper and as a youth representative with her church. Trustee Sidor asked Grace if there is one issue that she sees youth struggling with. Grace mentioned vaping as something she sees as an issue for teens.

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

THE FOLLOWING VOICE VOTE WAS RECORDED:

7 AYES

0 NAYS

1 RECUSED

The motion passed.

B. Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" liquor license to Timios Enterprises Corp. dba Palm Court Restaurant and Banquets, located at 1912 N Arlington Heights Road, upon surrender of the current liquor license issued to this address.

The Mayor called George Theodossopoulos forward and swore him in. Mr. Theodossopoulos introduced himself as the President of Timios Enterprises Corp. and current owner of Palm Court Restaurant.

Diana Mikula presented the staff report on Timios Enterprises Corp. Ms. Mikula stated this is an ownership change. Mr. Theodossopoulos does have 100% ownership interest in the

restaurant as well as the property. They are seeking the same liquor license as the previous license for this location. The hours are well within the hours for a Class AA license with Saturday night closing at midnight being the latest. This address does have three liquor violations however; Mr. Theodossopoulos does not have any violations and he is Bassett Certified. Ms. Mikula stated that she did a walk through and the floor plan is consistent with the submitted floorplan. Ms. Mikula state that upon a satisfactory liquor interview, it would be appropriate to issue a class "AA" liquor license to Timios Enterprises Corp. dba Palm court Restaurant and Banquets upon surrender of the current license issued to this location.

Mayor Hayes interviewed Mr. Theodossopoulos. The Mayor asked if he will be on site or splitting his time between other locations. Mr. Theodossopoulos stated he would be on site and have three other managers as well. Mayor Hayes asked if he plans to keep the current business model. He believes that the restaurant is an institution and has served the community well. Mr. Theodossopoulos said there would not be any major changes in the business plan. The Mayor then asked him to explain his plan to prevent the sale of liquor to minors. Mr. Theodossopoulos stated that they would card everyone under the age of 40 years, they will continue with training and new staff will have to be Bassett certified.

Trustee Scaletta asked about where the prior liquor violations had occurred at Palm Court. Former owner, John Sellis said that he knew one of the violations took place at the bar. Trustee Tinaglia asked Mr. Theodossopoulos if he was familiar with the process of spotters coming in to test for underage liquor sales. Mr. Theodossopoulos said he is familiar with the process and takes it very seriously and will continue to be sure that staff is continuously trained.

Trustee Scaletta moved, seconded by Trustee Baldino to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class "AA" liquor license to Timios Enterprises Corp., dba Palm Court Restaurant and Banquets located at 1912 N. Arlington Heights Road, upon surrender of the current liquor license issued to this address.

THE FOLLOWING VOICE VOTE WAS RECORDED:

8 AYES

0 NAYS

The motion passed.

C. OTHER BUSINESS – There was no further business.

D. ADJOURNMENT

Trustee Scaletta moved, and Trustee Sidor seconded the motion to adjourn. The meeting adjourned at 8:01 p.m.



Item: Village Board 01/07/2019

Department: Village Clerk

Bid Section

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Description

Village Board 01/07/2019

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

January 7, 2019

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Tom Kuehne, Charles Witherington-Perkins, Diana Mikula, Robin Ward, and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 08/13/2018 Approved

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

The Motion: Passed

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

B. Village Board 12/17/2018 Approved

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

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 12/30/2018 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$2,143,830.60. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, 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 Approved
of January 7, 2019
Interview of Grace Baldino for Appointment to
the Youth Commission -Term Ending 4/30/19

President Hayes administered the Oath of Office to Ms. Baldino.

Trustee John Scaletta moved to concur in President Hayes' appointment of Grace Baldino to the Youth Commission. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Baldino

- B. Report of Committee-of-the-Whole Meeting of Approved
January 7, 2019

Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Timios Enterprises Corp., dba Palm Court Restaurant and Banquets located at 1912 N. Arlington Heights Road upon surrender of the current liquor license issued to this

address

Trustee John Scaletta moved to recommend to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Timios Enterprises Corp (dba Palm Court Restaurant and Banquets) upon surrender of the current liquor license issued to 1912 N. Arlington Heights Road. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Yamaha Sound Board and Stage Box Approved

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

The Motion: Passed

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

CONSENT LEGAL

A. An Ordinance Amending Chapters 23 and 27 of the Arlington Heights Municipal Code (Amendment to automatic sprinkler system requirements) Approved

Trustee Robin LaBedz moved to approve 19-001. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

B. An Ordinance Amending Planned Unit Development Ordinance Numbers 79-166, 80- Approved

105, 81-028 and 81-035 and Granting a
Variation from Chapter 28 of the Arlington
Heights Municipal Code
(Arlington Executive Plaza, 3335-3395 N. Arl
Hts Rd)

Trustee Robin LaBedz moved to approve 19-002. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

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

- C. A Resolution Approving a Sales Tax Rebate Approved
 Agreement
 (Le Obsession, Inc., 16-18A S. Dunton Ave)

Trustee Robin LaBedz moved to approve R19-001/A19-001. Trustee Bert
Rosenberg Seconded the Motion.

The Motion: Passed

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

- D. A Resolution Approving a Membership Approved
 Agreement with the Geographic Information
 System Consortium
 (Arlington Heights' membership)

Trustee Robin LaBedz moved to approve R19-002/A19-002. Trustee Bert
Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Proposed Transfer of Special Assessment Funds Approved

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

The Motion: Passed

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

Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - St. Edna Church Bingo Events Approved

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

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Southpoint Shopping Center Outlot - 600 E. Approved
Rand Rd. -
PC#18-020
Subdivision, Variations

Steve Bauer, attorney for the Southpoint Shopping Center Outlot Subdivision, said the development is 30 years old. They are requesting to subdivide the site of the Floor & Décor as there is surplus parking on the site and it would allow for future retail redevelopment. The parking lot landscape island would receive improvements if the out lot was developed. The Shopping Center needs revitalization and it has been 14 years since the TIF District was created for this area. Mr. Bauer enumerated the parking considerations. There would still be a surplus of parking if the site was redeveloped. The restaurants occasionally have parking overflow into the Floor & Decor lot. Taking this into account, if the proposed development went forward, there would still be a surplus of 102 spaces. The Plan Commission recommended approval as did staff.

Mr. Perkins said the property is governed by a PUD. Today, the parking on the property exceeds code by over 400 spaces. Staff agreed to waive the traffic study as one was completed 5 years ago. The parking/traffic numbers were taken on a weekend. At it's peak, the restaurant sites had 70-89 cars. Mr. Perkins described the peak parking demands and the accommodation of parking with the proposed new design. In the new scenario there would still be excess parking.

President Hayes said he was in favor of improving the center and happy to see a project coming forward.

Trustee Baldino asked if the conceptual plan was nonspecific and asked how parking was factored. Mr. Bauer said the space is identified as over 10,000 square feet, ideal for a retail use but the tenant is not yet secured. It's probable that there might be a restaurant in this out lot, next to the retailer. Trustee Baldino said the peak parking would then be compounded. Mr. Bauer said the parking analysis was based on the highest demand, and even so, any use would need to come back before the Board for approval and specific parking and traffic issues could be fleshed out when the tenants were known.

Mr. Perkins said staff envisioned a fast/casual dining option, so the space could be used by a small restaurant with a larger retail operator. Specific parking data would come with any proposed use for Board approval. A drive-thru is possible and would require a special use.

Trustee Scaletta asked if the center was owned by one group. Mr. Perkins said no, there are multiple owners, so it is complicated. Trustee Scaletta noted there are parking spaces behind Floor & Decor. Mr. Perkins said no one uses them now, but employees used to use the spaces in the center's previous life.

Trustee Scaletta asked when the parking spaces in the triangle space across from the restaurants would be developed. Mr. Perkins replied these spaces would be developed when the out lot was developed and would include walkways and lighting to make a nice pedestrian crossing. There would be stripping and sidewalks. Trustee Scaletta asked if water retention was taken care of. Mr. Perkins said preliminary engineering would have to be presented and submitted for approval for the project to move forward.

Trustee Tinaglia asked how the "Zone 7" parking would be used which is behind Floor & Decor. Mr. Perkins said it would depend on the uses of the retailers, but it's not really counted for the Floor & Décor store. Trustee Tinaglia asked if the parking were evaluated based on Floor & Décor's needs. Mr. Perkins said, no, parking was evaluated on the highest use for the property and the minimum Code requirement, regardless of the retailer. Trustee Tinaglia said staff has done a great job to recapture something better on the site.

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

XIII. LEGAL

A. An Ordinance Amending Chapter 12 of the Approved
Arlington Heights
(Article II, Tobacco Dealers)

Mr. Recklaus said the proposed Ordinance makes the purchase or sale of tobacco products (including e-cigarettes) by or to any person under the age of 21 illegal. Passage was recommended by the Village's Board of Health, the Cook County Public Health Department, the American Heart Association, the Link Together Coalition, and local high school students. Staff recommends approval of the Ordinance. The Police Department will be getting letters out within 30 days to affected businesses. The Ordinance is effective immediately.

Julie Mirostaw of the American Heart Association thanked the Board for their support of the issue and the good conversation which occurred at the previous meetings. There are more than 30 municipalities who have implemented this policy and they are seeing positive results.

Jorie Ouimet, Hanna Caselton and Kris Zerfass of the Linked Together Coalition thanked the Board for allowing them to make their presentation and for helping them to provide education to students, teachers and community partners.

President Hayes thanked everyone for their leadership and expertise for providing this worthwhile and needed change. He said it was timely that we are doing this tonight.

Trustee LaBedz asked which neighboring communities passed this legislation. Mr. Recklaus said Buffalo Grove, Elk Grove and Unincorporated Lake County.

Trustee Scaletta asked if the prohibition of sales by self-service would affect any other businesses besides the vape shop on Northwest Highway. Mr. Recklaus said not that he is aware of. Trustee Scaletta asked if people younger than 21 can go in retailers where tobacco is behind a counter. Ms. Ward said the key word is "primarily", this restriction would not apply to convenience or grocery stores, but only stores whose essential business is the sale of tobacco like a cigar or vape shop.

Trustee Scaletta asked why there wasn't an effective date. Ms. Ward said ordinances are effective 10 days after they are approved. The Police Department won't start working on enforcement until after they can provide the retailers proper notice. Trustee Scaletta said he didn't want there to be any confusion and he preferred an effective date of Feb 7th when enforcement would begin.

Trustee Rosenberg, President Hayes and Trustee Tinaglia said they thought the wording of the current ordinance was sufficient. Trustee Rosenberg asked if the village had a complete list of those who sell tobacco products. Ms. Ward said yes.

Trustee Jim Tinaglia moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 8:53 p.m.. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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



Item: Committee of the Whole 01/14/2019

Department: Village Clerk

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Description

Minutes

Type

Minutes

Minutes
Committee of the Whole
Village of Arlington Heights
January 14, 2019

I. Call to Order

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

II. Pledge of Allegiance

III. Roll Call

President Hayes and the following Trustees were present: Rosenberg, Scaletta, Tinaglia, Sidor, LaBedz, Baldino and Blackwood.

Also present were: Randy Recklaus, Charles Witherington-Perkins, Bill Enright, Michael Mertes, Diana Mikula and Becky Hume

IV. New Business-Downtown Parking Phase One Improvements

Mr. Recklaus introduced the Phase 1 implementation plan for parking improvements. There's not funding in the 2019 Budget, but there is money in the Parking Fund to cover the recommendations.

Mr. Enright explained there were 20 recommendations from Rich and Associate's Study. Staff is still considering the operational recommendations. Tonight, the focus is on the Vail Avenue Garage parking guidance system, parking blade signs for both garages, pole mounted parking signs for the surface lots, color coding the Vail Ave. and North Garage floors with enhanced signage informing customers of floor levels, and a pay by phone payment app for daily fee spaces. Bids would go out in February, they would come back to the Board in March. Implementation could be as soon as this summer.

Mr. Enright described the locations of the blade signs and surface lot signs. He presented the blade sign designs. The signs are internally illuminated. The estimated cost is \$22,000 per blade sign. The goal is for the signs to be easily visible from far away. The surface lot signs would be lit by solar external lights. Most of these lots are commuter parking during the day but the goal is for evening parkers to see them too. The lowest estimate is approximately \$10,000 per pole. They would be at the entryways of the on street facilities.

One of the recommendations was to rename the lots from alphabet named lots. Staff recommends renaming the surface lots with zone 1, zone 2, etc., as this renaming would be consistent with the mobile pay app system.

Also recommended is repainting the levels on the garages, so people know where they are. A parking guidance system is being considered for the Vail garage. This system can be customized to let drivers know which levels have available parking. Another option is a system that has sensors that communicates generally how many spaces are available, but doesn't identify which floors the spaces are

on. This is less expensive. The more expensive system has a sensor over each space but on the roof, a more general sensor would be used. The primary sensor system estimates ranged from \$134,000 to \$230,000. The individual space sensor system estimate was \$420,000.

Recommendation 3.1 is for electronic pay stations. These are not being recommended at this time because of their expense. They are approximately \$11,000 per station and would replace the yellow payment boxes currently used. There are also maintenance costs associated with these.

Mr. Recklaus said the village is working on setting up a mobile app where people can pay with their phone. Staff would like to pursue this option first, and then look at whether the electronic pay stations make sense.

Mr. Enright said the other recommendation being considered tonight is assigning merchant and commuter parking permits to the 4th and 5th floors of the Vail Garage. Staff is concerned because of the variety of uses and events that the Garage supports and is not sure what the next steps should be. With an electronic system, staff would have data that could be used to perhaps look at this option later. Currently, there is a cap on the number of commuter permits sold in the North Garage. Mr. Enright said he and Finance Director Kuehne identified 57 users who would prefer to park in the North Garage. Staff is increasing the number of commuter permits in the North Garage to alleviate some of the congestion in the Vail Garage. Right now there are 250-275 permit holders in the Vail Garage

Marketing needs to be improved so that people are aware of all the surface lot, underground garage and Municipal Garage parking available. A new parking map has been created and is on the website. It has also been sent to merchants. It will be placed in the downtown kiosks too.

Blade Signs

Trustee Baldino said two signs on the North Garage are not necessary as the garage is stand alone. The Vail Garage is a little hidden, so the signs are more appropriate there. He was concerned that the sign is not that obvious. It is very classy but it blends into the building when it should pop. He said he didn't want it to be gaudy or ugly, but it should be obvious.

Trustee Sidor agreed, and suggested using an arrow so people know which drive to pull into. He also would like the signs to pop a little more.

Trustee Tinaglia liked the colors and scale. The "public parking" language on the bottom seems like an afterthought. It should be obvious. Mr. Enright said there is a "P" sign on Highland. Trustee Tinaglia asked if there could be something face mounted on the Highland side. Mr. Perkins said a sign on Campbell could direct traffic onto Highland. This could be a first phase and something could be added later. Trustee Tinaglia said there should be directional signage on Campbell and Highland.

Trustee LaBedz agreed with Trustee Baldino and said the signs should stand out more. The Public Works mockup will be helpful. She said she never noticed the "P" on the North Garage and would prefer a blade sign there.

Trustee Scaletta agreed that the signs need to stand out more but appreciates look of them. Perhaps they could protrude out more? He also suggested looking at varying the location on the building. Mr. Perkins said multiple options could be created to see how different things look. Trustee Scaletta said the "public parking" is a little small and suggested using "public" and have it be bigger. He said one sign on

the North Garage would be enough. He noted that the signs need to be seen with the trees in full bloom.

Trustee Rosenberg concurred with the earlier comments. He agreed that the sign should protrude out further. If you want it visible from far away, it will have to be something different. He agreed that some directional signage on Highland is needed.

President Hayes likes the sign as proposed, it will protrude 4.5 feet. The village has to strike a balance between aesthetics and function. He agreed that it should say "public" on the bottom. Tweaking the colors would be appropriate.

Trustee Blackwood suggested a darker red. If you can't see it through the trees, it's not as effective. The whole sign needs to be either the same color red, or a deeper red.

Mr. Recklaus summarized that most Board members wanted one sign on the North Garage. Staff will look to make the signs pop more and/or add an arrow. Some options will be developed and sent to the Board for feedback. Mr. Perkins said staff will make some mock ups. Mr. Enright reminded the Board that these are internally illuminated, so no matter what color, it will pop at night.

Resident Lori Harp said for the signs to be read, a white letter on a dark field works best. These look good but won't show up.

Pole signs

Trustee Rosenberg said the lot designations should be bigger.

Trustee Scaletta agreed saying it makes sense to make the lot designation vertical, and then an arrow could be added. The solar light will be lost the further down it goes. Mr. Perkins said staff will study solar's effectiveness compared to the size of the sign and how often the panels need to be changed. To hardwire it would double the price. Trustee Scaletta suggested eliminating the word Lot and just have A to define the area. This will be a challenge for the underground garage. People may not understand that they need to go down. Mr. Enright said the owner of the Arlington Town Square has created some additional parking signage at the entrance that will be presented to the Board at the next meeting.

Trustee LaBedz said she liked the red at the bottom.

Trustee Sidor asked if the existing light poles could be used near Northwest Highway. Mr. Enright said it depends on the structural integrity of the pole. Mr. Recklaus said if it is feasible, we will do it. Trustee Sidor said he would like the banner signs to be in line with the colors and branding.

Trustee Tinaglia said he likes the architecture of this design, but would like it internally lit if possible, perhaps solar could be used for internal illumination? Mr. Perkins said staff will discuss this possibility with sign manufacturer. Trustee Tinaglia said having signs lit all day might not be bad and that perhaps they should be higher.

Trustee Blackwood agreed saying you might miss these signs if they are not lit during the day.

Trustee Baldino said reusing poles is a fabulous idea. Arrows are important, especially in the underground lot and the Highland entrances.

Trustee Sidor said there is a lot of ambient light in the area.

Trustee LaBedz said to make sure the arrows are intuitive, and that they are clear.

Trustee Tinaglia said there are spaces where we could put small signs on a street post, near Campbell and Vail and have some directional, wayfinding signs, but not expensive nor giant ones.

President Hayes liked the signs as proposed because of the consistency. He was okay with having the lot numbers a little taller. The signs are 10 feet off the ground, so he wasn't worried about then being tampered with. He said he looks for where the parking is, not the designation, so didn't think the lot designation needed to be that visible from down the street.

Resident Don Long said he is in the sign industry and he recommended branding everything. Give the garages an identity. It drives the cattle to the water. Small wayfinding signs are a good idea. He said don't be generic. He cited the parking garage at O'Hare as an example.

Debbie Smart said there is a lot of confusion with the banners in these areas, so you might have to eliminate some of them. Some of this proposed signage could be surrounded by banners and other locations might compete with the blade signs.

Trustee LaBedz said for someone new, who has looked on the website for a particular lot, the designation of the lot is important.

Trustee Scaletta asked if the any expected costs would compete for the Parking Fund dollars suggested for use for what is being proposed. Mr. Recklaus said there are not any dramatic expenditures coming forward. Mr. Perkins said there are some large expenditures in year 5 of the 5 year plan and some routine maintenance costs. Staff will look at the CIP every year to make sure. Other monies could be put in the Parking Fund as well.

Mr. Recklaus summarized that the Board would like: a larger lot name, arrows, brighten up the signs, internal illumination, use existing poles when possible, look at branding the lots, and make sure there are not conflicts with existing banners.

Lot Names

Trustee Rosenberg said the public could be confused if we call the lots zones instead of names. Mr. Enright said the only way the zones play into it are for the people who are paying by app. There will be signage to tell people which zone they are in. Mr. Perkins said the challenge is that many of the lots are on Vail and its hard putting all the information on the signs. Mr. Recklaus suggested exploring how other users of the app have identified their spaces.

Trustee Scaletta asked why we would we create zones when we have letters and names. He asked if we can customize the app to eliminate the zone language. Mr. Recklaus said the goal is to be as consistent as possible. Staff will explore options.

Trustee LaBedz agreed with Trustee Scaletta.

Trustee Tinaglia questioned if the app cared what we called a lot. Mr. Recklaus said some of issues are with our enforcement; the PSO's have to see who has paid. It's hard if the community is all one zone. Trustee Tinaglia said he understood that there may be several zones in one area/lot. But if it's all just one zone, who cares what we call it in the app world? He wants to name each lot, until you get to a big one, where there are multiple zones inside, why does it make a difference what you call it. Ms. Mikula

said the Vail Garage zone will have to be identified, through the vendor, and the signage refers to zone. On any electronic platform, you have to put your zone number. The lot names created are for our own purposes. Mr. Recklaus said we would only have one zone in a lot.

Parking Garage Color Coding

Trustee Scaletta said he liked it, go forward.

Trustee Baldino said he liked it but thinks more messaging should be on the painting on the cross beams and other structural features. Mr. Enright said there are signs on the cross beams and on the spaces. Trustee Baldino said it needs to be more obvious, and not on signs, but on the structures in the garage. Mr. Recklaus when you pull up on level 2, we will have it say resident parking only, so 2 is connected with resident parking. On 3, connect it with whatever 3 is.

Trustee Sidor said drivers are not looking at the cross beams and if they do, it's last. He said yes to color coding, but to make sure the color and number are connected by color too. For example, level one in red, with red underneath it. Instead of the number twice, have the color second. The number is redundant, put the color under it.

Trustee Tinaglia said as you go up the angles, the piers will say what level you are on. The more the merrier, don't be skimpy with these numbers. This is a big part of why people are here tonight.

Trustee LaBedz said the transition between levels is the hardest. Embrace the colors, the differentiation and the numbers.

Trustee Rosenberg said if the number of commuter spaces in the Vail Garage is reduced, is there space elsewhere? Mr. Enright said beyond the 50 mentioned earlier, it is hard to say. The top level of the Village Hall garage is full during the weekday, so there may not be much opportunity for commuters there. Lot S is full. The only other option would be to shift nonresidents to Arlington Park. Mr. Perkins said the problem is to get daytime customers to park on the roof of the garage. Trustee Rosenberg said some people worry about lighting/security. Mr. Perkins said he would talk to Public Works about lighting and panic alarms. An availability system would give us data to make those kinds of decisions. Trustee Rosenberg asked if you are on a ramp from 1-2 are you still on one? Mr. Enright said yes, you are not on level 2 until you are on the flat.

Resident Debbie Smart said in Las Vegas, they use goofy names to brand their floors, the pylons on each floor are painted and branded, it solves the issue easily and inexpensively.

Danielle Murphy, who works at Forbici, said the panic alarms are great, but she wouldn't run to one. She would like there to be mirrors to help people see around the corners. It's dangerous when commuters are leaving and people are coming in for dinner. She parks on 5th floor, when it is not inconvenient, but when she's working she doesn't use the 4th floor parking, her clients don't even know you can park on the 5th floor after noon. She liked the floor color idea. The high school colors would be a good idea. It's easier to remember. People look for convenience, she said millennials would not look on line.

Metropolis Executive Director Joe Keefe said there is confusion over where the free parking is with his patrons. Many won't go to the 4-5th floor.

Mr. Long said sports team branding on a floor works. He suggested putting employees on the 5th and 4th floors. He said to brand each floor.

Trustee Sidor said it would be hard to move residents off of floors 2 and 3 as they pay for this and live in the buildings attached to the Vail Garage. Mr. Perkins said Las Vegas and O'Hare have one customer, we have multiple customers who use our garage. Some park for free, some have to pay. It is a little more challenging.

Trustee Scaletta said everyone agrees with color coding; maybe look at the high school colors or sports teams or jockey silks, come up with a theme, so that there is more to it than 5 primary colors. Mr. Perkins said staff wanted to do something quickly. Blue could be for free parking, yellow on level 2 for permits to go with the signage we have. Get that done quickly, then explore the themes in more detail. Trustee Scaletta said to brainstorm and see if a theme can be used, he liked the school colors. Mr. Perkins said he would like to have theme that does not promote another community.

Mr. Recklaus said it will take more time to brand it. He asked if there was interest in branding. President Hayes said to keep it simple, just numbers and colors. Trustee Tinaglia liked the numbers with the colors, but wants it to be clear that 1 means blue. Make most of the columns on that floor blue, then make it very clear when the transition occurs. More is more. Trustee Baldino said the themes at O'Hare help people remember where their car is after a trip. A simple color is fine for us.

Parking Guidance System

Trustee Tinaglia said it costs \$25,000 to build a parking stall. Spend this money and get the best system to make this investment work.

Trustee Baldino said he used this system in Naperville, it works. It's fantastic.

Trustee Sidor agreed. He uses the garage every day. If we do this, should have the electronic pay boxes too. It's a disconnect to have to pay with cash.

Trustee Scaletta asked how the 5th floor would work. Mr. Enright said the system will not be able to direct you to a particular space, because there is no ceiling to hang the sensors from. The 5th floor would tell us how many spaces are available, but we won't know exactly where they are. Mr. Recklaus said because the 5th floor is rarely full, it is lower risk to have the lower tech system there. Trustee Scaletta said he likes the system, the price is a down side, but there will be so much data, it will be worth it. Public Works would provide some maintenance, but there will be maintenance costs. Trustee Scaletta asked staff to find out how notification occurs when a sensor goes down.

Trustee Rosenberg asked if the system will cover spaces with permit parking. Mr. Enright said yes, except for level 5. Trustee Rosenberg asked how confusion will be minimized for people pulling in. Mr. Enright said the system is customizable and we have to come up with a way to clearly designate where people can't park. Trustee Rosenberg said designations need to be clear, especially for spaces that change, needs to be clear, otherwise no one will know where to go. He said he liked the concept.

Trustee LaBedz agreed with the more expensive one choice because it is better for the user. She said to incorporate the colors with the direction.

Trustee Sidor said that part of town loses power a lot, so that needs to be considered.

President Hayes said he was in favor of the more expensive option.

Joe Keefe said you could use this system only for the open floors, it might economize and makes it clear to consumers to just look for the lights. You don't need it for permit parkers. Mr. Recklaus said the sign could say free parking available, first floor x-number of spaces, 2nd floor permit only, etc. Mr. Keefe said permit holders don't need to know who is parking on their floors. The purpose is to aid our visitors. The data is secondary. Trustee Scaletta said it is important to have the sensors for data collection. Mr. Perkins said he would like to track the length and frequency of the permit spaces too, and as a result more adjustments could be made. Trustee Scaletta worried that people will see a green light in a permit spot, and they might be confused. He didn't want to pay for a closed system, when we are using half of it.

Electronic Pay Station

President Hayes said the current pay box is convenient, 2-3 people can do it at the same time, and it never breaks down. He asked how long it takes to pay in one of these. It was suggested that it depends on if the credit cards work. President Hayes envisioned problems with people who are in a rush to catch a train. Mr. Recklaus said most people would rather use the phone app than an electronic machine.

Trustee Scaletta said he doesn't like the pay box. He asked if we can use the license plate readers with the phone app. Mr. Recklaus said the reader technology is on squad cars, not with the Public Service Officers who enforce parking. Ms. Mikula said the handheld ticketing cannot interface with the license plate reader technology right now. Mr. Recklaus said staff will see which fund would pay for the system upgrades, Police or Parking.

Trustee Sidor said PSO's don't enforce parking 24 hours a day. Mr. Recklaus said police officers will enforce parking too.

Trustee Tinaglia asked what happens if someone parks in a lot and this new machine is not working, or they don't have the money, can they just use the app? The answer was yes. The PSO's can see who has paid from the app. With the app, you have the option to pay by phone, on the app or on a website. The user pays a convenience fee.

The Board reached consensus on not doing electronic pay stations but will pursue the mobile app.

Assign Merchant and Commuters to 4-5th floors

Trustee Tinaglia said he thinks that the cars that are parked all day long should be on the 5th floor to keep the lower floors available for shoppers, workers, employees and residents who live in the buildings adjoining.

Forbici owner Jackie Lewis said her employees leave late at night, and there are a lot of drunks who harass her employees. She would like security cameras, speed bumps on the corners and to put the commuters up high, because they don't move their cars.

Trustee Baldino said he liked increasing the number of permits in the North Garage as those permits go fast, it's a great idea.

Trustee LaBedz worried about eliminating commuter parking in the Vail garage thinking that people would go to the streets. President Hayes said commuters should be on the top floor. Mr. Perkins said

sometimes there are all day events at the Ballroom or Metropolis and they have designated the 5th floor for them. If we shift it, all commuters will take up the whole roof. This needs to be monitored and further evaluated. After the 50 commuters move to the North Garage, and this electronic system is in place, we can get more data.

Trustee Sidor asked what are all day events. Ms. Mikula said the Ballroom asked for accommodation for some daytime events for 40-60 cars. It happens a few times a year.

President Hayes told staff to continue to evaluate this.

Mr. Keefe asked for increased lighting in the garage, it is a consistent complaint. The lighting is better since LED's were put in, but it is still too dark and shadowed.

Trustee Scaletta said staff should encourage all organizations to put parking information on their websites. He also recommended that valet parked cars should only be in the surface lots and not on the streets. Ms. Mikula said they are supposed to be parking in the surface lots or garage, and avoid parking on the streets.

Trustee Baldino moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend staff move forward with the Phase One Parking Improvement Implementation Plan items 1.1, 1.2, 1.3, 1.4, 2.0, 3.2, 9.1 and 9.4 with consideration of comments from the Committee of the Whole and continue to evaluate recommendations 3.1 and 7.2.

The motion passed unanimously.

V. Other Business-None

VI. Adjourn

Trustee Tinaglia moved to adjourn the meeting at 10:05 p.m. Trustee Scaletta Seconded the motion. The motion carried.

Recorded by: Becky Hume, Village Clerk



Item: Warrant Register 01/15/2019

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 01/15/2019

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 1-15-2019

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$414,761.42
227	Foreign Fire Ins Tax Fund	\$317.58
231	Criminal Investigation Fd	\$2,934.36
235	Municipal Parkg Opr Fund	\$33,599.87
263	TIF IV	\$400.00
264	TIF V	\$400.00
266	Hickory Kensington TIF	\$400.00
401	Capital Projects Fund	\$9,725.42
426	Storm Water Control Fund	\$28,696.00
431	Public Building Fund	\$439,993.17
505	Water and Sewer Fund	\$101,237.12
511	Solid Waste Fund SWANCC	\$177,553.15
515	Arts,Entert & Events Fund	\$73,362.66
605	Health Insurance Fund	\$326,359.16
611	General Liability Ins Fnd	\$317,565.00
615	Workers Compensation Ins	\$952,924.00
621	Fleet Operations Fund	\$85,066.40
625	Technology Fund	\$51,867.78
711	Fire Pension Fund	\$4.70
715	Guaranty Deposits Fund	\$14,485.00
721	Escrow Deposits Fund	\$1,000.00
TOTAL ALL FUNDS		\$3,032,652.79

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2165	101-0000-421.99-00	HILLSIDE AUTO BODY SERVICES	REFUND BUSINESS LICENSE	\$260.00	\$260.00
216090	715-0000-220.93-00	ANDREW FLESSAS 17 3757	BOND REFUND	\$200.00	\$200.00
216096	101-0000-489.85-00	ARMOR SYSTEMS	PROPERTY DAMAGE	\$155.14	\$1,693.83
			AMBULANCE CHARGES	\$1,430.69	
			COLLECTION FEES	\$108.00	
216103	505-0000-452.42-00	VICTORIA BARNES	REFUND FINAL WATER BILL	\$123.02	\$123.02
216104	101-0000-421.05-00	CHRIS BARTHA	REFUND VEHICLE STICKERS	\$42.00	\$42.00
216106	505-0000-452.42-00	KELLY BECK	REFUND FINAL WATER BILL	\$40.68	\$40.68
216107	235-0000-435.65-03	BHAGYESH BEDPATHAK	REFUND PARKING PERMITS	\$120.00	\$120.00
216110	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$600.00	\$600.00
216119	715-0000-220.93-00	CAMPANELLA & SONS INC 13514	BOND REFUND	\$2,190.00	\$2,190.00
216133	505-0000-452.42-00	CONSERVICE REO UTILITIES	REFUND FINAL WATERBILL	\$140.26	\$140.26
216140	505-0000-452.42-00	ROBERT DALEMAN	REFUND FINAL WATERBILL	\$50.72	\$50.72
216144	715-0000-220.93-00	DMDS LLC 13715	BOND REFUND	\$465.00	\$465.00
216145	101-0000-421.05-00	LYNDA EDSEY	REFUND VEHICLE STICKERS	\$120.00	\$120.00
216151	235-0000-435.65-02	KRISTIN FIORE	REFUND PARKING PERMIT	\$40.00	\$40.00
216152	101-0000-433.14-00	ROBERT FLAA	REFUND AMBULANCE CLAIM	\$75.25	\$75.25
216158	101-0000-421.05-00	SEEMA GANJAWALLA	REFUND VEHICLE STICKER	\$30.00	\$30.00
216160	715-0000-220.93-00	GILGENBACS, BILL 183244	BOND REFUND	\$200.00	\$200.00
216162	101-0000-421.05-00	PAUL GOLDENBERG	REFUND VEHICLE STICKER	\$18.00	\$18.00
216183	505-0000-489.90-00	J B NUYEN	METER REFUND	\$1,000.00	\$0.00
			REVERSE METER REFUND	(\$1,000.00)	
	721-0000-221.10-08	J B NUYEN	METER REFUND	\$1,000.00	\$1,000.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216183	721-0000-221.10-08	J B NUYEN	METER REFUND	\$1,000.00	\$1,000.00
			REVERSE METER REFUND	(\$1,000.00)	
216184	715-0000-220.93-00	JAPAN AUTO SERVICES 121132	BOND REFUND	\$2,588.00	\$2,588.00
216187	715-0000-220.93-00	JON YONAMINE	BOND REFUND	\$200.00	\$200.00
216188	101-0000-421.05-00	STANLEY JONES	REFUND VEHICLE STICKER	\$12.00	\$12.00
216189	715-0000-220.93-00	KESTELOOT, BARBARA	BOND REFUND	\$200.00	\$200.00
216191	101-0000-433.14-00	SHARON KORB	REFUND AMBULANCE CLAIM	\$140.26	\$140.26
216195	101-0000-421.05-00	ALBERT LEONI	REFUND VEHICLE STICKER	\$18.00	\$18.00
216196	101-0000-421.05-00	DAVID LIM	REFUND VEHICLE STICKER	\$18.00	\$18.00
216198	235-0000-435.65-03	WUAN LUO	REFUND PARKING PERMIT	\$40.00	\$40.00
216201	101-0000-421.05-00	MARY MALZENSKI	REFUND VEHICLE STICKER	\$18.00	\$18.00
216202	101-0000-421.15-00	LISA MARTINEAU	REFUND DOG TAG	\$12.00	\$12.00
216203	101-0000-421.05-00	PENELOPE MC KENNA	REFUND VEHICLE STICKER	\$12.00	\$12.00
216210	505-0000-452.42-00	ALLISON MILLEVOI	REFUND FINAL WATERBILL	\$18.60	\$18.60
216213	101-0000-433.14-00	ROBERT MOSES	REFUND AMBULANCE CLAIM	\$50.00	\$50.00
216231	101-0000-421.05-00	PAULINE PASTORE	REFUND VEHICLE STICKER	\$18.00	\$18.00
216234	101-0000-421.15-00	EUGENE PIGNATARO	REFUND DOG TAG	\$12.00	\$12.00
216244	715-0000-220.93-00	RON HERZBERG RE: 132412	BOND REFUND	\$1,500.00	\$1,500.00
216252	715-0000-220.93-00	SANDRA CASTRO	BOND REFUND	\$50.00	\$50.00
216253	101-0000-421.05-00	YURY SANDROS	REFUND VEHICLE STICKER	\$12.00	\$12.00
216254	101-0000-421.05-00	NATALKA SAPATYNSKA	REFUND VEHICLE STICKER	\$5.00	\$5.00
216255	715-0000-220.93-00	SARNELLI CONST 18 2316	BOND REFUND	\$150.00	\$150.00
216256	505-0000-452.42-00	JILL SCHLOMANN	REFUND FINAL WATERBILL	\$63.66	\$63.66
216257	101-0000-421.05-00	CAROL SCHULTZ	REFUND VEHICLE STICKER	\$30.00	\$30.00
216260	715-0000-220.93-00	SHOREWOOD DEVELOPMENT 121876	BOND REFUND	\$5,417.00	\$5,417.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216261	235-0000-435.65-03	SABRINA SINGH	REFUND PARKING PERMIT	\$40.00	\$40.00
216268	101-0000-421.10-00	SUBWAY SANDWICH & SALADS	OL REFUNDS	\$260.00	\$260.00
216271	101-0000-421.05-00	JOE SZABO	REFUND VEHICLE STICKER	\$30.00	\$30.00
216273	715-0000-220.93-00	THE REAL SEAL LLC	BOND REFUND	\$150.00	\$150.00
216274	715-0000-220.93-00	THE REAL SEAL LLC 18 4632	BOND REFUND	\$500.00	\$500.00
216291	101-0000-421.15-00	MARYKAY VENTRELLO	REFUND DOG TAG	\$12.00	\$12.00
216315	715-0000-220.93-00	2020 E NORTHWEST HWY 133664	BOND REFUND	\$675.00	\$675.00
901410	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING	\$5,415.68	\$5,415.68
				Division 0 Total	\$25,075.96
				Department 0 Total	\$25,075.96

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216121	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING	\$900.00	\$900.00
901409	101-0101-501.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$0.47	\$0.47
				Division 1 Total	\$900.47
				Department 1 Total	\$900.47

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216227	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$15.98	\$347.63
			OFFICE SUPPLIES	\$135.59	
			OFFICE SUPPLIES	\$137.98	
			OFFICE SUPPLIES	\$34.99	
			OFFICE SUPPLIES	\$23.09	
216230	101-0201-502.30-01	PADDOCK PUBLICATIONS INC	2019 SUBSCRIPTION	\$449.80	\$449.80
216263	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
216277	101-0201-502.22-02	TMA OF LAKE COOK	2019 DUES	\$288.00	\$288.00
216295	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$128.06	\$128.06
216313	101-0201-502.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$85.00	\$85.00
901409	101-0201-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$119.94	\$119.94
				Division 1 Total	\$1,518.43
				Department 2 Total	\$1,518.43

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216120	101-0301-503.30-05	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$100.00	\$100.00
216141	605-0301-552.20-65	DEARBORN NATIONAL LIFE INS CO	BASIC LIFE INSURANCE	\$3,978.10	\$3,978.10
	605-0301-552.20-66	DEARBORN NATIONAL LIFE INS CO	SUPPL LIFE INSURANCE	\$3,586.43	\$3,586.43
216167	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	CATERED BY DESIGN	\$3,025.50	\$3,025.50
216180	615-0301-552.20-70	INTERGOVERNMENTAL RISK MGMT AGENCY	ACCT ADJUSTMENT	(\$317,565.00)	\$952,694.00
			2019 CONTRIBUTION	\$952,694.00	
			ACCT ADJUSTMENT	\$317,565.00	
216220	615-0301-552.22-02	NATL PUBLIC EMPLOYR LABOR RLTS	YEARLY DUES	\$230.00	\$230.00
216313	101-0301-503.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$85.00	\$85.00
901408	605-0301-552.20-60	HMO ILLINOIS	HEALTH INSURANCE PREMIUM	\$318,793.63	\$318,793.63
901409	101-0301-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$26.49	\$26.49
	605-0301-552.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.00	\$1.00
				Division 1 Total	\$1,282,520.15
				Department 3 Total	\$1,282,520.15

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216148	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$5,277.50	\$5,277.50
216167	101-0401-503.22-02	HARRIS TRUST & SAVINGS BANK	NEPELRA	\$230.00	\$230.00
216245	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$327.50	\$327.50
216276	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$304.02	\$304.02
216296	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	\$92.05	\$92.05
216313	101-0401-503.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$140.90	\$140.90
901409	101-0401-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$23.26	\$23.26
				Division 1 Total	\$10,565.23
				Department 4 Total	\$10,565.23

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2167	101-0501-503.21-65	SECRETARY OF STATE	DATA REQUEST	\$500.00	\$500.00
216087	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$795.35	\$795.35
216167	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	ARLINGTON HEIGHTS CHAM	\$20.00	\$20.00
	101-0501-503.30-01	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	\$240.00	\$240.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M02SS07T2	\$258.68	\$258.68
216173	101-0501-503.22-02	IL ASSOC OF PUBLIC PROCUREMENT OFF	MEMBERSHIP RENEWAL	\$45.00	\$45.00
216180	611-0501-552.20-70	INTERGOVERNMENTAL RISK MGMT AGENCY	ACCT ADJUSTMENT	(\$952,694.00)	\$317,565.00
			2019 CONTRIBUTION	\$317,565.00	
			ACCT ADJUSTMENT	\$952,694.00	
216192	101-0501-503.22-03	THOMAS KUEHNE	TRAVEL & TRAINING	\$414.46	\$414.46
216221	101-0501-503.30-05	NEOPOST	POSTAGE SUPPLIES	\$1,139.83	\$1,139.83
216227	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$150.40	\$252.77
			OFFICE SUPPLIES, GENERAL	\$102.37	
216229	101-0501-503.30-01	PADDOCK PUBLICATIONS INC	BID NOTICE	\$64.80	\$64.80
216251	101-0501-503.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES	\$202.90	\$202.90
216298	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$56.04	\$56.04
216313	101-0501-503.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$37.96	\$63.96
			COPIER MAINTENANCE	\$26.00	
901409	101-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$3,651.44	\$3,651.44
	505-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1,685.48	\$1,685.48
Division 1 Total					\$326,955.71
Department 5 Total					\$326,955.71

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216142	625-0601-572.50-10	DELL SERVICE SALES	COMPUTERS,DP & WORD PROC.	\$15,239.52	\$15,239.52
216167	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M20G70JD1	\$10.00	\$41.08
			AMZN MKTP US*M240N35Y0	\$31.08	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*M25P34Z50	\$117.54	\$551.98
			AMZN MKTP US*M25GC6N21	\$392.50	
			AMZN MKTP US*M28NK0LM2	\$41.94	
216217	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	GIS STAFFING	\$16,574.39	\$16,574.39
216262	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	DELL P2217 21.5" MONITORS	\$870.70	\$870.70
216270	625-0601-553.20-39	SUPERION LLC	MONTHLY MAINTENANCE	\$16,328.91	\$16,328.91
216299	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$391.30	\$391.30
216300	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,404.90	\$1,404.90
216301	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$465.00	\$465.00
Division 1 Total					\$51,867.78
Department 6 Total					\$51,867.78

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216132	101-1008-502.20-75	CONRAD POLYGRAPH INC	POLYGRAPH EXAMS	\$320.00	\$320.00
				Division 8 Total	\$320.00

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901409	101-1022-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$26.15	\$26.15
				Division 22 Total	\$26.15
				Department 10 Total	\$346.15

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216207	515-2005-525.40-81	METROPOLIS PERFORMING ARTS CENTRE	2019 OPERATING CONTRIBUTION	\$66,250.00	\$66,250.00
				Division 5 Total	\$66,250.00
				Department 20 Total	\$66,250.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216094	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD	\$11,287.44	\$11,287.44
216108	101-3001-511.22-10	BELMONTE PRINTING CO	SERVICE PRINTING	\$1,018.00	\$1,018.00
216150	101-3001-511.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$41.10	\$41.10
216163	101-3001-511.21-65	GOLF ROSE PET LODGE	BOARDING SERVICES	\$126.00	\$158.40
			BOARDING SERVICES	\$15.00	
			BOARDING SERVICES	\$17.40	
216164	101-3001-511.22-03	TARYN GOMBAR	TUITION REIMBURSEMENT	\$448.01	\$448.01
216167	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	PENSKE TRK LSG 040810	\$215.32	\$215.32
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M286U3722	\$123.36	\$123.36
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	JEWEL-OSCO	\$49.98	\$928.68
			JEWEL-OSCO	\$80.47	
			PARTY CITY 196	\$38.33	
			SALERNO S PIZZERIA &	\$599.90	
			TORTORICE S PIZZERIA	\$160.00	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*M20169NJ1	\$397.80	\$1,333.00
			AMZN MKTP US*M22NM60O1	\$15.98	
			AMZN MKTP US*M279L7ED2	\$39.98	
			MONOPRICE, INC.	\$105.50	
			THE HOME DEPOT #1913	\$49.57	
			THE HOME DEPOT #1913	\$115.23	
			WAL-MART #1681	\$430.60	
			AMAZON.COM*MB2BK2FG1	\$178.34	
216170	101-3001-511.30-35	HENDERSON THOMAS	REIMBURSEMENT	\$198.67	\$198.67

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216172	101-3001-511.33-25	HOME DEPOT CREDIT SERVICES	TOOLS & SUPPLIES	\$248.34	\$1,045.21
			TOOLS & SUPPLIES	\$476.65	
			TOOLS & SUPPLIES	\$105.81	
			TOOLS & SUPPLIES	\$27.13	
			TOOLS & SUPPLIES	\$64.99	
			TOOLS & SUPPLIES	\$29.29	
			TOOLS & SUPPLIES	\$93.00	
216185	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$139.95	\$673.40
			CLOTHING & APPAREL	\$135.10	
			CLOTHING & APPAREL	\$135.10	
			CLOTHING & APPAREL	\$72.95	
			CLOTHING & APPAREL	\$190.30	
216190	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	COPIER MAINTENANCE	\$61.93	\$223.51
			COPIER MAINTENANCE	\$42.76	
			COPIER MAINTENANCE	\$118.82	
216209	101-3001-511.22-02	MID STATES ORGANIZED CRIME INFO	DUES	\$300.00	\$300.00
216215	101-3001-511.30-35	GERALD MOURNING	REIMBURSEMENT	\$86.39	\$86.39
216222	101-3001-511.22-02	NORTH SUBURBAN ASSOC CHF POLICE	DUES	\$300.00	\$300.00
216223	101-3001-511.22-02	NORTH SUBURBAN JUV OFF ASSN	DUES	\$200.00	\$200.00
216224	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	MORGUE TRANSPORT	\$940.00	\$1,400.00
			MORGUE TRANSPORT	\$460.00	
216225	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$75,276.73	\$75,276.73
216227	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$15.66	\$1,327.36
			OFFICE SUPPLIES, GENERAL	\$1,225.12	
			OFFICE SUPPLIES, GENERAL	\$86.58	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216230	101-3001-511.30-01	PADDOCK PUBLICATIONS INC	2019 SUBSCRIPTION	\$449.80	\$449.80
216232	101-3001-511.21-65	PETTY CASH/POLICE	PRISONER MEAL	\$11.54	\$11.54
	101-3001-511.30-05	PETTY CASH/POLICE	DEDICATION SUPPLIES	\$19.98	\$49.98
			DEDICATION SUPPLIES	\$30.00	
	101-3001-511.33-25	PETTY CASH/POLICE	BATTERIES	\$8.79	\$362.59
			DEDICATION SUPPLIES	\$2.19	
			DEDICATION SUPPLIES	\$6.00	
			DEDICATION SUPPLIES	\$21.50	
			HOLIDAY MEAL	\$99.72	
			HOLIDAY MEAL	\$100.00	
			HOLIDAY MEAL	\$100.00	
			STATION SUPPLIES	\$7.98	
			STATION SUPPLIES	\$16.41	
216235	101-3001-511.22-03	POLICE TECHNICAL	REGISTRATION	\$475.00	\$475.00
216240	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$24.99	\$541.95
			CLOTHING & APPAREL	\$39.00	
			CLOTHING & APPAREL	\$39.54	
			CLOTHING & APPAREL	\$55.13	
			CLOTHING & APPAREL	\$29.74	
			CLOTHING & APPAREL	\$81.59	
			CLOTHING & APPAREL	\$229.47	
			CLOTHING & APPAREL	\$42.49	
216246	101-3001-511.22-02	ROTARY CLUB OF ARLINGTON HTS	4TH QUARTER DUES	\$275.00	\$275.00
216247	101-3001-511.21-65	ROUTE 12 RENTAL CO INC	SQUAD REPAIR	\$156.00	\$1,002.95
			SQUAD REPAIR	\$482.20	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216247	101-3001-511.21-65	ROUTE 12 RENTAL CO INC	SQUAD REPAIR	\$101.90	\$1,002.95
			SQUAD REPAIR	\$134.35	
			SQUAD REPAIR	\$128.50	
216259	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$12.99	\$12.99
216278	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	\$107.25	\$107.25
	235-3001-532.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$2,537.23	\$2,537.23
216282	101-3001-511.21-65	TYLER TECHNOLOGIES INC	BRAZOS	\$5,407.50	\$5,407.50
216284	101-3001-511.33-25	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	\$6,300.00	\$6,300.00
216285	101-3001-511.21-65	UNCHARTED SOFTWARE INC	SOFTWARE RENEWAL	\$699.00	\$699.00
216297	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$4,898.96	\$4,898.96
216307	101-3001-511.21-65	WALGREENS	PRISONER PRESCRIPTIONS	\$79.47	\$79.47
901409	101-3001-511.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$896.07	\$896.07
Division 1 Total					\$120,691.86

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216117	231-3003-511.40-01	BUTLER MICHAEL	K9 SUPPLY REIMBURSEMENT	\$599.15	\$2,549.43
			K9 TRAINING	\$1,950.28	
216258	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	K9 UNIT PROGRAM	\$102.98	\$102.98
	231-3003-511.40-11	SCIENTIFIC ANIMAL FEEDS AND NEEDS	K9 SUPPLIES	\$10.89	\$149.14
			K9 SUPPLIES	\$32.99	
			K9 SUPPLIES	\$105.26	
216272	231-3003-511.40-11	TECHNOLOGY MANAGEMENT REV FUND	WIRELESS COMMUNICATION	\$132.81	\$132.81
Division 3 Total					\$2,934.36
Department 30 Total					\$123,626.22

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216112	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$156.34	\$156.34
216143	101-3501-512.33-50	DELTA GLOVES	MEDICAL SUPPLIES	\$2,097.60	\$2,097.60
216157	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	\$83.95	\$83.95
216169	101-3501-512.31-65	HELLER LUMBER CO	LUMBER	\$285.60	\$285.60
216185	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$137.50	\$137.50
216212	101-3501-512.33-50	MOORE MEDICAL LLC	MEDICAL SUPPLIES	\$1,799.83	\$1,799.83
216214	101-3501-512.31-65	MOTOROLA SOLUTIONS INC	RADIO & TELECOMMUNICATION	\$2,073.20	\$2,073.20
216225	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$25,092.24	\$25,092.24
216227	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$101.23	\$101.23
216238	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$228.00	\$228.00
216259	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$1.20	\$1.20
216304	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$651.56	\$651.56
	101-3501-512.31-65	VERIZON WIRELESS	ACCT 44205897800001	\$779.99	\$779.99
216312	401-3501-572.50-15	WS DARLEY & CO	SAFETY & FIRST AID EQUIP.	\$1,348.51	\$5,914.98
			SAFETY & FIRST AID EQUIP.	\$4,566.47	
216313	101-3501-512.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$85.00	\$189.00
			COPIER MAINTENANCE	\$26.00	
			COPIER MAINTENANCE	\$26.00	
			COPIER MAINTENANCE	\$26.00	
			COPIER MAINTENANCE	\$26.00	
901409	101-3501-512.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$41.51	\$41.51
Division 1 Total					\$39,633.73
Department 35 Total					\$39,633.73

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216155	227-3701-512.22-03	FRAIDER RONALD	TUITION REIMBURSEMENT	\$93.91	\$93.91
216161	227-3701-512.22-03	RYAN GLENDENNING	TUITION REIMBURSEMENT	\$104.07	\$104.07
216266	227-3701-512.22-03	STROJNY, DAVID	TUITION REIMBURSEMENT	\$119.60	\$119.60
				Division 1 Total	\$317.58
				Department 37 Total	\$317.58

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2166	101-4001-521.40-43	DYNAMIC DIRECTION COUNSELING	ZERO INTEREST LOAN	\$14,722.00	\$14,722.00
216178	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
216279	101-4001-521.40-41	TOWN SQUARE PUBLICATIONS LLC	ADVERTISING	\$1,595.00	\$1,595.00
216306	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$132.94	\$132.94
901409	101-4001-521.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$95.18	\$95.18
				Division 1 Total	\$17,745.12
				Department 40 Total	\$17,745.12

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216166	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG PLAN REVIEW	\$360.00	\$1,985.00
			ENG PLAN REVIEW	\$1,625.00	
216219	101-4501-523.30-01	NATL FIRE PROTECTION ASSOC	ANNUAL SUBSCRIPTION	\$1,345.50	\$1,345.50
216227	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$98.29	\$98.29
216251	101-4501-523.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES, GENERAL	\$225.26	\$225.26
216275	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$76.00
			SERVICE BLDG MAINT	\$38.00	
216280	101-4501-523.20-05	TPI	PLUMBING INSPECTIONS	\$640.00	\$640.00
216293	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$611.93	\$611.93
216294	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$144.04	\$144.04
216313	101-4501-523.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$85.00	\$137.00
			COPIER MAINTENANCE	\$26.00	
			COPIER MAINTENANCE	\$26.00	
901409	101-4501-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$482.24	\$482.24
Division 1 Total					\$5,745.26

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216091	101-4502-523.20-25	ARLINGTON CENTER	COUNSELING	\$370.50	\$370.50
216093	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP CHILDREN AT PLAY	\$1,680.38	\$1,680.38
216135	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	RECORDS SEARCH	\$220.00	\$440.00
			RECORDS SEARCH	\$220.00	
216153	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$70.00	\$155.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216153	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$155.00
216167	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
216194	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$490.00	\$490.00
216200	101-4502-523.20-25	MADRIGAL CONSULTING & COUNSELING	COUNSELING	\$520.00	\$520.00
216204	101-4502-523.33-10	MC KESSON MEDICAL SURGICAL	CLINIC SUPPLIES	\$7.51	\$1,534.86
			CLINIC SUPPLIES	\$9.98	
			CLINIC SUPPLIES	\$109.32	
			CLINIC SUPPLIES	\$14.46	
			CLINIC SUPPLIES	\$1,393.59	
216227	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$10.20	\$84.50
			OFFICE SUPPLIES	\$74.30	
216237	101-4502-523.30-35	IPROMOTEU	CLOTHING & APPAREL	\$250.72	\$250.72
216303	101-4502-523.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$287.07	\$287.07
216313	101-4502-523.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$85.00	\$85.00
901409	101-4502-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$31.42	\$31.42
Division 2 Total					\$5,939.45

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216085	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI SERVICE	\$18.00	\$18.00
216137	101-4503-523.21-02	CURRENT TECHNOLOGIES CORP	SERVICE CAMERAS	\$155.00	\$155.00
216156	101-4503-523.31-65	FULL COMPASS SYSTEMS INC	HARDWARE SUPPLIES	\$625.25	\$625.25
216233	101-4503-523.31-65	PETTY CASH/SENIOR CENTER	PROGRAM SUPPLIES	\$100.12	\$100.12
216290	101-4503-523.31-65	KARIE VAN GRINSVEN	PROGRAM SUPPLIES	\$469.15	\$469.15
216313	101-4503-523.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$18.60	\$18.60
901409	101-4503-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$15.99	\$15.99

Check Date: 1-15-2019

Wednesday, January 16, 2019

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 3 Total	\$1,402.11
				Department 45 Total	\$13,086.82

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216134	401-5001-571.50-30	IRENE CORCORAN	DRIVEWAY REIMBURSEMENT	\$883.85	\$883.85
216179	101-5001-524.20-05	INFRASTRUCTURE MGMT SERVICES	SERVICE MISCELLANEOUS	\$1,600.00	\$1,600.00
901409	101-5001-524.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$29.77	\$29.77
				Division 1 Total	\$2,513.62
				Department 50 Total	\$2,513.62

WARRANT REGISTER - GM0002**Department: 70 Health****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216118	101-7001-541.40-60	CAGAN MANAGEMENT	RHAP HOUSING ASSISTANCE	\$420.00	\$420.00
216269	101-7001-541.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$45.00	\$45.00
				Division 1 Total	\$465.00

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216114	101-7007-541.21-65	BREAKING GROUNDS IN DRUMMING	2019 PROGRAM INSTRUCTION FEE	\$540.00	\$540.00
216309	101-7007-541.21-65	GARY WENSTRUP	2019 PROGRAM INSTRUCTION FEE	\$180.00	\$180.00
				Division 7 Total	\$720.00
				Department 70 Total	\$1,185.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216079	235-7101-571.50-25	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$22,064.00	\$22,064.00
216080	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	SERVICE BLDG MAINTENANCE	\$65.25	\$65.25
216083	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	CLEANING SERVICES	\$3,562.50	\$3,562.50
216086	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINTENANCE	\$399.42	\$1,798.30
			SERVICE BLDG MAINTENANCE	\$1,398.88	
216089	101-7101-531.31-55	ANDERSON LOCK	KEYS	\$95.84	\$95.84
216095	101-7101-531.21-36	ARLINGTON RENTAL INC	RENTAL LEASE EQUIPMENT	\$593.56	\$2,126.16
			RENTAL LEASE EQUIPMENT	\$766.30	
			RENTAL LEASE EQUIPMENT	\$766.30	
216097	101-7101-531.22-70	AT & T	ACCT 84725331203952	\$9,966.80	\$9,966.80
216098	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,711.02	\$1,711.02
216099	101-7101-531.22-70	AT & T	ACCT 84725535058159	\$2,536.00	\$2,536.00
216101	101-7101-531.31-55	AUTOMATIC APPLIANCE	HARDWARE SUPPLIES	\$185.82	\$185.82
216102	101-7101-531.21-65	AZTECA SYSTEMS LLC	COMPUTERS,DP & WORD PROC.	\$31,500.00	\$31,500.00
216109	101-7101-531.31-55	BERKHEIMER CO INC	SERVICE BLDG MAINTENANCE	\$197.20	\$253.58
			SERVICE BLDG MAINTENANCE	\$56.38	
216111	426-7101-571.50-25	ERIC BORN	REIMBURSE DAMAGES	\$260.50	\$260.50
216113	101-7101-531.30-39	BP	FUEL	\$74.74	\$74.74
216116	426-7101-571.50-25	BURNS MCDONNELL	SERVICE ENGINEERING	\$28,435.50	\$28,435.50
216125	101-7101-531.21-11	CINTAS CORP	MATS	\$39.58	\$227.46
			MATS	\$80.40	
			MATS	\$33.95	
			MATS	\$39.58	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216125	101-7101-531.21-11	CINTAS CORP	MATS	\$33.95	\$227.46
216127	101-7101-531.21-36	CLEAN CUT TREE SERVICE INC	LANDSCAPING	\$18,900.00	\$18,900.00
	101-7101-531.21-55	CLEAN CUT TREE SERVICE INC	LANDSCAPING	\$10,080.00	\$10,080.00
216128	101-7101-531.22-70	COMCAST CABLE	TELECOMMUNICATIONS	\$23.15	\$23.15
216129	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0211092232	\$79.43	\$79.43
216131	101-7101-531.21-11	COMPLETE CLEANING CO INC	CLEANING SERVICES	\$5,211.07	\$5,211.07
216136	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	CLEANING SERVICES	\$7,645.00	\$7,645.00
216138	101-7101-531.21-11	CUSTOM INSTALLATIONS	SERVICE BLDG MAINTENANCE	\$2,975.00	\$2,975.00
216139	101-7101-531.21-02	CYBOR FIRE PROTECTION CO	SPRINKLER REPAIR	\$1,080.00	\$1,080.00
216146	101-7101-531.31-55	EDWARD STAUBER WHOLESALE HARDWARE	KEYS	\$35.00	\$35.00
216154	101-7101-531.31-55	FOUNDATION BUILDING MATERIALS	HARDWARE SUPPLIES	\$403.20	\$403.20
216159	101-7101-531.30-39	GAS DEPOT INC	FUEL	\$12,131.78	\$38,223.53
			FUEL	\$12,657.84	
			DIESEL	\$7,868.43	
			DIESEL	\$5,565.48	
216165	101-7101-531.31-55	GRAINGER W W INC	HVAC SUPPLIES	\$73.26	\$73.26
216167	101-7101-531.21-65	HARRIS TRUST & SAVINGS BANK	CHARGE.PREZI.COM	\$29.00	\$29.00
	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	U OF IL ONLINE PAYMENT	\$130.00	\$260.00
			U OF IL ONLINE PAYMENT	\$130.00	
	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	MCNICHOLS COMPANY	\$13.25	\$13.25
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APL*ITUNES.COM/BILL	\$0.99	\$0.99
216168	101-7101-531.21-02	HAYES MECHANICAL	MONTHLY HVAC MAINTENANCE	\$768.13	\$12,455.78
			MONTHLY HVAC MAINTENANCE	\$1,328.65	
			MONTHLY HVAC MAINTENANCE	\$515.00	
			MONTHLY HVAC MAINTENANCE	\$977.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216168	101-7101-531.21-02	HAYES MECHANICAL	MONTHLY HVAC MAINTENANCE	\$400.00	\$12,455.78
			MONTHLY HVAC MAINTENANCE	\$714.00	
			MONTHLY HVAC MAINTENANCE	\$512.50	
			MONTHLY HVAC MAINTENANCE	\$4,220.00	
			MONTHLY HVAC MAINTENANCE	\$894.00	
			MONTHLY HVAC MAINTENANCE	\$841.00	
			MONTHLY HVAC MAINTENANCE	\$535.00	
			MONTHLY HVAC MAINTENANCE	\$289.00	
			MONTHLY HVAC MAINTENANCE	\$461.00	
			MONTHLY HVAC MAINTENANCE	\$1,776.75	
	101-7101-531.31-55	HAYES MECHANICAL	MONTHLY HVAC MAINTENANCE		\$1,776.75
216181	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$120.00	\$179.00
			PEST CONTROL	\$59.00	
216186	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	\$106.43	\$1,085.58
			QUARTERLY BILLING	\$106.43	
			QUARTERLY BILLING	\$117.07	
			QUARTERLY BILLING	\$106.43	
			QUARTERLY BILLING	\$106.43	
			QUARTERLY BILLING	\$117.07	
			QUARTERLY BILLING	\$106.43	
			QUARTERLY BILLING	\$106.43	
			QUARTERLY BILLING	\$106.43	
			QUARTERLY BILLING	\$106.43	
216197	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$95.00	\$95.00
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$250.60	\$250.60
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$455.40	\$455.40

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216197	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$170.96	\$170.96
216205	101-7101-531.31-75	MC MASTER CARR SUPPLY CO	STREET/SIDEWALK SUPPLIES	\$363.62	\$363.62
216208	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	MONTHLY ELEVATOR SERVICE	\$1,497.75	\$1,497.75
216226	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$119.82	\$119.82
	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$162.70	\$162.70
216228	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAYPHONES	\$153.00	\$153.00
216236	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA FEE	\$534.21	\$534.21
216248	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	MOVING TRUCK RENTAL	\$193.13	\$193.13
216259	101-7101-531.31-40	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$11.98	\$11.98
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$31.35	\$31.35
216264	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	\$18.51	\$18.51
216283	401-7101-571.50-20	ULINE INC	SIGN SHOP SUPPLY	\$2,926.59	\$2,926.59
216289	101-7101-531.21-02	VALLEY FIRE PROTECTION	SERVICE BLDG MAINTENANCE	\$1,188.00	\$1,188.00
216302	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$2,018.68	\$2,018.68
216305	101-7101-531.22-70	VERIZON WIRELESS	ACCT 98547850100002	\$478.55	\$478.55
801802	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	\$117.37	\$2,601.27
			ACCT 3183115007	\$11.22	
			ACCT 4103039009	\$362.92	
			ACCT 4321662000	\$1,493.04	
			ACCT 4643388009	\$447.53	
			ACCT 5492508009	\$112.14	
			ACCT 8572043011	\$57.05	
801803	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-13	\$655.00	\$15,810.68
			ACCT 920545-12	\$15,155.68	
801804	101-7101-531.22-70	AT & T	ACCT 84725334382001	\$88.42	\$1,162.18

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801804	101-7101-531.22-70	AT & T	ACCT 84739420624707	\$42.77	\$1,162.18
			ACCT 84739443682112	\$42.72	
			ACCT 84739893361501	\$45.89	
			ACCT 84739893901330	\$47.34	
			ACCT 84759391411742	\$48.82	
			ACCT 847R1902892011	\$846.22	
801805	101-7101-531.21-50	NICOR	ACCT 06802945268	\$28.66	\$16,078.57
			ACCT 15839647334	\$329.90	
			ACCT 19426400008	\$103.06	
			ACCT 25422686599	\$4,045.30	
			ACCT 28178600004	\$430.78	
			ACCT 38096400007	\$597.68	
			ACCT 38178600003	\$96.09	
			ACCT 40178600009	\$132.32	
			ACCT 43278600002	\$435.72	
			ACCT 53278600001	\$1,080.24	
			ACCT 55616726109	\$4,715.01	
			ACCT 58401600000	\$369.25	
			ACCT 72489260108	\$200.19	
			ACCT 96945600003	\$2,275.17	
			ACCT 97034457784	\$1,239.20	
901409	101-7101-531.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$21.74	
				Division 1 Total	\$251,736.75
				Department 71 Total	\$251,736.75

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216082	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CYLINDER DEPOSIT	(\$400.00)	\$947.50
			CHLORINE	\$1,347.50	
216102	505-7201-561.21-65	AZTECA SYSTEMS LLC	COMPUTERS,DP & WORD PROC.	\$25,200.00	\$25,200.00
216116	505-7201-561.50-15	BURNS MCDONNELL	SERVICE CONSULTING	\$5,078.86	\$5,078.86
216130	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	\$223.35	\$223.35
216147	505-7201-561.31-07	EJ EQUIPMENT INCORPORATED	WATER SEWER SYSTEM SUPPLY	\$828.16	\$828.16
216165	505-7201-561.31-85	GRAINGER W W INC	WATER SEWER SYSTEM SUPPLY	\$142.54	\$142.54
216182	505-7201-561.21-02	ITRON INC	ITRON METER SERVICE	\$10,833.48	\$10,833.48
216197	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$11.39	\$31.31
			HARDWARE SUPPLIES	\$19.92	
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$94.05	\$94.05
216199	505-7201-561.20-05	M E SIMPSON CO INC	SERVICE CONSULTING	\$8,750.00	\$8,750.00
216236	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA FEE	\$534.20	\$534.20
216243	505-7201-561.50-15	RKA APPLIED SOLUTIONS	RADIOS	\$11,210.00	\$11,210.00
216259	505-7201-561.31-07	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$7.99	\$7.99
	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$33.96	\$33.96
216265	505-7201-561.31-55	STEINER ELECTRIC	GENERATOR PARTS	\$959.09	\$4,215.09
			GENERATOR PARTS	\$3,256.00	
216267	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLES	\$5,266.50	\$5,266.50
216286	505-7201-561.31-05	UNDERGROUND PIPE & VALVE	HARDWARE SUPPLIES	\$4,175.88	\$4,175.88
216292	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$1,542.93	\$1,542.93
216302	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,345.79	\$1,345.79
216308	505-7201-561.31-01	WATER PRODUCTS CO	WATER DIST SUPPLY	\$2,842.74	\$2,842.74

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216314	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLY	\$747.72	\$1,743.72
			WATER DIST SUPPLY	\$996.00	
801802	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	\$244.51	\$1,839.70
			ACCT 0117046072	\$67.14	
			ACCT 0368380009	\$34.62	
			ACCT 0645171017	\$71.20	
			ACCT 0684023014	\$119.17	
			ACCT 0831076049	\$147.39	
			ACCT 1104021044	\$110.31	
			ACCT 1257044037	\$797.54	
			ACCT 1284169036	\$150.72	
			ACCT 3973144001	\$97.10	
801803	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-11	\$413.25	\$10,921.00
			ACCT 920545-4	\$2,078.58	
			ACCT 920545-3	\$2,903.71	
			ACCT 920545-6	\$5,525.46	
801804	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$44.86	\$44.86
801805	505-7201-561.21-50	NICOR	ACCT 04055600003	\$115.44	\$465.74
			ACCT 19278600002	\$200.71	
			ACCT 58544400003	\$52.43	
			ACCT 90920700003	\$97.16	
Division 1 Total					\$98,319.35
Department 72 Total					\$98,319.35

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216288	235-7301-532.21-40	UNION PACIFIC RAILROAD	LOT P 4TH QUARTER	\$4,248.02	\$4,248.02
Division 1 Total					\$4,248.02

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801804	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$149.21	\$149.21
Division 2 Total					\$149.21

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801803	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-10	\$2,959.08	\$2,959.08
801804	235-7303-532.21-50	AT & T	ACCT 84763200281737	\$1,243.51	\$1,243.51
801805	235-7303-532.21-50	NICOR	ACCT 12690400002	\$30.81	\$30.81
Division 3 Total					\$4,233.40

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801805	235-7304-532.21-50	NICOR	ACCT 92296400002	\$128.01	\$128.01
Division 4 Total					\$128.01
Department 73 Total					\$8,758.64

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901411	511-7401-562.21-54	SOLID WASTE AGENCY	O & M COSTS	\$99,258.94	\$177,553.15
			O & M TRUE UP	\$78,294.21	
Division 1 Total					\$177,553.15
Department 74 Total					\$177,553.15

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216081	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$43.85	\$119.45
			VEH MAINTENANCE SUPPLY	\$75.60	
216084	621-7501-551.21-07	ALTORFER CAT	VEH MAINTENANCE SUPPLY	\$4,652.08	\$4,652.08
216088	621-7501-551.21-36	AMERIGAS-PALATINE	CYLINDER RENTAL	\$150.00	\$150.00
216092	621-7501-551.21-07	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$106.97	\$106.97
	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$21.12	\$59.28
			VEH MAINTENANCE SUPPLY	(\$25.49)	
			VEH MAINTENANCE SUPPLY	\$21.05	
			VEH MAINTENANCE SUPPLY	(\$21.12)	
			VEH MAINTENANCE SUPPLY	\$21.24	
			VEH MAINTENANCE SUPPLY	\$42.48	
216100	621-7501-551.31-51	ATLAS BOBCAT LLC	VEH MAINTENANCE SUPPLY	\$66.52	\$66.52
216102	621-7501-551.21-02	AZTECA SYSTEMS LLC	COMPUTERS,DP & WORD PROC.	\$6,300.00	\$6,300.00
216105	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$637.58	\$637.58
216115	621-7501-551.21-07	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$4.09	\$4.09
	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$187.46	\$525.37
			VEH MAINTENANCE SUPPLY	\$40.49	
			VEH MAINTENANCE SUPPLY	\$103.73	
			VEH MAINTENANCE SUPPLY	\$27.39	
			VEH MAINTENANCE SUPPLY	(\$80.73)	
			VEH MAINTENANCE SUPPLY	\$15.79	
			VEH MAINTENANCE SUPPLY	\$24.79	
			VEH MAINTENANCE SUPPLY	\$32.19	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216115	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$174.26	\$525.37
216122	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$176.00	\$176.00
216123	621-7501-551.21-07	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLY	\$1,873.46	\$1,873.46
216124	621-7501-551.21-07	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$164.17	\$164.17
	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$39.98	\$39.98
216126	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	\$146.82	\$146.82
216147	621-7501-551.31-51	EJ EQUIPMENT INCORPORATED	VEH MAINTENANCE SUPPLY	\$1,478.62	\$1,478.62
216149	621-7501-551.31-51	FACTORY MOTOR PARTS	CORE RETURN	(\$123.25)	\$30.98
			VEH MAINTENANCE SUPPLY	\$80.24	
			VEH MAINTENANCE SUPPLY	\$48.60	
			VEH MAINTENANCE SUPPLY	\$25.39	
216167	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY AUTO REPLEN	\$40.00	\$40.00
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	ELGIN CHRYSLER	\$71.50	\$71.50
216171	621-7501-551.21-07	HILLSIDE AUTO BODY SERVICES	VEH MAINTENANCE SUPPLY	\$365.00	\$365.00
	621-7501-551.21-08	HILLSIDE AUTO BODY SERVICES	VEH MAINTENANCE SUPPLY	\$8,397.61	\$8,397.61
216174	621-7501-551.21-07	IL SECRETARY OF STATE	TITLE AND REGISTRATION	\$196.00	\$196.00
216175	621-7501-551.21-07	IL SECRETARY OF STATE	TITLE AND REGISTRATION	\$196.00	\$196.00
216176	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION TRANSFER	\$25.00	\$25.00
216177	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$222.00	\$222.00
216193	621-7501-551.21-07	KUEPER NORTH AMERICAN LLC	VEH MAINTENANCE SUPPLY	\$4,080.00	\$4,080.00
216205	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$44.03	\$44.03
216211	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$2,725.99	\$2,725.99
216216	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$925.50	\$925.50
216239	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	\$210.00	\$210.00
216249	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$365.00	\$365.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216250	621-7501-551.21-08	S & J AUTO BODY LTD	VEHICLE DAMAGE REPAIR	\$2,205.53	\$2,205.53
216259	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$7.60	\$27.18
			HARDWARE SUPPLIES	\$2.10	
			HARDWARE SUPPLIES	\$5.67	
			HARDWARE SUPPLIES	\$2.78	
			HARDWARE SUPPLIES	\$9.03	
216287	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORM RENTALS	\$50.60	\$101.20
			UNIFORM RENTALS	\$50.60	
216310	621-7501-551.21-07	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$971.50	\$971.50
216311	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$522.84	\$707.99
			VEH MAINTENANCE SUPPLY	\$185.15	
Division 1 Total					\$38,408.40
Department 75 Total					\$38,408.40

WARRANT REGISTER - GM0002**Department: 80 Pensions****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901409	711-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$4.70	\$4.70
				Division 1 Total	\$4.70
				Department 80 Total	\$4.70

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 3**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216218	621-9003-572.50-05	NAPLETON FLEET GROUP	VEHICLE MAJOR TRANSPORT	\$23,329.00	\$46,658.00
			VEHICLE MAJOR TRANSPORT	\$23,329.00	
				Division 3 Total	\$46,658.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216089	431-9013-571.50-25	ANDERSON LOCK	KEYS	\$643.50	\$643.50
216167	431-9013-571.50-15	HARRIS TRUST & SAVINGS BANK	ABT ELECTRONICS	(\$514.22)	\$18,832.00
			ABT ELECTRONICS	\$9,346.22	
			ABT ELECTRONICS	\$10,000.00	
216241	431-9013-571.50-25	RENTACRATE INCORPORATED	CRATE RENTAL	\$1,342.45	\$2,274.65
			CRATE RENTAL	\$972.15	
			CREDIT FOR LOST CRATE	(\$39.95)	
216242	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$330,503.16	\$330,503.16
216281	431-9013-571.50-15	TYCO INTEGRATED SECURITY	SERVICE CONSULTING	\$42,559.89	\$87,739.86
			SERVICE CONSULTING	\$712.86	
			SERVICE CONSULTING	\$4,200.00	
			SERVICE CONSULTING	\$5,705.85	
			SERVICE CONSULTING	\$2,787.76	
			SERVICE CONSULTING	\$4,239.43	
			SERVICE CONSULTING	\$9,747.62	
			SERVICE CONSULTING	\$9,187.92	
			SERVICE CONSULTING	\$8,598.53	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 13 Total	\$439,993.17
				Department 90 Total	\$486,651.17

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216206	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$6,281.96	\$6,281.96
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$830.70	\$830.70
Division 1 Total					\$7,112.66
Department 99 Total					\$7,112.66
TOTAL ALL FUNDS:					\$3,032,652.79



Item: Report of Committee-of-the-Whole Meeting January 14, 2019

Department: Village Manager's Office

Report of Committee-of-the-Whole Meeting January 14, 2019

Trustee Baldino moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend staff move forward with the Phase One Parking Improvement Implementation Plan items 1.1, 1.2, 1.3, 1.4, 2.0, 3.2, 9.1 and 9.4 with consideration of comments from the Committee of the Whole and continue to evaluate recommendations 3.1 and 7.2.

The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of Committee-of-the-Whole Meeting January 22, 2019

Department: Village Manager's Office

Report of Committee-of-the-Whole Meeting of January 22, 2019

Interview of Andrew Stengren for appointment to the Arlington Economic Alliance for the Residential Real Estate vacancy - Term Ending 4/30/2021

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of Committee-of-the-Whole Meeting January 22, 2019

Department: Village Manager's Office

Consideration of recommending to the Liquor Commissioner the issuance of a Class DD Liquor License to 3435 N. Kennicott LLC dba Arlington Lanes, located at 3435 N. Kennicott upon sufficient proof of meeting all outstanding eligibility requirements as well as surrender of the current liquor license issued to this address.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Ordinance - Preliminary Plat of Subdivision - Southpoint Shopping Center Outlot - 600 E Rand Rd

Department: Planning/Legal

An Ordinance Granting a Preliminary Plat of Resubdivision and Certain Variations from Chapter 29 of the Arlington Heights Municipal Code (Southpoint Shopping Center Outlot, 600 E Rand Rd)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Preliminary Plat - Southpoint Shopping Center Outlot	Ordinance

**AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF RESUBDIVISION AND
GRANTING CERTAIN VARIATIONS FROM CHAPTER 29
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, pursuant to notice, on December 12, 2018, in Petition No. 18-020, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a preliminary plat of resubdivision to subdivide one lot into two lots and for variations from Chapter 29 of the Arlington Heights Municipal Code for the property located at 600 E Rand Rd, 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 resubdivision prepared by Haeger Engineering, dated April 27, 2018 with revisions through November 15, 2018 is hereby approved for the property legally described as:

Lot 1 in the Cub Addition, being a subdivision in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded May 17, 1984, as Document No. 27090321, in Cook County, Illinois.

P.I.N. 03-20-200-007-0000

commonly described as 600 E Rand Rd, Arlington Heights, Illinois.

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

1. A variation from Chapter 29, Section 29-206, Preparation of Detailed Plans for Required Improvements, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.

2. A variation from Chapter 29, Section 29-201a.5, Filing Preliminary Plat, waiving the requirement for an approving opinion of a qualified professional traffic engineer as part of the subdivision.

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

1. Any development of the proposed outlot shall require an amendment to the underlying Planned Unit Development.

2. Any development of the proposed outlot shall require:

- a. The provision of additional parking areas to accommodate the Chile's and Olive Garden restaurants' parking overflow to be substantially compliant with the conceptual plan (sheet A-02a), prepared by Soos & Associates, Inc, dated December 4, 2018.
- b. The correction of any deficiencies to the stormwater capacity necessary for Lot 1 and Lot 2 of the proposed resubdivision, as per applicable Village and Metropolitan Water Reclamation District regulations.

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

SECTION FOUR: That approval of the preliminary plat of resubdivision granted in SECTION ONE of this Ordinance authorizes the submission of a final plat for the proposed resubdivision 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 FIVE: 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 22nd day of January, 2019.

ATTEST:

Village President

Village Clerk



Item: Resolution - Final Plat of Resubdivision - Garden Fresh
Resubdivision - 600 E Rand Rd

Department: Planning/Legal

A Resolution Approving a Final Plat of Resubdivision
(Garden Fresh Resubdivision, 600 E Rand Rd)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Final Plat - Garden Fresh	Resolution

RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION

WHEREAS, on December 12, 2018, in Petition Number 18-020, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request by 600 Rand Road LLC, to resubdivide the property located at 600 E Rand Rd, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of resubdivision 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 resubdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the final plat of resubdivision for Garden Fresh Resubdivision, prepared by Haeger Engineering, Illinois registered land surveyors, dated April 27, 2018, with revisions through November 15, 2018, is hereby approved for the property legally described as follows:

Lot 1 in the Cub Addition, being a subdivision in the Northwest ¼ of the Northwest ¼ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded May 17, 1984, as Document No. 27090321, in Cook County, Illinois.

P.I.N. 03-20-200-007-0000

commonly described as 600 E Rand Rd, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of resubdivision 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 Garden Fresh Resubdivision 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 22nd day of January, 2019.

Village President

ATTEST:

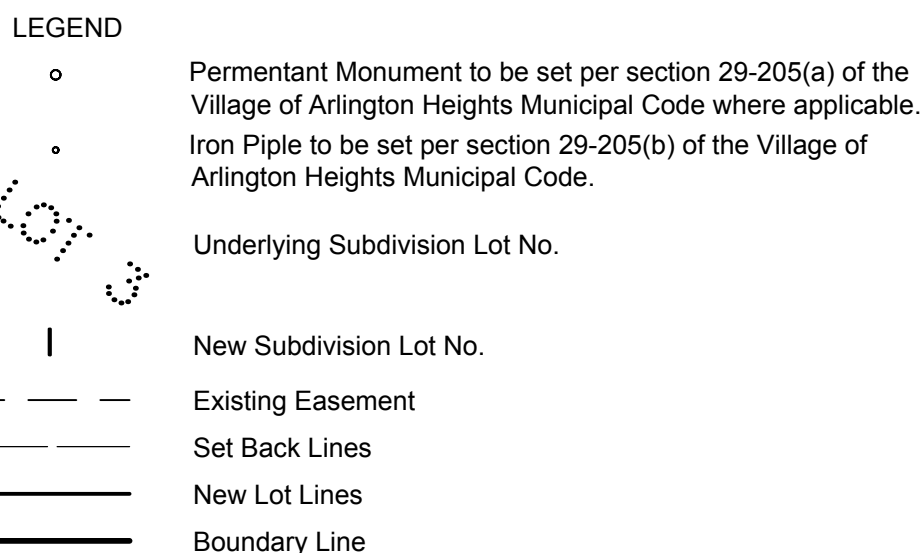
Village Clerk

FINALPLAT:Southpoint Outlot – Garden Fresh Resubdivision

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
GARDEN FRESH RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.



MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
GARDEN FRESH RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THE UNDERSIGNED, 600 RAND RD, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GARDEN FRESH RESUBDIVISION AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY.

THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND HEREIN DESCRIBED IS WITHIN THE FOLLOWING SCHOOL DISTRICTS:

- ELEMENTARY SCHOOL DISTRICT NO. 25
- TOWNSHIP HIGH SCHOOL DISTRICT NO. 214
- HARPER COMMUNITY COLLEGE DISTRICT 512

DATED THIS _____ DAY OF _____, AD, 20____

BY: _____

NAME: _____

TITLE: _____

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2017.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____ (SEAL)

SPACE RESERVED FOR COUNTY CLERK'S STAMP

SPACE RESERVED FOR COUNTY RECORDER'S STAMP

VILLAGE CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____, A.D. 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, A.D. 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR ON _____, A.D. 20____.

APPROVED BY THE DIRECTOR OF ENGINEERING ON _____, A.D. 20____.

PREPARED FOR:

600 RAND RD, LLC
390 TOWNLINE ROAD
MUNDELEIN, IL 60060

SEND SUBSEQUENT TAX BILLS TO:

600 RAND RD, LLC
390 TOWNLINE ROAD
MUNDELEIN, IL 60060

THIS PLAT SUBMITTED FOR RECORDING BY:

AN AUTHORIZED REPRESENTATIVE OF
THE VILLAGE OF ARLINGTON HEIGHTS

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

BY: _____
JEFFREY W. GLUNT
IL. PROF. LAND SURVEYOR NO. 35-3695
LICENSE EXPIRES 11/30/2016 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

I, JEFFREY W. GLUNT, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON NOVEMBER 6, 2014 THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF AND THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN THE FINAL PLAT OF THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF RAND ROAD, (EXCEPTING THEREFROM ALL THAT PART THEREOF USED OR TAKEN FOR PUBLIC ROADS) ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, (EXCEPTING THEREFROM THAT PART OF LOT 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, THENCE SOUTH 59 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1, THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 182.63 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 105.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 150.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST, 40.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 90.00 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS, WEST, 240.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM LOT 1 THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1, THENCE SOUTH 59 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1, THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 182.63 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 240.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 64.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 13.45 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 49 SECONDS EAST, 56.99 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 33.80 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF LOT 3 IN THE FINAL PLAT OF THE CUB ADDITION, BEING A SUBDIVISION IN NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF RAND ROAD, (EXCEPTING THEREFROM ALL THAT PART THEREOF USED OR TAKEN FOR PUBLIC ROADS), ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE SOUTH 47 DEGREES 48 MINUTES 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1 THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES 57 MINUTES 10 SECONDS EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 22.68 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES 32 MINUTES 37 SECONDS WEST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES 54 MINUTES 41 SECONDS WEST; THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST, 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES 54 MINUTES 41 SECONDS WEST; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST 191.95 FEET TO THE NORTH LINE OF LOT 3, THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 20.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 8.881 ACRES MORE OR LESS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PIPES, (OR REBARS WITH PLASTIC CAPS), AND CONCRETE MONUMENTS HAVE BEEN SET AT CORNERS IN ACCORDANCE WITH CURRENT STATE STATUTES AND VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.

I DO HEREBY FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND ALSO THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0202J, DATED AUGUST 19, 2008, PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

SCHAUMBURG, ILLINOIS _____ NOVEMBER 15, 2018

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-20

REVISED: NOVEMBER 15, 2018
PREPARED APRIL 27, 2018 BY

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



Item: Arlington Town Square - 70 S. Arlington Heights Rd. / Sign Variation - DC#18-103

Department: Planning & Community Development

REQUESTED ACTION

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

RECOMMENDATION

A public hearing was held by the Design Commission on December 11, 2018 where Commissioner Eckhardt moved and Commissioner Seyer seconded:

A motion to recommend approval to the Village Board for the following sign variations for Arlington Town Square at 70 S. Arlington Heights Road:

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground

signs, where only one ground sign is allowed per street frontage.

2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.

6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

This recommendation is subject to compliance with the plans dated 11/28/18 and received 12/3/18, compliance with all applicable Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following conditions:

1. A requirement that the two ground signs being added to the existing raised planters facing Arlington Heights Road be illuminated with preferably LED light to be mounted to the top of the frame of the sign that will not result in glare to pedestrians or cars. Staff should review the LED color temperature of the light.

2. A recommendation that a small mock-up be done to assure the workability of the signage on the black perforated metal panel mounted over the existing decorative sign structure.

3. A requirement that the design of the courtyard artwork be submitted to Staff for review, and if determined necessary, come back to the Design Commission for review, with an understanding that the artwork will not be used for advertising.

4. 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 the building permit plans and sign permit plans comply with all zoning code, building code, and sign code requirements.

A motion was made by Commissioner Eckhardt and seconded by Commissioner Kingsley to amend the motion as follows:

2. A requirement that a small mock-up be done to assure the workability of the signage on the black perforated metal panel mounted over the existing decorative sign structure.

Roll Call Vote: Commissioners Kingsley, Seyer, Eckhardt and Chair Fitzgerald voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes 12-11-18	Memorandum
Exhibits	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Town Square
Project Address: 70 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: November 30, 2018

PETITION INFORMATION:

DC Number: 18-103
Petitioner Name: Jim Sutphen
Petitioner Address: Abbell Associates
30 N. LaSalle Street, Suite 2120
Chicago, IL 60602
Meeting Date: December 11, 2018

Requested Action(s):

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

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."

Arlington Town Square is an existing multi-tenant shopping center in the Downtown. It includes approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding.

The sign package includes the following:

1. **Development Identification Canopy Sign at Evergreen Avenue.** The petitioner is proposing a new canopy above the entrance ramp to the underground public parking garage with signage as follows:
 - a. "ARLINGTON TOWN SQUARE" development identification signage is proposed on the top of the canopy, which complies with the 20% sign size allowed by code for canopies.
 - b. The canopy will also include new internally illuminated "PUBLIC PARKING" signage. The signage font and color is designed to complement other new "public parking" signage planned by the Village to be installed at public parking surface lots and garages throughout the Downtown. The proposed 53 sf of signage is comparable in size to the existing 33 sf "ARLINGTON HEIGHTS" sign that spans above the parking garage entrance on Vail Avenue. However, the proposed sign will be internally illuminated, whereas the Vail garage sign is externally illuminated.
 - c. Two new 9 sf blade signs mounted perpendicular to the walls on each side of the ramp will replace the existing flush mounted signs.

Per Chapter 30, Section 30-103.d, public parking signs are exempt as non-advertising signs designed for public safety and convenience as approved by the Village Manager. Therefore, variations are not required, but final Village Manager approval and sign permits are required.

2. **Entrance Identity Signage on Arlington Heights Road.** There are two existing raised planters flanking the entrance driveway from Arlington Heights Road. Two new ground signs are proposed to be installed within these planters to highlight the entrance to the shopping center. Variations are required to allow two ground signs, where only one ground sign is allowed per street frontage, as well as to allow 40 feet separation between the signs, where 800 feet is required.
3. **Courtyard Shops Entrance Sign.** There is an existing "COURTYARD" sign above the entrance to the south courtyard that was approved by variation in 2004. The sign is proposed to be upgraded with a new painted perforated metal screen and new metal "COURTYARD SHOPS" signage. The proposed upgrades will be a nice enhancement to the existing sign, and they are substantially compliant with the previously approved variation. New variations are not required.
4. **Courtyard Shops Directory Signage.** There is an existing 13 sf wall-mounted "COURTYARD" directory sign at the entrance to the south courtyard that was approved by variation in 2004. A new internally illuminated larger 67 sf directory sign is proposed to replace the existing sign, so the existing variation needs to be amended to allow the proposed larger sign.
5. **Courtyard Artwork Installation.** The petitioner is proposing to enhance the courtyard with overhead strings of lights and a large artwork piece mounted on the back wall. The petitioner has indicated that the final artwork design will not be used to promote or advertise Arlington Town Square or any of the businesses. The final artwork piece is required to be submitted for Design Commission approval, which is consistent with past practice.
6. **Town Square Fountain.** A 45 sf "ARLINGTON TOWN SQUARE" development identification sign is proposed to be added to the existing fountain feature that is located along the internal drive aisle in the middle of the shopping center. A painted perforated metal screen is proposed to be added between the existing brick piers. A variation is required to allow the 45 sf development identification sign.
7. **Office Center Signage.** Arlington Town Square has office tenants located on the second floor. The existing entrance to the office lobby is understated with a small green canvas awning. The petitioner is proposing to enhance the prominence of the office lobby with new dark gray fiber cement wall cladding. Additionally, a new black metal canopy with "OFFICE CENTER" signage is proposed to highlight the office entry door. Variations are required to allow signage on top of the canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning, as well as to allow signage that exceeds 20% of the canopy face.

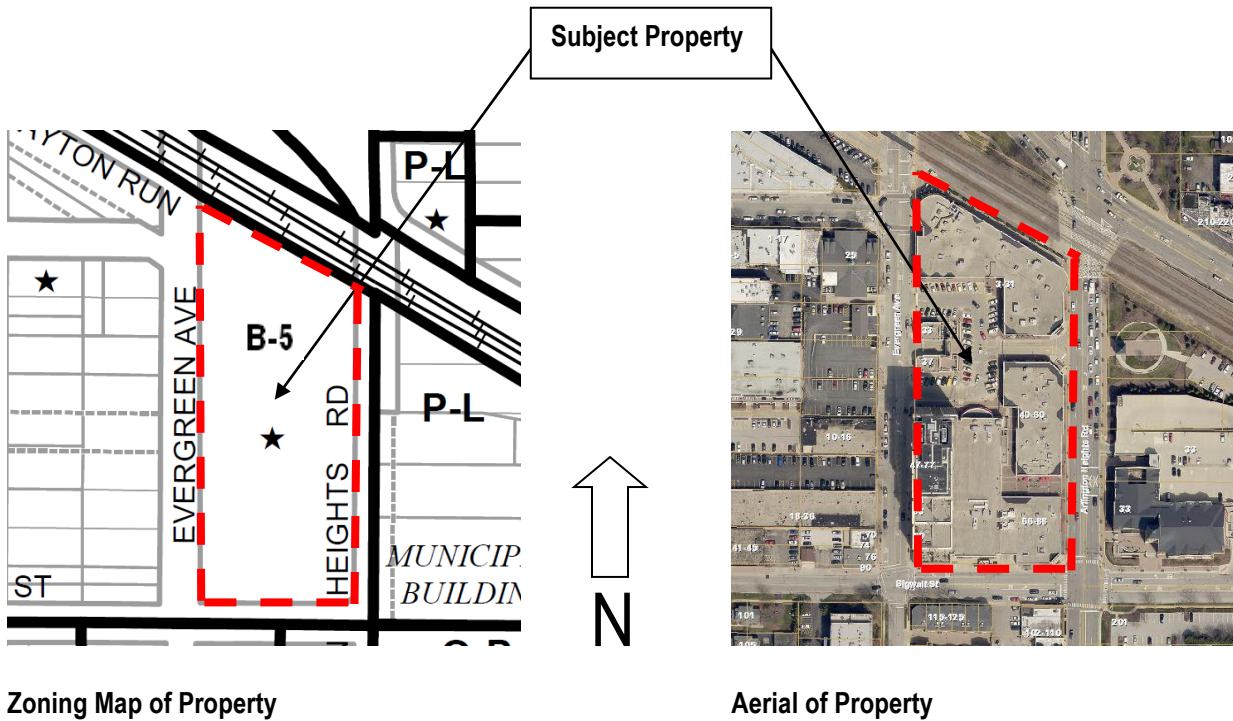


Table 1: Sign Package Summary

SIGN TYPE	FRONTAGE	SIZE	REMARKS
"Public Parking" Canopy and Blade Signs	Evergreen Ave.	37 sf "Public Parking" 9 sf "P" blade signs 16 sf "Arlington Town Square"	Exempt (non-advertising for public convenience) Complies with Code.
Ground Sign 1	Arlington Heights Road	10 sf	Complies with Code.
Ground Sign 2	Arlington Heights Road	10 sf	Variations Required for Number and Separation Distance.
Courtyard Sign	Internal Drive Aisle	33 sf	Complies with 2004 Variation.
Courtyard Directory	Internal Drive Aisle	67 sf	Amendment to 2004 Variation is required.
Art Piece	Courtyard / Arlington Heights Road	500 sf	Shall not be used as Signage. Final design requires Design Commission approval.
Fountain Sign	Internal Drive Aisle	45 sf	Variation required to allow the sign.
"Office Center" Canopy	Internal Drive Aisle	30 sf	Variations required for Size and Signage located on Top of Canopy.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the standards for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating the need for proper signage, and that the lack of signage has caused hardships for leasing as well as for the success of some existing tenants.

Staff agrees that this development needs better branding and wayfinding signage. The need for signage is not self-created, it is due to the unique layout of the shopping center. Overall, the proposed signage package is very nicely designed, and it will be a nice enhancement to the property.

- The ground signs facing Arlington Heights Road will help to guide customers into the development, and the request for two signs is justified based on the existing layout of the entrance drive and planters. The signs are small and tastefully designed. Consider adding external illumination so that the signs will be visible in the evening.
- The larger directory sign is justified to improve wayfinding to the courtyard shops which lack visibility from the internal drive and surrounding roads.
- The new development identification sign at the existing fountain will be a nice focal point, further reinforcing "Arlington Town Square" as the name of the shopping center. The size of the proposed sign fits well with the existing structure, and the sign is internal to the site. If the letters are backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.
- The proposed office entry signage is also nicely designed, and it is needed to guide visitors to the office lobby. Consider adding lighting to the signage.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Arlington Town Square* at 70 S. Arlington Heights Road:

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

This recommendation is subject to compliance with the plans dated 11/28/18 and received 12/3/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Consider adding external illumination to the two ground signs facing Arlington Heights Road.
2. The courtyard artwork shall be for aesthetic interest only. It shall not be used to promote or advertise Arlington Town Square or any other businesses, and the final design shall be submitted for Design Commission approval.
3. If the fountain signage is backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.
4. Consider adding lighting to the Office Center signage.
5. 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.

December 3, 2018

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-103

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 11, 2018

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Kirsten Kingsley
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: John Sorenson, U.S. Shelter Homes for 534 W. Ridge Ct.
Jim Sutphen, Abbell Associates for *Arlington Town Square*
Earl Mager, Shive Hattery for *Arlington Town Square*
Robert Losselyoung, Tinaglia Architects for *Arlington 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington 425*
Mike Firsel, Firsel Ross for *Arlington 425*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 27, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 27, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION

DC#18-103 – Arlington Town Square – 70 S. Arlington Heights Rd.

Jim Sutphen, representing *Abbell Associates*, and Earl Mager, representing *Shive Hattery*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Arlington Town Square is an existing multi-tenant shopping center in the Downtown. It includes approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding. Most of the signs require sign variation(s), but some of the signs do comply with code and are included in the packet as part of the overall proposal.

1. **Development Identification Canopy Sign at Evergreen Avenue.** The petitioner is proposing a new canopy above the entrance ramp to the underground public parking garage with signage as follows:
 - a. "ARLINGTON TOWN SQUARE" development identification signage is proposed on the top of the canopy, which complies with the 20% sign size allowed by code for canopies.
 - b. The canopy will also include new internally illuminated "PUBLIC PARKING" signage. The signage font and color is designed to complement other new "public parking" signage planned by the Village to be installed at public parking surface lots and garages throughout the Downtown. The proposed 53 sf of signage is comparable in size to the existing 33 sf "ARLINGTON HEIGHTS" sign that spans above the parking garage entrance on Vail Avenue. However, the proposed sign will be internally illuminated, whereas the Vail garage sign is externally illuminated.
 - c. Two new 9 sf blade signs mounted perpendicular to the walls on each side of the ramp will replace the existing flush mounted signs.

Per Chapter 30, Section 30-103.d, public parking signs are exempt as non-advertising signs designed for public safety and convenience as approved by the Village Manager. Therefore, variations are not required, but final Village Manager approval and sign permits are required. Staff has received preliminary approval of these two ground signs from the Village Manager.

2. **Entrance Identity Signage on Arlington Heights Road.** There are two existing raised planters flanking the entrance driveway from Arlington Heights Road. Two new ground signs are proposed to be installed within these planters to highlight the entrance to the shopping center. Variations are required to allow two ground signs, where only one ground sign is allowed per street frontage, as well as to allow 40 feet separation between the signs, where 800 feet is required.
3. **Courtyard Shops Entrance Sign.** There is an existing "COURTYARD" sign above the entrance to the south courtyard that was approved by variation in 2004. The sign is proposed to be upgraded with a new painted perforated metal screen and new metal "COURTYARD SHOPS" signage. The proposed upgrades will be a nice enhancement to the existing sign, and they are substantially compliant with the previously approved variation. New variations are not required.
4. **Courtyard Shops Directory Signage.** There is an existing 13 sf wall-mounted "COURTYARD" directory sign at the entrance to the south courtyard that was approved by variation in 2004. A new internally illuminated larger 67 sf directory sign is proposed to replace the existing sign, so the existing variation

needs to be amended to allow the proposed larger sign.

5. **Courtyard Artwork Installation.** The petitioner is proposing to enhance the courtyard with overhead strings of lights and a large artwork piece mounted on the back wall. The petitioner has indicated that the final artwork design will not be used to promote or advertise Arlington Town Square or any of the businesses. The final artwork piece is required to be submitted for Design Commission approval, which is consistent with past practice. A variation is not required.
6. **Town Square Fountain.** A 45 sf “ARLINGTON TOWN SQUARE” development identification sign is proposed to be added to the existing fountain feature that is located along the internal drive aisle in the middle of the shopping center. A painted perforated metal screen is proposed to be added between the existing brick piers. A variation is required to allow the 45 sf development identification sign.
7. **Office Center Signage.** Arlington Town Square has office tenants located on the second floor. The existing entrance to the office lobby is understated with a small green canvas awning. The petitioner is proposing to enhance the prominence of the office lobby with new dark gray fiber cement wall cladding. Additionally, a new black metal canopy with “OFFICE CENTER” signage is proposed to highlight the office entry door. Variations are required to allow signage on top of the canopy, where lettering is not allowed to project above or beyond the physical dimensions of an awning, as well as to allow signage that exceeds 20% of the canopy face.

The petitioner has submitted a letter stating their need for proper signage, and that the existing lack of signage has caused hardships for leasing as well as for the success of some existing tenants.

Mr. Hautzinger stated that Staff agrees that this development needs better branding and wayfinding signage. The need for signage is not self-created, it is due to the unique layout of the shopping center. Overall, the proposed signage package is very nicely designed, and it will be a nice enhancement to the property.

Staff comments include the following:

- The ground signs facing Arlington Heights Road will help to guide customers into the development, and the request for two signs is justified based on the existing layout of the entrance drive and planters. The signs are small and tastefully designed. Consider adding external illumination so the signs will be visible in the evening.
- The larger directory sign is justified to improve wayfinding to the courtyard shops which lack visibility from the internal drive and surrounding roads.
- The new development identification sign at the existing fountain will be a nice focal point, further reinforcing “Arlington Town Square” as the name of the shopping center. The size of the proposed sign fits well with the existing structure, and the sign is internal to the site. If the letters are intended to be backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.
- The proposed office entry signage is also nicely designed, and it is needed to guide visitors to the office lobby. Consider adding lighting to the signage.

Overall, Staff has no objections to the proposed sign variation requests and recommends the Design Commission recommend approval to the Village Board.

Commissioner Seyer arrived at the meeting.

The petitioner had no comments at this time.

Commissioner Kingsley felt the proposed signage changes were a nice addition to the existing shopping center. In general, the updates look really nice and she had no issues with the variations being requested. She asked if the circle design on the existing sign structure in the courtyard would be removed, and the petitioner explained that the new perforated metal sign panel would cover the existing sign structure, allowing a slight visibility of the existing circle design. Commissioner Kingsley had concerns about how the size of the letters on the new sign would be associated with the background of the existing sign design still visible; this would not bother her if the existing details were no longer visible with the new signage. The petitioner stated that this portion of the sign could be adjusted when finalizing the details of the new sign.

Commissioner Kingsley agreed with Staff's suggestion to add lighting to the two planter signs, and she liked that the current light fixtures on the columns were being replaced, although she cautioned the petitioner that the source of the new lighting should not be visible to either pedestrians or cars. She also agreed with Staff's recommendation that if the fountain signage is backlit, the portion of the panel behind the letters should be solid instead of perforated.

Commissioner Eckhardt had no issues with the new identification sign at Evergreen Avenue, or the two new blade signs, which he felt were appropriate. He would make it a requirement to light the two new ground signs in the existing raised planters on Arlington Heights Road, and he suggested using the LED strip underneath the light box on top of the framing, which would nicely wash the new sign and not be a distraction. He was okay with the proposed upgrade to the existing 'Courtyard Shops' entrance sign, which is substantially compliant with the previously approved variation, and he was in support of amending the previous variation to allow a new, larger Courtyard Shops Directory sign.

Commissioner Eckhardt asked if the existing movie posters in the courtyard would be eliminated and replaced with the new artwork, and Mr. Mager replied that the existing posters would remain and the new artwork would be located above the posters. Mr. Sutphen added that their mission is to find a local artist that could create a canvas of artwork for the area above the posters, that would not include marketing or tenant advertising. The new artwork would remain all year or be rotated with other artwork throughout the year; this is yet to be decided. Mr. Sutphen added that four gooseneck lights are proposed above the new artwork to illuminate it at night. Commissioner Eckhardt completely endorsed the idea of this new artwork concept, as well as the crisscross lighting in the courtyard.

With regards to the new 'Courtyard Shops' sign, Commissioner Eckhardt reiterated and agreed with Commissioner Kingsley's concerns that the design of the existing sign structure would be visible through the new sign, and whether that would be visually disturbing, as well as how it would affect the letters of the new sign. He suggested the new sign panels be put on both sides of the existing sign to be successful as a new applied element onto an old geometry. Commissioner Eckhardt was in support of the variations required for the new 'Arlington Town Square' fountain sign and the office center signage.

Commissioner Seyer was in favor of the overall signage package being proposed for the development and liked that all the signage has a monochromatic appearance. He was unclear about where the perforated metal would be located on the new 'Courtyard Shops' sign; is it behind the actual letters, and Mr. Mager replied that the perforated metal would be the entire panel behind the letters. Commissioner Seyer asked if the petitioner had experience with this type of signage, and if a mock-up would be done to ensure the sign design is successful. Mr. Sutphen clarified that the rendering of the proposed sign at the fountain shows the

new panel going all the way down into the fountain, but in reality it will be above it, with the panel replacing the existing aircraft cabling.

Commissioner Seyer also asked how the new artwork would be supported, and what the guidelines are for approving the artwork. Mr. Hautzinger explained that the new artwork would be wall mounted above the poster boxes, and once the petitioner finalizes the design, Staff will confirm if the artwork will be reviewed and approved by the Design Commission. Commissioner Seyer was in support of the Design Commission reviewing and approving the artwork, and Mr. Sutphen said that ownership did not have any issue with a courtesy review with the commissioners. Commissioner Seyer concluded that he loved the lighting and had no issues with the variations.

Chair Fitzgerald agreed with everything said so far, and was in favor of the Village approving the new courtyard artwork. He asked for clarification on the placement and height of the black sign material presented with the holes in it, which Mr. Sutphen explained would be part of the 'Arlington Town Square' fountain sign. Chair Fitzgerald pointed out that when entering the lower level parking garage, the back of the fountain sign would be visible and look like a big brown wall, and he was okay with light coming through the sign. Mr. Mager clarified that the type of illumination being proposed for the letters on this sign would be face lit individually channeled letters, not backlit.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR ARLINGTON TOWN SQUARE LOCATED AT 70 S. ARLINGTON HEIGHTS ROAD:

ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302 NUMBER, TO ALLOW TWO GROUND SIGNS, WHERE ONLY ONE GROUND SIGN IS ALLOWED PER STREET FRONTAGE.
2. A VARIATION FROM CHAPTER 30, SECTION 30-302 NUMBER, TO ALLOW GROUND SIGNS WITH A SEPARATION DISTANCE OF 40-FEET, WHERE 800-FEET OF SEPARATION IS REQUIRED.

COURTYARD SHOPS DIRECTORY SIGNAGE:

3. A VARIATION FROM CHAPTER 30, SECTION 30-201.h.3.a, TO AMEND A PREVIOUS VARIATION TO ALLOW AN INCREASE IN SIZE FOR A DIRECTORY SIGN FROM 13 SF TO 67 SF.

TOWN SQUARE FOUNTAIN:

4. A VARIATION FROM CHAPTER 30, SECTION 30-201, TO ALLOW A 45 SF DEVELOPMENT IDENTIFICATION SIGN, WHERE NO DEVELOPMENT IDENTIFICATION SIGN IS ALLOWED.

OFFICE CENTER SIGNAGE:

5. A VARIATION FROM CHAPTER 30, SECTION 30-201.h.2.b, TO ALLOW 30 SF OF CANOPY SIGNAGE, WHERE 4.4 SF IS THE MAXIMUM ALLOWED.
6. A VARIATION FROM CHAPTER 30, SECTION 30-201.h.2.b, TO ALLOW SIGNAGE TO BE LOCATED ON TOP OF A CANOPY, WHERE LETTERING IS NOT ALLOWED TO PROJECT ABOVE OR BEYOND THE PHYSICAL DIMENSIONS OF THE AWNING.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 11/28/18 AND RECEIVED 12/3/18, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THE TWO GROUND SIGNS BEING ADDED TO THE EXISTING RAISED PLANTERS FACING ARLINGTON HEIGHTS ROAD BE ILLUMINATED WITH PREFERABLY LED LIGHT TO BE MOUNTED TO THE TOP OF THE FRAME OF THE SIGN THAT WILL NOT RESULT IN GLARE TO PEDESTRIANS OR CARS. STAFF SHOULD REVIEW THE LED COLOR TEMPERATURE OF THE LIGHT.
2. A RECOMMENDATION THAT A SMALL MOCK-UP BE DONE TO ASSURE THE WORKABILITY OF THE SIGNAGE ON THE BLACK PERFORATED METAL PANEL MOUNTED OVER THE EXISTING DECORATIVE SIGN STRUCTURE.
3. A REQUIREMENT THAT THE DESIGN OF THE COURTYARD ARTWORK BE SUBMITTED TO STAFF FOR REVIEW, AND IF DETERMINED NECESSARY, COME BACK TO THE DESIGN COMMISSION FOR REVIEW, WITH AN UNDERSTANDING THAT THE ARTWORK WILL NOT BE USED FOR ADVERTISING.
4. 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 agreed that a sign mock-up was a good idea because she still had hesitations of how the lettering would fit with the existing arch in both the 'Arlington Town Square' fountain sign and the 'Courtyard Shops' sign. Commissioner Eckhardt suggested a mock-up be brought to the site and hung up to determine whether it is acceptable, and possibly include Staff in that process. Commissioner Seyer reiterated that a mock-up would help everyone see how the new sign would look from both sides of the sign. Mr. Sutphen was not opposed to doing a partial mock-up of the smaller 'Courtyard Shops' sign, which generally has the same frame issue as the fountain sign. Commissioner Eckhardt said that he was more concerned about the 'Courtyard Shops' sign. Commissioner Kingsley disagreed and pointed out that the top of the existing decorative arch on the fountain is not coordinated with the placement of the new signage and perforated panel. She also pointed out that the proposed new horizontal silver band bows out and may block the view of the new signage from the ground. She encouraged a mock-up of this sign to show how these conditions will look. Mr. Sutphen suggested putting the sign letters on the edge of the silver band, and Chair Fitzgerald and Commissioner Eckhardt preferred the letters where they are currently proposed, versus on the metal.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT THAT A SMALL MOCK-UP BE DONE TO ASSURE THE WORKABILITY OF THE SIGNAGE ON THE BLACK PERFORATED METAL PANEL MOUNTED OVER THE EXISTING DECORATIVE SIGN STRUCTURE.

KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.



November 19, 2018

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Town Square Shopping Center
Sign Variance Request

Steve:

As Managing Agent for Arlington Town Square Shopping Center, we are hereby submitting the required sign variance request due to the following:

Arlington Town Square has lacked proper signage exposure to certain parts of the project which has caused hardship to our leasing efforts and has been detrimental to sales for some of the existing retail tenants. Our proposed signage will not cause any traffic concerns, will be harmonious with other signage at the center, and will be consistent with the design guidelines outlined by the Village of Arlington Heights.

Thank you in advance for your consideration and we look forward to beginning this project enhancement as soon as possible.

Sincerely,

ABELL ASSOCIATES, LLC
(as managing agent for Arlington Town Square)

James M. Sutphen, CDP, CSM
Partner/Director of Development and COO

ALTA / NSPS LAND TITLE SURVEY

SHEET 1 OF 2

OF
ARLINGTON TOWN SQUARE

PARCEL 1:

LOTS 3, 4 AND 6 IN ARLINGTON TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

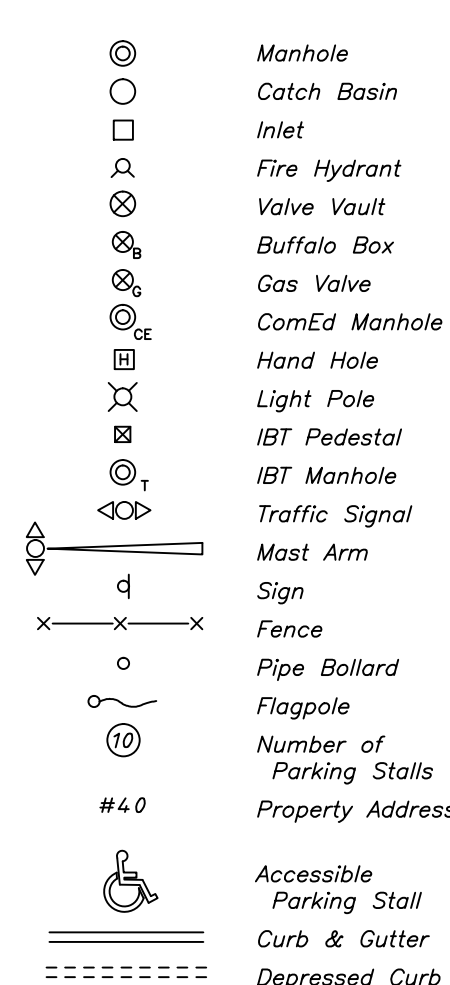
PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT 9608894. FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, COMMON WALLS, CEILING AND FLOORS, UTILITIES, FUTURE FACILITIES, MECHANICAL ROOM, ELEVATOR, USE OF PART OF THE CONDOMINIUM IMPROVEMENTS, ROOF, MAINTENANCE OF COMMERCIAL OWNED FACILITIES, SIGNS AND CANOPIES, ENCROACHMENTS, MECHANICAL AND EQUIPMENT ROOMS, STORAGE ROOM, DELIVERIES, DUCTS AND VENTS, ELEVATORS AND STAIRWAYS, CECO VAULT AND ACCESS TO SAID VAULT AND CONTROL PANELS OVER AND UPON THE PUBLIC PARKING GARAGE PARCEL AND THE CONDOMINIUM PARCELS LOCATED ON LOTS 1, 2, 5, 7 AND 8 IN AFORESAID SUBDIVISION.

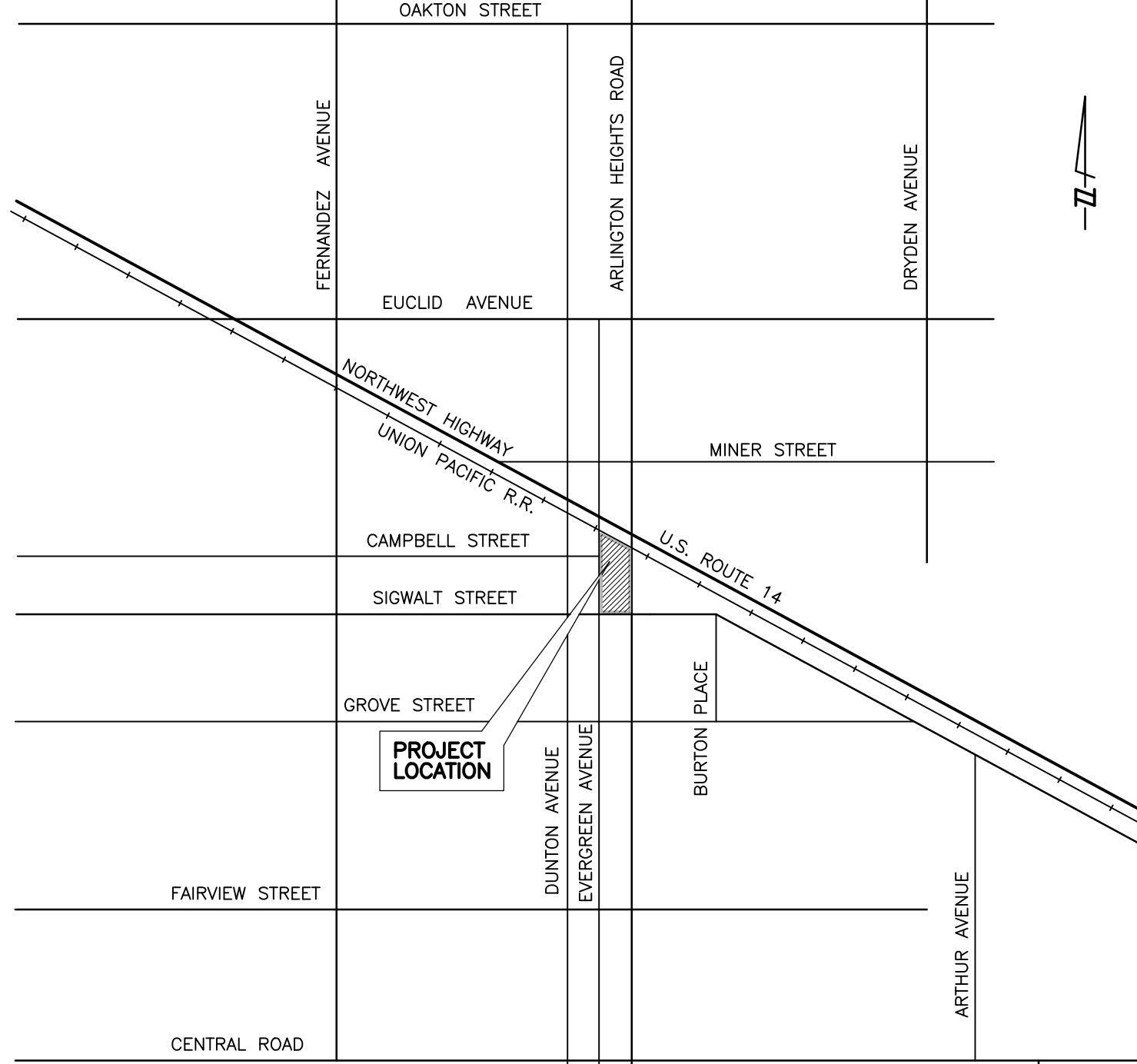
20 10 0 20 40

SCALE: 1" = 20'

LEGEND



DETAIL "A"



VICINITY MAP
NOT TO SCALE

Surveyor's notes:

- Refer to the plat of Arlington Town Square for upper and lower limits of the property described as Parcel 1 herein. The ownership of Lots 4 and 6 is limited to the ground only. The parking garage exists underneath these lots and the condominium building exists above these lots, both being owned by others. This plat is also the basis of bearings shown for Parcel 1.
- Underground utilities are not shown herein.
- SEE SHEET 2 OF 2 FOR PARCEL 2.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0203J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Area determined to be outside the 0.2% annual chance floodplain".
- The property described as Parcel 1 herein has buildings with addresses 40, 42, 50, 56, 58, 60, 66, 70, 76 and 88 S. Arlington Heights Road and 3, 11, 15, 19, 21, 23, 27, 31, 33, 37, 41, 45, 47, 53, 61, 65, 67, 71, 75 and 85 S. Evergreen Avenue, Arlington Heights, IL 60005-1698. The locations of these addresses are shown on the survey.
- In regards to Table A Item 5(b) - No zoning report was provided.
- In the preparation of this survey reference was made to Fidelity National Title Insurance Company Commitment for Title Insurance Order No. 2010 89012643 NCF with an Effective Date of March 31, 2016.

With respect to Schedule A of said commitment:

PARCEL 3 - Parcel 3 described on this sheet is blank in nature over adjacent property as well as above and below the subject property connected to the development the subject property is apart.

With respect to Schedule B of said commitment:

Exception R - Ordinance - Doc No. 86519193 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception S - Ordinance - Doc No. 91669470 - Blanket in nature over portions of PARCEL 1 & PARCEL 3 subject property and other property.
Exception T - Dedication for Public Street - Doc No. 98281581 - This area is now entirely located within the current Signal Avenue R.O.W.
Exception U - Ordinance - Doc No. 97825234 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception V - Ordinance - Doc No. 97596330 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception F - Ordinance - Doc. 96975228 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception G - Storm Sewer Easement - Doc. No. 98281581 - Plotted hereon.
Exception H - Appended document to Plat of Subdivision- Doc. 98281581- Not a platable.
Exception I - Note concerning "Right in Right Out" Access- Doc. 98281581 - The location of said built access is noted and shown hereon.
Exception J - Terms, Covenants and Conditions set by EOA - Doc. 9608894. Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception K - Terms, Covenants and Conditions set by Redevelopment Agreement - Doc's 99432616, 99432616, 99432617, 99432618. Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception L - Terms Conditions and Provisions of Amended Plat of Subdivision- Doc. 9205833 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other

PARKING SUMMARY

Regular Spaces 47
Accessible Spaces 3
TOTAL 50

GROUND LEVEL AREA SUMMARY

Lots 3 and 4 149,090 Sq. Ft. 3.42293 Ac.
Lot 6 6,586 Sq. Ft. 0.15119 Ac.
TOTAL 155,676 Sq. Ft. 3.57392 Ac.
Lot 3 at underground level = 1,177 Sq. Ft. = 0.02702 Ac.

PARKING SUMMARY
(UNDERGROUND PARKING GARAGE)

100 Regular Spaces - available subject to a 3-hour limit
94 Regular Spaces - available subject to a 3-hour limit but restricted to Permit parking on Monday-Friday (5:00 am to 6:00 pm)
8 Accessible Spaces

BUILDING AREA SUMMARY

Lot 4 - Retail 2,731 Sq. Ft.
Lot 6 - Retail 6,618 Sq. Ft.

State of Illinois }
County of Cook } SS

To: TBD
Fidelity National Title Insurance Company its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b(1), 8, 9 and 10a of Table A thereof. The field work was completed on August 19, 2016.

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schramburg, Illinois, August 25, 2016.

By: _____ Illinois Professional Land Surveyor No. 3696



HAEGER ENGINEERING
consulting engineers • land surveys

100 East 39th Parkway, Schaumburg, IL 60173
Tel: 847.294.6600 Fax: 847.294.6608
Illinois Professional Design Firm License No. 184-003192
www.haegerengineering.com

ARLINGTON TOWN SQUARE



S I G N V A R I A T I O N S

NOVEMBER 28 . 2018

CITY OF ARLINGTON HEIGHTS, IL

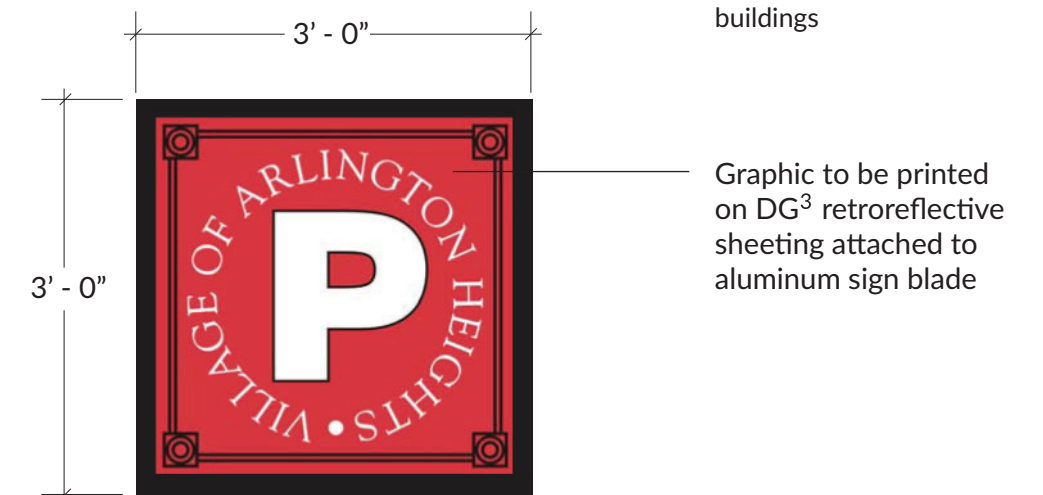
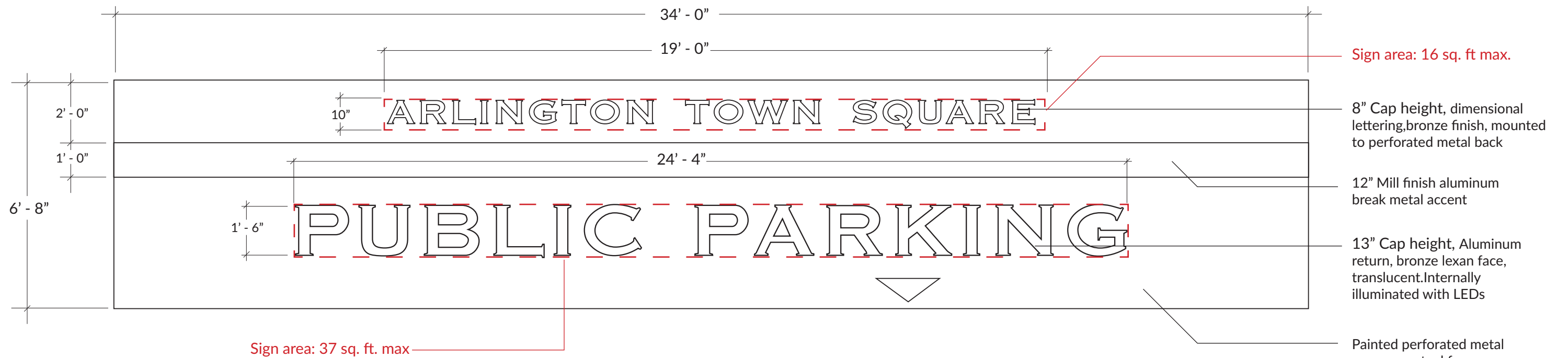
SHIVEHATTERY
ARCHITECTURE+ENGINEERING



EXISTING CONDITIONS

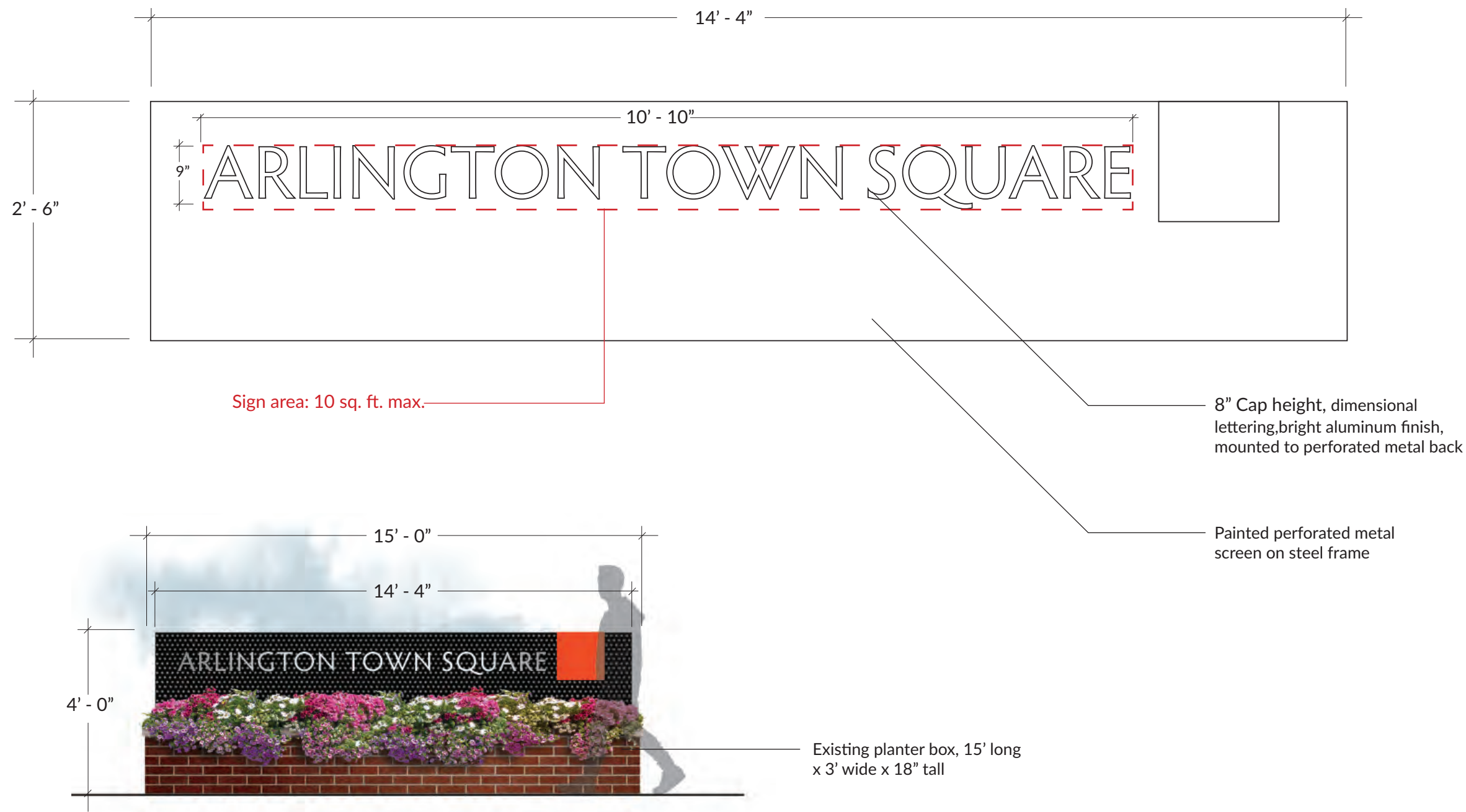


EXISTING CONDITIONS



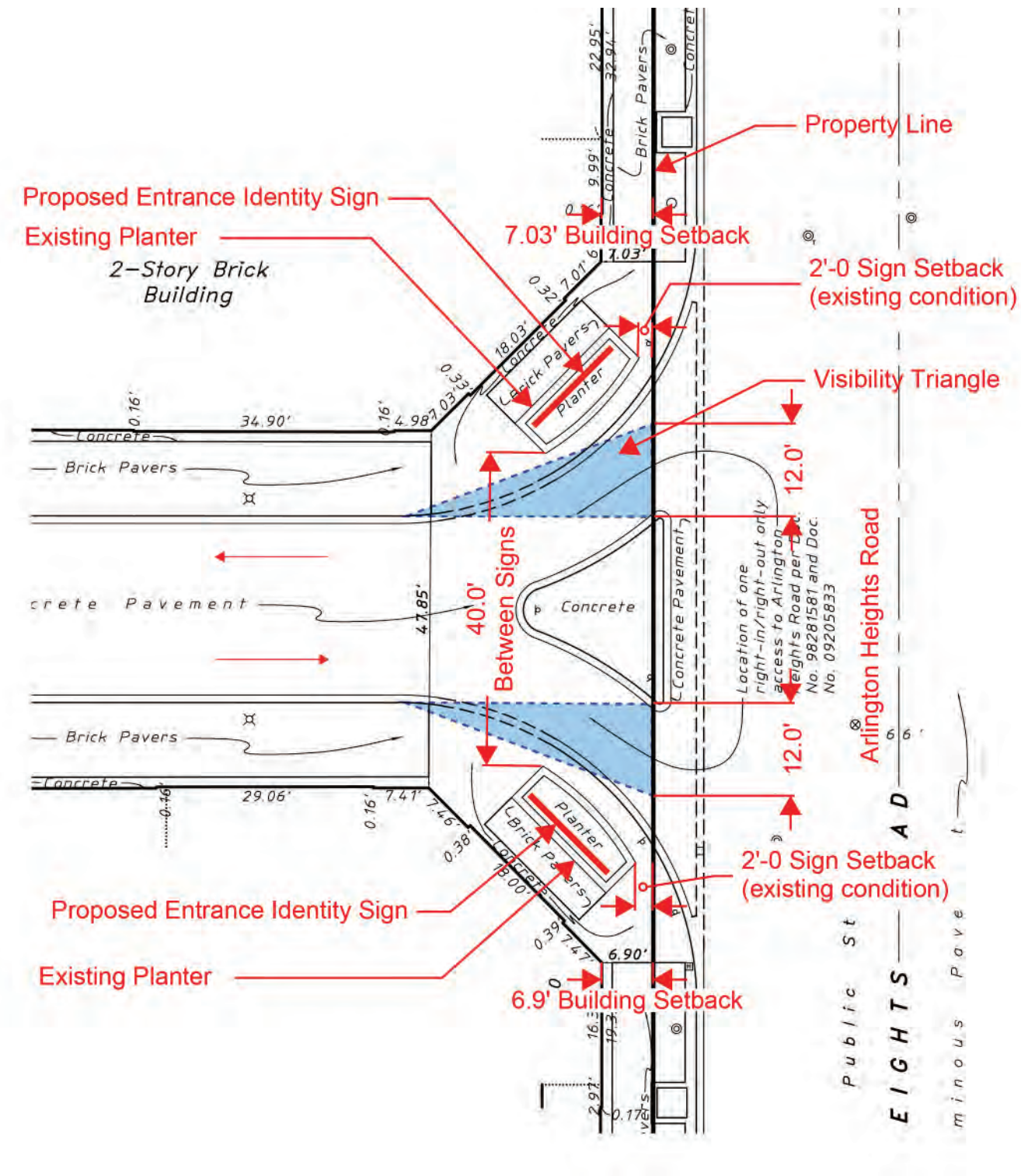
PUBLIC PARKING ACCESS AT S. EVERGREEN AVE

VARIATIONS 1 & 2

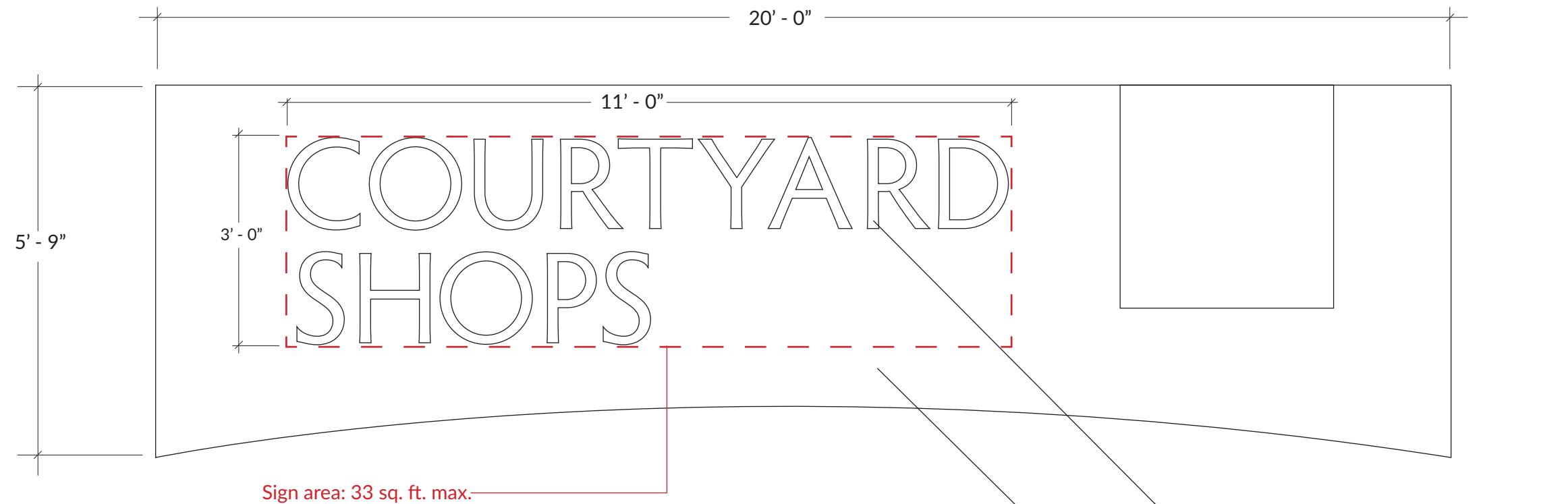


ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD

VARIATIONS 1 & 2



ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD



16" Cap height, dimensional lettering, bright aluminum finish, mounted to perforated metal back

Painted perforated metal screen on existing steel frame



Existing



Proposed

COURTYARD SHOPS ENTRANCE SIGNAGE

VARIATION 3



Existing sign: 2' w X 4' h

Utilize existing structure as base for perforated metal signage

Provide new directory signage

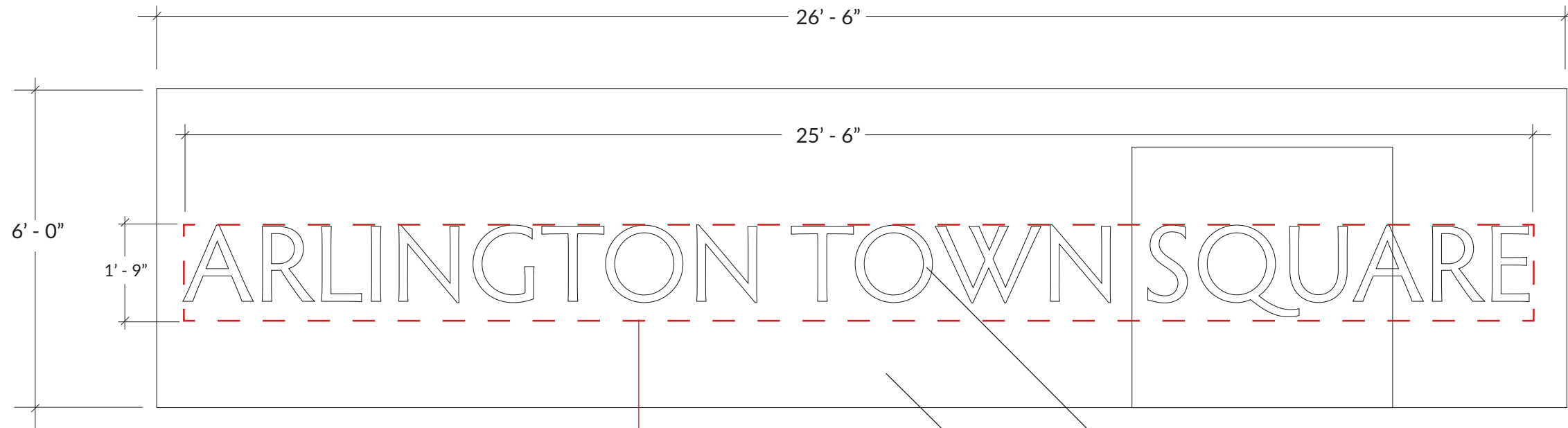


COURTYARD SHOPS DIRECTORY SIGNAGE



COURTYARD ARTWORK INSTALLATION

VARIATION 4



Sign area: 45 sq. ft. max.

Top of sign to
elevated platform:
22' - 0"

Elevated platform
to ground:
4' - 0"



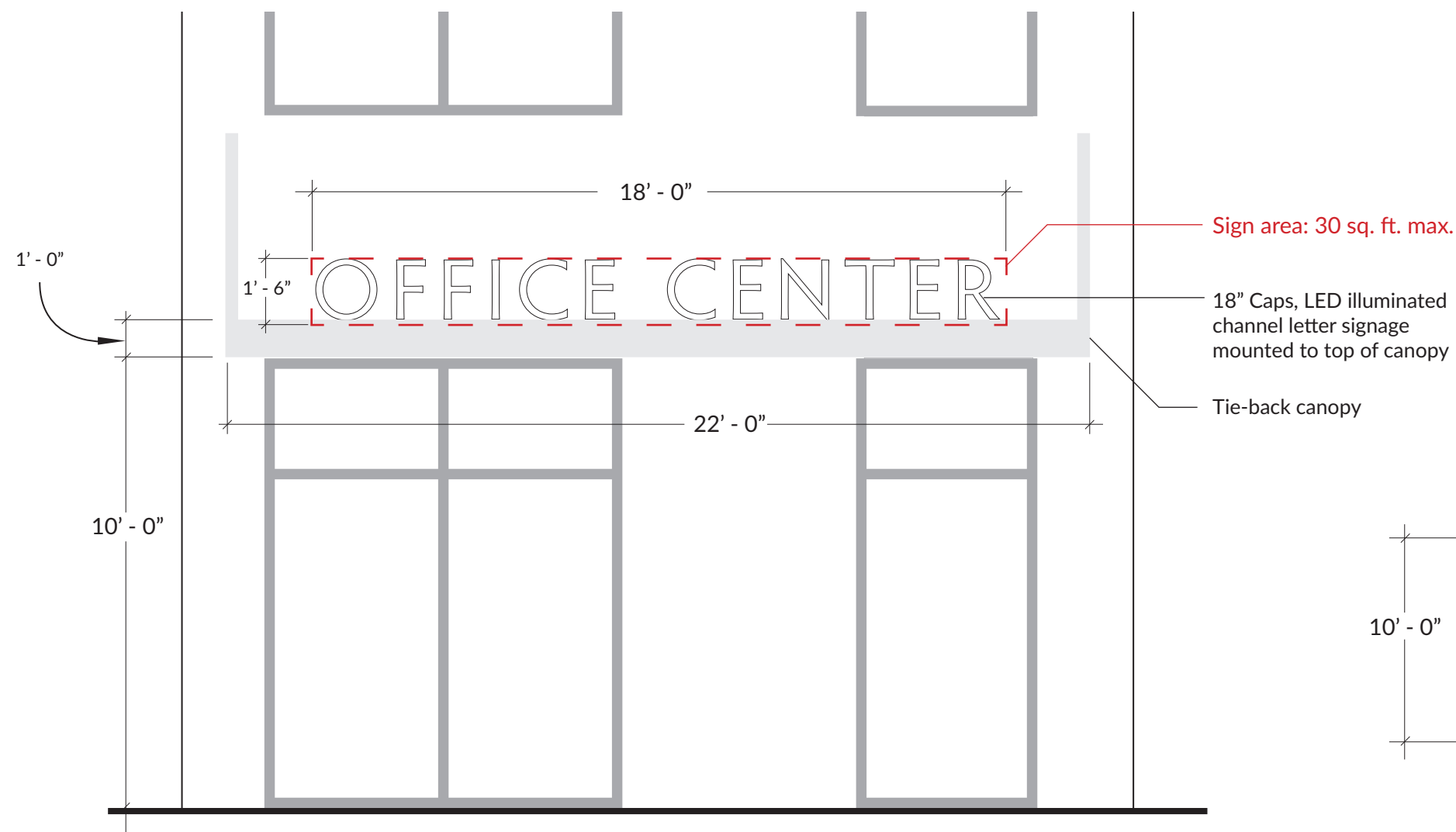
17" Cap height, dimensional
lettering, bright aluminum finish,
mounted to perforated metal back

Painted perforated metal
screen on existing
steel frame

LED illuminated channel letter
signage on painted perforated
metal screen on steel frame,
suspended between existing
columns

TOWN SQUARE FOUNTAIN

VARIATIONS 5 & 6



OFFICE CENTER SIGNAGE

Materials List

1. Petitioner: Shive-Hattery (Emily Naylor)
2. November 13, 2018
3. Project: Arlington Height Town Square
4. Location: 70 S. Arlington Heights Road

Public Parking Signs:

- Backing: Painted perforated metal screen on steel frame suspended between buildings
- “Public Parking” aluminum return, bronze Lexan face, translucent. Internally illuminated with LED lighting
- Aluminum mill finish break metal accent band
- “Arlington Town Square” dimensional lettering, bronze finish, mounted to metal backing

Entrance Identity Signs on Arlington Heights Road:

- Backing: Painted perforated metal screen on steel frame
- Dimensional lettering, bright aluminum finish, mounted to perforated metal backing

Courtyard Shops Entrance Signage:

- Backing: Painted perforated metal screen mounted to existing steel frame
- Dimensional lettering, bright aluminum finish, mounted to perforated metal backing

Courtyard Shopes Directory Sign:

- Metal signage system with interchangeable destination.
- Routed letters with white Lexan backing
- Painted metal cabinet, internally illuminated

Courtyard Artwork:

- Materials are undetermined but possibilities include:
 - Outdoor quality stretched vinyl with an aluminum extrusion (short-term solution)
 - Painted metal face affixed to a steel or aluminum structure (long-term solution)

Town Square Fountain Sign:

- Backing: Painted perforated metal screen on steel frame suspended between columns
- Lettering shall be bright aluminum finish, mounted to perforated metal backing, Illuminated channel letter

Office Center Signage:

- Lettering shall be bright aluminum finish, mounted to top of canopy, Illuminated channel letter



DESIGN COMMISSION PROJECT TIMELINE

Project Name: Arlington Town Square
DC Number: DC:18-103
Location: 70 S. Arlington Heights Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	11/13/18	
Design Commission Meeting	12/11/18	21
Village Board Meeting	1/22/19	27

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.



Item: European Crystal Hotel - 519 W. Algonquin Rd. - PC#18-021

Department: Planning & Community Development

Requested Action

1. Amendment to Land Use Variation Ordinance 18-028 to allow for modifications to the previously approved hotel development plan.

Variations Required

1. Variation to Chapter 28, Section 10.4, to reduce the required number of parking spaces from 249 spaces to 172 spaces.
2. Variation to Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.

Recommendation

A public hearing was held by the Plan Commission on January 9, 2019 where Commissioner Dawson moved and Commissioner Warskow seconded:

A motion to recommend approval to the Village Board of Trustees of PC#18-021, an amendment to Land Use Variation Ordinance #18-028 to allow modifications to the previously approved development plan, a variation to Chapter 28, Section 10.4, to reduce the required number of parking spaces from 249 spaces to 172 spaces, 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 feet in width. This approval shall be subject to the following conditions:

Parking/Traffic:

1. If it is determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and 6th floor space, contracting with the Police Dept. to provide traffic control personnel, the addition of further offsite parking areas, or any other option as determined appropriate by the Village.

6th floor Space:

2. The 6th floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to open this space up to the general public will require an amendment to this Land Use Variation.

3. The 6th floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the 6th floor (i.e. the main banquet hall may not be used concurrently with the 6th floor event).

General Hotel:

4. The exercise room (or any proposed spa), as well as the 1st floor café & seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public.

5. The Business Center/Office on the first floor shall not be available for meetings, conferences, etc.

6. The site landscaping shall be revised to conform with the 12/19/18 landscape review comments from Derek Mach.

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

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Report

PC Minutes - 1/9/19 DRAFT

DC Staff Report 11/27/18

DC Minutes 11/27/18

Aerial

Narrative - Changes to Plan

Justification for Parking Variation

Type

Report

Minutes

Board or Commission Report

Minutes

Exhibits

Exhibits

Correspondence

Plat of Survey	Exhibits
Overflow Parking Agreements	Correspondence
Architectural Plans	Exhibits
Engineering/Landscape Plan	Exhibits
Conceptual Lobby Seating Plan	Exhibits
Conceptual Rooftop Seating Plan	Exhibits
Elevator Lobby	Exhibits
First-Floor Lobby	Exhibits
Guest King Room	Exhibits
King Room Overview	Exhibits
Restroom	Exhibits
Rooftop with Square Footage	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	Exhibits
PC Timeline Tracker	Exhibits



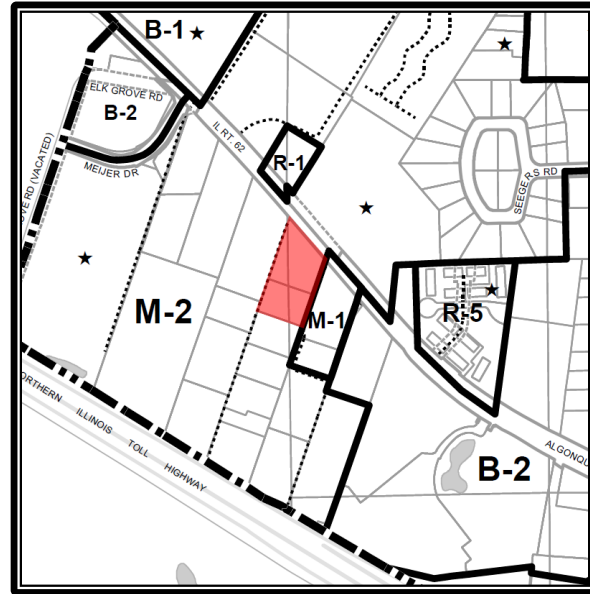
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: PC 18-021
Project Title: European Crystal Hotel LUV
 Amendment
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: January 9, 2019
Date Prepared: December 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. Amendment to Land Use Variation Ordinance 18-028 to allow for modifications to the previously approved hotel development plan.

Variations Required:

1. Variation to Chapter 28, Section 10.4, to reduce the required number of parking spaces from 248 spaces to 172 spaces.
2. Variation to Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.

Project Background:

The subject site is approximately 112,000 square feet (2.6 acres) and includes the existing European Crystal banquet hall. Earlier this year, the petitioner was approved for a Land Use Variation via Ordinance 18-028, which allowed the addition of a 62 room 9-story hotel on the north end of the building (the Chez Hotel), which would be built in the place of the recently demolished smaller banquet rooms located on the north side of the building (the main banquet hall will not be altered). The hotel was to 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 was to be converted to a gathering space at some point in the future. As part of the land use variation request, the petitioner was also approved for a variation to reduce the number of on-site parking spaces from 175 to 171.

Since this prior approval, the petitioner has revised the proposed hotel from eight stories with a ninth story of storage to five stories with a sixth story bar and outdoor rooftop area. The overall number of rooms has remained at 62-rooms. However, the building has gotten slightly longer and slightly wider to fit the same number of rooms in less floors. The number of onsite parking spaces has increased to 172 instead of the previously approved 171 spaces. With exception to the newly proposed rooftop bar/lounge, the programming within the hotel remains substantially similar to the previous approval.

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. The rooftop bar would have an employee peak of three 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.

Multiple iterations of this project have been presented before the Village over the last several years. Most recently, this project was approved by the Village Board in August of 2018, as indicated above. A summary of the previous iterations of this project has been included within **Exhibit I** at the end of this report.

On September 26, 2018, the Conceptual Plan Review Committee (CPRC) met to discuss the proposed change to the development plans, which at that time had proposed an increase in hotel rooms from 62-rooms to 100-rooms. The Conceptual Plan Review Committee was concerned by the increase in hotel rooms and reminded the petitioner that he had testified that 62 rooms was a viable development concept earlier that year. Since this meeting, the petitioner has reduced his room count down to 62 as previously approved, and reduced the number of floors from nine to six.

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. However, the previously approved Land Use Variation from earlier this year allows for the hotel use within the M-2 District, and given the proposed change to the development plans, an amendment to this land use variation is necessary. The petitioner has previously demonstrated that a 62 room hotel in this location is a viable concept, and as part of this application, has revised the market study to show that the boutique hotel concept is more viable with the rooftop bar/lounge.

The Comprehensive Plan designates the site as “Research, Development, Manufacturing and Warehousing”. Hotels would typically locate in Commercial areas as designated on the Comprehensive

Plan, however given the location of the property along Algonquin Road near the I-90 interchange, and the multiple hotels in the vicinity of the site, the location is suitable for a hotel.

Site Design

Most of the site remains unchanged since the previous approval. However, since the building increased moderately in both length and width, a change to drive aisle along the northern elevation of the hotel addition was necessary to provide for an adequate fire lane. This change pushed back the existing landscape island located on the northern side of said drive aisle, which consequently caused a reduction in the drive aisle on the other side of the landscape island from 24' in width to 22' in width. Therefore, the following variation is required:

- **Variation to Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.**

Staff is supportive of this variation since the aisle that is reduced in width is not the aisle needed as a fire lane and since parking in this area would be cordoned off during high traffic events when valet parking is required.

The increase in building width and length has allowed the petitioner to shift the building so that it is better centered on the site. The petitioner has been able to increase the western building setback from the drive aisle on the west of the site by two feet, which is a positive change. The proposed hotel addition is still 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 previous plans had included an outdoor patio on the west of the building, however, since an outdoor space will be created on the rooftop, this patio area has been removed and additional parking spaces have been added to the west of the structure. The building complies with all setback, building coverage, impervious surface, height, and F.A.R. restrictions.

Finally, the petitioner has provided preliminary impervious surface calculations that show there will be a nominal increase in impervious surfaces on the site relative to the new hotel. Preliminary detention calculations indicate that the existing underground stormwater vault has adequate surplus capacity to handle the projected increase. However, an MWRD permit may still be required.

Design Commission

The Design Commission met on November 28, 2018, to consider the revised hotel proposal. Ultimately, the project was approved with a recommendation to add windows at the top floor of the south wall. There was some discussion on building signage and the Design Commission expressed potential support for a sign variation to allow a sign facing the Tollway to the south.

Landscaping and Dumpster Enclosure

Staff has reviewed the landscape plan submitted in conjunction with the Plan Commission application and found that additional landscaping is necessary to conform to code requirements. While the landscape plan does incorporate certain additional plantings, the plan must be revised as part of the building permit submittal to incorporate the landscape review comments from the Landscape Planner (dated 12/19/18). The petitioner shall note that any new ground mounted mechanical equipment must be appropriately sited and screened from view with landscaping.

Previous conditions of approval from Ordinance 18-028 require that all dumpsters must be permanently stored within the existing roofed dumpster enclosure, and the three temporary storage containers in the rear loading area must be removed from the site. These conditions of approval are still valid and will not be altered as part of the proposed amendment to the plans.

Traffic and Parking

While the number of rooms has remained the same and the number of parking spaces has increased by one, the proposed buildout of the rooftop bar/lounge changes the parking requirements and an amendment to the previously granted parking variation must be approved.

The existing site contains 175 parking spaces and the previous approval allowed 171 parking spaces where code required 175 spaces. The proposed modifications to the site plans will yield 172 parking spaces on site, and per Code requirements as applied to the uses on the subject property, a total of 249 parking spaces are required given the rooftop bar/lounge buildout (see **Exhibit II**). 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 195 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:

	Previous Approval	Current Proposal
Parking Required	175	249
Parking Provided	171	172
Valet Parking Spaces	23	23
Total On-site Parking	194	195

Therefore, the following variation is required:

- **Variation to Chapter 28, Section 10.4, to reduce the required number of parking spaces from 248 spaces to 172 spaces.**

The petitioner has updated the parking study to reflect for future peak demand of the rooftop bar/lounge. However, at this time the petitioner is only proposing to open the space up to hotel guests and banquet hall guests. The space will not be opened to the public and shall therefore generate minimal parking demand over what is already generated by the hotel and banquet hall. In order to ensure that this happens, staff has recommended several conditions of approval relative to the buildout and use of this space:

- 1) that the 6th floor space shall be closed to the public and shall only be available to hotel patrons (and their guests) and for banquet hall patrons, and any change to open this space up to the general public will require an amendment to the land use variation, and;
- 2) the 6th floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the 6th floor (i.e. the main banquet hall may not be used concurrently with the 6th floor event).

If the petitioner desires to open the bar/lounge to outside guests in the future, then an amendment to the land use variation will be required, and at that time the petitioner must survey existing hotel/banquet parking usage within the parking lot to determine if overflow parking occurs.

In order to conform to parking requirements, the petitioner must ensure that the proposed exercise room (or any proposed spa), as well as the 1st floor café & seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public. Finally, the first floor business center/office shall not function as additional banquet/event space and shall not be made available for private bookings as meeting or conference space.

The petitioner has updated their parking study to reflect for full buildout and use of the rooftop space as a bar/lounge that is open to the public, which represents a conservative approach. However, since the public will be prohibited from using this space, staff analyzed the numbers assuming that minimal traffic will be generated by rooftop lounge at this time. It should be noted that, according to the parking study, typical peak usage of the hotel and banquet hall will have only a small instance of overlap, and in these instances there will still be sufficient parking available (study estimates that peak parking demand could be 178 spaces where 195 spaces exist on site with the valet parking option).

The petitioner continues to make 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. Additionally, a survey of events in 2018 has shown that events with 300+ patrons only occurred seven times during the year. 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, from Hand To Shoulder Associates (HTSA) located to the east, to use their parking area during evenings and weekends, and from the Pace facility located on the other side of Algonquin Road across the street from the subject property, to use their parking area on 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. The Pace facility offers over 250 parking spaces located across Algonquin Road approximately 400

north of the proposed hotel building. It should be noted that none of these agreements are perpetual and may be terminated at any time.

As the petitioner has provided contingency plans for overflow parking via agreements with neighboring property owners, staff believes that potential overflow from the banquet hall and hotel use 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. A condition of approval from Ordinance 18-028 requires that these existing agreements 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. This condition will continue to apply and staff is supportive of the requested variation to allow 172 parking spaces on the site where 248 spaces are required by code.

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.

However, should it be determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and 6th floor space, contracting with the Police Dept. to provide traffic control personnel, the addition of further offsite parking areas, or any other option as determined appropriate by the Village. A condition of approval requiring such has been included below.

Based on the proposed uses, 15 bicycle parking spaces are required by code. The petitioner has adjusted the site plans to show that 15 bike parking spaces will be added on the western side of the proposed hotel building.

RECOMMENDATION

The Staff Development Committee recommends approval of PC 18-021, an amendment to Land Use Variation Ordinance #18-028 to allow modifications to the previously approved development plan, a variation to Chapter 28, Section 10.4, to reduce the required number of parking spaces from 248 spaces to 172 spaces, 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 feet in width. This approval shall be subject to the following conditions:

Parking/Traffic:

1. If it is determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and 6th

floor space, contracting with the Police Dept. to provide traffic control personnel, the addition of further offsite parking areas, or any other option as determined appropriate by the Village.

6th floor Space:

2. The 6th floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to open this space up to the general public will require an amendment to this Land Use Variation.
3. The 6th floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the 6th floor (i.e. the main banquet hall may not be used concurrently with the 6th floor event).

General Hotel:

4. The exercise room (or any proposed spa), as well as the 1st floor café & seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public.
5. The Business Center/Office on the first floor shall not be available for meetings, conferences, etc.
6. The site landscaping shall be revised to conform with the 12/19/18 landscape review comments from Derek Mach.
7. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies

December 31, 2018
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Development Comparison

	<u>1st Proposal</u> Presented to Village Board for Early Review in August 2016	<u>2nd Proposal</u> Presented to Village Board for Early Review in March 2017	<u>3rd Proposal</u> Presented to staff in July 2017	<u>4th Proposal</u> Denied by Village Board in November 2017	<u>5th Proposal</u> Approved by Village Board in August 2018	<u>6th Proposal</u> Presented to CPRC in Sept. 2018	<u>Current Proposal</u>
Building Height	115'	147'	124.5'	134.5'	94'	94'	74'
Number of Stories	10	13	12	12	9	9	6
Number of Rooms	165	102	126	126	62	100	62
Length of Hotel Building	192	130	157'	157'	123'	123'	131.7'
Number of Parking Spaces Required	461	255	275	310	175	345	248
Number of Parking Spaces Proposed	151	175	172	172	171	171	172
Parking Deficit	309	80	103	138	4	174	76
Building Footprint	10,786 sq. ft.	6,045 sq. ft.	8,875 sq. ft.	8,875 sq. ft.	6,004 sq. ft.	6,004 sq. ft.	7,855 sq. ft.
Banquet Spaces	9,354 S. ft.	5,654 sq. ft.	5,654 sq. ft.	5,654 sq. ft.	5,654 sq. ft.	7,055 sq. ft.**	5,654 sq. ft.
Rooftop Bar/Lounge Space*	3,689 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	2,936 sq. ft.	0 sq. ft.	5,188 sq. ft.	3,670 sq. ft.

* Includes Indoor and
Outdoor space

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

Exhibit II – Parking Calculations

Code Required Parking

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUP.	SEATING AREA	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377*	-	-	30% of Occupancy	113
Total Banquet		5,654					113
1st Floor Sundry's/Café	Retail Sales	156	-	-	-	None***	0
1st Floor Exercise Room	Place of Assembly	853	17*			None**	0
Rooftop Bar/Lounge (Interior)	Place of Assembly	1,278	TBD			30% of Occupancy	26
Rooftop Bar/Lounge (Exterior)	Place of Assembly	2,392	TBD			30% of Occupancy	48
Hotel	Hotel	-	-		62	1 Space per Room	62
Total Parking Required							248
Total Parking Provided							172
Parking Surplus/(Deficit)							76

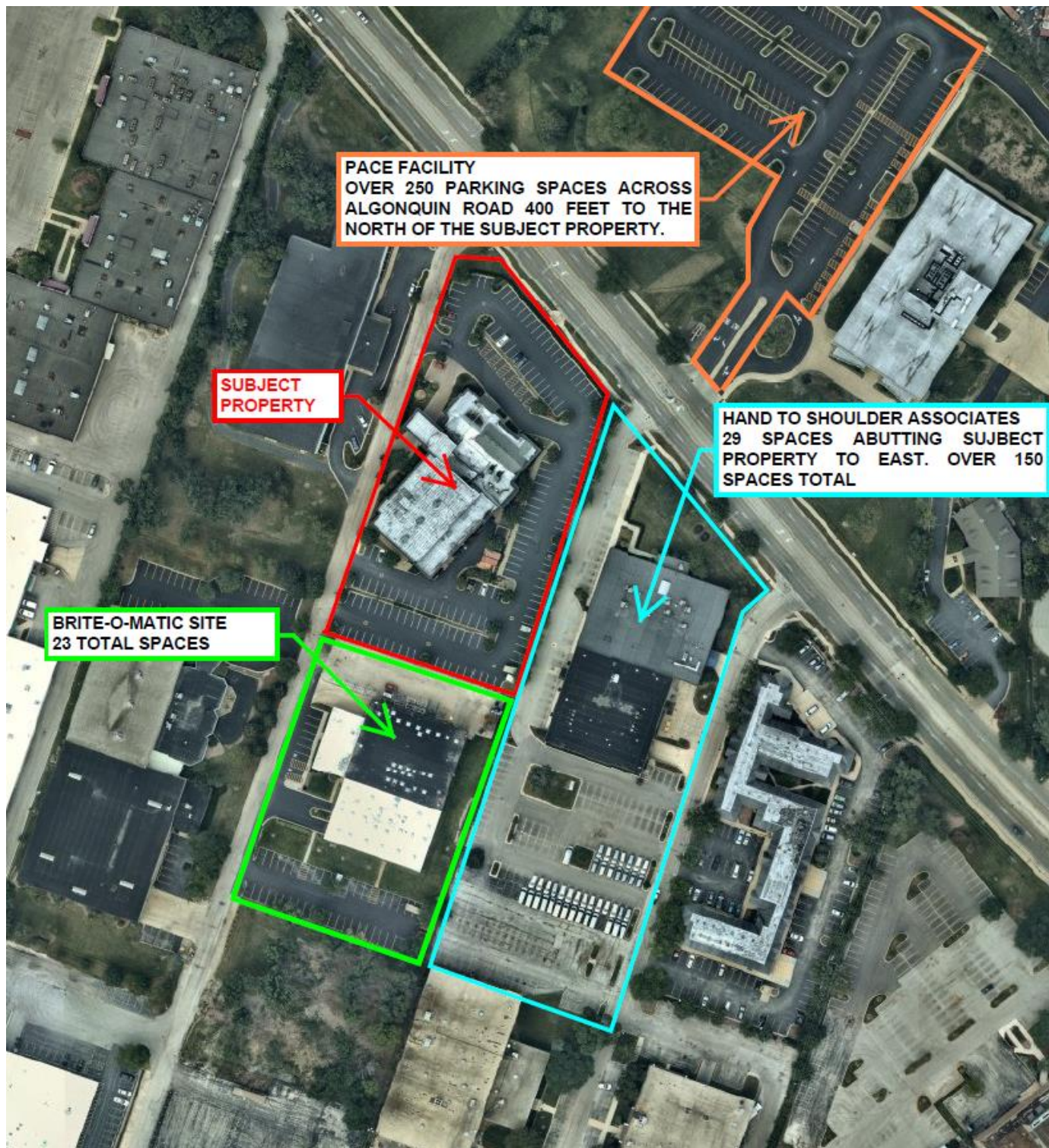
UPDATED 12/19/2018

* Building Code calculates occupants at 1 per 50 sq. ft. of space

** Previous Hotels (Wingate, Spring Hill) have omitted the exercise rooms from the parking count.

*** Based on petitioners description of use, this space was not counted

Exhibit III – Adjacent Parking Areas



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# 18-021
LAND USE VARIATION AMENDMENT, VARIATIONS

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 9th day of January, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. Would you all please stand and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, would you take roll call?

MR. HUBBARD: 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 Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. Thank you. Sam, have all the public notices been sent?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: In regard to this hearing?

MR. HUBBARD: For PC# 18-021, they have, yes.

CHAIRMAN ENNES: Okay, we have minutes from two prior meetings, the Arlington Executive Plaza and the Southpoint Shopping Center Outlot. Can we have a motion from one of the Commissioners?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

COMMISSIONER CHERWIN: I'll just abstain for the Southpoint, I recused myself.

CHAIRMAN ENNES: Everybody else is in favor? Okay, we have one hearing this evening, European Crystal. I assume the Petitioner is here. Could the Petitioner please come forward? Would you spell your name for us?

MR. CAZARES: Sure. James Cazares, C-a-z-a-r-e-s.

CHAIRMAN ENNES: Okay, James. Will anybody else be speaking on your behalf this evening?

MR. CORCORAN: Yes. Steve Corcoran with Eriksson Engineering, C-o-r-c-o-r-a-n.

CHAIRMAN ENNES: Let me swear you both in while I've got you up here.
(Witnesses sworn.)

CHAIRMAN ENNES: So, I'd like to invite the Petitioner to tell us about your new amended proposal.

MR. CAZARES: Well, thank you so much for allowing me to speak today, Commissioners. I appreciate you taking the time. We now have a name for the hotel. It is called the Chez Hotel. We are scheduled to, we are planning to open in 2020. I'm the Petitioner, I've been here many times before, and Mr. Corcoran as well, too.

To tell you a little bit about the history of our property, it's been owned and operated for over 20 years, 21 years right now here in Arlington Heights, and we're mostly a banquet facility. Annually, we have over I think 150 events, and 10 of them are over 250 guests. The average group size that we host is 150 guests. We've operated other hotels. I've operated personally a very successful rooftop downtown. I was very ranked by US News as one of the top 15 hotels out of over 250 hotels in a very competitive market. So, I wanted to give you a little bit of background on the facility.

We have our site plan, very similar to what was last presented, a couple of modifications but nothing really exciting so we'll just pass that.

The building is very similar to what was presented last time. I have it side by side over here. We've made some improvements. We've made larger windows. We have some more higher efficiency cladding and insulation system that was approved, and will be the first time used in Arlington Heights, by the Design Commission. We have reduced the height of the building, it's now 58 feet eight inches tall from the 90 or 100 feet that was proposed before.

I have the south elevation over here. It shows the view of the building from the highway. I also presented to the Design Commission the proposed sign. I had gotten a preliminary unanimous approval for the location of that sign as well, too.

Bringing you into the building, we have a lobby area that is connected directly north to the existing foyer. I have a preliminary picture of the design. We're incorporating gold tones into the facility. You know, gold is back, gold was in 20 years ago and is coming back in again. So, we're incorporating the gold that my mom loves delicately into this building. We have a wonderful seating area for our guests. If the room is not ready, they can take a seat over there. It's kind of our library, and that is right next to the lobby, the front desk, conveniently located over there.

We also have, I'm sorry, I'm going into a computer also at one time. We also have a gym and a business center on the first floor. There were some changes made. We decided to put ADA rooms on the first floor for convenience of our guests. Take the elevator up, go up to the elevator corridor, this gives you a rendering of what we're proposing to do to. Some hand-woven carpets as well as every floor will have a different picture, one lady, one gentleman, one this, one that. We've only come up with one so far, but we're working on it.

Let's now go into the guest rooms over here. It's going to be the first for the suburbs, a first suburban hotel that is a boutique and independent. It's going to have 10-foot ceilings in the guest rooms. It's going to have triple pane windows. We're going to have wood floors. We had wood floors at my previous hotel and we learned from some mistakes and

we're having our new and improved wood floors over here. They're even going to extend to the restroom, the wood floors. We're going to have a 70-inch smart TV in the guest rooms. The rooms are about 375 square feet, and the closet is going to be a California custom-made closet with glass inlays and lighting inside. We're also going to have a wet bar in there, and all of the furniture in the property is custom designed and unique for this project.

Here's the front view. You can see the wood floors. We've taken away the desks. Desks have really become not part of the business anymore. We're working with the Village to get a mini bar license, it's something the Village doesn't have but we've been working with Staff and it looks like that should be going through. Some artwork, so on and so forth.

We're going to have Alexa in the guest room. Alexa will control the lights. Even our sheets are 400 thread count and organic. You know, we're local, we're focused on the guests, and even little things like the straws are going to be made out of avocados. We have to focus, we have to differentiate ourselves, we have to offer something unique, and that's the reason why I'm here today.

The washrooms, they're going to have a rainfall shower. Our toilets, this may not be so exciting, but I have to mention it's only one gallon per flush and it's not heavy duty flush. Our amenities are going to be locally sourced as well, too.

One change to the building is that now we have taken the storage and we're converting it to a rooftop terrace. It is going to be located 58.8 feet high. It's on the sixth floor and half of it will be enclosed and half of it will be outside. It has some stunning views, and I actually took my drone up there and recorded a little video for you so you could take a look at what type of views guests can anticipate up there.

What we've proposed to Staff and what actually Charles and the others have proposed is that we open it up only to hotel guests and banquet attendees, and that after that has opened we run additional parking studies and then possibly open it to the public. This is going to be about a \$2 million investment to add this on to the hotel. For me to spend \$2 million and take a risk like that, I'm 99 percent sure that this is going to open to the public. That one percent is if I don't make it.

This is going to be the first for Arlington Heights. I know there's another proposition in Downtown Arlington Heights to have a rooftop terrace, but this is going to be the first hotel that will have a rooftop. We're no longer the first boutique hotel, unfortunately. I had to come to this Commission and to the Staff over three years ago and Rosemont beat us. So, they now have the Rose Boutique Hotel, but we'll be at least the first boutique hotel with a rooftop terrace.

I'm going to show you the video of my drone so you could take a look at how it would look up there.

MR. HUBBARD: I'm not seeing how to play the video.

(Video from drone played.)

MR. CAZARES: I'm sorry that it didn't come out so well, but it really does have some stunning views. It has views of Downtown Chicago, it's about this small but it's still Downtown Chicago. In the evening, it has wonderful views of the airplanes coming in out of O'Hare. I am an aviation fanatic, I'm also a private pilot, commercial pilot, been doing it for over 20 years. So, you know, maybe I'll move my office up there. But it also has some wonderful views of Downtown Arlington Heights as well as the neighboring communities.

MR. HUBBARD: I'm going to try again, I might be able to play it now.

MR. CAZARES: Okay, thank you.

(Video from drone played again.)

MR. CAZARES: Thank you, Sam. The excitement has been really amazing for that rooftop. I'm going to present to you, I've already booked over 10 contracts for 2020, and the first one is being in June. I have one client who wants to book in March. I'm not sure if I'm that risky. I'm working with the Building Department over here and let's just say it's a learning curve.

So, parking. Parking has always been our issue, and we are requesting a hypothetical variance for the 172 spots that we have to the 248 spaces that are required. We did a little research over here and, you know, this code was put in 1959 in the Village. There's been some amendments to it but it's been basically the same for 60 years. You can see it still shows that it's still one spot per dwelling.

So, we have to take that, you know, into consideration. Hawaii wasn't even a state. Castro took control of Cuba at that time. The internet wasn't invented. So, I'm going to take gradual and baby steps with everyone over here and only keep it open to the hotel guests and to events, not open to the public, do more counts, and then take the next step.

You know, I am the gatekeeper for the hotel. I know what's happening and I've done this before. I control what comes in and what goes out. This is an example of a contract that we recently secured. It's June 13th, it is 220 guests. So, I've blacked out the names, just the first name, you know, I don't know if this, I'm sure this will go public but we don't want to share their e-mails or telephone number. We have 220 guests, and of that they secured the entire hotel for their wedding day, all 60 rooms and all two suites. They secured 50 percent of the hotel the night before and 20 rooms on the day before on Thursday, and 10 on Sunday.

Those guests selected us because, number one, we offered shuttle service to the airport, complementary shuttle service. Number two, our proximity to the airport, we're only 11 minutes drive from the airport. None of those 60 rooms, of those guests, they're all using the shuttle service. So, when we take a look at this wedding, of 220 guests, it would require 60 parking spots for the rooms and X amount for the ballroom. But the 120 guests or 100 guests or whatever it may be because, you know, we're not going to count heads and beds, are using our service, our complementary shuttle service which is going to also provide shuttle service to Downtown Arlington Heights.

I have another client that I recently secured as well, too, and this will be the last one. It is June 20th as well, too. A little bit larger wedding, 250 guests, taking our entire hotel on their wedding. They're going to rent more rooms on the 19th. They were having a lot of people from the East Coast. You know, my job is not only to sell the hotel, to sell the amenities, but I have to sell the area. I have to tell these people, listen, you'll want your people to come over here, you should have your rehearsal on Friday night, you should have it on my rooftop, and then you should go to Downtown Arlington Heights and go to the bars and here and there and so on and so forth. It's worked.

I've had a lot of success with weddings and I'm going to have a lot of success with corporate. I haven't gotten there yet but I am working on it. I'm working very closely with the Convention Bureau over here, they're very excited. They brought many groups in. So, I've also looked at partnership with the hotels over here, the Doubletree Hotel, and other

hotels that are located in Arlington Heights.

Parking, we've had a lot of off-site parking agreements. I actually have talked to my neighbor at Safeguard. They only have five parking spots, they sent me an e-mail and said go ahead, use it. Also, Hamilton Partners which came before this Commission last year, they have over 200 parking spots. I've talked to their counsel, Bruce Garner, and you know, once that is rented out, there could be an agreement made. So, we have over 473 spots secured, not including Safeguard and not including a possible surplus of over 200 spots at Hamilton Partners.

Doubletree which are very nice neighbors, I've been working very closely with them. You know, we did a little study, we took a look at what they have. They have 560 parking spots. They actually have 376 on site. They have a significant deficit. Forget about the deficit and forget about the parking spots, you just need to pass by their hotel, it's at least 50 to 60 percent used. You know, I've talked to them, and they said, James, we need places for people to go. They'd be like we have 100 Korean flight attendants every day that stay at our hotel, at the majority of our hotel, we send them to Schaumburg all the time. There's no place to eat down here. We would love to send them to the rooftop. I would love to have them. At this moment we'll take baby steps, but I believe that we open the rooftop to the public, this will be a key asset to the other hotels. We'll have a nice, unique amenity that patrons that come from out of state or come for business to either Elk Grove or Schaumburg or Arlington Heights will have a nice place to go to that's close by.

You know, being downtown and having many hotels that all have rooftops, we work very well together. We were getting the groups together, and it's an amenity that guests want to have today, in 2018, 2019, and very foreseeable in the future. You can see that with developments we're having here in Downtown Arlington Heights.

Thank you so much for allowing me to speak for the third or fourth time in front of this Commission. I'm sorry that I've had to come so many times. I really believe in my project. I know that this will be excellent. I know I won't let anyone down, and I look forward to inviting each of you personally, no more than two at a time please, to see my rooftop so that I can make my final presentation to open this to the public. Thank you so much.

CHAIRMAN ENNES: James, one question. The Staff report has several conditions at the end of it. Have you seen those and are you agreeable to those?

MR. CAZARES: Yes, I have seen them. Yes.

CHAIRMAN ENNES: And you're agreeable?

MR. CAZARES: Yes.

CHAIRMAN ENNES: Okay, thank you. Sam, would you like to give us your report?

MR. HUBBARD: Absolutely. So, the Plan Commission should be very familiar with this project. This is the third time that this project has come before the Plan Commission. Originally, it was approved I believe back in August of 2018 for a 62-room hotel. That was a land use variation. At that time, it was nine stories. The Petitioner has revised the hotel concept, reducing from nine to six stories, and has increased the room count to 63 rooms.

I will note that the Staff report was based on a 62-room hotel concept. It was believed when the Staff report was drafted that one of the rooms shown in the plans would need to be eliminated to locate a fire command center. But it appears that the building will not qualify as a high rise and no longer needs to meet the high rise standards, so

that room can remain. So, it would be a 63-room hotel and that of course changes the parking variation by one space as well. So, due to the changes to the hotel plans and the site as well as the requested built-out of the rooftop area, an amendment to the previously granted land use variation is required. That's why Petitioner is before you this evening.

As I briefly touched upon, there is a required variation to parking, and that's to reduce the number of parking spaces from 249 spaces to 172 spaces. This is due primarily to the build-out of the rooftop area which kicks up the parking requirements. Additionally, there have been some minor changes to the site, and one of those changes has kicked in the requirement for a variation to drive aisle width.

So, the project has gone before both the Conceptual Plan Review Committee and the Design Commission. On September 26th, Petitioner appeared before the Conceptual Plan Review Committee and presented a revised hotel concept. At that time, the hotel was still proposed at nine stories, but the concept was to change the 62 rooms and make it 100 rooms. There was concern expressed by the Conceptual Plan Review Committee about the increase in rooms and the parking implications, and whether or not, you know, it could still be considered a boutique hotel and why an increase in rooms was required since the Petitioner had mentioned when they had testified back earlier in the year that 62 rooms was the economically feasible. Since appearing in front of the Conceptual Plan Review Committee, the Petitioner has taken the feedback and listened to what the Conceptual Plan Review Committee members said as well as Staff, and reduced the hotel rooms from the originally proposed 100 down to 63 as currently proposed which has also corresponded to a reduction in height as previously mentioned from nine stories to six stories.

On November 28th, the Design Commission met and discussed the project. It received unanimous approval from the Design Commission. They did recommend making one change to the southern elevation to include additional windows on the sixth floor. Petitioner has made that change to the plans and the plans before you this evening reflect that change.

So, just to refresh your memory on what the site looks like, here you can see the property bounded in red. The hotel addition is going to go roughly in that area outlined in yellow. That's where some of the auxiliary banquet facility rooms were located. The Petitioner has since demo-ed that area, and that's where the new hotel addition will go.

So, this project has appeared before the Plan Commission and Village Board multiple times as I've mentioned. This is kind of a summary of how it's evolved over time. Relative to the proposal that was approved by the Village Board in August of 2018 and the current proposal, there are some notable changes, especially relative to the height and stories. As I said, it reduced from nine to six. You can see the building, length of the building increased a little bit to accommodate the same number of rooms in a smaller size height building. The number of parking spaces on site actually increased as approved originally. In August, there was 171; the Petitioner has found space for one additional parking space. But of course, the build-out of the rooftop area kicks up the parking requirements, and now there is a 77-space parking deficit.

As you can see, the footprint of the building increased a little bit by close to 2,000 square feet.. The banquet hall spaces remain the same size, but of course the rooftop area is now shown and reflected in the current development. Previously wasn't there, it was just storage.

So, visually, you can see some of the changes. On the top is the previously approved plan, and the bottom is the current plan. The major change is really to the foundations. So, you'll see compared to the previously plan, there is a slight enlargement of the footprint. It has been extended slightly to the south, you could see here, to accommodate for those 63 rooms in a building that's shorter.

There have been some other changes to the plan. Originally, there was to be a patio in that area highlighted. It's been changed to parking spaces because that patio and outdoor function will now be housed in the rooftop deck. Additionally, these spaces here were added, and the major changes occurred in the front. So, in order to conform to building code requirements and fire lane spacing requirements, the drive aisle there was pushed back from the building and parking is put against the building. That's caused a few changes here, some new spaces here, and obviously the reduction of the double-loaded parking on the side, only a small portion is the double-loaded parking there now. There were the elimination of some parking spaces here to allow more green space and more setback of the foundation from the other actual parking areas.

So, as I've mentioned, a variation to the drive aisle width is required. I just want to be clear that this drive aisle is located here. 24 feet is required by code, 22 feet is what's shown at its closest point here, which is 22 feet, as it moves up here it expands a little bit. I think here it's closer to 22.5 feet.

Staff is supportive of this variation for several reasons. Primarily, the drive aisle, the reduced width of the drive aisle here, this isn't a drive aisle needed for Fire Department access. If a fire truck pulls in, it's going to come in here and around here and out there. So, it's not going to hamper any fire access given the reduced width in the drive aisle. Additionally, this area would be cordoned off for valet parking at peak events, so it's not like cars are going to be coming in and out of this area frequently during peak events. It would only be valet during picking up or dropping off a car.

These spaces aren't high turnover spaces. You know, it's not like a shopping center where you could have, you know, four or five different trips within a half an hour for the same parking space. These spaces are likely going to be used only once or twice in a day or in a peak period, so the reduced width isn't going to have a significant impact on parking and circulation. Finally, because the drive aisle is not double loaded with parking on both sides, there's only a small area with double-loaded parking, the reduced width of the drive aisle should have a fairly insignificant effect on circulation and access. So, we are supportive of that variation.

There is a parking variation as well. You can see here the parking calculations, the variation is primarily due to the addition of the rooftop area that accounts for 73 out of the 77-space deficit. Previously, the Petitioner had been granted a four-space variation; now of course it's a 77-space variation. As you've heard, the rooftop will not be open to the public. So, while on paper it creates a parking variation, in practicality its effect on parking should be negligible. It would only be used by guests of the hotel that would already be coming to the site or guests of the banquet hall facility that would be there as well. However, in order to ensure that there is no parking demand created by the space, the Staff Development Committee has recommended certain limitations on how the hotel and banquet hall can use that space.

So, two of the key recommendations relate to the fact that it has to be closed to the public and it's only open for hotel patrons, their guests, and banquet hall patrons

and their guests. If the Petitioner does want to open it up to the public, an amendment to the land use variation would be required. Additionally, the sixth floor space can be privately booked for events such as a wedding or a banquet or a reception ceremony, but it can only be booked for an event if the main banquet hall is unused. So, that would reduce any peak parking demand generated by both the primary banquet hall and this rooftop area.

There are additional considerations that we took into account when reviewing this variation. The original conditions of approval from the previous ordinance will still apply, so that's going to require the Petitioner to maintain the overflow parking agreements by the neighboring property owners and going to require valet parking spaces to be provided on site, and the airport shuttle to be provided back and forth from O'Hare.

Additionally, the Petitioner has surveyed their banquets during 2018 and found that banquets in excess of 300 people occurred only about four percent of the time. So, peak use of the banquet hall is a rare occurrence. Again, these overflow parking options still exist.

So, to highlight those for you, first, you can see the subject property bounded in red. To the south is the green area that's on the Brite-O-Matic site. There's 23 spaces there that Petitioner has obtained the ability to use on evenings and weekends. Additionally, to the east, there is the Hand to Shoulder Associates site. There's 29 spaces located in that yellow area, and over 100 spaces located to the south of that in that blue area. Finally, the Petitioner has also gotten the ability to use the Pace parking facility for parking on evenings and weekends. There's over 250 parking spaces located there.

So, given the restrictions on the use of the sixth floor space and the conditions of approval that are in the previous ordinances, we see that there are contingency plans in place and we are supportive of the variation to reduce the parking requirements. We do have six conditions of approval, I'm sorry, seven conditions of approval, and the Petitioner has agreed to abide by those. I'm happy to go into detail on any of those if the Plan Commission would like. That concludes my presentation.

CHAIRMAN ENNES: Thank you, Sam. Can we have a motion to approve the Staff report?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: There's a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, I'd like to move on to questions from the Commissioners. I'm thinking since a lot of this was covered at the meeting in September, why don't we start with the Commissioners that weren't at the prior meeting? Sue, would you like to start?

COMMISSIONER DAWSON: I was at the prior meeting.

CHAIRMAN ENNES: You were? Okay.

COMMISSIONER DAWSON: I've been at both the prior meetings.

CHAIRMAN ENNES: Not the prior Plan Commission meeting.

COMMISSIONER DAWSON: Oh, you mean the Comprehensive --

COMMISSIONER GREEN: Conceptual Review.

COMMISSIONER DAWSON: Oh, that one. Well, I'm happy to start but I have no questions.

CHAIRMAN ENNES: You have no questions?

COMMISSIONER DAWSON: No. I've been in support of this project through all of its iterations and I'm still in support of this project.

CHAIRMAN ENNES: John, were you at the Comprehensive Plan?

COMMISSIONER SIGALOS: Yes, I was.

CHAIRMAN ENNES: You were. Who wasn't at the Comprehensive Plan? Mary Jo, would you like to start?

COMMISSIONER WARSKOW: I don't have any questions, just comments. I appreciate the efficiency considerations made in the hotel. In terms of the rooftop, I know that's a big selling point and a big reason why we're here tonight. I, for a number of different family events, sought out rooftop venues in Downtown Chicago, so I can, and from having difficulty in acquiring times that we wanted, I can tell you that it is a draw and it is going to definitely be a positive component of the hotel. So, I am very supportive of the rooftop.

We actually have one right next door from the building I work at. It's beautiful. People love it. I think it's a great addition.

CHAIRMAN ENNES: Okay, Joe?

COMMISSIONER LORENZINI: Yes, I have a quick question for the Petitioner please. So, first of all, I want to say your renderings of the rooms were pretty nice, they're pretty impressive looking rooms. But square feet-wise, they're rather small. Is that comparable to other hotels? How does that compare with other hotel rooms?

MR. CAZARES: I think our rooms are 385 square feet. Most of the suburban hotels are 340 to 320. The building was actually made wider. Before, it was narrower, I don't know exactly, but the building was made wider.

COMMISSIONER GREEN: The rooms are at 321 square feet.

MR. CAZARES: Okay, yes. So, 10-foot ceilings, designed accordingly. Originally, first plan was the room was wider. There's a lot of dead space in there, so I adjusted it. We didn't feel it was appropriate.

COMMISSIONER LORENZINI: Okay, second question. How are you going to control who comes up to the sixth floor? I mean what's to stop anybody from driving, parking and going up to the sixth floor lounge other than you have to now hook up to a guest?

MR. CAZARES: I think I have covered this before, but ---

COMMISSIONER LORENZINI: Please do it again, thank you.

MR. CAZARES: I'm sorry?

COMMISSIONER LORENZINI: Please do it again.

MR. CAZARES: Yes, absolutely. I mean, you know, if someone really wants to go up there, they're going to have to take the stairs. They're going to have to go up six flights of stairs. The elevator is going to have an RFID key card access. Most new hotels have that. It restricts you from the floor that you're on, lobby, say I'm supposed to be on the fifth floor. I'd have access to the fifth floor, and then I could have access to the rooftop. A patron off the street would really have to figure out that they'd have to go up the fire egress.

COMMISSIONER LORENZINI: All right, that's fine. Thank you, that's all I

have.

CHAIRMAN ENNES: Okay, any of the other Commissioners?

COMMISSIONER JENSEN: Well, just informational, I'm very supportive of the project, I think it's a good project. Just a couple of things that are just sort of informational or curiosity on my part. Your room charge you're going to have? I mean these are obviously upscale rooms. So, how are they going to compare with the room charges of the hotels in the area?

MR. CAZARES: We are, I still consider ourselves as a four-star hotel. We are very upscale compared to any of the hotels in the area, even compared to the Renaissance and the Loews hotel. The clients that I have already secured in June, the rate is \$179 for the rent of a guest room and \$400 for our suites. I know in the previous presentations, we had STR and Ted Mandigo over here. The rates in Arlington Heights are about \$99 per night. So, I'm already securing at \$80 plus.

COMMISSIONER JENSEN: Just a little curiosity on the name Chez Hotel. If my three years of French from 55 years ago in high school serves me well, chez means the home of.

MR. CAZARES: Right.

COMMISSIONER JENSEN: So, I was a little curious about a title Home of Hotel.

MR. CAZARES: Well, it's our main brand. It will be called, at the end it will be Chez Arlington. Then there'll be another Chez that will be X, Y, Z and so on and so forth.

COMMISSIONER JENSEN: Well, that makes more sense to me.

MR. CAZARES: So, right now it's just Chez Hotel. It's the general flag, and when we open this we'll make this Chez Arlington.

COMMISSIONER JENSEN: Great, thank you.

CHAIRMAN ENNES: Bruce?

COMMISSIONER GREEN: I still have a concern about the parking here. I have since day one, and at the Plat and Sub I was very much concerned about the parking because it was even a larger deficit than we have now. I don't question the fact that the rooftop is a very desirable thing to have. That's really not my concern here. I think it's great. I think the amenities you have there are great. I just think that there, I think from what I read in the report, for instance, the rooftop is open to people staying at the hotel and their guests. So, do the guests get a card to be able to ride the elevator to get up there? Then how do they get up there?

MR. CAZARES: They have to come up with the guests. So, if you are staying at my hotel and your friend would want to come, you would have to escort them upstairs. They would have no access to come. You'd have to come down from your guest room and bring them in and take them up.

COMMISSIONER GREEN: No, I get it. I just was curious to how that was going to work. Again, my concern is just that, by your own admission, you'd want to open this up to the public and you think you're going to be able to do that. I am just concerned about the parking. We have, I'm not one to adhere to any kind of precedent being set, but this is a very large deficit that you're asking for here on this project. I just think it's, I have a difficulty going along with that large of a deficit.

MR. CAZARES: Commissioner Green, you know, there was something

that was circulated between me and Staff and I will present it to you over here as well, too, since you brought up that question. I want to make sure that you're comfortable. I had talked to Robin Ward, and I said, Robin, listen, I said I want to provide the security net that everyone wants to have over here in the Village. It's something, we're going to be the first one, it's going to be new, we're the first, I understand, I completely understand. I said, Robin, I said let me open this to the public and let me give you leverage. I will give you my liquor license as leverage. So, if you have complaints or you have problems, take my liquor license away.

You know, I'm giving my arm, you know, and my license because I believe in this and I want to provide you with that safety net. I don't want to have a parking problem and I haven't had a parking problem in 21 years. With every single one of my neighbors in support of it and allowing me to use their parking, I believe that when the hotel opens, and when it even opens to the public, there will not be a problem. I am still the gatekeeper, I will control it.

If I have my liquor license, you know, when I did this with Alderman Riley downtown --

COMMISSIONER GREEN: Okay, I get all that. Let me just stop you here. If you open it to the public, how are you going to control that? That's beyond your control. If you open that to the public, you can't stop anybody from coming up there.

MR. CAZARES: I can absolutely stop anyone.

COMMISSIONER GREEN: How are you going to do that? How are you going to discriminate against, you know, patron number 205 versus patron number 25?

MR. CAZARES: I had this at the hotel the entire time. When I felt the occupancy had been reached, people were not allowed up the elevator and the rooftop was closed. When we have a private event happening, there are no people from the public. Ms. --

COMMISSIONER WARSKOW: Warskow.

MR. CAZARES: -- Warskow, I'm sorry.

COMMISSIONER WARSKOW: That's okay.

MR. CAZARES: You know, you had searched a family function on rooftop and you know that when you would go on a Saturday night to a rooftop at Godfrey or at London House or at the Ivy, you would be turned away.

COMMISSIONER WARSKOW: Yes. Absolutely.

MR. CAZARES: You would be turned away instantly because we are closed, we have a private event, it's not available. I recently went to New York to take a look at some of the new rooftops they're having. They're a little bit a step above Chicago. You know what, I got nowhere on a Saturday night. I had to go Sunday morning at breakfast and talk to my friends at the front desk to let the maintenance guy up there so I can take a look. It's just, you know, we control that.

So, the last thing that I would need is for any of my neighbors to come to the Board or this Commission and say, listen, there's a huge problem. I'm willing to provide that leverage, Mr. Green, to yourself and the Commission.

COMMISSIONER GREEN: Okay, great. Thank you.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I mean I've been through the different variations of it. Yes, I appreciate the detail, you know, and the effort in making this a nice place. You know, I think the rooftop as my fellow Commissioners have said is a great amenity.

I think on the parking I'm comfortable given where we started. I was definitely concerned and I think Mr. Cazares has made a lot of progress in establishing, you know, connections with his neighbors to prepare for eventual overflow. I think there's incremental checkpoints in here that will allow Mr. Cazares to determine if he can, I think he's very confident that he can open to the public. But I think until that happens, the parking deficit is not a practical concern because I think that that deficit is, the way the number comes out is because of the rooftop. Since they're kind of mutually exclusive uses right now, that deficit doesn't really come into play. So, I think there's enough checks going forward to make sure that it's done in a smart way and that, you know, if there are parking issues, of course, you know, Mr. Cazares knows his business and he knows he has to keep his clients happy, that they'll be dealt with.

So, I'm fine with the proposed project and I support it.

CHAIRMAN ENNES: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I have a question regarding the parking. Do you have written agreements with these neighbors? Or are these all verbal agreements?

MR. CAZARES: Yes, we do have written agreements. I didn't present them this time because I think last time we presented it. But we have agreements with all of them, and one of them being over 21 years.

COMMISSIONER SIGALOS: What's 21 years?

MR. CAZARES: A 21-year agreement with Brite-O-Matic, with our neighbor to the south of us. We've had an agreement with them since we built the facility in 2001.

COMMISSIONER SIGALOS: They have a leased amount of parking spaces available for you?

MR. CAZARES: Right directly south of us, correct.

COMMISSIONER SIGALOS: The other thing, I'm a little confused when one of the conditions says the sixth floor space shall be closed to the public. Yet you're saying the hotel down the street, Courtyard, they're anxious to bring people over to the rooftop. Isn't that the sixth floor space?

MR. CAZARES: That is, yes.

COMMISSIONER SIGALOS: So, isn't this a contradiction?

MR. CAZARES: Well, they're not allowed to come. They may be anxious, but they're not coming.

COMMISSIONER DAWSON: He said once they open it to the public, he will invite them. If he gets permission.

MR. CAZARES: Right. They love the idea, they want to send, I said you know, unfortunately, I mean I did ask Charles and I did ask Sam for a condition that we could allow the Commissioner and the Board members twice at a time to come when the hotel opens to physically see it as well. So, I think that's going to be a very important aspect. Instead of us putting PowerPoints and videos, I think we can actually sit there and you're there and you come on a Saturday night and you see it and you believe it and you park your car yourself and you see there is no overflow, I think that's going to be what will make this the 99 percent.

COMMISSIONER SIGALOS: Okay, I now understand that. I know you made that comment before about how you'll control it until it's open to the public. It's only guests that are going to have a key card to activate the elevator. I've been in hotels and I've seen people coming in, oh, I forgot my key card, can you press floor such and such, and people do it.

MR. CAZARES: Well, you know what, it's --

COMMISSIONER SIGALOS: You're going to have that there at your hotel, too.

MR. CAZARES: It's sad, because you know what, at the W Hotels just down the street at 100 East Ontario, they did something like that. A housekeeper was cleaning a room and the door wasn't closed and a gentleman went on the floor and raped her, violently raped her. You know, that cost the hotel a lot of money. Always at my hotel, I scan their ID, I have a picture of their face, and we control that because my number one concern are my employees. We have people that worked for us for over 20 years. My housekeepers are vigilantly on my side over here, we're a non-union hotel. We pay excellent and, you know, my first concern is my housekeeper, you know, and we really enforce that. Unfortunately, there are crazy people and I can't control everything that happens.

COMMISSIONER SIGALOS: No, you can't.

MR. CAZARES: Which is a shame. In the hotel business, there are a lot of crazy people, trust me, I deal with them all the time, but we have to kind of try nicely to restrict them. Unfortunately, you know, there will be one person that will figure out that he can walk up six flight of stairs to get up there, and I will kick them out. Hopefully, we'll put those controls in place.

COMMISSIONER SIGALOS: The last question I have, and I was at this last Comprehensive Review Committee meeting and I questioned the size of your rooms. Again, you've compressed them all and made them smaller and you still want to call these boutique rooms. But I still don't see a closet in there.

MR. CAZARES: There is a closet.

COMMISSIONER SIGALOS: Where is it? I just --

MR. CAZARES: It's a beautiful closet.

COMMISSIONER SIGALOS: I looked at your plan; I saw the elevations that you had of a typical guest room. I mean maybe I'm missing something, but I don't even see a closet in these rooms.

MR. CAZARES: There is a closet, Mr. Sigalos. You know what, I was thinking about you. I was in a trip this January to China and I had my very good friend for over 10 years as the people who manufacture some items for me, and they presented a beautiful closet. It's going to have clear glass in the front, gold hand rails, lighting built in there, and the safe is going to be mounted. It's going to be a closet that no other hotel in the subset and not even downtown, so you know what, when this is done, I'm going to personally send you one closet to your house. It's an amazing closet. It really is going to be amazing.

It's actually being built and manufactured and then installed. It's not in the physical demising walls, because the physical demising walls didn't give this closet justice.

COMMISSIONER SIGALOS: No, because the rooms are so small.

MR. CAZARES: I don't agree with you on that.

COMMISSIONER SIGALOS: All right, that's all I have.

COMMISSIONER GREEN: John, if I could help you? You hang this way, not this way.

MR. CAZARES: We know you have an immense wardrobe and we want to make sure that you're taken care of.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: I'm good.

CHAIRMAN ENNES: You're good. Okay, I do have a couple of questions for the Petitioners, if you'd come back up please? I, too, have a problem with the parking. I hope it doesn't become a problem. But your lease documents for parking access, are those part of the package? Have those been entered into the record as part of the approval, that those exist? They're one of the contingencies, right?

MR. HUBBARD: Right.

CHAIRMAN ENNES: That if there's a parking problem, he has these leases in place and he'd be able to use these?

MR. HUBBARD: Right, yes. I do have them, they are part of our project file here. They don't need to be made specifically a part of this application, but I can verify that I've seen both the agreement with Brite-O-Matic, Hand to Shoulder Associates, and Pace.

CHAIRMAN ENNES: I like the fact that the Petitioner is committing to the fact that if there is a problem and he's not able to resolve the parking problem, that he's willing to give up the liquor license. Will there only be one liquor license or is there going to be a liquor license for the sixth floor and a liquor license for the facility?

MR. CAZARES: So, I didn't commit to that. That was a discussion that me and Robin had, and I presented that to you. I think Mr. Green asked me the question of when this opens up to the public, what type of leverage could the Village have. With my conversation with Robin, I offered her my liquor license saying that if/when the rooftop --

CHAIRMAN ENNES: Well, is it part of the deal or not?

MR. CAZARES: It's not part of this deal, no.

CHAIRMAN ENNES: Because I read it in the prior proposal, you mentioned it tonight.

MR. CAZARES: Right, it's not part of this deal. But if you'd let me open the rooftop to the public today so I don't have to come back anymore, then we can make it part of this deal.

CHAIRMAN ENNES: Well, I don't think that's going to happen. But then I don't decide.

MR. HUBBARD: We can certainly explore that as a condition of approval if and when the Petitioner comes forward to request an amendment to open this space to the public.

CHAIRMAN ENNES: Okay, if there's a parking problem and you don't have access for that property in 15 years, let's say, and that there is a parking problem because it's very successful, the hotel and the banquets, then what is your commitment? I mean you won't go, you might not be able to go out and buy additional land. Other facilities might have developed to the point where they can't give you that parking space anymore. I still don't understand how with Pace, would you expect customers to run across that street at night to come to a wedding or a banquet? My wife would never do that. I've been to your facility many times for functions.

MR. CAZARES: Thank you so much for coming to our facility.

CHAIRMAN ENNES: But I'd never go across that road. So, how would you expect people to do that? Or are you going to have valet people running across that highway? That seems very dangerous.

MR. CAZARES: Thank you, Mr. Ennes, for asking that question. I thought

about that very seriously from the last time I came over here. You know, when you asked me that question, I actually went to my hotel and I sat in the lobby, we're at 233 East Ontario and kitty corner with Northwestern Hospital, we lease out spaces where our customers and valet, or valet, I'm sorry, we don't have self parking, valet will park. I watched the valet staff and this will be the same staff that will work here at this hotel as well. It's no more than 150 feet away, the parking lot, from our current hotel to where we use our spots. I said I never see you walk, I said I never see you guys walk to the, what are you guys doing?

You know, these valet guys, it will be used for valet, I think last time I presented that. So, it wouldn't be advertised to anybody coming in that they could go use Pace, but the valet will drive there. They're not going to walk. They don't walk 20 feet and they're not going to walk the 150 feet across Algonquin road. So, we would never see patrons, it's not going to be advertised on a sign that, you know, there's additional parking at Pace. This is something that we would have only for valet.

CHAIRMAN ENNES: So, will valet people be running across to Algonquin Road to get cars?

MR. CAZARES: Well, no, they won't. We'll never use Pace parking lot. It's just a hypothetical backup that Staff wanted us to have and that the Board and that this Commission has requested. We have on the side of, the southern side of Algonquin Road, we have over 200 overflow parking spots. Plus, with Hamilton Partners being developed, we could have 400 overflow spots. The 200 parking spots that Pace offered us is really a gesture of us being a good neighbor. When Pace developed their property two years ago, we allowed all of their employees to park on our property, and they said, you know, James, we'd love to see the hotel. We want to see this being developed and we're willing to give you an indefinite amount to use our parking. We'll really never use it. It's there; it's available, but we can come up with options.

CHAIRMAN ENNES: Okay, I understand what you're saying, because you agree with me that you wouldn't want to be having people or valet --

MR. CAZARES: Never. I mean our insurance would never, it would never happen.

CHAIRMAN ENNES: Has Hamilton actually bought that property? Do they own it? Are they moving ahead?

MR. HUBBARD: They have a building permit; they've started construction, yes.

CHAIRMAN ENNES: So, they were able to resolve their problems with the adjoining?

MR. HUBBARD: They did.

CHAIRMAN ENNES: Okay, good to know. So, my other question was how many liquor licenses are you going to have for this facility?

MR. CAZARES: I have no idea.

CHAIRMAN ENNES: You mentioned something about liquor licenses for the mini bars?

MR. CAZARES: Right. So, the Village of Arlington Heights does not have a mini bar liquor license. So, I talked with Mayor Hayes and Robin and we're going to, they're working on developing some type of ordinance to pass that so that we could have that at our hotel. How many liquor licenses, I'm not sure how this municipality works. Downtown, I think I

had seven, one for the mini bar, one for the restaurant, one for room service, one for the rooftop. I still don't understand why anyone would have seven liquor licenses, but you know, Chicago is a funny place.

CHAIRMAN ENNES: No kidding.

MR. CAZARES: I think one would be enough. If you're selling liquor, you're selling liquor. I have no idea; I'm assuming one.

CHAIRMAN ENNES: Okay, I was asking that in line with if you were going to give up a liquor license if there was a parking problem, were you going to give up just the sixth floor one or is there just one for the whole building. How serious was this commitment? So, that is something that is being worked out and it's not one of the conditions of our approval tonight?

MR. HUBBARD: Right. Until he actually requests an amendment to whatever is potentially approved this evening, it won't be open to the public. If and when it is, it will have to go through an amendment process and we will examine exactly, you know, what the liquor license is, if we have the legal authority to restrict, you know, to use that as leverage and, you know, how it would be restricted. So, we would cross that bridge when we get to it.

MR. CAZARES: I'm willing to offer my entire facility for liquor license, the entire building.

CHAIRMAN ENNES: I'm not going to get into that. Okay, why did you go from nine stories to six? Was it primarily the cost of building those higher floors?

MR. CAZARES: Yes, the cost was significant. We started getting quotes, it was out of sight. The room layout, I did change the layout as well so I didn't necessarily agree 100 percent because there was a lot of dead space, and that is what caused the building to drop down to six floors. If I keep the height at nine floors, then there would be about 100 rooms.

CHAIRMAN ENNES: But it works for you at 320 square feet, you figure that's a large enough room out here?

MR. CAZARES: Yes, you know, I had 63 rooms downtown; it's amazing. 63 downtown, 63 over here, and the first room always to sell was the small room. The suites are very difficult. We had 52 suites at the hotel. We would triple or quadruple sell the studio rooms before we could sell the suites or try to up-sell.

CHAIRMAN ENNES: People want that size, they just don't want to pay for it.

MR. CAZARES: Nobody wants to pay and everyone is online and looking at, you know, a dollar or 50 cents.

CHAIRMAN ENNES: One other question, on this picture up here, on the top, that space there, is that just the adjoining room? I assume?

MR. CAZARES: Yes.

CHAIRMAN ENNES: With the gray background, it almost looked like that was a little tunnel wall.

MR. CAZARES: You know, I know Mr. Green and Mr. Sigalos has concerns about the rooms. I'm also going to offer everyone a one-night stay at the hotel when it opens so you can see what 10 feet does on the room.

CHAIRMAN ENNES: Scratch that from the record. We don't take any --

COMMISSIONER CHERWIN: We don't take bribes.

CHAIRMAN ENNES: I appreciate that.

MR. CAZARES: It's not a bribe; it's a business trip.

COMMISSIONER DAWSON: No, no, no, I know.

CHAIRMAN ENNES: We're being a little light but it's very serious to us.

MR. CAZARES: Of course, yes.

CHAIRMAN ENNES: We want you to be a success. You've been success here for a long time. But parking is a big concern because once it's built, you can't add any more parking, or it's very difficult.

MR. CAZARES: Yes, and I'll talk to Robin about that, you know, because I know in Chicago, the alderman renews our liquor license. So, you know, we'll try to do something. If this is such a success and we're doing gangbusters, I will put a \$5 million garage up there.

COMMISSIONER CHERWIN: Mr. Ennes, can I just follow up real quick?

CHAIRMAN ENNES: Well, if you'd have done the garage before, you could have had the 100 rooms.

MR. CAZARES: I know. I would like to, it's just \$5 million, and I'll tell you for \$5 million I'm going to go buy myself a hotel in Costa Rica.

COMMISSIONER CHERWIN: Mr. Ennes, can I just really quick clarify something?

CHAIRMAN ENNES: Sure.

COMMISSIONER CHERWIN: So, I just want to make sure I'm getting this right as we're talking about the parking and the concerns about it. I want to make sure I'm understanding this right. So, Sam, we're at about 77-spot deficit right now, right? That is mostly driven by the fact that we've got the rooms, we've got the banquet space, and we've got the rooftop. But I think what you're saying is if that rooftop were to not be used at all, our deficit would almost be netted out, right?

MR. HUBBARD: Like three or four spaces.

COMMISSIONER CHERWIN: Like three or four spaces. So, in reality, that deficit is being driven by people who, they're not going to be additional users, they're going to be the same individual people who are there, maybe there's a few guests that come. But generally, until we get to that point where it's open to the public, that 77 or so plus or minus incremental spaces are kind of phantom spaces because the people are already going to be here at the hotel.

MR. HUBBARD: Yes, that's the theory behind it. Yes.

COMMISSIONER CHERWIN: So, if we start to open it up to the public, that calculation may change, and then hopefully at that point Mr. Cazares will either determine, you know, that the practical use of it is, you know, not going to be driving more or if he has to implement some of the off-site. I think we determined at the last meeting, if I'm correct, the peak load on those other sites south of Algonquin don't necessarily come into the same peak load as your parking, correct? So, we can use that harmoniously, right?

MR. HUBBARD: Their peaks are not evenings and weekends when James' peak is.

COMMISSIONER CHERWIN: Right, okay. I just wanted to make that clear. Thank you. Sorry to interrupt.

CHAIRMAN ENNES: Thank you. The two adjoining properties that you have parking agreement, the one to the south and the one to the east, what's the total? Is your lot level and connected to those?

MR. CAZARES: To the south, yes. To the east, I think they're a couple of inches different in grade. You can just walk right over.

CHAIRMAN ENNES: You can, but could somebody from your parking lot, can they drive to those spots? Are these spots on the lot to the east --

MR. HUBBARD: No, they'd have to go out to Algonquin Road.

CHAIRMAN ENNES: I'm sorry?

MR. HUBBARD: They'd have to travel out on Algonquin Road.

CHAIRMAN ENNES: And come back around to those. Okay, so, now would that be something your valets would then use? If they need to?

MR. CAZARES: I haven't gotten that far. You know, the most convenient is Brite-O-Matic which is directly south.

CHAIRMAN ENNES: Okay, right to the south. But that's just, what, five spots or something?

MR. CAZARES: No, it's --

MR. HUBBARD: 23.

MR. CAZARES: 23.

CHAIRMAN ENNES: Oh, 23 back there.

MR. CAZARES: And we've never used them.

CHAIRMAN ENNES: Then how many to the east?

MR. HUBBARD: To the east, there's 29 spaces directly abutting the property to the east.

CHAIRMAN ENNES: So, we have 40 to 50 spots.

MR. HUBBARD: Plus 100 more.

CHAIRMAN ENNES: Adjacent, not directly accessible but adjacent, which may eat up most of that 70.

MR. HUBBARD: Right. Let me show you.

MR. CAZARES: And I have five from Safeguard. But we're not going to use any of them. We really won't, we won't need them. I plan to come back to this Commission and do more studies when the hotel is open to show you that we have actually surplus parking.

MR. HUBBARD: So, these are the 23 spaces at Brite-O-Matic. They're directly adjacent to the site. Then there's 29 spaces right here on the Hand to Shoulder's, and then down even farther south here, there's over 100 additional spaces. Some of those are used by Pace but, you know, there's over 100 spaces more down here.

COMMISSIONER LORENZINI: Chairman, I have one other question.

CHAIRMAN ENNES: Okay.

COMMISSIONER LORENZINI: It's just something I was curious about, something you said. When you talked to the other hotel, the Doubletree, they said they had to send their people to Schaumburg. Why wouldn't they send them to Arlington Heights Downtown?

MR. CAZARES: That would be a question you'd have to ask them. But in the southern part of Arlington Heights, I know Mr. Bill Enright is working on redeveloping that area and putting bike paths and putting a brewery and so on and so forth. But it's a little bit desolate down there right now. There needs to be some type of services, some food and services. We really don't have that. Unfortunately, Schaumburg does. That's like I guess the black and white answer.

COMMISSIONER LORENZINI: Thank you.

CHAIRMAN ENNES: Okay, any other questions?

MR. CAZARES: I'll tell you this, I'm sorry, I'm going to continue, my partnership with CorePower Yoga, with also CrossFit Gym, we need to educate the people to come here, you know. These front desk agents over here, trust me, I work here now full time and I look at my competition, they have no idea of what's going on in Downtown Arlington Heights. They have no idea. You know, they probably don't live in Arlington Heights, they don't have meetings about it, and there is no connection with being over here. There needs to be some type of amenity that we're going to offer to the guests saying please go and try this yoga, please go do crossfit in the morning, please go do this, so that they can actually stand here, walk here and be here. That's going to I think be a key element to, when I'm presenting to the customers, to have at rehearsal dinners over here and what I'm going to present to our corporate clients saying you should come here, have your two, three-day meeting, and let me show you all these wonderful things that we can do here in Downtown Arlington Heights.

CHAIRMAN ENNES: Thank you.

MR. CAZARES: Thank you.

CHAIRMAN ENNES: Are there any questions from anybody in the audience?

(No response.)

CHAIRMAN ENNES: Seeing none, Commissioners, any deliberations among ourselves or is there a motion?

COMMISSIONER DAWSON: I'll make a motion.

MR. HUBBARD: Close the public hearing first.

CHAIRMAN ENNES: Yes, I should close the public portion of the meeting.

COMMISSIONER DAWSON: So, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 18-021, an Amendment to Land Use Variation Ordinance 18-028 to allow for modifications to the previously approved hotel development plan, and the following variations:

- 1. Chapter 28, Section 10.4, to reduce the required number of parking spaces from 249 spaces to 172 spaces.**
- 2. Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.**

Approval shall be subject to the following conditions:

Parking/Traffic:

- 1. If it is determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and sixth floor space, contracting with the Police Department to provide traffic control personnel,**

the addition of further offsite parking areas, or any other option as determined appropriate by the Village.

Sixth Floor Space:

2. The sixth floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to open this space up to the general public will require an amendment to this Land Use Variation.
3. The sixth floor space may be privately booked for events (banquet, wedding, et cetera), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e., the main banquet hall may not be used concurrently with the sixth floor event).

General Hotel:

4. The exercise room (or any proposed spa), as well as the first floor cafe and seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public.
5. The Business Center/Office on the first floor shall not be available for meetings, conferences, et cetera.
6. The site landscaping shall be revised to conform with the 12/19/18 landscape review comments from Derek Mach.
7. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.

CHAIRMAN ENNES: Okay, Sam, would you take the roll?

MR. HUBBARD: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN ENNES: And a second.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

COMMISSIONER GREEN: With comment myself as well.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

CHAIRMAN ENNES: So, you have a unanimous approval from the Plan Commission. We have comments from the Commissioners.

COMMISSIONER JENSEN: Just a comment. I think you're to be commended for your perseverance in working through all of the iterations of this. I also want to commend you for your, you know, for your commitment to Arlington Heights and wanting to stay in Arlington Heights and bring more people here. So, I think you've done a good job through a number of iterations, and I certainly wish you success.

COMMISSIONER GREEN: My only comment is I think it's a great project; I always have from day one. I still have a concern about parking. But you are, I would say, sufficiently on the line for that. So, good luck!

MR. HUBBARD: We are tentatively targeting January 22nd for a Village Board meeting, but that's going to be determined based on scheduling.

CHAIRMAN ENNES: Good luck!

MR. CAZARES: Thank.

CHAIRMAN ENNES: Okay, any other business?

MR. HUBBARD: None.

CHAIRMAN ENNES: Okay, do we have a motion to adjourn?

COMMISSIONER WARSKOW: So moved.

CHAIRMAN ENNES: And a second?

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: Everybody wants to adjourn. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: This meeting is adjourned.

(Whereupon, the above-mentioned petition was adjourned at 8:37 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, RONALD LeGRAND, SR., depose and
say that I am a digital court reporter doing business in the State of Illinois;
that I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2019.

NOTARY PUBLIC

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: November 20, 2018

PETITIONER INFORMATION:

DC Number: 18-102
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: November 27, 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.

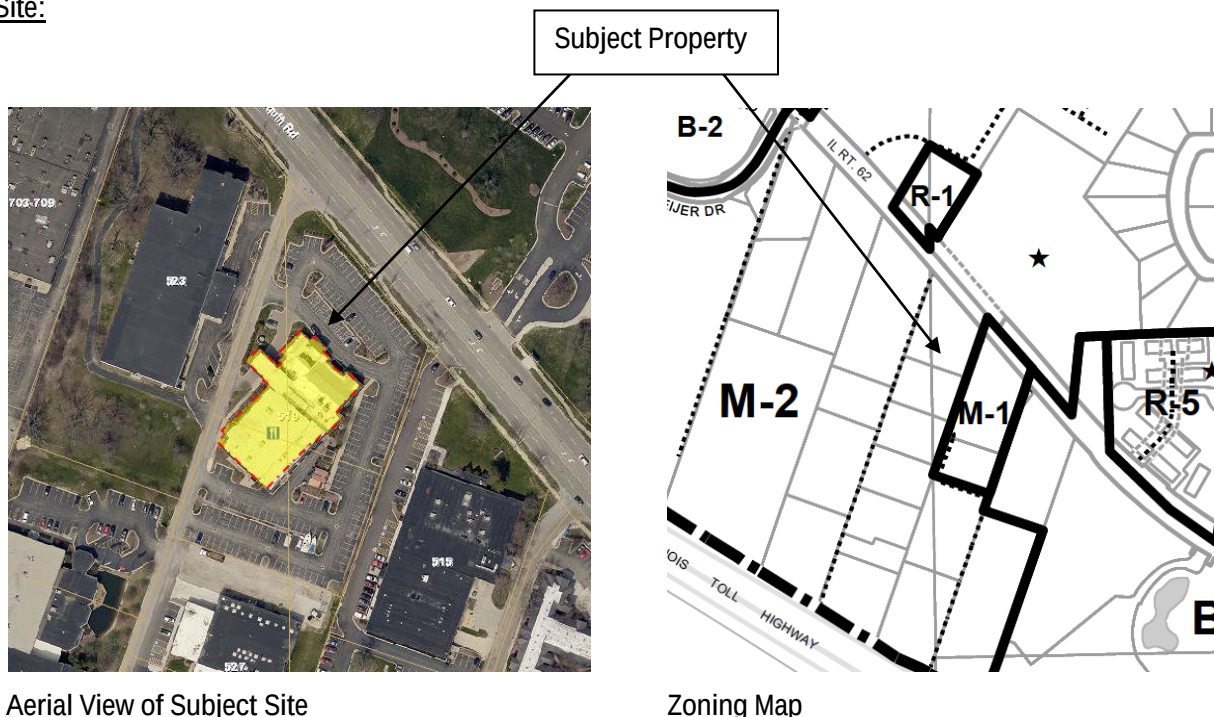
This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Land Use Variation allowing a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's 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 six-story, 61 room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility has been demolished to accommodate the new hotel tower.

Site:



Background:

This project was previously reviewed and approved by the Design Commission on three separate occasions. In 2016, the petitioner was proposing a 10-story building with 160 hotel rooms. However, 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. Finally, in June of 2018, the Design Commission approved the design for an 9-story, 60 room hotel. The 2016 and 2017 designs were sleek and modern to create a new image and main entrance for the facility, but the 2018 concept retained the existing main banquet entrance on the west side of the building and the hotel tower was designed with traditional details and materials to match the existing banquet building.

Architectural Design:

At this time, the petitioner is seeking approval for a modified version of the traditional design concept that was approved in June. The floor plans have been revised to accommodate more hotel rooms per floor, so the height of the building has been reduced from 8-stories to 6-stories without losing any hotel rooms.

The current design is consistent with the previously approved design in regards to the overall style and detailing. However, the following changes have been made:

- The stone base has been reduced from two-stories to one-story.
- The stucco exterior on the top floor has been omitted.
- The pattern of the window grids have been simplified.
- The brick exterior has been changed to a faux EIFS brick product.

Overall, the revised design is nicely done. The only concerns are:

- The rear elevation does not have windows on the top floor, so it looks somewhat top-heavy and unfinished. It is expected that a wall sign will be located on the blank wall, but a sign variation may be required to allow a sign on a wall without street frontage. Further design development of this area may be necessary. Consider the possibility of false windows with spandrel glass or additional EIFS banding to break up the blank wall area.
- The Design Commission should evaluate the proposed faux EIFS brick product. The petitioner is proposing this product in order to match the existing brick, which is no longer available. However, the Village's Design Guidelines discourage excessive amounts of EIFS wall cladding and fading of the EIFS color over time is a concern. It is recommended that real brick be used with as close of a color match to the existing brick as possible.

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 *European Crystal (Chez) Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 11/13/18, 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. Evaluate the design of the top floor on the rear elevation. Consider the possibilities of wall signage, false windows, or additional EIFS banding to enhance the appearance.

2. Provide real brick instead of faux EIFS brick.
3. All signage shall meet code, Chapter 30, and separate sign permits are required.
4. 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.

November 20, 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 18-102

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 27, 2018

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Andy & Voula Behlis, Owners of *1518 W. Thomas St.*
Jeff Eichhorn & Beth DeBaker, DeBaker Design Group for *1209 N. Dunton Ave.*
Aidan Quinn, AKA Architects for *Goddard School*
James Cazares for *European Crystal Hotel*
John Powers, Dryvit Systems for *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF NOVEMBER 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that a positive vote from all 3 commissioners is required for approval of a project tonight.

ITEM 4. COMMERCIAL REVIEWDC#18-102 – European Crystal (Chez) Hotel – 519 W. Algonquin Rd.

James Cazares, representing *European Crystal Hotel* and John Powers, representing *Dryvit Systems*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Land Use Variation allowing 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 petitioner is proposing to build a new six-story, 61 room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility has been demolished to accommodate the new hotel tower.

This project was previously reviewed and approved by the Design Commission on three separate occasions. In 2016, the petitioner was proposing a 10-story building with 160 hotel rooms. However, 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. Finally, in June of 2018, the Design Commission approved the design for an 9-story, 60 room hotel. The 2016 and 2017 designs were sleek and modern to create a new image and main entrance for the facility, but the 2018 concept retained the existing main banquet entrance on the west side of the building and the hotel tower was designed with traditional details and materials to match the existing banquet building.

At this time, the petitioner is seeking approval for a modified version of the traditional design concept that was approved in June. The floor plans have been revised to accommodate more hotel rooms per floor, so the height of the building has been reduced from 8-stories to 6-stories without losing any hotel rooms. The current design is consistent with the previously approved design in regards to the overall style and detailing. However, the following changes have been made:

- The stone base has been reduced from two-stories to one-story.
- The stucco exterior on the top floor has been omitted.
- The pattern of the window grids have been simplified.
- The brick exterior has been changed to a faux EIFS brick product.

Overall, the revised design is nicely done. The only concerns are:

- The rear elevation does not have windows on the top floor, so it looks somewhat top-heavy and unfinished. It is expected that a wall sign will be located on the blank wall, but a sign variation may be required to allow a sign on a wall without street frontage. Further design development of this area may be necessary. Consider the possibility of false windows with spandrel glass or additional EIFS banding to break up the blank wall area.
- The Design Commission should evaluate the proposed faux EIFS brick product. The petitioner is proposing this product in order to match the existing brick, which is no longer available. However, the Village's Design Guidelines discourage excessive amounts of EIFS wall cladding and fading of the EIFS color over time is a concern. It is recommended that real brick be used with as close of a color match to the existing brick as possible.

Staff recommended approval of the proposed design with consideration given to the comments regarding the top floor of the rear elevation and providing real brick instead of faux EIFS brick.

Mr. Cazares gave a slide presentation of the project. They are trying to match the existing building with the new facade of the addition, with a design similar to what was first proposed. He has worked closely with Staff to consider all their recommendations, and made modifications to those recommendations. The proposed elevations were presented, with cast stone on the first-floor, and a faux Dryvit brick for the top floors. A thin veneer or a masonry brick was originally proposed; however, while looking at the site, it was determined that the two buildings abutting each other and the dilemma of running the existing banquet facility while trying to put masonry on 68-feet of the building becomes an issue.

After further research, he found a 4-story boutique hotel in Columbus, Ohio that used this same faux Dryvit brick, and a representative familiar with that project and that hotel is here tonight to answer any questions.

Mr. Cazares continued his presentation. A sign is being proposed in the center of the south elevation, and he is open to adding windows there as suggested by Staff, although he preferred adding real windows, with screening to the service areas to allow for light to go through. Windows were originally proposed on the first-floor at the front desk; however structural issues would not allow windows so they were removed and a hand painted mural will now be located behind the front desk, as well as a seating area with a small fireplace for waiting guests. The proposed floor plans and interior layouts and room designs were shown, with the rooms becoming a little longer. A rooftop terrace is being proposed on the sixth floor, with a very preliminary design being shown tonight; this will be very unique and restricted for patrons of the hotel and banquet facility only. The existing ballrooms will be removed, and a portion of the existing building on the north elevation has already been demolished.

Mr. Cazares also presented pictures of what was done with the faux Dryvit system on the hotel in Columbus, Ohio, which was very restricted on space. He explained that his banquet facility is currently open and they continue to have about 120 events planned during the construction period, so their main goal is to erect the addition as fast as possible, clad the exterior, and complete landscaping to accommodate their customers. He commented that there is no cost savings with this Dryvit product compared to masonry, but he prefers it because it exactly matches the existing banquet building.

Chair Fitzgerald asked the commissioners if they had questions about the faux Dryvit material, and Commissioner Kubow asked what the warranty is. Mr. Powers came forward and explained the two different things that relate to warranty. The standard system that would be utilized has a 10-year standard warranty, and ultimately that warranty is renewable forever and would include everything from the sheathing out, and could include the sealants as a part of that. At the end of the original warranty term, the building owner can have a third party forensic firm architect visit the building to perform any needed maintenance, and then that warranty is re-issued to the original owner for another 10 years. At 10-20 years, it can be renewed forever. The second part of that as it relates to the Dryvit brick being proposed for this building, the standard warranty is for 25 years. Mr. Powers also gave an explanation as it relates to the technology of this product and the mandated energy codes across the United States. This product is associated with Dryvit, but ultimately it is an innovative continuous insulation (CI) masonry offering that could be used over an existing building because of the light weight of the Dryvit system, which is 2 pounds per square foot, and utilizes the same masonry mortar that is used with conventional clay or thin brick. It is designed to be used for the design life of the building; that is the life expectancy of it at this point, and is a good fit for this project.

Commissioner Eckhardt said he was very familiar with Dryvit installation and the issues associated with it in past years. He asked if it is a pre-fabricated product and Mr. Powers said that it can be, and he explained that the simple fundamental fact is that back in the mid 90's when there was a rapid growth in residential homes primarily on the southeast coast, there were issues with water intrusion, primarily related to windows, lack of flashing and other things. In the year 2000, the codes basically updated not only the residential but the commercial codes that now mandate the use of the air, water, vapor, thermal system. At that same time, Dryvit and other EIFS manufacturers complied with those requirements and now use moisture drainage systems that are well tested. Furthermore, it has now become the standard for all claddings to meet that same requirement. The key is making sure that it is an assembly; the codes today are based upon assemblies, not single components. With that in mind, new brick can actually be a panelized assembly done in a controlled environment off-site, or and it can be a full composite panel depending on the structure design. Commissioner Eckhardt asked how this project would be done, and Mr. Powers said it was not determined yet, but both systems would work with the addition being proposed.

Commissioner Eckhardt asked about the surface of the faux Dryvit system that appears to have some significant thickness, and Mr. Powers said that the surface is an acrylic technology. Commissioner Eckhardt also asked if the faux bricks are made on the flat surface with a template, and Mr. Powers replied that it is a proprietary process at this point that is patented, but ultimately the brick is extruded. Commissioner Eckhardt commented that Dryvit is dependent about the skill of the installer, and Mr. Powers agreed, stating that the most important decision of a building

owner is the contractor they choose to work with. He added that the second part of that is the assurances from the design professional's participation to ensure that that assembly is correctly designed to be functional when doing a mock-up. From that perspective, specific to new brick, it is adhesively attached in a manner that meets energy codes. Mr. Powers also explained the 2 drainage planes incorporated into the product.

Commissioner Eckhardt asked about the type of mortar used with this faux Dryvit system and how the new bricks stand up to a cleaning. Mr. Powers replied that the same cleaning process is used as regular masonry; there are products that have been fully tested for use over the top of this system. Standard colors for new brick use the exact same inorganic pigments that clay brick would use. The new brick is all about addressing the energy codes, the assembly testing, and the fire requirements. Commissioner Eckhardt asked how long this product has been in the United States and where was it first introduced. Mr. Powers said that a man who worked for Dryvit was with a competitor in China who changed their business model and he happened to see a technology that was similar to this, although not thought out to the extent being talked about now. He brought that technology back and started his own company and then brought it to Dryvit. With regards to a window opening, Commissioner Eckhardt asked what the recommended setback from the face of this product to the face of a window would be, and Mr. Powers said the distance is dictated by the window manufacturer; however, a 3-inch exposure could be easily handled if necessary. The commissioners had no other questions for Mr. Powers.

Commissioner Kubow loved the first design proposed by the petitioner, which was very modern, and he also liked what was being proposed tonight, which probably fits more with Arlington Heights. The color of the brick and the stone base would fit in nicely in the Downtown, and acts as almost a gateway from the highway into the Village. He felt the interior design was amazing, and he was glad that renderings were presented showing how fantastic the addition will look. With regards to the design, he recommended adding windows on the south (rear) elevation as suggested by Staff, and he would support a wall sign on the south elevation, as shown on the drawings.

Commissioner Eckhardt liked the current design, the stone element at the base of the building, and the massing. He questioned the vertical white elements on the pilasters, which Mr. Cazares said would be in the same color to match the gray cast stone. Mr. Hautzinger added that the plans indicate the bands to be an EIFS material. Commissioner Eckhardt concurred with Commissioner Kubow regarding the windows on the south elevation and support of a wall sign on the back of the building. He felt the building looked fine and the interior was great. With regards to the proposed faux EIFS brick, it appears to be a good product that has impact resistance that the older traditional EIFS did not have; however, he cautioned the petitioner to do his appropriate homework.

Chair Fitzgerald agreed with everything that was said.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE *EUROPEAN CRYSTAL (CHEZ) HOTEL* TO BE LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/13/18, 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 RECOMMENDATION TO ADD WINDOWS AT THE TOP FLOOR ON THE SOUTH (REAR) ELEVATION ADJACENT TO WHERE THE SIGNAGE IS SHOWN.
2. PRELIMINARY SUPPORT FOR A SOUTH FACING WALL SIGN AT THE TOP OF THE BUILDING, IF IT IS DETERMINED THAT A SIGN VARIATION IS 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, 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.

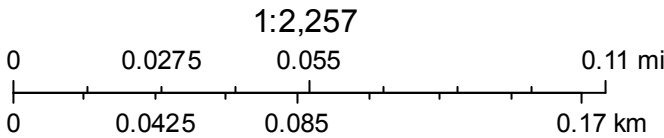
IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Aerial



July 29, 2016



Changed to the original plan.

Basement

– foot print was made wider to accommodate longer guest rooms. Basement is used for storage and back of house operations.

1st floor

- Guest rooms which are ADA compliant were added to first floor for ease of use.

-Coffee shop demising wall was removed so that the complimentary items could be more visible to guest sitting in our lobby living room.

There will be no items sold. The hours of operation is 24 hours. There normally is an attendant who checks on the product that are displayed through the day, but this is not considered a full-time position but an ancillary task to daily chores. Guest of banquet hall are more than welcome to enjoy the complimentary items that are provided. Alcoholic beverage will be served complimentary for the nightly hosted evening social hour in the lobby living room from 5 pm – 6 pm. Same this is standard practice in boutique hotel for your reference normally it is one type of drink that is made. <https://www.grayhotelchicago.com/chicago-luxury-hotels/> Food will not be prepared in that area but may be displayed like a cheese tray or small appetizers, Concession will not be sold since the village will be approving mini bars we will be able to sell them in the rooms.

Gym- Was reduced in size due to interactive equipment that we are provided i.e. peloton bike

Office – was moved to first floor to be closer to back of house offices and lobby

Business center – Remains on first floor

2-5 Floor

Guest Room – are located on floor 2-5

Room were made longer and narrower. The initial layout was not conducive to case goods layout and provided a lot of empty space that was not functional. Room feature Luxury California Closets, Miniature bar area featuring mini bar, Rainfall shower, Wood Floors, Quartz stone, Local Art. Alexa, 70 inch tv, Day ottoman and working table. Ceiling height was increase to 10 feet in guest rooms and 9 feet in guest corridors. Floor 4 has 18 guest rooms and other floors have less. The hotel remains a luxury boutique hotel project. With no significant changes from the original concept.

Exterior

Exterior Design remain the same concept of matching to the banquet façade, Cast Stone Remains of First Floor with New Brick Replacing tradition clay brick on floor 2 and EFIS remains on top elevations as originally proposed. A mullion was added to the windows per Steve Request while Western Windows on first floor were removed due to Lateral Support requested by engineering.

Building height was reduced from 8 guest room floor to 5 guest rooms floor. Due to guest room layout and construction cost savings. Please also note that there was no significance view change from 60 -90 feet when we flew the drone.

6th Floor Terrace

Features both indoor and Outdoor area.

Indoor features a breakfast area where the hotel will host a breakfast for the guest daily. This is in a separated area so that it can be closed off and not accessed after service is complete. This is not open to the public. From our experience the elevator key card access system is extremely efficient to control pedestrians from entering where they are not allowed. Breakfast can be had both indoor and outdoor

During the day 10-6pm the roof top terrace is closed, but hotel guest has access to the outdoor portion. Also, if a meeting is held on site from our experience if weather permit attendees can have lunch outside. Bride who have there Dinner reception in our ballroom could also have an outdoor ceremony on the rooftop weather permitting.

6pm - We are proposing opening the evening hours to hotel guest and there invited guest initially. Full Beverage Service and a Small plate menu will be offered During this period, we plan on compiling additional parking data to present to staff to consider opening to the public. As a security bond for this trial we have offered staff our liquor license for the 6th floor be held as bond during this interim period. Having operated a roof top terrace in a very residential area located off the magnificent mile in Chicago I was always in full compliance and in tune with the 5,000 neighbors located on my block.

Hours of Operation for hotel patrons and guest are 6-10pm Sunday-Thursday and 6-midnight Friday and Saturday.

Site Layout

A possible addition of 2 parking space highlighting electric vehicle charging. Some parking spots were relocated due to the Fire Departments Concerns, and decorative pavers were removed from South Canopy Entrance for code reasons. i.e Charles and Steve both disagree with Don on this.

10/25/2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

Re: Land Use Variation Criteria European Crystal

The petitioner would like to request a parking variation. This Request is justified for the following reasons.

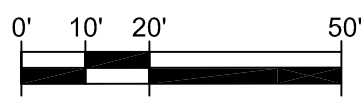
- A. The proposed use will not alter the essential character of the locality as it will meet the criteria for building development and landscaping and will be compatible with existing uses and zoning of nearby properties and will be compatible with existing uses and zoning of nearby properties.
- B. The plight of the owner is due to unique circumstance. The banquet facility has been vacant for over 80 percent a year.
- C. The variation is in harmony with the spirit and intent of this chapter
- D. The variance has been worked with staff and is at the minimum variance necessary to allow the requested reasonable use of the property.

Once again, we appreciate all of the help and cooperation we receive.

Very Truly Yours



James Cazares
Petitioner



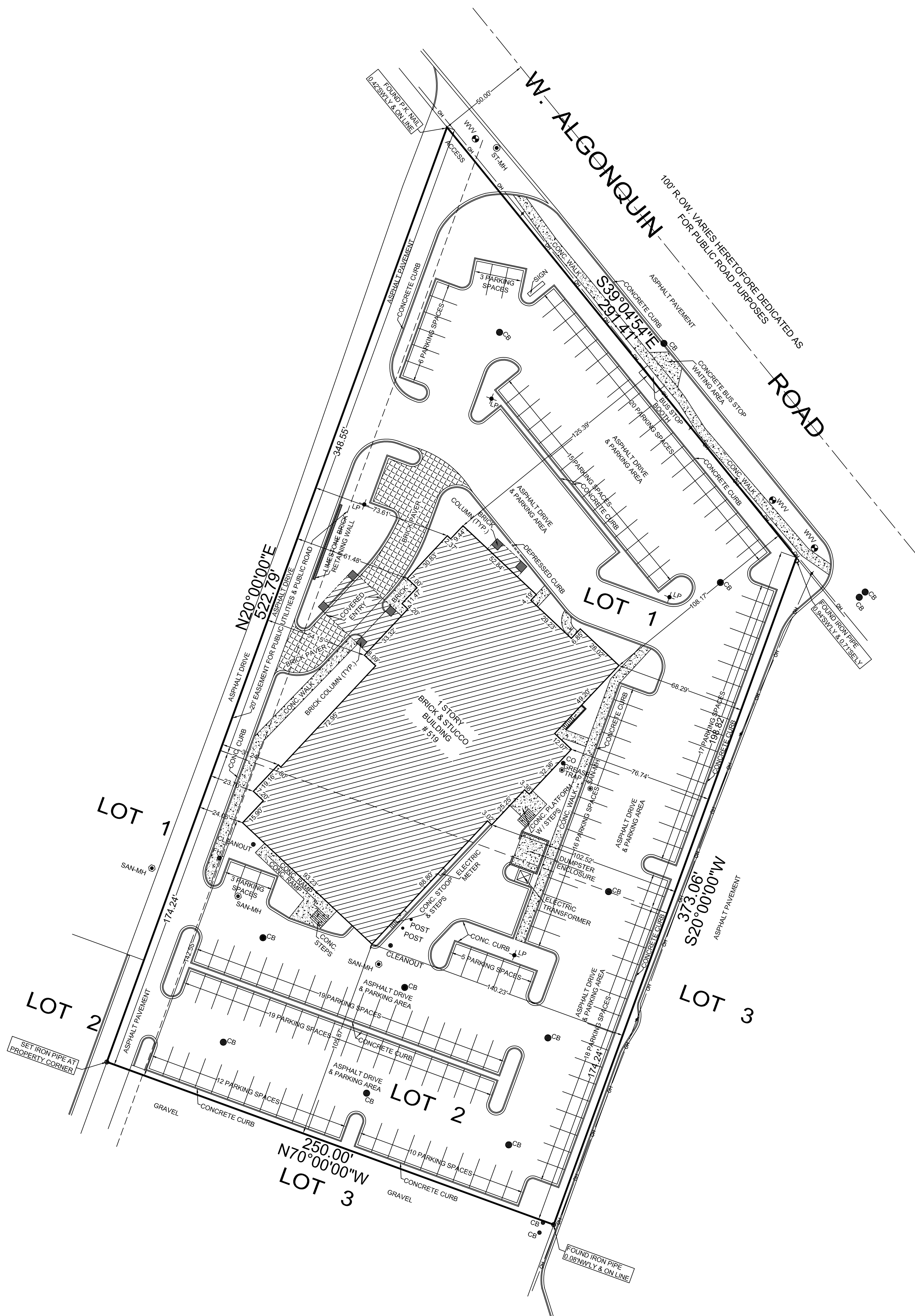
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

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.

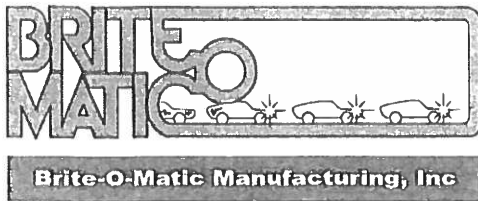
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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





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

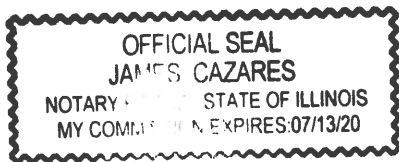
MAY 10 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

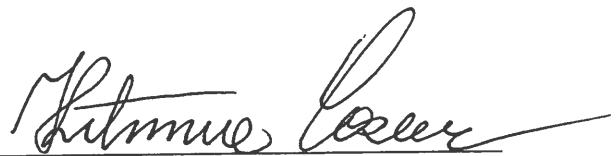
**AGREEMENT TO
HOLD HARMLESS AND INDEMNIFY**

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



Thomas J. Ross
Executive Director

July 3, 2018

Via Email to: James Cazares: james cazares <cirrus958cd@outlook.com>

Mr. James Cazares
J.A.W. Aqua Bella, Inc.
d/b/a European Crystal Banquets
519 W. Algonquin Road
Arlington Heights, IL 60005

Dear Mr. Cazares:

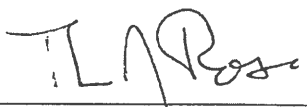
You informed Pace that you anticipate that European Crystal Banquets ("ECB") located at 519 W. Algonquin Road, Arlington Heights, Illinois, 60005 may need to use a portion of Pace's property located at 550 W. Algonquin Road, Arlington Heights, Illinois, 60005 when construction at ECB results in a lack of available parking at European Crystal Banquets and you have requested that Pace allow use of its parking lot ("Licensed Area"). Pace wishes to accommodate you in your request, however, Pace shall not assume or accept any liability associated with the use of its property.

In response to your request, effective July 6, 2018, Pace hereby grants and European Crystal Banquets hereby accepts a revocable, non-exclusive and non-transferable License to use a portion of Pace's property for vehicle ingress, egress and parking of passenger vehicles, when necessary, to accommodate patrons of European Crystal Banquets, provided that such use of Pace's property shall be between the hours of 7:00 p.m. on Friday and 4:00 a.m. on Monday only, and no vehicle may be parked overnight.

ECB hereby waives its rights and forever discharges Pace, its officers, directors, employees, agents and successors from and against any and all claims, demands, or liabilities for any injury, death, theft, property damage, or loss relating to the use of Pace's property. ECB Licensee agrees to and shall indemnify, defend, save, and hold harmless Pace, its officers, directors, employees, agents and successors from and against all liabilities, losses, suits, claims, judgments, fines, or demands of every kind and nature (including all reasonable costs for investigation, reasonable attorneys' fees, and court costs) arising from, related to, or caused by the licensed use of the Licensed Area. ECB shall remove any trash resulting from the licensed use of the Licensed Area. ECB shall repair any damage to the Licensed Area caused by the licensed use thereof.

ECB shall provide Pace with evidence of all required insurance coverage, limits, applicable deductibles and endorsements for the duration of the license plus one additional year. Evidence of required insurance coverage shall be provided on an Acord 25-S (or equivalent) Certificate of Insurance form. The Certificate of Insurance and required policy endorsements (CG 20 10 or CG 20 37 or CG 20 26, CA 2048, etc.) must be submitted to and approved by Pace *prior to* the effective date of this agreement and *prior to* the required insurance policy expiration date. The insurance coverage requirements are set forth in the attached Exhibit A.

Pace, the Suburban Bus Division of the RTA

By: 
N.J. } Thomas J. Ross, Executive Director


Date

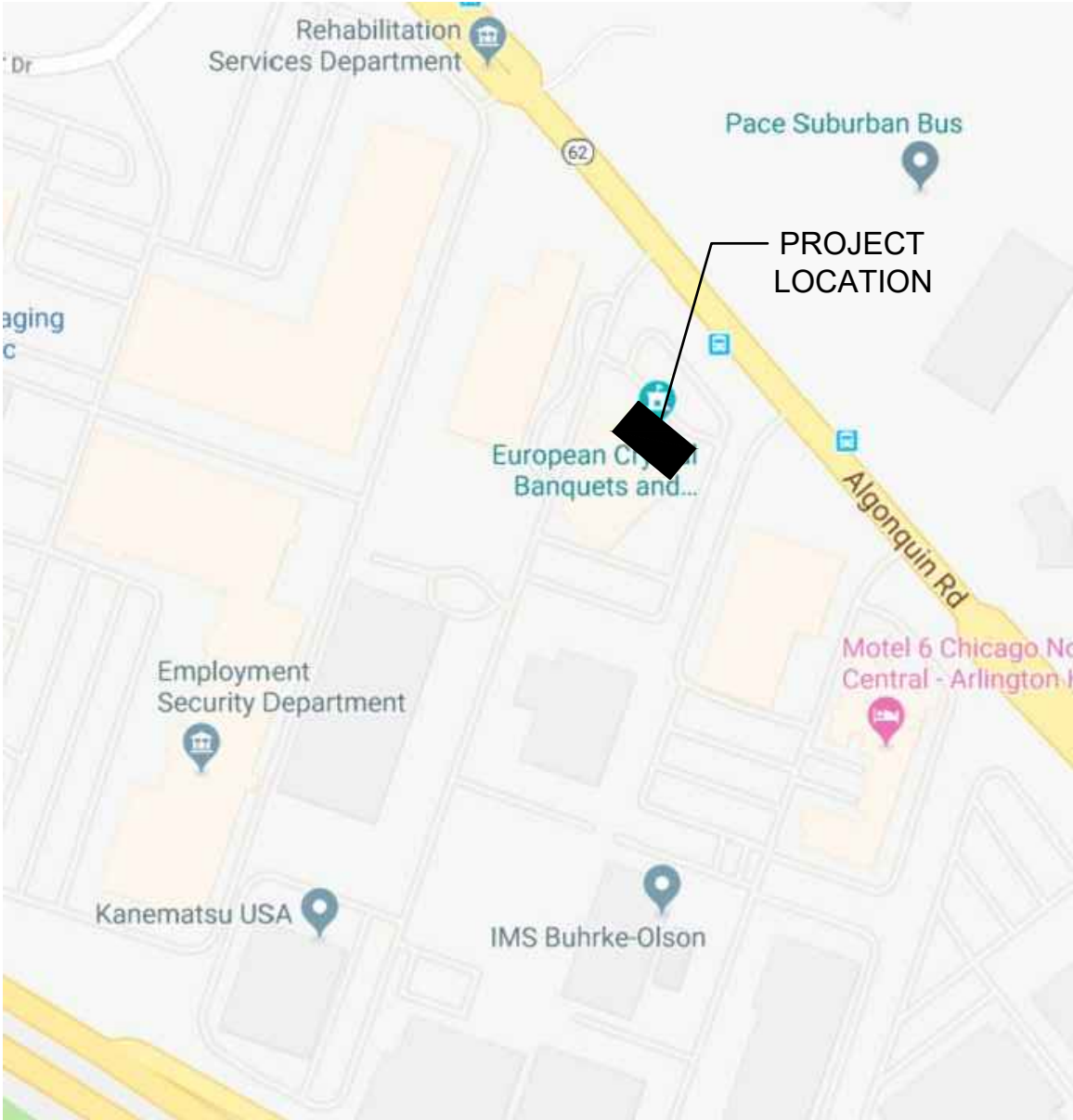
EUROPEAN CRYSTAL HOTEL

HOTEL ADDITION

519 W. ALGONQUIN RD.

ARLINGTON HEIGHTS, IL 60005

ABBREVIATIONS				SYMBOLS/MATERIAL LEGEND			
AB	ANCHOR BOLT	ID	INSIDE DIMENSION	SECTION/DETAIL NOTATION 4 A6 SECTION OR DETAIL REFERENCE SHEET WHERE SECTION / DETAIL IS DRAWN			
AD	AREA DRAIN	INCL	INCLUDING				
ADOL	ADDITIONAL	INFO	INFORMATION	PARTITION SYMBOL A REFERENCE LETTER FOR PARTITION TYPE			
ADJ	ADJUSTABLE	INSUL	INSULATION				
AFF	ABOVE FINISHED FLOOR	JT	JOINT	DETAIL SYMBOL 7 A8 SHEET WHERE SECTION / DETAIL IS DRAWN			
AL	ALUMINUM	KDHM	KNOCK DOWN HOLLOW METAL				
ANOD	ANODIZED	LAM	LAMINATE	ELEVATION SYMBOL 2 A4 ELEVATION LETTER SHEET NUMBER WHERE ELEVATION IS DRAWN			
APPROX	APPROXIMATELY	LIN	LINEAR				
ARCH	ARCHITECTURAL	LL	LOWER LEVEL	BUILDING SECTION 1 A5 SHEET WHERE SECTION / DETAIL IS DRAWN			
BD	BOARD	LP	LOW POINT				
BETWN	BETWEEN	LTWT	LIGHT WEIGHT	ROOM NAME & NUMBER 1 A5 TENANT SPACE 101			
BLDG	BUILDING	MAX	MAXIMUM				
BLK	BLOCK, BLOCKING	MC	MINERAL CORE	DOOR SYMBOLS 5 DOOR NUMBER NEW DOOR EXISTING DOOR TO REMAIN			
BM	BENCH MARK	MECH	MECHANICAL				
BOT	BOTTOM	MEJ	MASONRY EXPANSION JOINT	DEMOLITION 1 KEYNOTE EXISTING CONSTRUCTION TO BE REMOVED			
BRG	BEARING	MFR	MANUFACTURER				
BSMT	BASEMENT	MH	MANHOLE	ELEVATION MARKER 1ST FLOOR EL. 100'-0"			
BUR	BUILT-UP ROOFING	MIN	MINIMUM				
CAB	CABINET	MISC	MISCELLANEOUS	MATERIALS CONCRETE (CAST IN PLACE OR PRECAST) BRICK CONCRETE MASONRY UNIT EARTH BATT INSULATION RIGID INSULATION UNDERBED MATERIAL GYPSUM PLYWOOD WOOD, FINISHED WOOD, ROUGH STRUCTURAL STEEL LARGE SCALE MISC. METAL LARGE SCALE STRUCTURAL STEEL SMALL SCALE			
CAR	CARPET	MO	MASONRY OPENING				
CB	CATCH BASIN	MTD	MOUNTED				
CJ	CONTROL JOINT	NTS	NOT TO SCALE				
CL	CENTER LINE	NIC	NOT IN CONTRACT				
CLG	CEILING	NLWT	NORMAL WEIGHT				
CLR	CLEAR	NO	NUMBER				
CMT	CERAMIC MOSAIC TILE	NOM	NOMINAL				
CMU	CONCRETE MASONRY UNIT	NS	NEAR SIDE				
CO	CLEANOUT	NTS	NOT TO SCALE				
COL	COLUMN	OC	ON CENTER				
CONC	CONCRETE	OD	OUTSIDE DIAMETER				
CONT	CONTINUOUS	OPNG	OPENING				
CP	CEMENT PLASTER	OPP	OPPOSITE				
CT	CERAMIC TILE	PR	PAIR				
CU	CUBIC	PL	PLATE				
DEMO	DEMOLITION	PLAM	PLASTIC LAMINATE				
DET	DETAIL	PLAS	PLASTER				
DIA	DIAMETER	PLYWD	PLYWOOD				
DIM	DIMENSION	PT	PAINT				
DF	DRINKING FOUNTAIN	PIFRT	PRESSURE IMPREGNATED FIRE RETARDANT TREATED				
DN	DOWN	QT	QUARRY TILE				
DS	DOWNSPOUT	R	RADIUS				
DWG	DRAWING	R	RADIUS				
EA	EACH	REINF	REINFORCED, REINFORCING				
EF	EACH FACE	REQD	REQUIRED				
EL	ELEVATION	RD	ROOF DRAIN				
ELEC	ELECTRIC	RM	ROOM				
EP	EPOXY PAINT	RO	ROUGH OPENING				
EQ	EQUAL	SC	SOLID CORE				
EQUIP	EQUIPMENT	SCHED	SCHEDULE				
EW	ELECTRIC WATER COOLER	SEC	SECTION				
EXIST	EXISTING	SGT	STRUCTURAL GLAZED TILE				
EXP	EXPANSION	SHT	SHEET				
EXP JT	EXPANSION JOINT	SHI	SIMILAR				
EW	EACH WAY	SM	SHEET METAL				
FD	FLOOR DRAIN	SOG	SLAB ON GRADE				
FDN	FOUNDATION	SP	STARTING POINT				
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATIONS				
FEC	FIRE EXTINGUISHER CABINET	SQ	SQUARE				
FHC	FIRE HOSE CABINET	SS	STAINLESS STEEL				
FLR	FLOOR	STD	STANDARD				
FS	FAR SIDE	STL	STEEL				
FT	FEET	STRUC	STRUCTURAL				
FTG	FOOTING	STAV	STAIN & VARNISH				
		SUSP	SUSPENDED				
GA	GAUGE, GAGE	T&B	TOP AND BOTTOM				
GALV	GALVANIZED	THK	THICK				
GB	GYPSUM BOARD	TYP	TYPICAL				
GL	GLASS	UNO	UNLESS NOTED OTHERWISE				
GMU	GLAZED MASONRY UNIT	UL	UNDERWRITERS LABORATORY				
GST	GLAZED STRUCTURAL TILE	VCT	VINYL COMPOSITION TILE				
GP	GYPSUM PLASTER	VENT	VENTILATION				
GR	GRADE	VERT	VERTICAL				
HC	HOLLOW CORE	VEST	VESTIBULE				
HDCP	HANDICAPPED	VIF	VERIFY IN FIELD				
HOWD	HARDWOOD	VOL	VOLUME				
HM	HOLLOW METAL	VT	VINYL TILE				
HORZ	HORIZONTAL	W/	WITH				
HP	HIGH POINT	WC	WALL COVERING				
HR	HOUR	WD	WOOD				
HT	HEIGHT	WH	WALL HEATER				
HTC	HEATING	W/O	WITHOUT				
HVAC	HEATING / VENTILATION / AIR CONDITIONING	WWF	WELDED WIRE FABRIC				
HWY	HIGHWAY						



1 SITE PLAN
NONE



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.
- ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.
- ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.
- ALL PERMITS TO BE BY OWNER
- ALL CONTRACTORS SHALL BE REQUIRED TO PURCHASE A BUSINESS LICENSE SHALL IT BE REQUIRED BY VILLAGE/CITY.

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
ILLINOIS PLUMBING CODE 2014 EDITION
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015
ICC INTERNATIONAL FUEL GAS CODE 2009
ICC INTERNATIONAL PROPERTY MAINTENANCE CODE 2009
NEC NATIONAL ELECTRICAL CODE 2005
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS
- ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT OF 1990
1997 ILLINOIS ACCESSIBILITY CODE

SHEET INDEX

NO.	SHEET TITLE	NO.	SHEET TITLE
T1	COVER SHEET	M1	HVAC NOTES
T2	ADA REQUIREMENTS	M2	BASEMENT HVAC & PIPING PLANS
T3	GENERAL SPECIFICATIONS	M3	1ST FLOOR HVAC & PIPING PLANS
A1	BASEMENT PLANS	M4	2ND FLOOR HVAC & PIPING PLANS
A2	FIRST FLOOR PLANS	M5	3RD FLOOR HVAC & PIPING PLANS
A3	2ND-4TH FLOOR PLANS & DETAILS	M6	4TH FLOOR HVAC & PIPING PLANS
A4	5TH & 6TH FLOOR PLANS & DETAILS	M7	5TH FLOOR HVAC & PIPING PLANS
A5	ROOF/MEZZANINE PLANS	M8	6TH FLOOR HVAC & PIPING PLANS
A6	REFLECTED CEILING PLANS - BSMT TO 2ND	M9	MEZZANINE/ROOF MECHANICAL PLANS
A7	REFLECTED CEILING PLANS - 3RD TO 6TH	M10	HVAC SCHEDULES
A8	EXTERIOR ELEVATIONS	M11	HVAC SCHEDULES
A9	EXTERIOR ELEVATIONS	M12	HVAC VRF DIAGRAMS
A10	BUILDING CROSS SECTIONS	M13	HVAC VRF DIAGRAMS
A11	TYP. WALL SECTIONS	M14	HVAC VRF DIAGRAMS
A12	TYP. WALL SECTIONS		
A13	STAIR PLANS	P1	BASEMENT UNDERFLOOR PLUMBING PLAN
A14	ELEVATOR PLANS & DETAILS	P2	SUMP PUMP DETAILS & NOTES
A15	PARTITION SCHEDULE & DETAILS	P3	BASEMENT PLUMBING PLAN
A16	ROOM FINISH SCHEDULE & DETAILS	P4	1ST & 2ND FLOOR PLUMBING PLANS
A17	OPENING SCHEDULE & DETAILS	P5	3RD & 4TH FLOOR PLUMBING PLANS
A18	FIRE STOPPING DETAILS	P6	5TH & 6TH FLOOR PLUMBING PLANS
A19	FIRE STOPPING DETAILS	P7	PLUMBING SCHEDULES
A20	STAIR SECTIONS & DETAILS	P8	PLUMBING NOTES
		P9	PLUMBING SPECIFICATIONS
		P10	PLUMBING DETAILS
		P11	PLUMBING DETAILS
S1.0	STRUCTURAL GENERAL NOTES	E1	BASEMENT POWER PLAN
S1.1	PROJECT INFO/SPECIAL INSPECTIONS	E2	FIRST FLOOR POWER PLANS
S2.0	FOUNDATION PLAN	E3	2ND-5TH FLOOR POWER PLANS
S3.0	GRADE LEVEL PLAN	E4	6TH FLOOR & MEZZANINE POWER PLANS
S3.1	SECOND FLOOR PLAN	E5	BASEMENT LIGHTING PLAN
S3.2	THIRD FLOOR PLAN	E6	FIRST FLOOR LIGHTING PLANS
S3.3	FOURTH & FIFTH FLOOR PLANS	E7	2ND-5TH FLOOR LIGHTING PLANS
S3.4	6TH FLOOR PLAN	E8	6TH FLOOR & MEZZANINE LIGHTING PLANS
S4.0	ROOF PLAN	E9	GROUNDING DETAILS
S5.0	FOUNDATION DETAILS	E10	PANEL SCHEDULES
S6.0	CFS FRAMING DETAILS	E11	NOTES, SCHEDULES & SINGLE LINE DIAGRAM
S6.1	CFS FRAMING DETAILS		
S6.2	CFS FRAMING DETAILS		
S7.0	ROOF DETAILS		
S8.0	BRACE FRAME DETAILS		

CODE ANALYSIS

PROJECT DATA

ZONING CLASSIFICATION	M-2
OCCUPANCY CLASSIFICATION	R1
CONSTRUCTION TYPE	TYPE 1B
AUTOMATIC FIRE SUPPRESSION	YES
ALLOWABLE BUILDING HEIGHT / STORIES (TABLE 503)	160 FT/11 STORIES
ALLOWABLE BUILDING AREA	
ALLOWABLE S.F./FLOOR	UNLIMITED (UL)
INCREASE for OPEN PERIMETER	NA
INCREASE for SPRINKLER	NA
TOTAL ALLOWABLE S.F./FLOOR	UL
ACTUAL BUILDING AREA	
EXIST. BASEMENT AREA (BELOW GRADE)	2,835 Sq.Ft.
EXIST. GROUND FLOOR AREA	13,578 Sq.Ft.
EXIST. MEZZANINE	475 Sq.Ft.
TOTAL EXISTING BUILDING AREA	16,888 Sq.Ft.
BASEMENT AREA	7,855 Sq.Ft.
GROUND FLOOR AREA	7,855 Sq.Ft.
SECOND FLOOR AREA	6,858 Sq.Ft.
THIRD - FIFTH FLOOR AREA (7,855 X 3 FL)	23,565 Sq.Ft.
SIXTH FLOOR AREA	4,413 Sq.Ft.
MEZZANINE	971 Sq.Ft.
TOTAL ADDITION AREA	51,517 Sq.Ft.
TOTAL OVERALL AREA	68,405 Sq.Ft.

OCCUPANT LOAD AND EXIT CAPACITY COMPARISON

	OCCUPANT LOAD	EXIT WIDTH (REQ)	EXIT WIDTH ACTUAL	EXIT CAPACITY
BASEMENT (STORAGE 1:300)	26	7.80	72"	240
1ST FLOOR LOBBY [2,837 NET (1:15)]	189	37.8	180"	900
1ST FLOOR OFFICES [1,425 (1:100)]	15	3.0	-	-
1ST FLOOR RES [1,738 (1:200)]	9	1.8	36"	180
2ND FLOOR RES (1:200)	39	11.7	36"	120
3RD FLOOR RES (1:200)	39	11.7	36"	120
4TH FLOOR RES (1:200)	39	11.7	36"	120
5TH FLOOR RES (1:200)	39	11.7	36"	120
6TH FLOOR (STORAGE 1:300)	15	4.5	72"	240
ROOF MEZZ (STORAGE 1:300)	3	0.9	-	-
TOTAL OCCUPANT LOAD	413			

FIRE RESISTIVE RATINGS

STRUCTURAL FRAME	2 HOUR
BEARING WALLS	
EXTERIOR	2 HOUR
INTERIOR	2 HOUR
NON BEARING WALLS & PARTITIONS	
EXTERIOR	10<X<30 (1 HOUR); > 30 = 2 HOUR
INTERIOR	2 HOUR
FLOOR CONSTRUCTION	2 HOUR
ROOF CONSTRUCTION	1 HOUR
FIRE WALLS	3 HOUR
FIRE BARRIERS	
VERTICAL EXIT ENCLOSURES (STAIRS)	2 HOUR
EXIT PASSAGEWAY	1 HOUR
HORIZONTAL EXIT	NA
INCIDENTAL USE AREAS	
HIGH RISE FIRE PUMP ROOM	2 HOUR
LAUNDRY ROOM (OVER 100 SQ. FT.)	1 HOUR
WASTE/LINEN ROOM (OVER 100 SQ. FT.)	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	1/2 HOUR
SMOKE BARRIERS	1 HOUR
ROOF COVERING CLASSIFICATION	C

INTERIOR FINISH CLASSIFICATION

WALLS & CEILINGS	
VERTICAL EXITS & EXIT PASSAGEWAYS	NA
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	C
ROOMS AND ENCLOSED SPACES	C
INTERIOR FLOORS	CLASS II
DECORATIONS AND TRIM	C

NOTE TO BIDDERS:

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS AND THE STATE OF ILLINOIS

Enrique Castel
Enrique Castel
001-020515

11.29.18

ENRIQUE CASTEL, LICENSED ARCHITECT - NO. 001-020515

LICENSE EXPIRES 11-30-2020

Enrique Castel Architect

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

EUROPEAN CRYSTAL HOTEL

HOTEL ADDITION

519 W. ALGONQUIN RD

ARLINGTON HEIGHTS, IL 60005

10.17.18

09/24/18

08/08/18

REVISED PER FOUNDATION PERMIT REVIEW

ISSUED FOR FOUNDATION PERMIT

ISSUED FOR DEMO PERMIT / BIDDING

1

-

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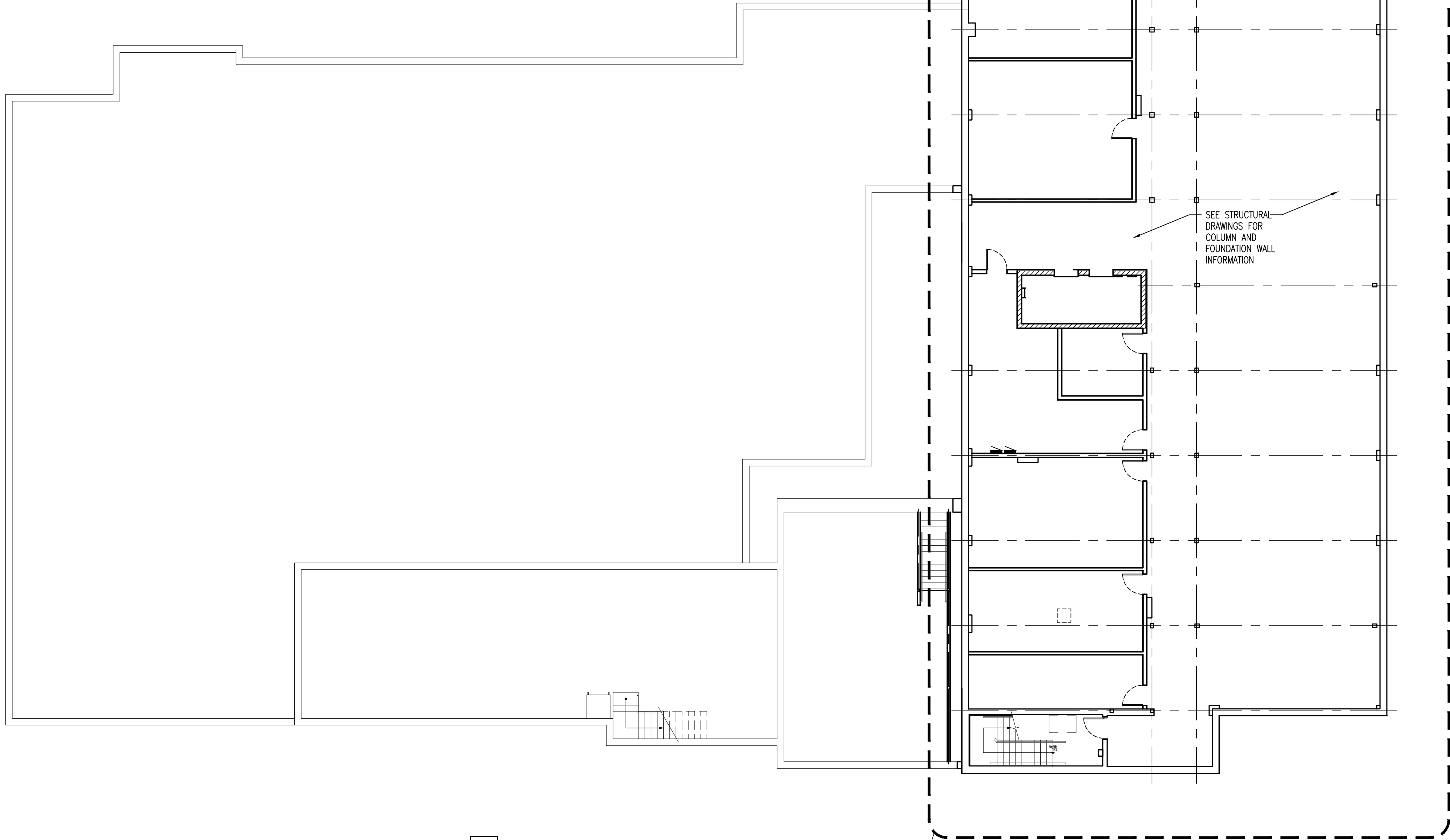
DRAWN BY: ENC

DATE: 08/08/18

PROJECT NO: 2018-029

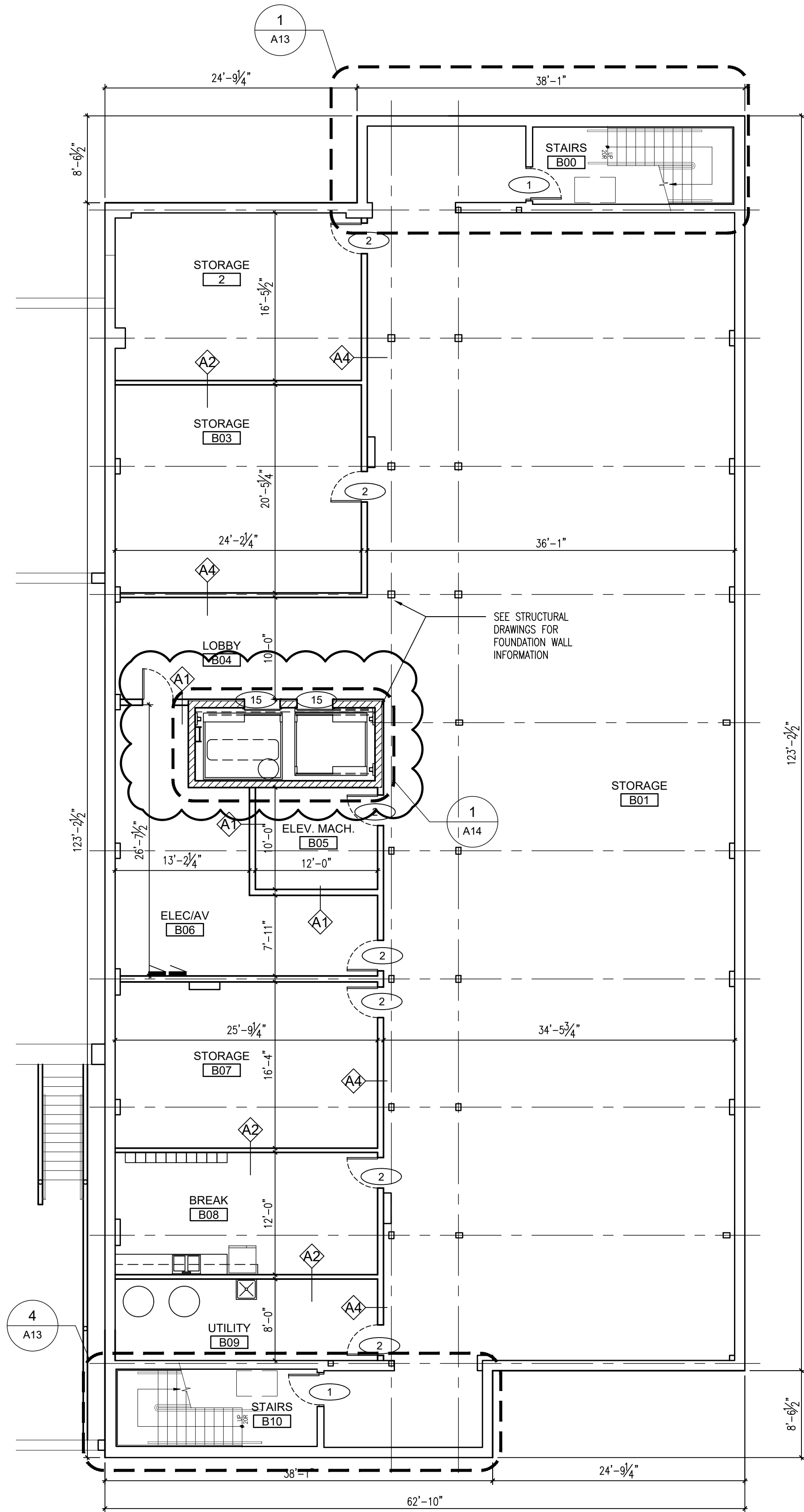
SCALE: AS NOTED

DRAWING NO: T1



1 OVERALL BASEMENT PLAN
3/32" = 1'-0"

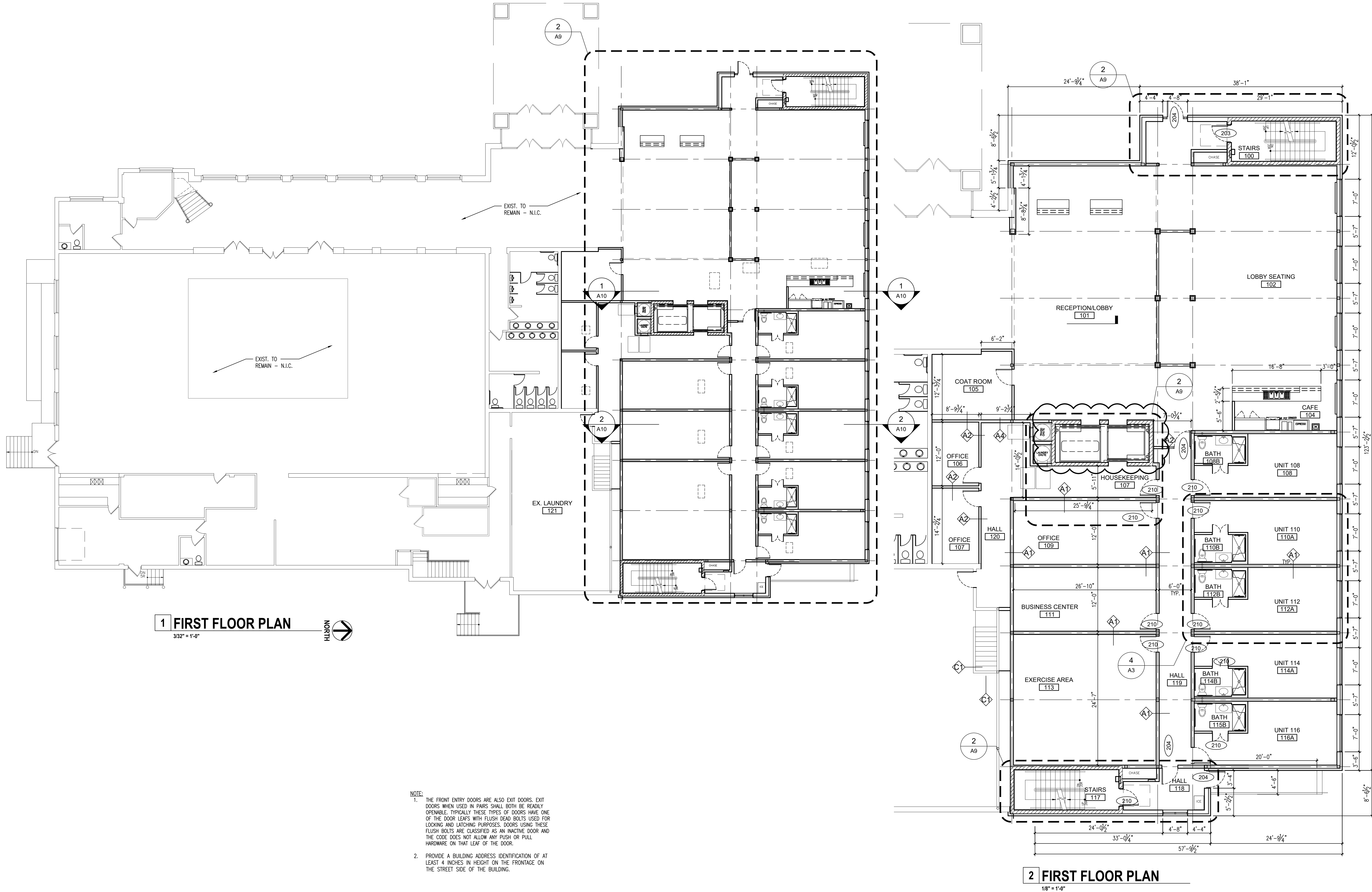
- NOTE:
- THE FRONT ENTRY DOORS ARE ALSO EXIT DOORS. EXIT DOORS WHEN USED IN PAIRS SHALL BOTH BE READILY OPENABLE. TYPICALLY THESE TYPES OF DOORS HAVE ONE OF THE DOOR LEAFS WITH FLUSH DEAD BOLTS USED FOR LOCKING AND LATCHING PURPOSES. DOORS USING THESE FLUSH BOLTS ARE CLASSIFIED AS AN INACTIVE DOOR AND THE CODE DOES NOT ALLOW ANY PUSH OR PULL HARDWARE ON THAT LEAF OF THE DOOR.
 - PROVIDE A BUILDING ADDRESS IDENTIFICATION OF AT LEAST 4 INCHES IN HEIGHT ON THE FRONTAGE ON THE STREET SIDE OF THE BUILDING.



2 BASEMENT PLAN
1/8" = 1'-0"

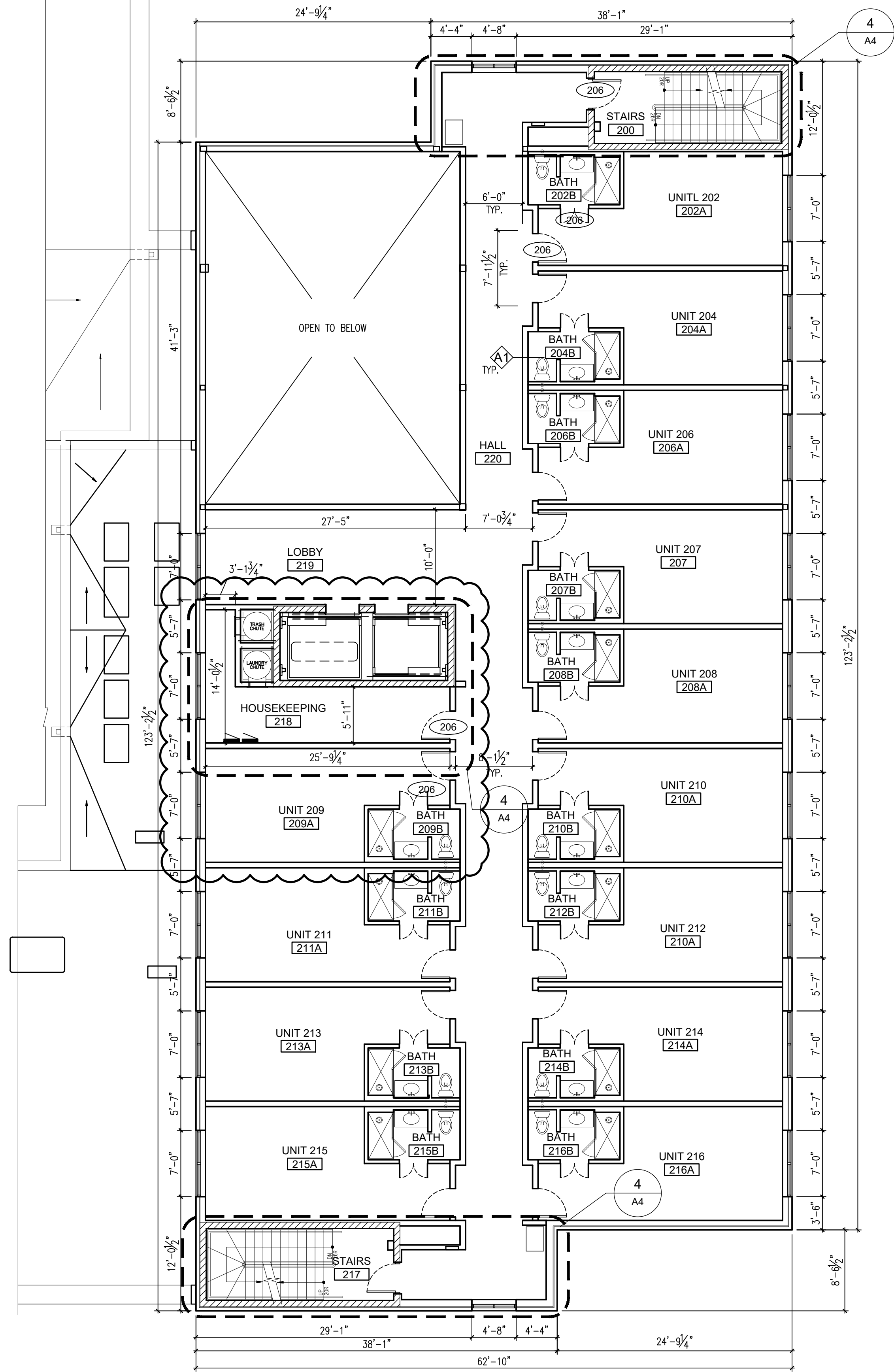


No.	Revisions / Submissions	No.	Revisions / Submissions	Date
1	REVISED PER FOUNDATION PERMIT REVIEW	10.17.18		
	ISSUED FOR FOUNDATION PERMIT	09/24/18		
	ISSUED FOR DEMO PERMIT / BIDDING	08/08/18		
		2	REVISED PER FOUNDATION PERMIT REVIEW #2	11.29.18
				Date

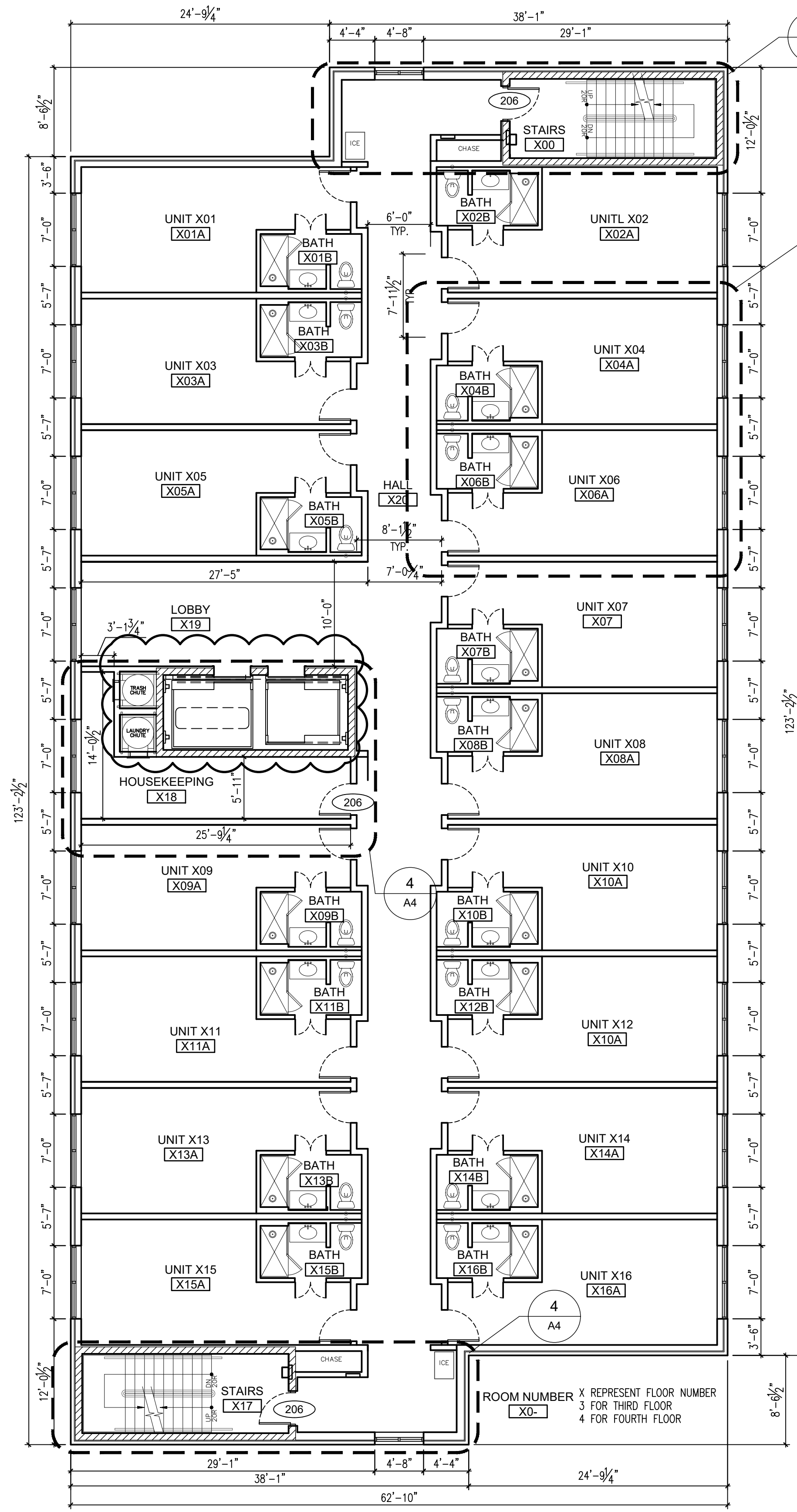


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1	REVISED PER FOUNDATION PERMIT REVIEW	10.17.18
2	ISSUED FOR FOUNDATION PERMIT	09/24/18
3	ISSUED FOR DEMO PERMIT / BIDDING	08/08/18
4	REVISED PER FOUNDATION PERMIT REVIEW #2	11.29.18

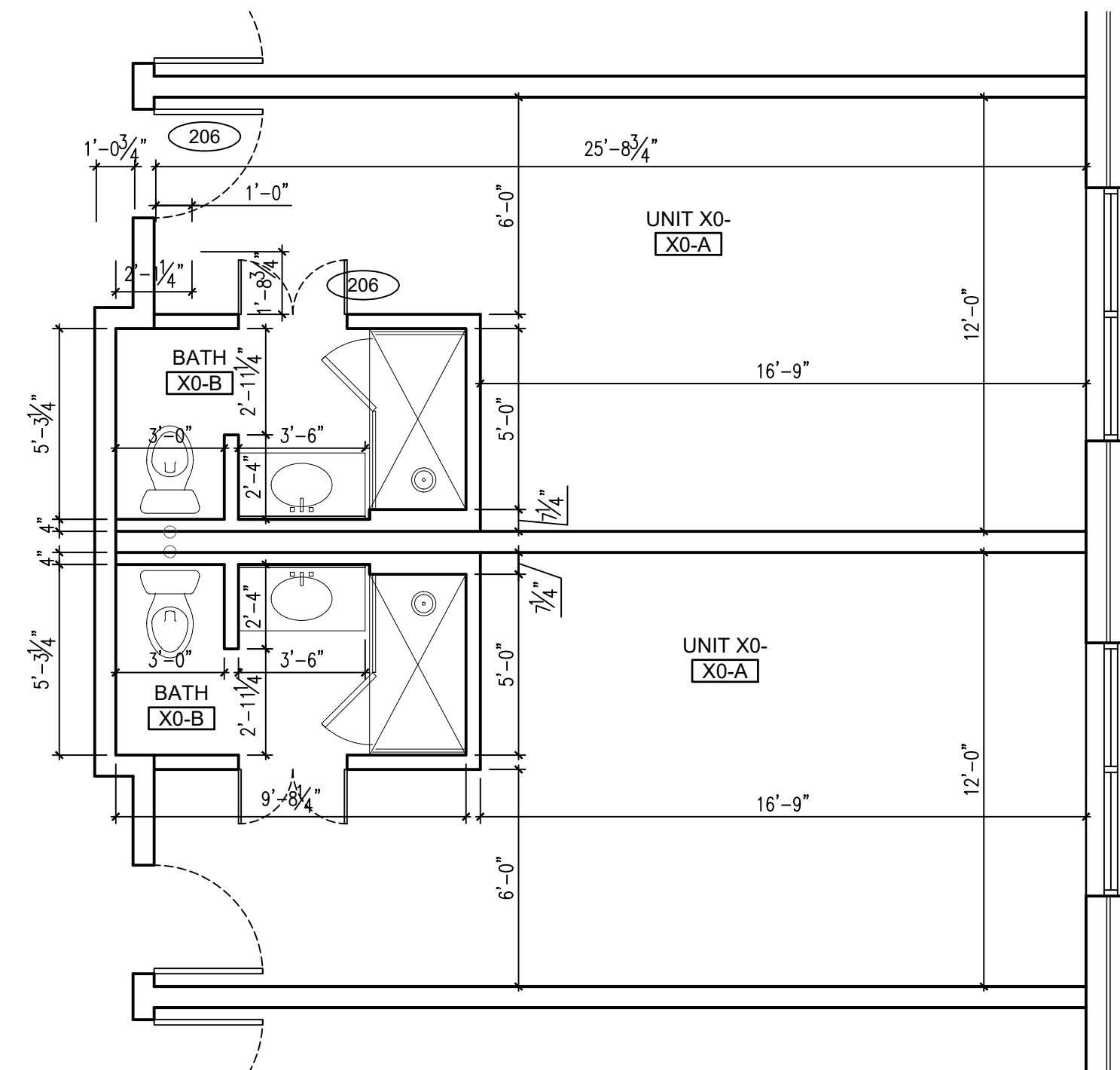
DRAWN BY: ENC
DATE: 08/08/18
PROJECT NO: 2018-029
SCALE: AS NOTED
DRAWING NO:



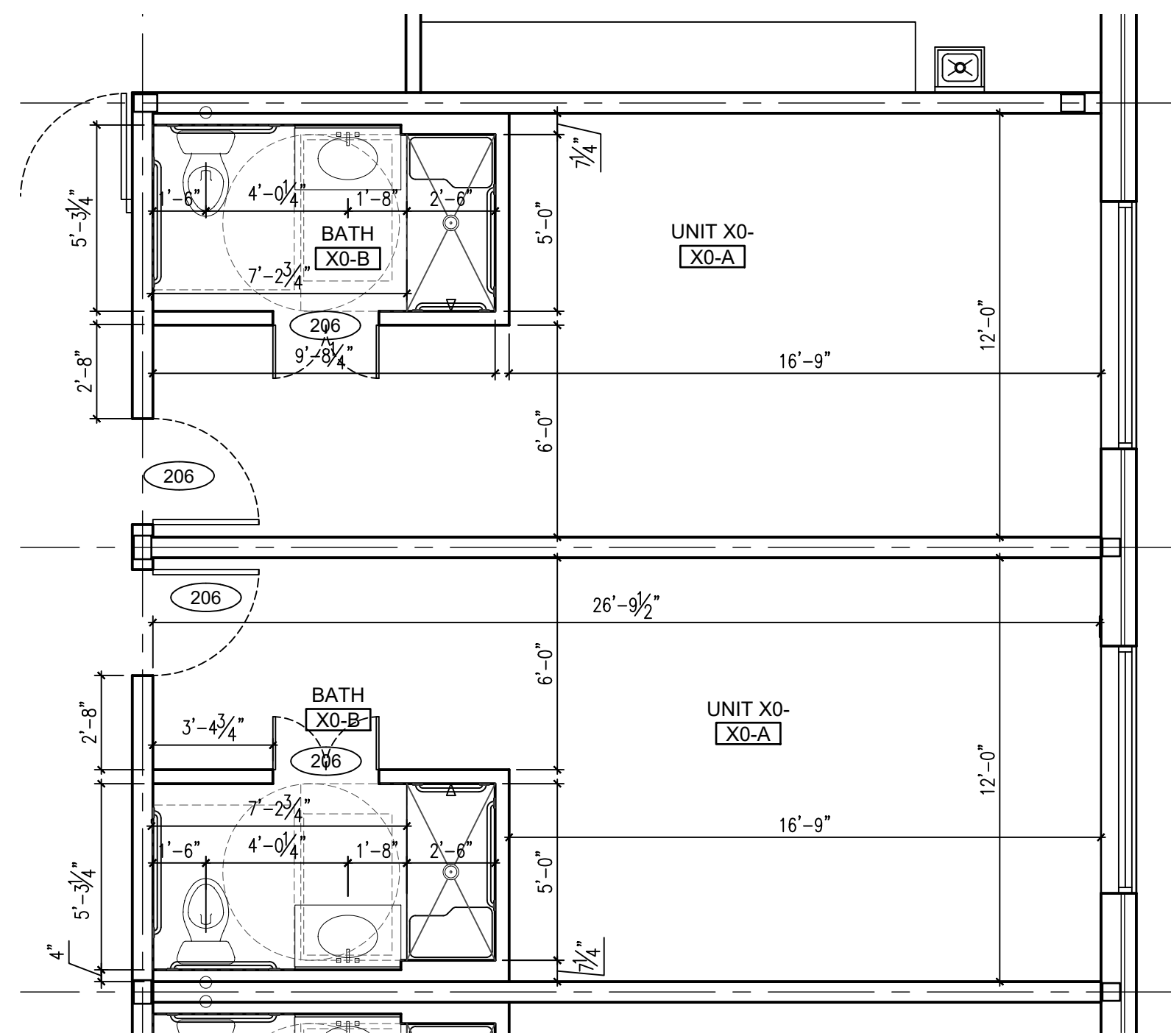
1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 THIRD & FOURTH FLOOR PLAN
1/8" = 1'-0"



3 TYPICAL SIDE BY SIDE ROOM PLANS
1/4" = 1'-0" SIMILAR OPP. HAND

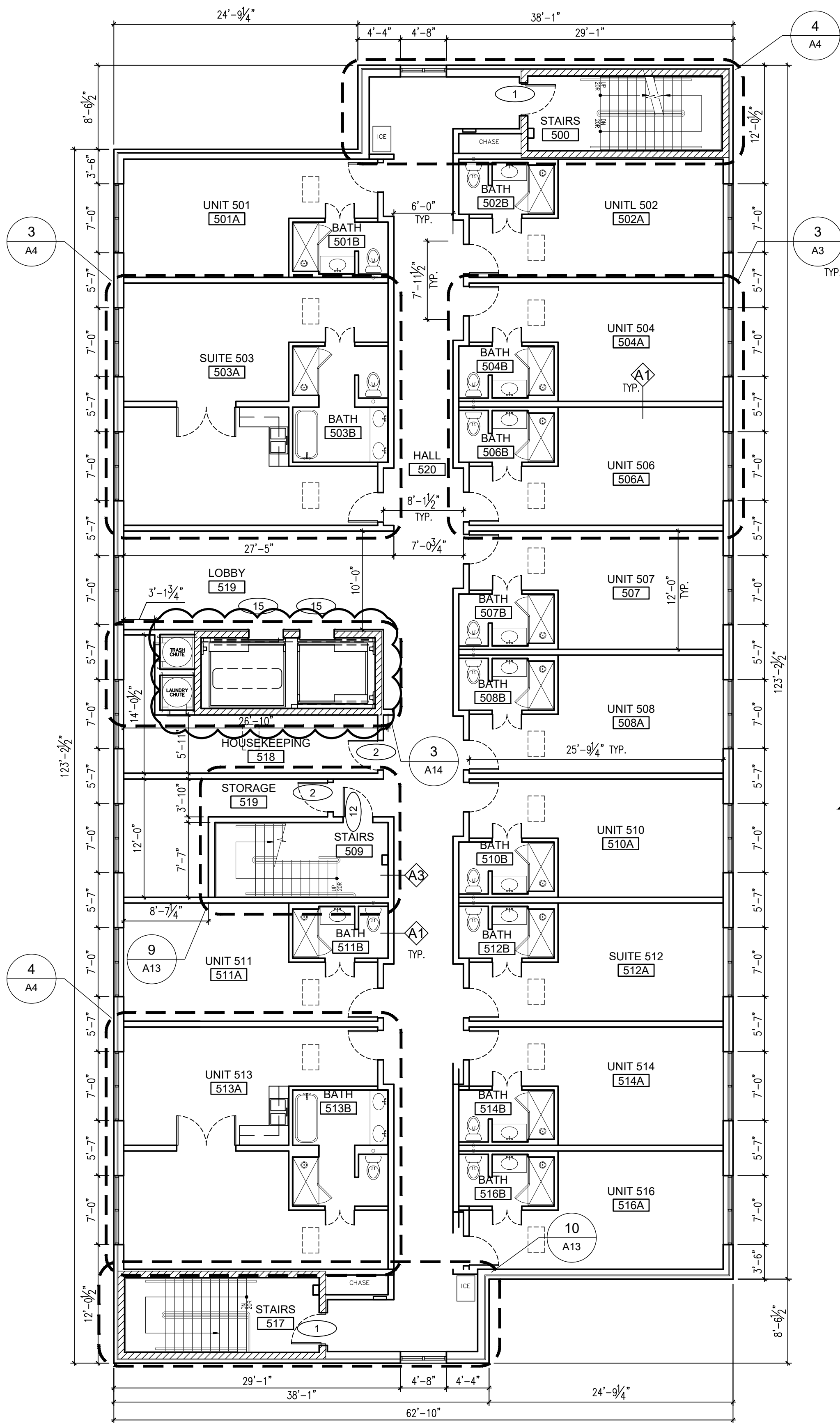


4 TYPICAL ADA SIDE BY SIDE ROOM PLANS
1/4" = 1'-0" SIMILAR OPP. HAND

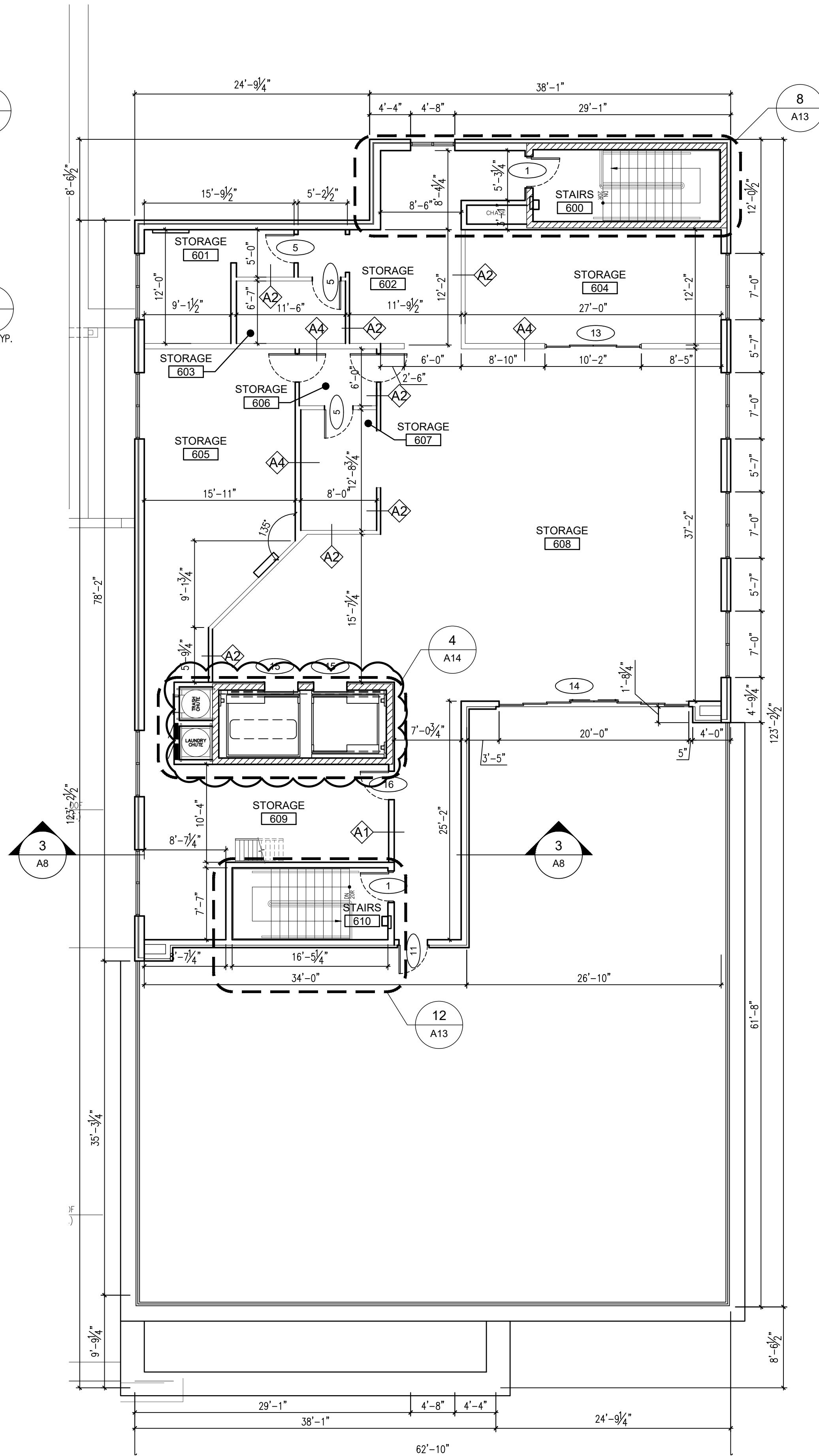
TOILET ACCESSORIES

TAG	DESCRIPTION	SPECIFICATION
A	UNDERSINK PIPING COVERS - provide for toilet rooms and lounge area	LAV-GUARD TRUEBORG # 102
B	GRAB SERVICE	BOBBICK OR EQ. OR EQUAL #B-490 (1 1/4" DIA.) 42" LONG (CONCEALED MOUNTING) SATIN-FINISH STAINLESS STEEL TUBING
C	GRAB SERVICE	BOBBICK OR EQ. OR EQUAL #B-490 (1 1/4" DIA.) 36" LONG (CONCEALED MOUNTING) SATIN-FINISH STAINLESS STEEL TUBING
D	GRAB SERVICE	BOBBICK OR EQ. OR EQUAL B-6806 (1 1/4" DIA.) 18" LONG (CONCEALED MOUNTING) SATIN-FINISH STAINLESS STEEL TUBING
E	MIRROR	BOBBICK OR EQ #B-165-2436 CHANNEL FRAME

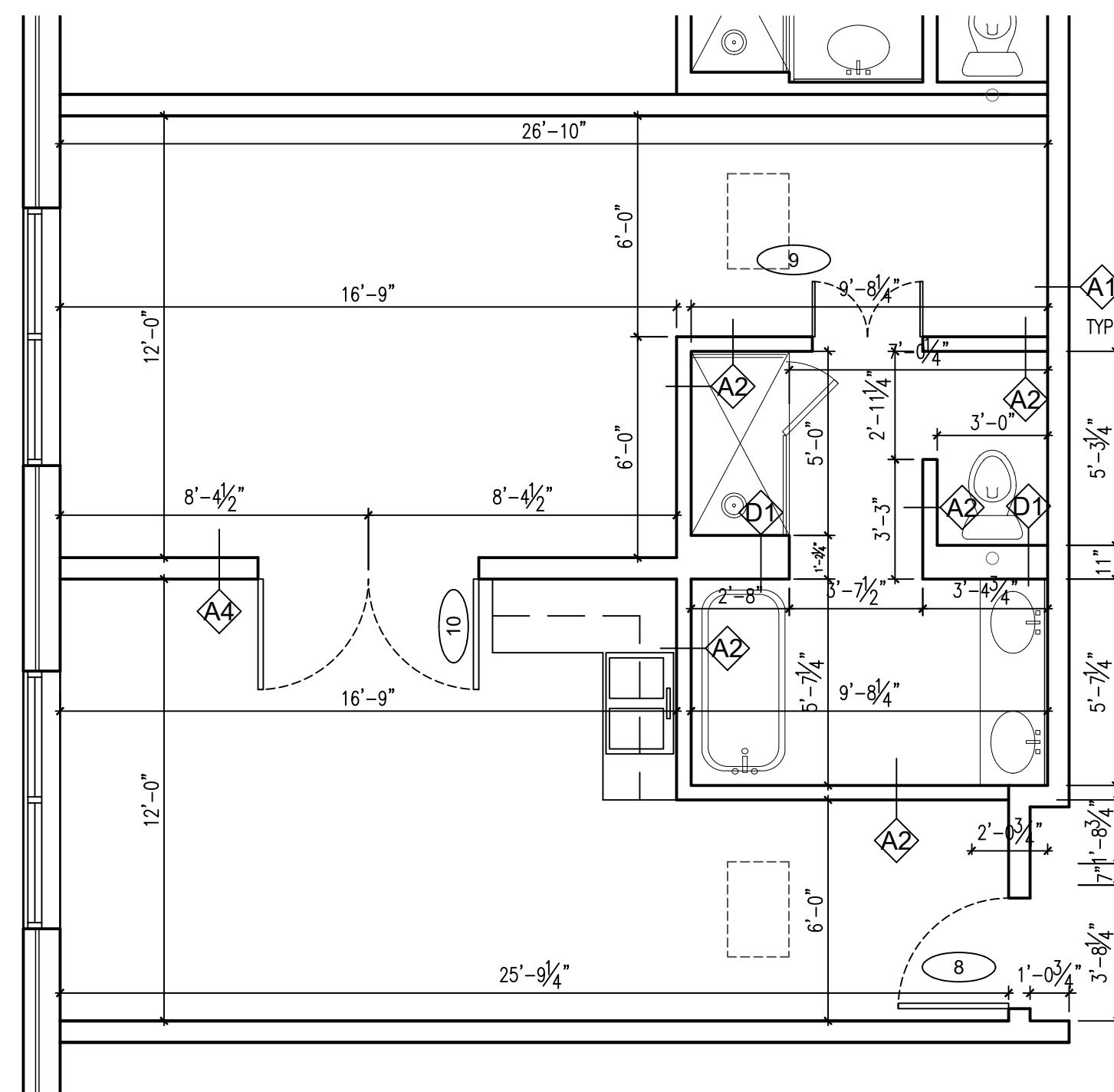
- NOTES:
- SEE PLUMBING DRAWINGS FOR TOILET AND SINK SPECIFICATIONS.
 - REFERENCE SHEET T2 FOR ACCESSORIES AND FIXTURE MOUNTING HEIGHTS.
 - REFERENCE SHEET AX FOR FINISH SPECIFICATIONS.



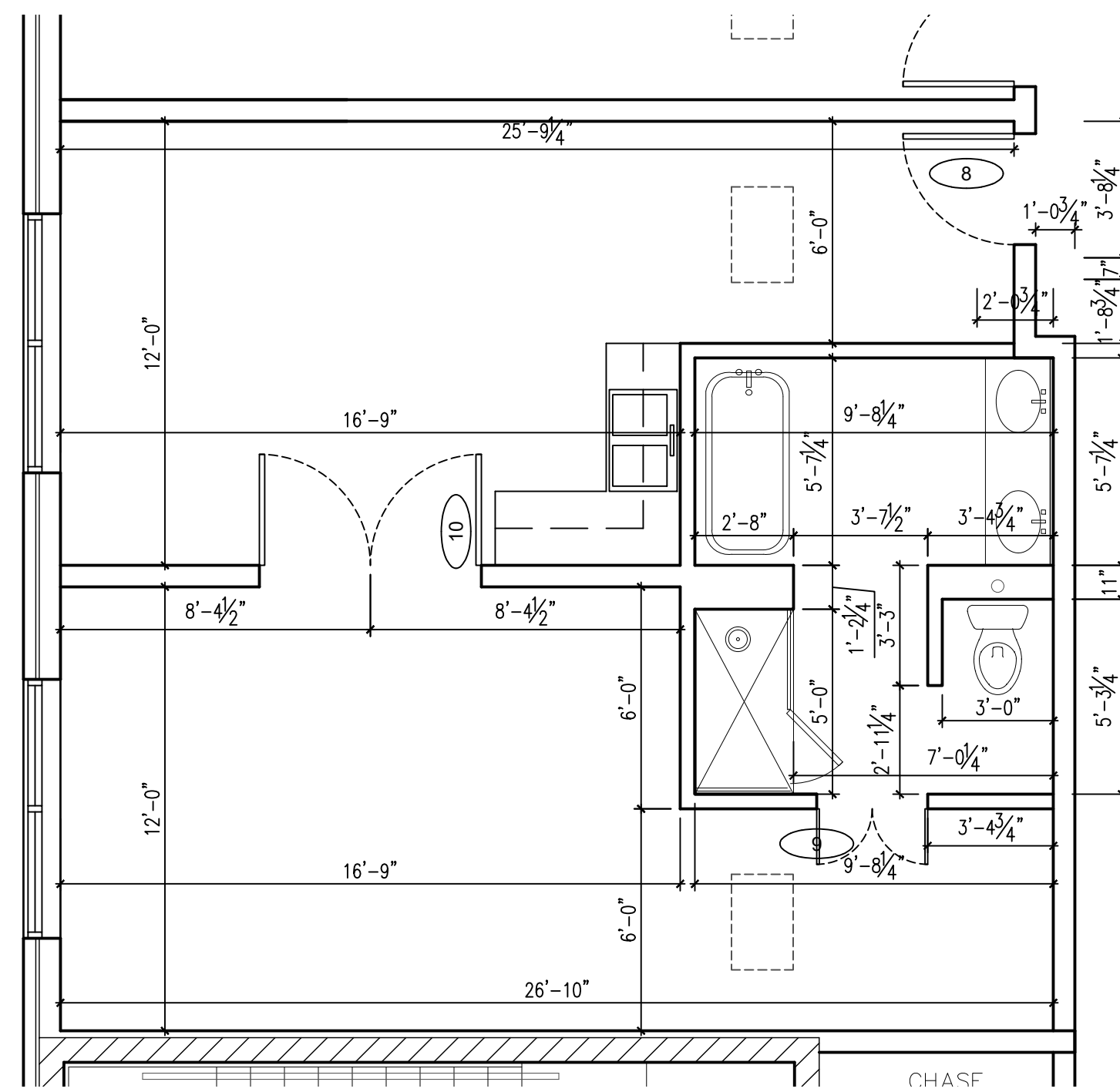
1 FIFTH FLOOR PLAN
1/8" = 1'-0"



2 SIXTH FLOOR PLAN
1/8" = 1'-0"

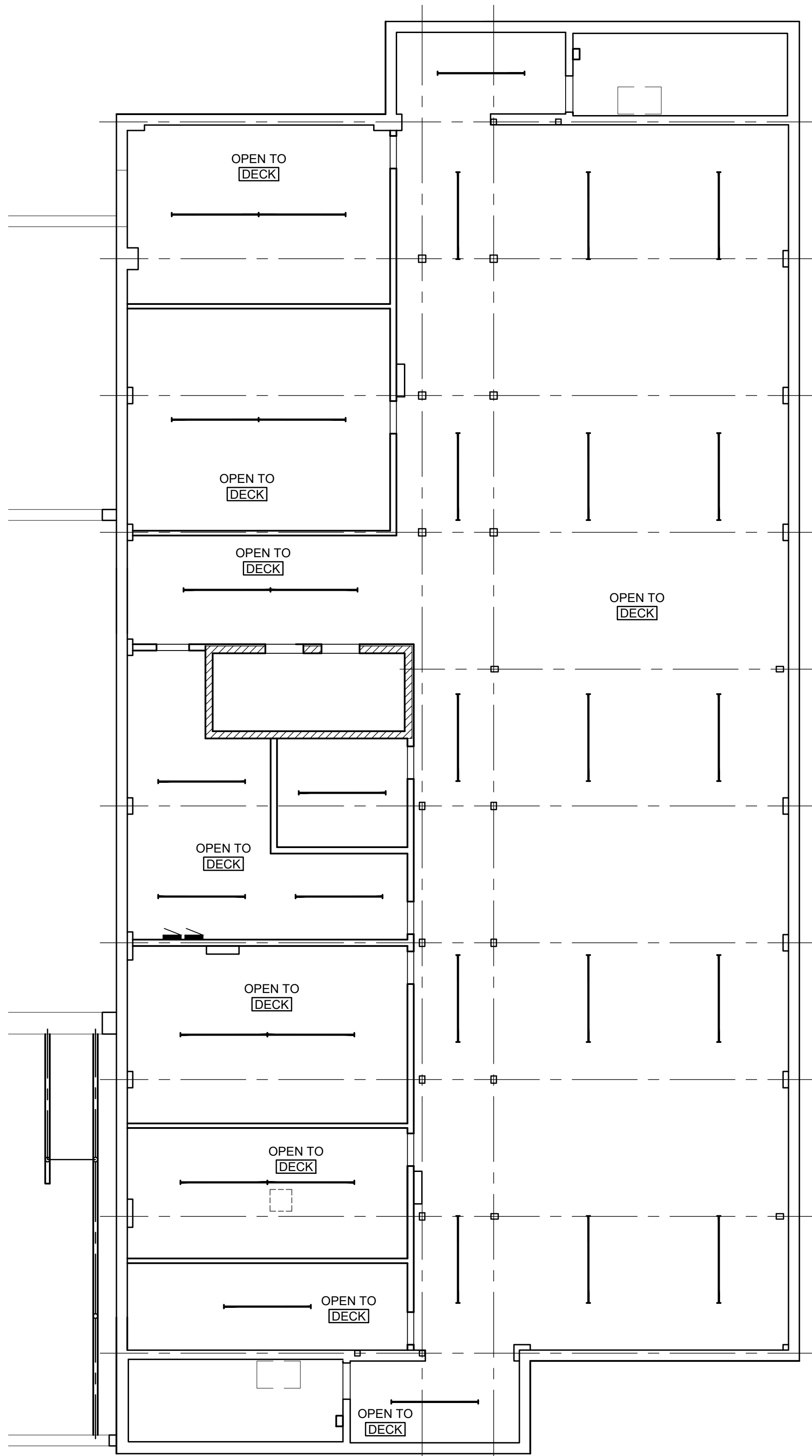


3 SUITE 503 FLOOR PLAN
1/4" = 1'-0"



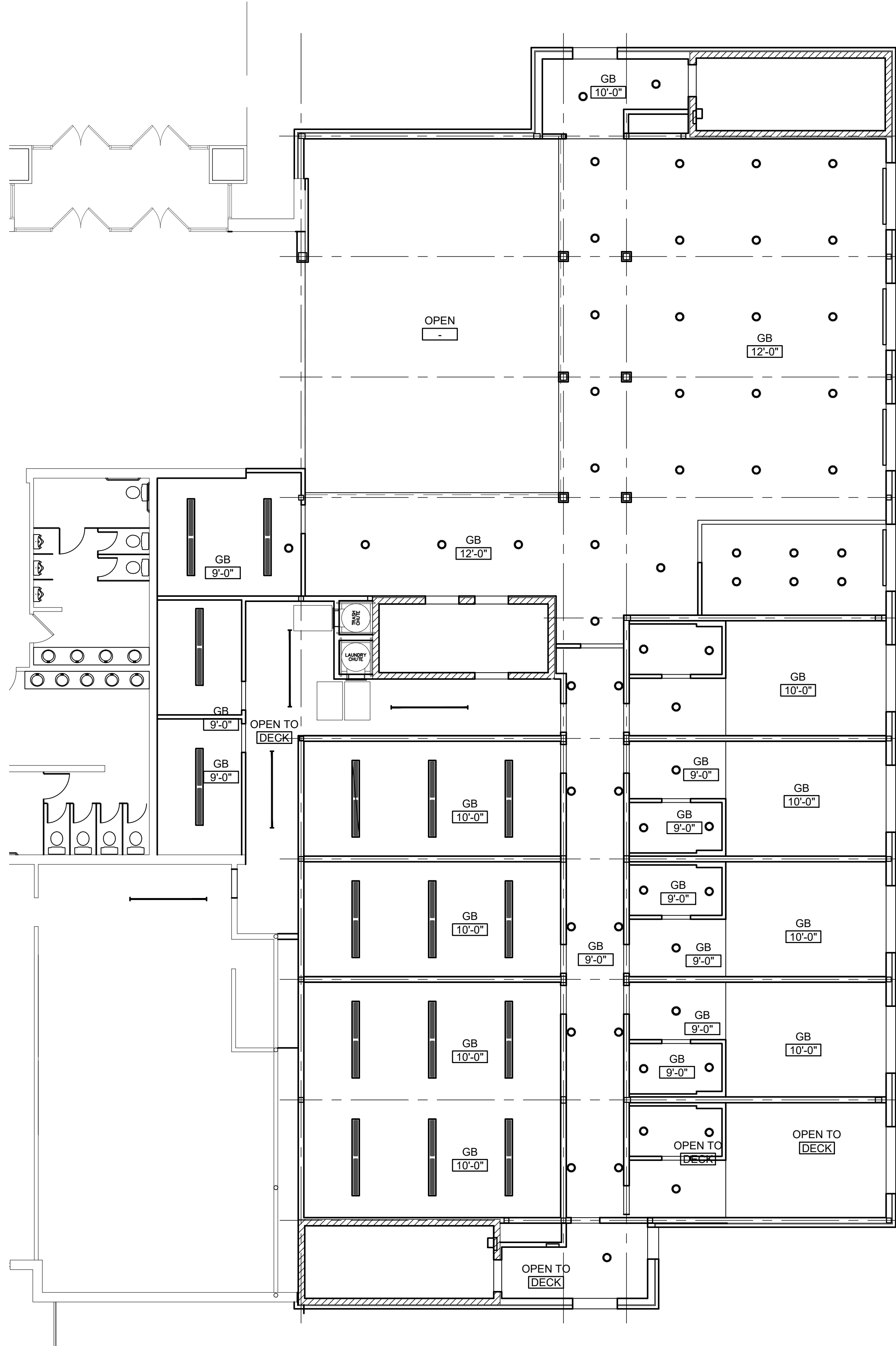
4 SUITE 512 FLOOR PLAN
1/4" = 1'-0"

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1	REVISED PER FOUNDATION PERMIT REVIEW	10.17.18			
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	ISSUED FOR DEMO PERMIT / BIDDING	08/08/18	2	REVISED PER FOUNDATION PERMIT REVIEW #2	11.29.18



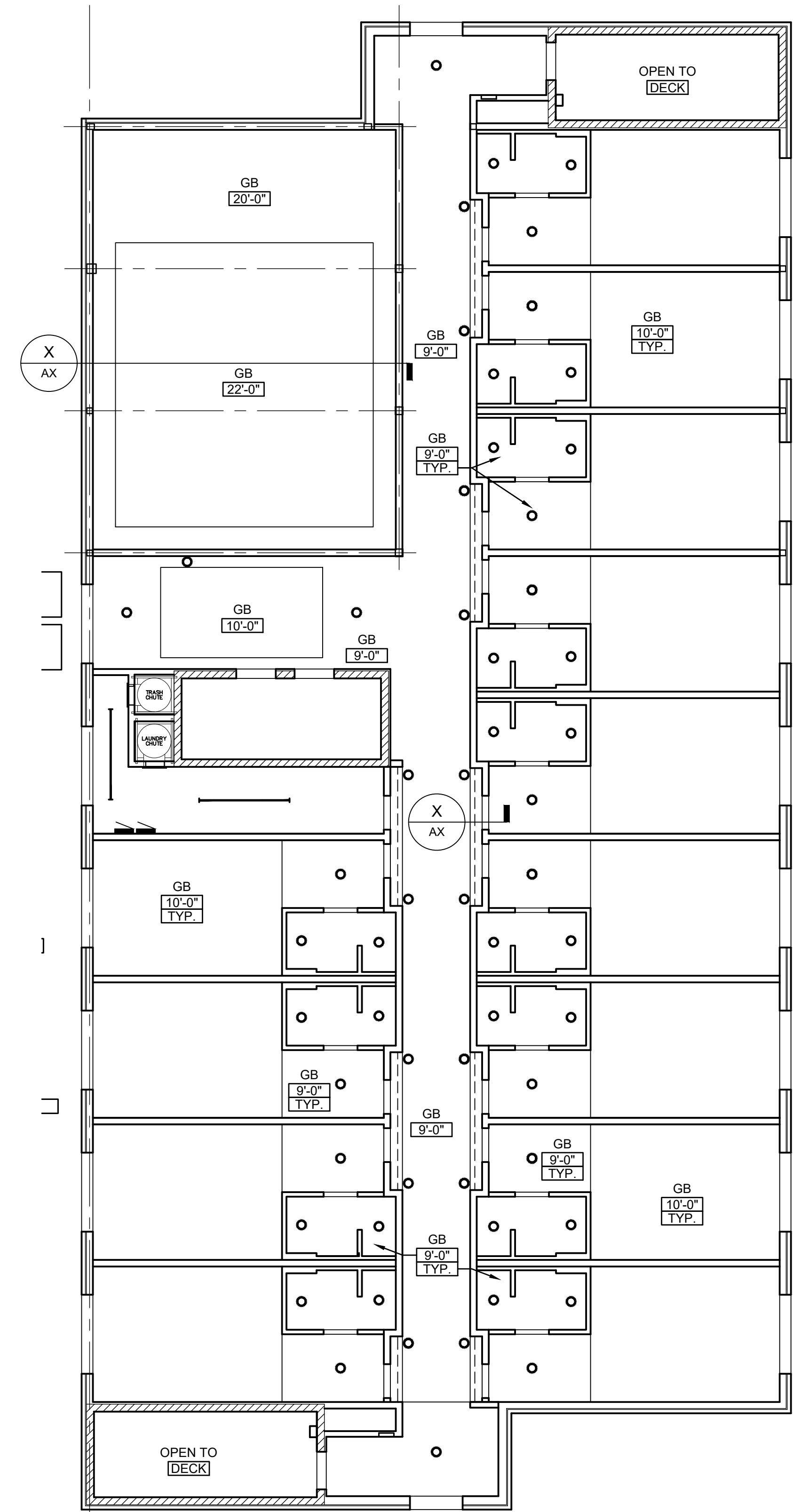
1 REFLECTED CEILING PLAN - SECOND FLOOR

1/4" = 1'-0"



2 REFLECTED CEILING PLAN - SECOND FLOOR

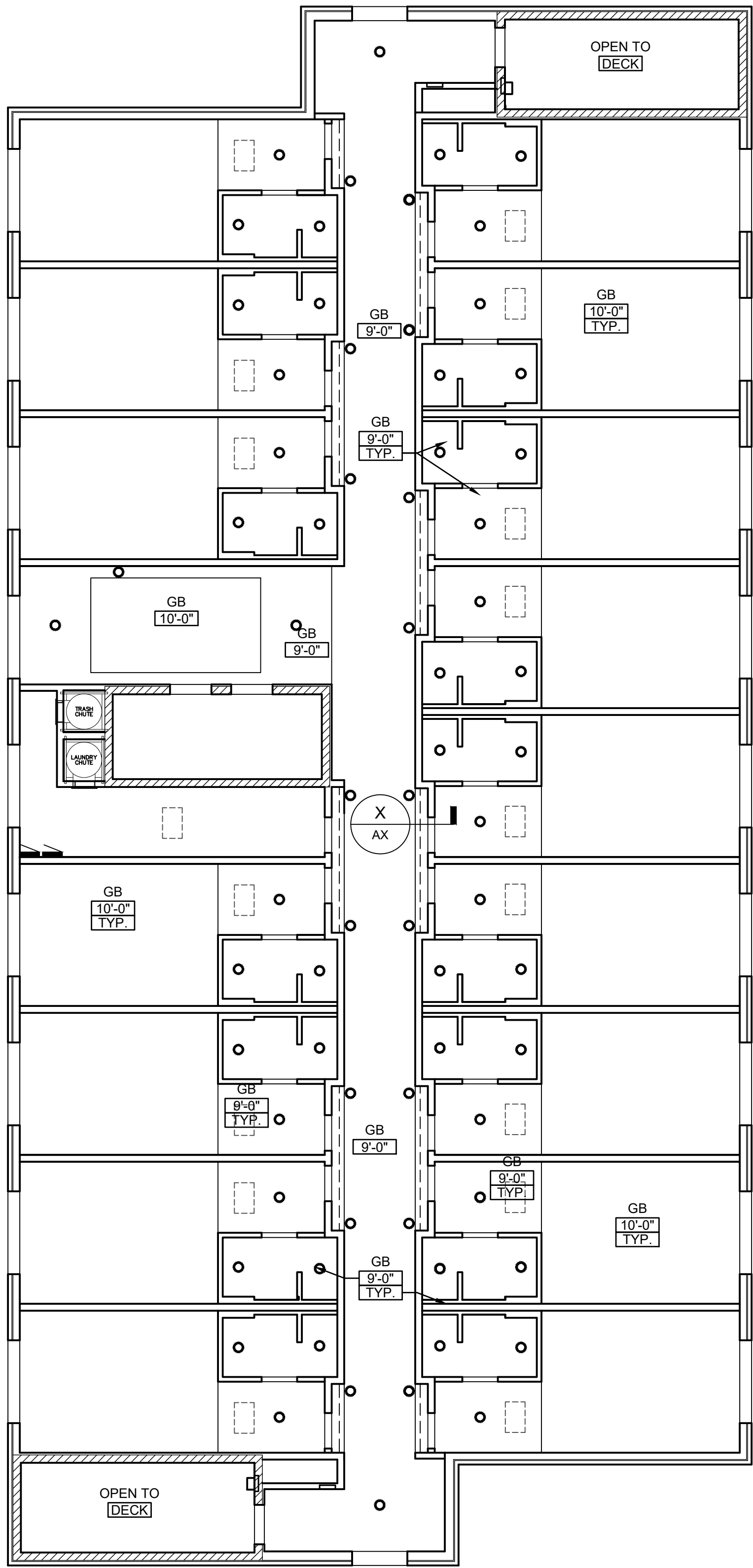
1/4" = 1'-0"



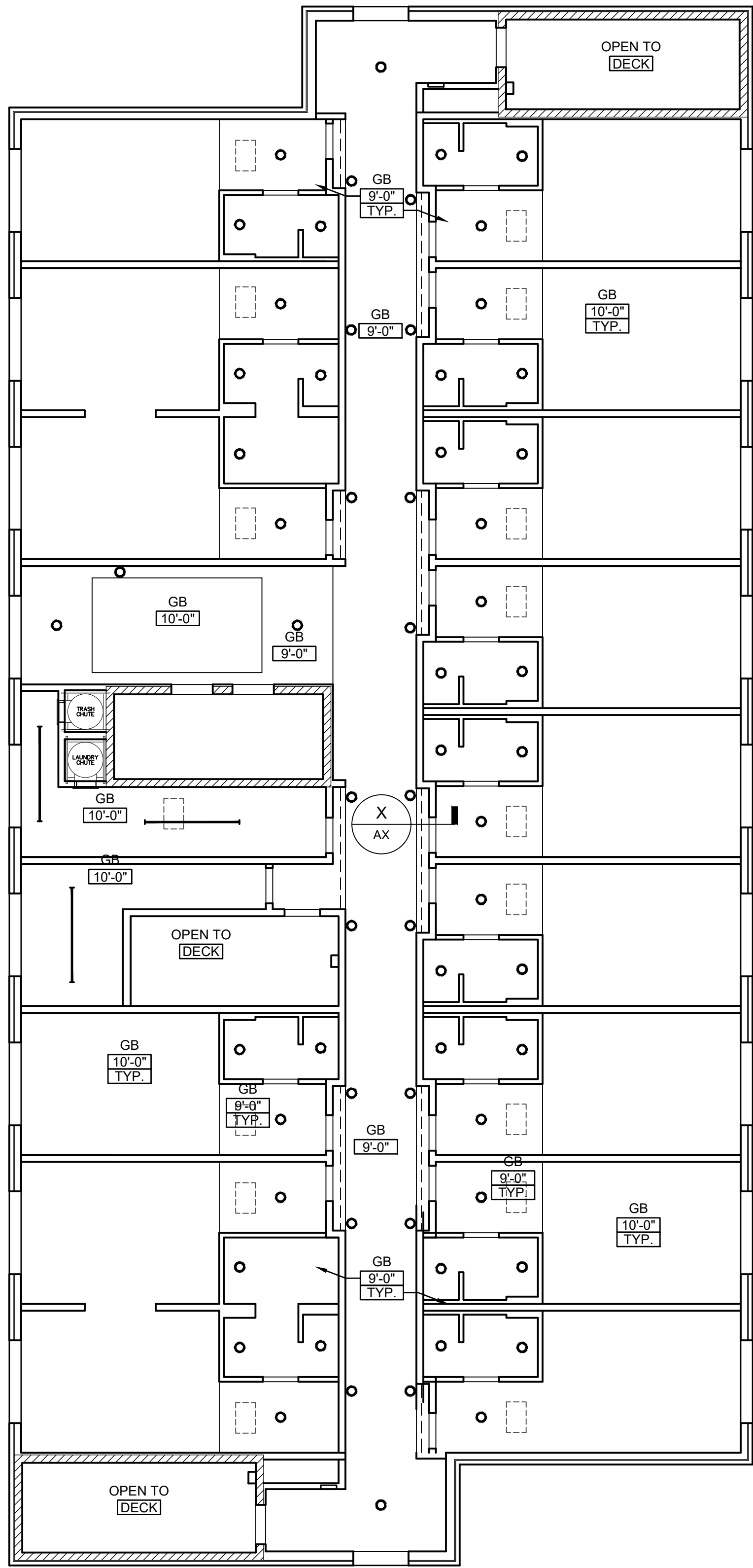
3 REFLECTED CEILING PLAN - THIRD FLOOR

1/8" = 1'-0"

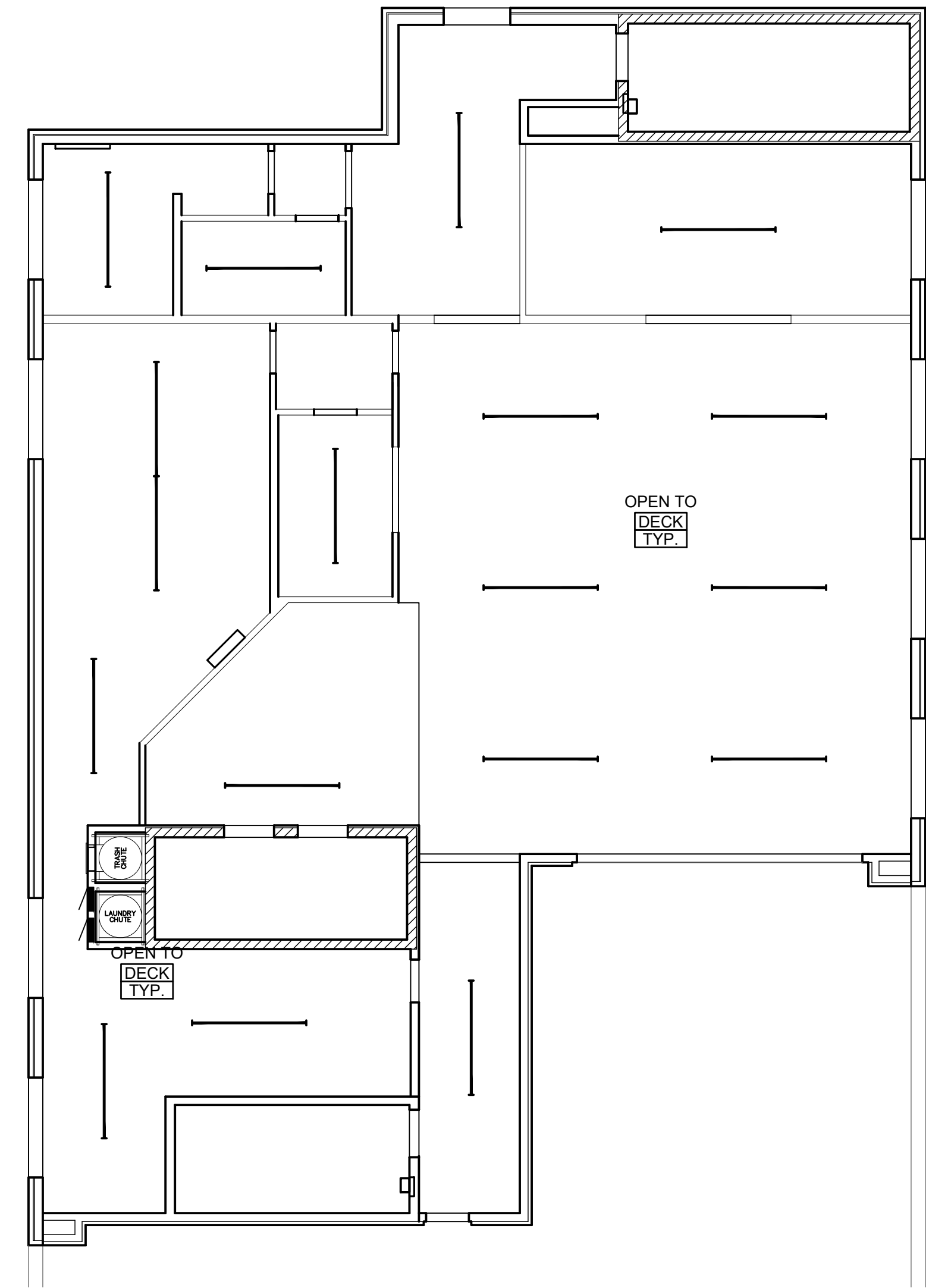
No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
1	REVISED PER FOUNDATION PERMIT REVIEW	10.17.18			
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	ISSUED FOR DEMO PERMIT / BIDDING	08/08/18	2	REVISED PER FOUNDATION PERMIT REVIEW #2	11.29.18



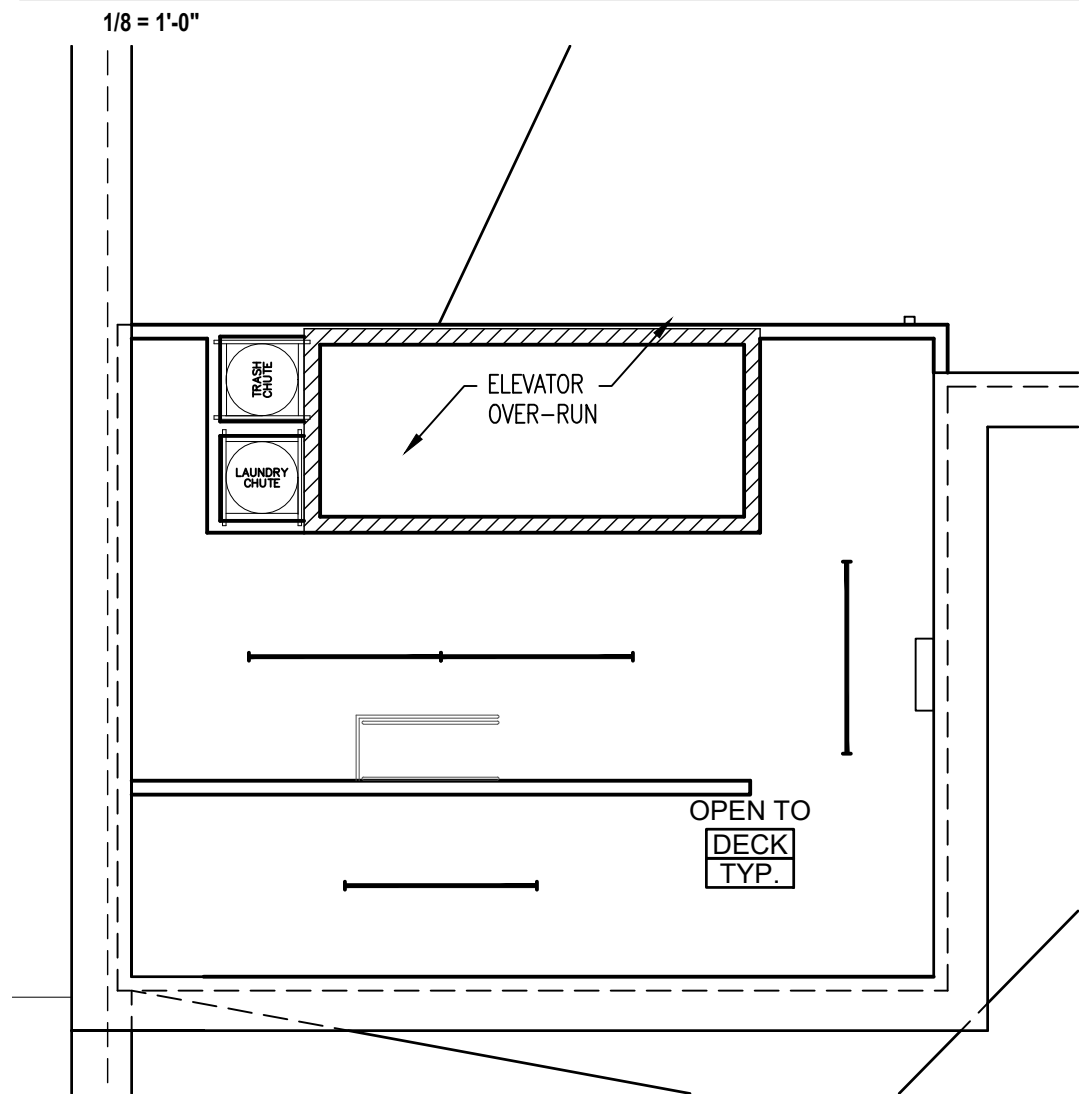
1 REFLECTED CEILING PLAN - FOURTH FLOOR
1/8" = 1'-0"



2 REFLECTED CEILING PLAN - FIFTH FLOOR
1/8" = 1'-0"

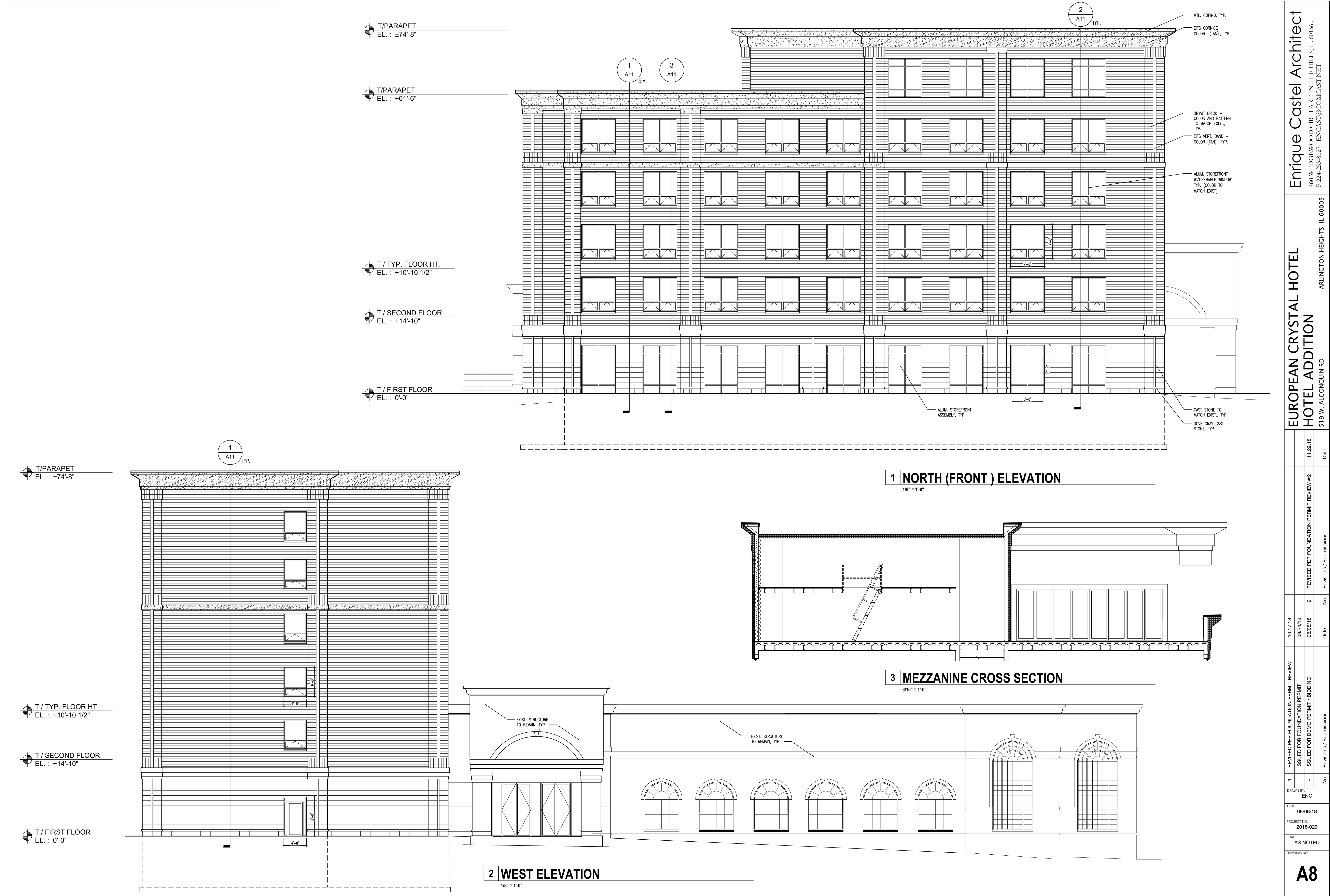


3 REFLECTED CEILING PLAN - SIXTH FLOOR
1/8" = 1'-0"



4 REFLECTED CEILING PLAN - MEZZANINE
1/8" = 1'-0"

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DRAWN BY: ENC					
DATE: 08/08/18					
PROJECT NO: 2018-029					
SCALE: AS NOTED					
DRAWING NO: A8					

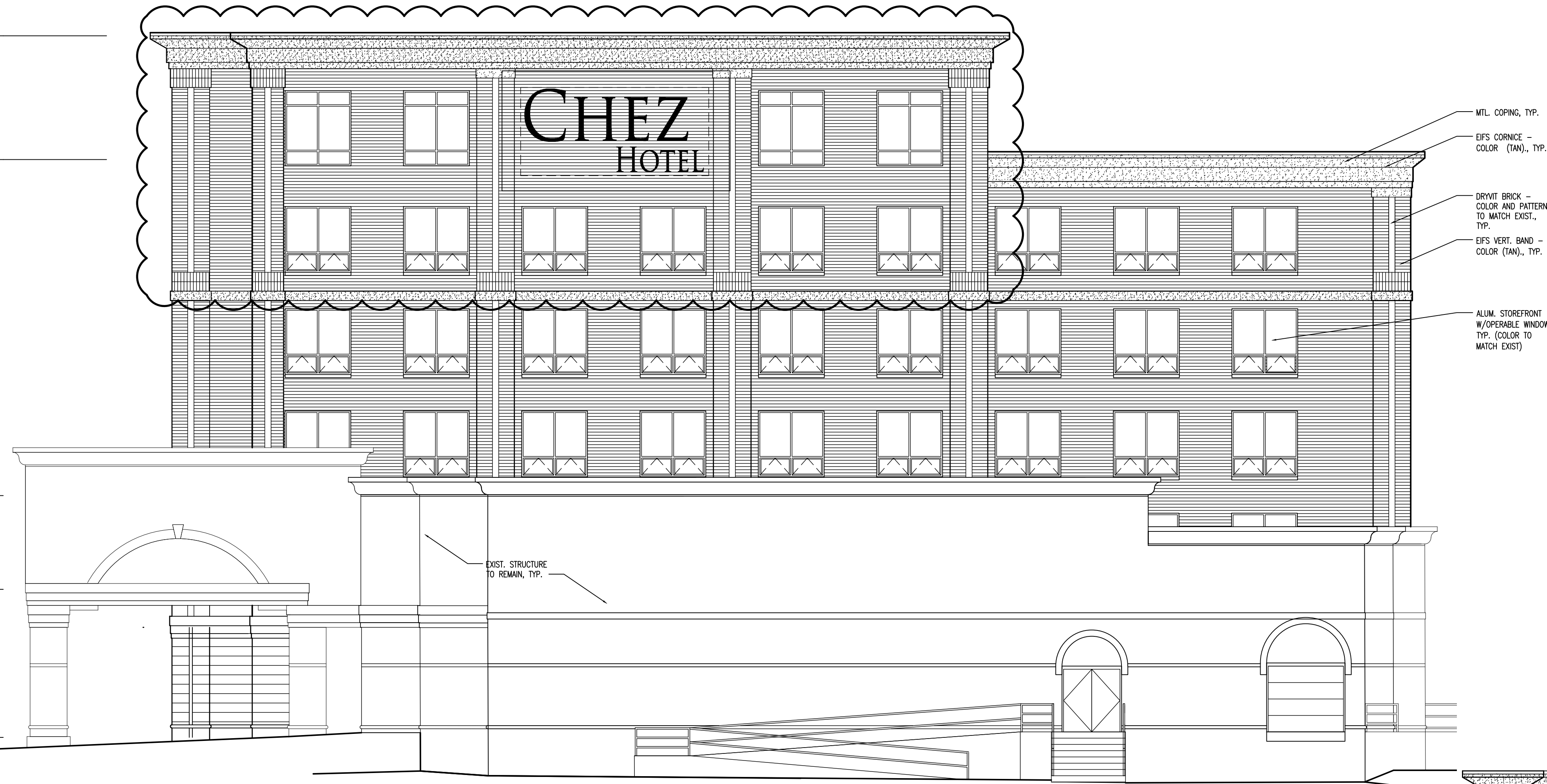
T/ PARAPET
EL. : ±74'-8"

T/ PARAPET
EL. : +61'-6"

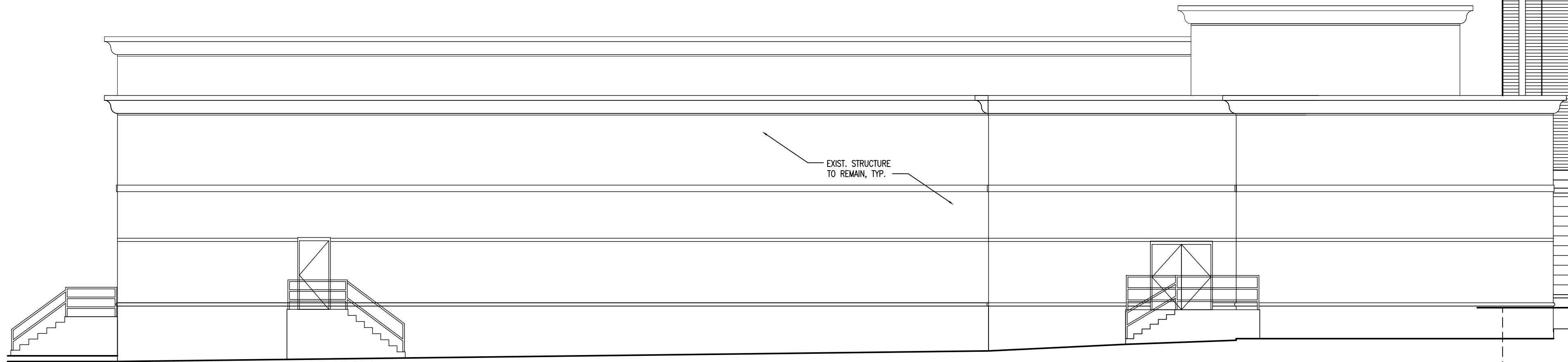
T / TYP. FLOOR HT.
EL. : +10'-10 1/2"

T / SECOND FLOOR
EL. : +14'-10"

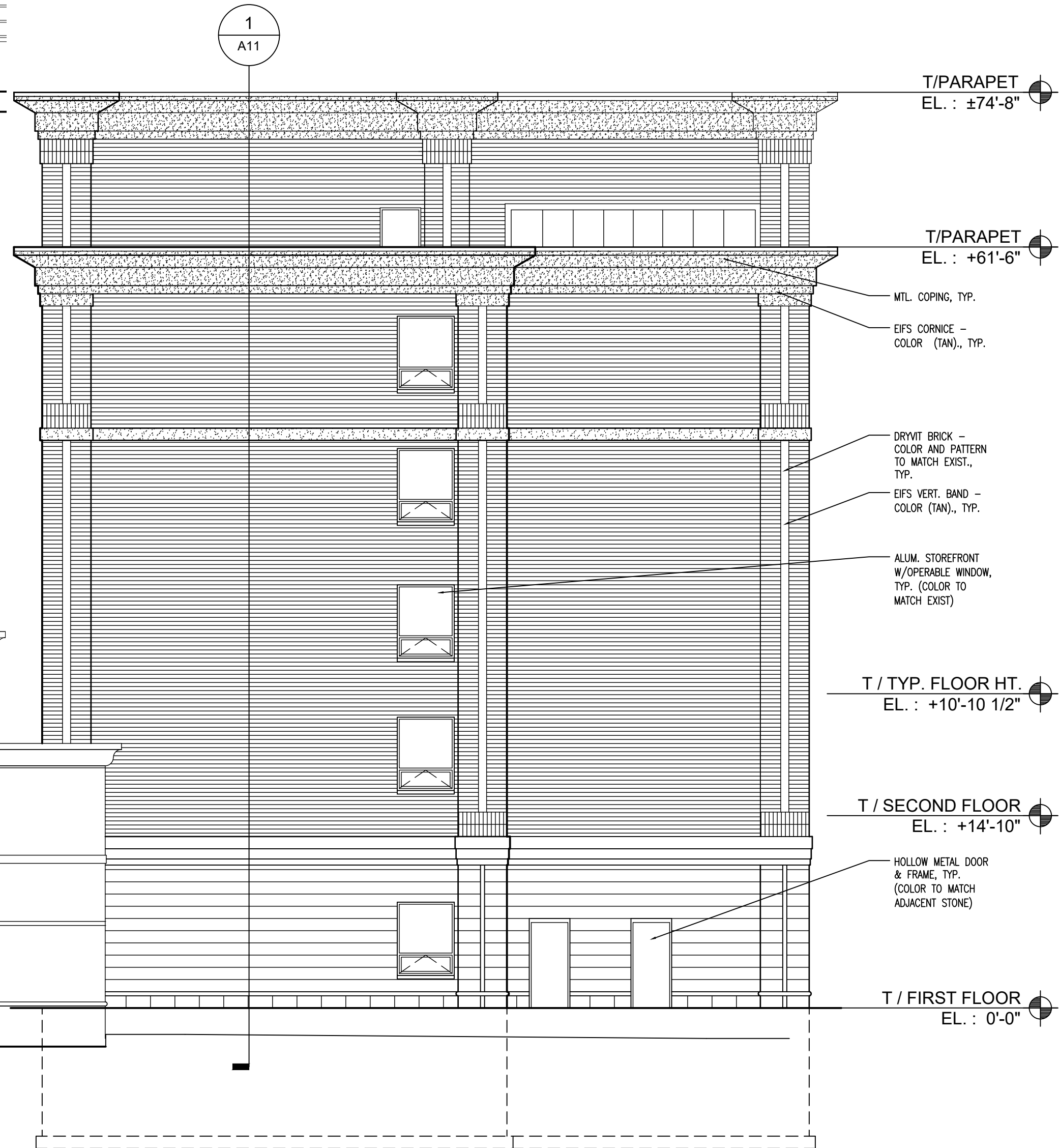
T / FIRST FLOOR
EL. : 0'-0"



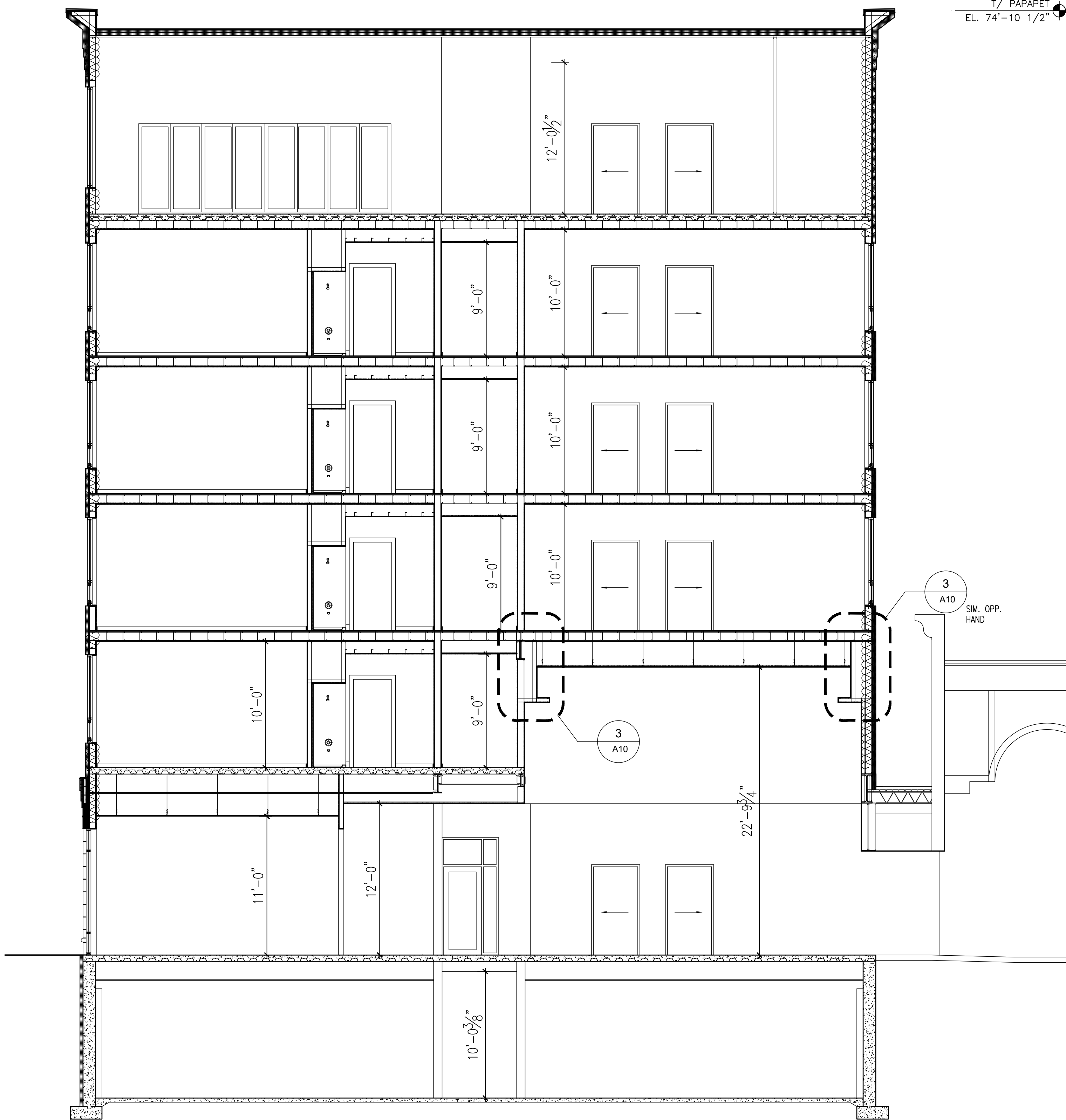
1 SOUTH (REAR) ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

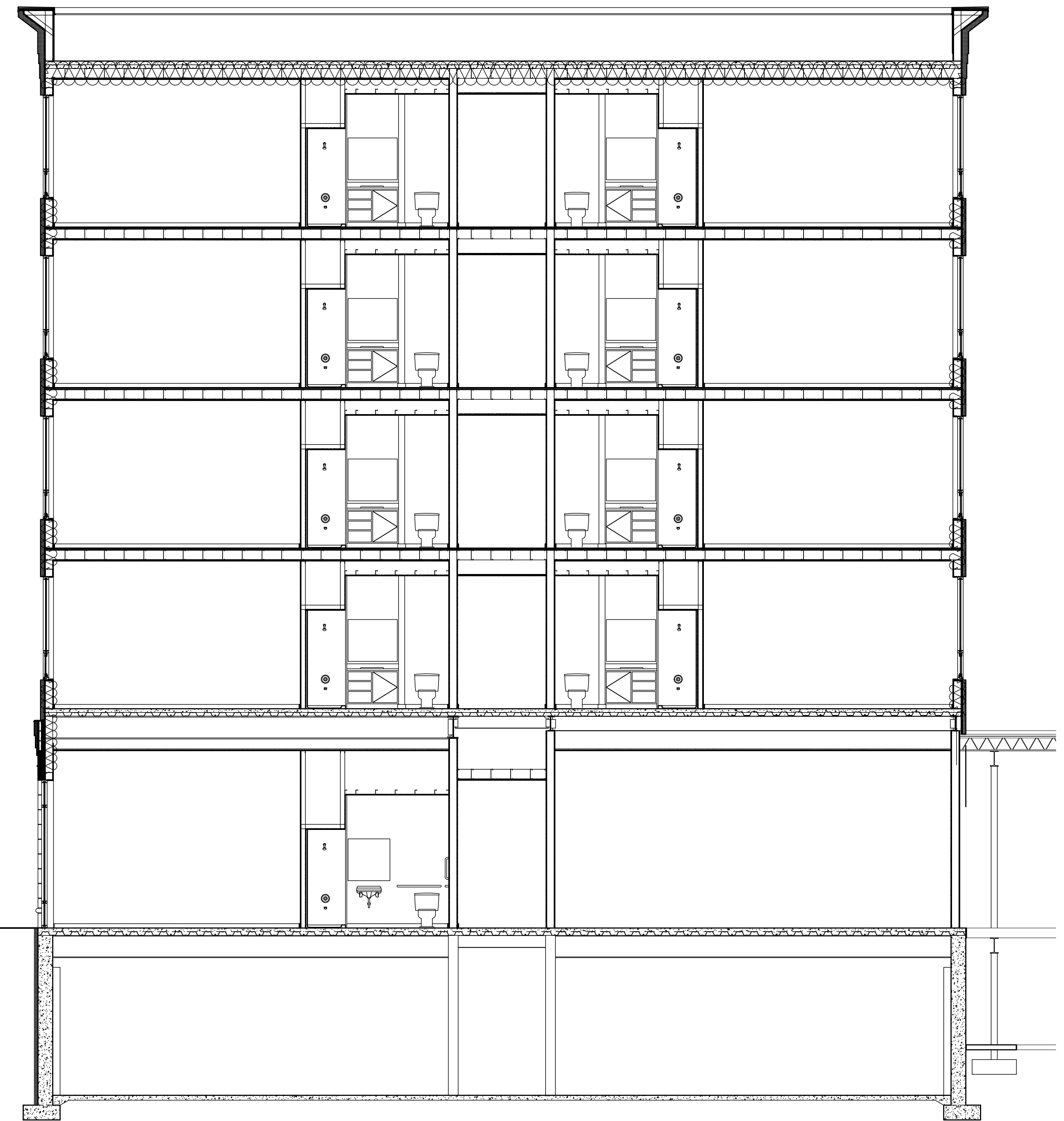
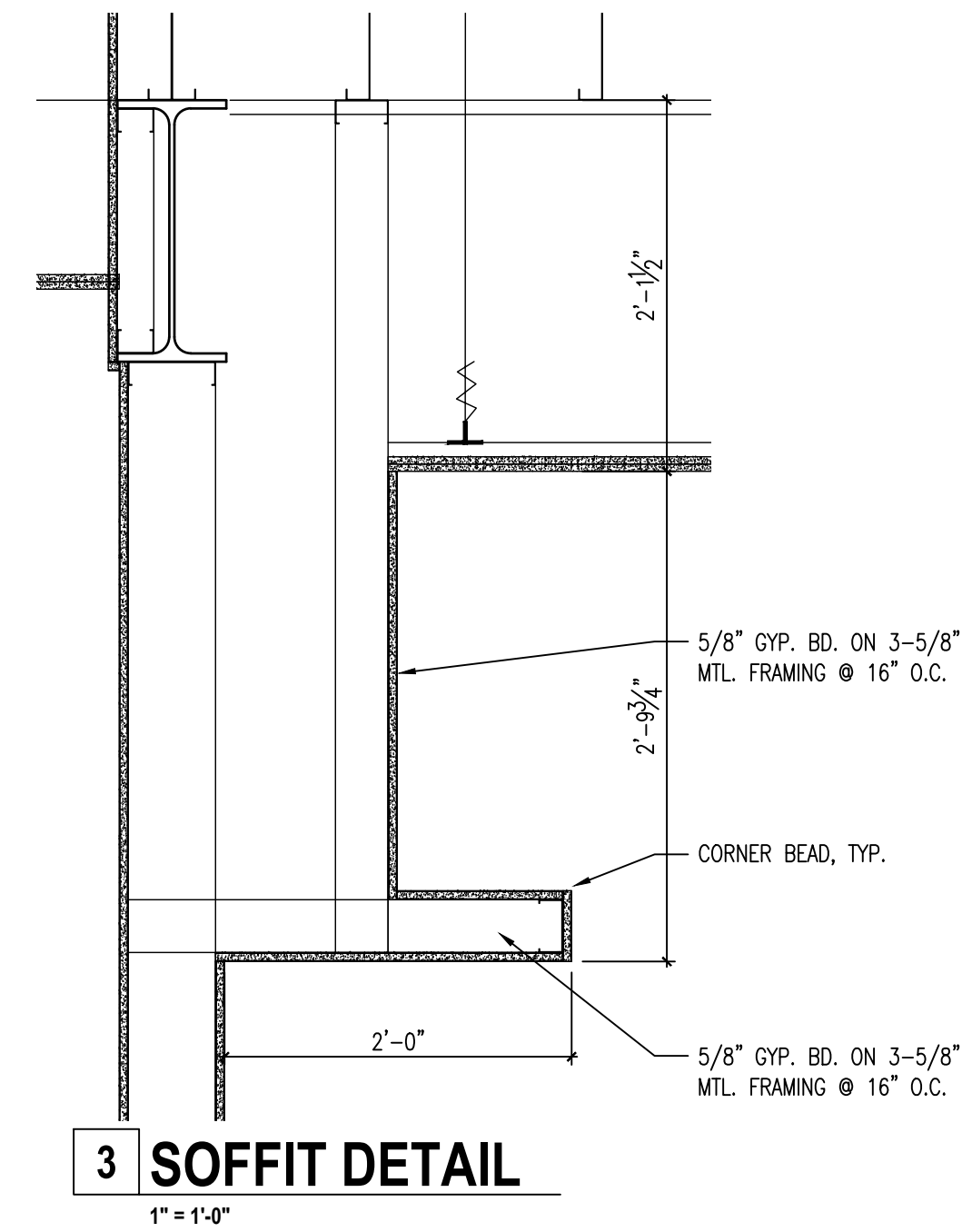


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	09/24/18	ISSUED FOR FOUNDATION PERMIT		08/08/18	REVISED PER FOUNDATION PERMIT REVIEW #2
				11.29.18	



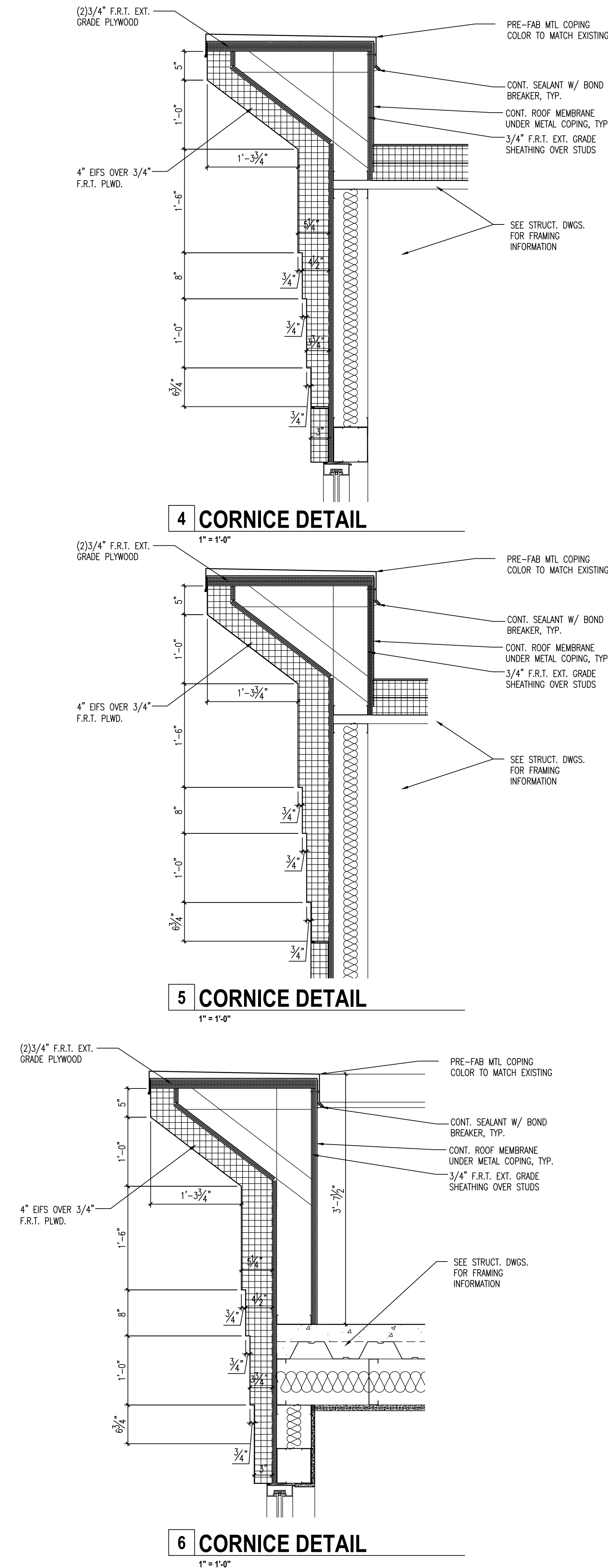
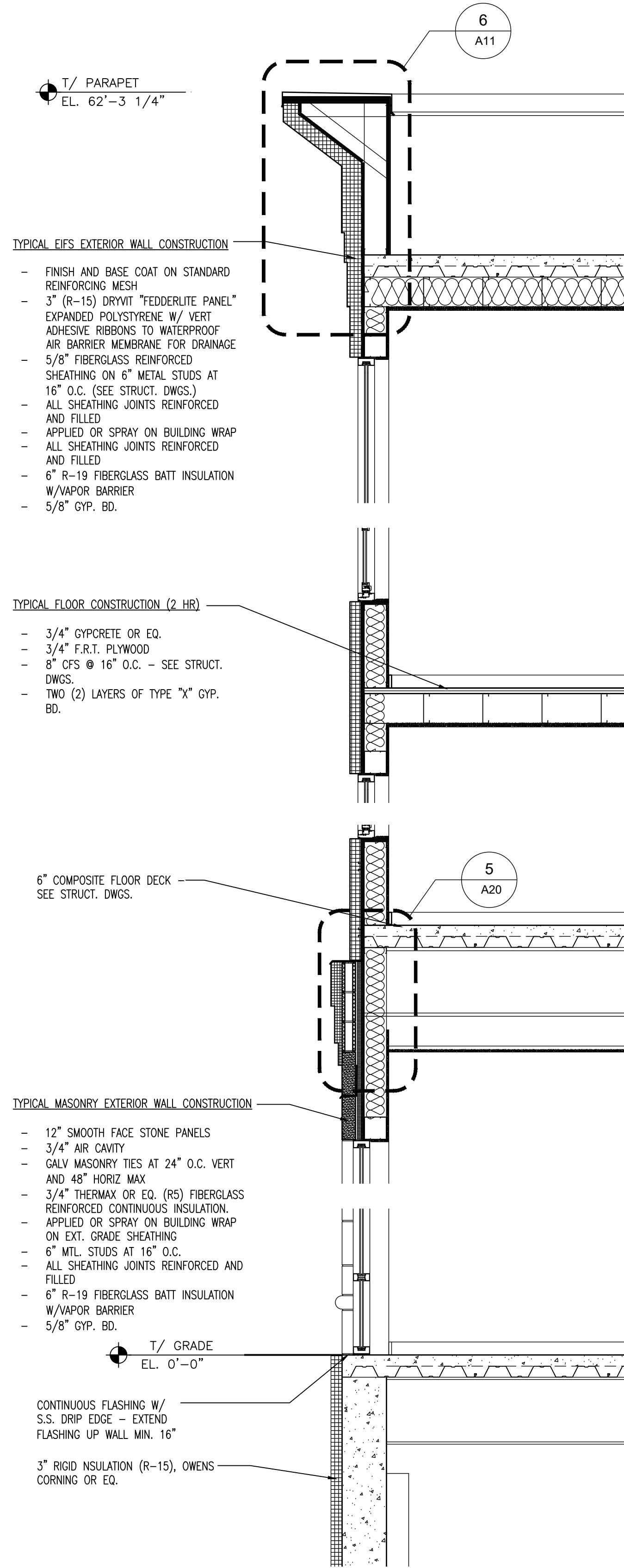
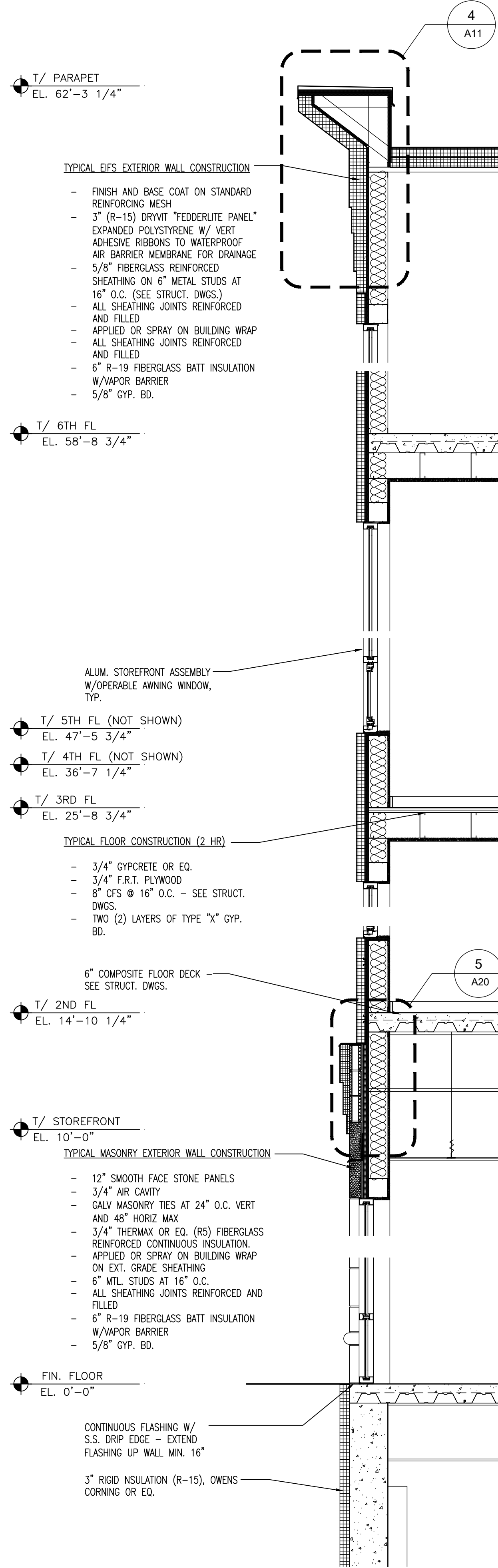
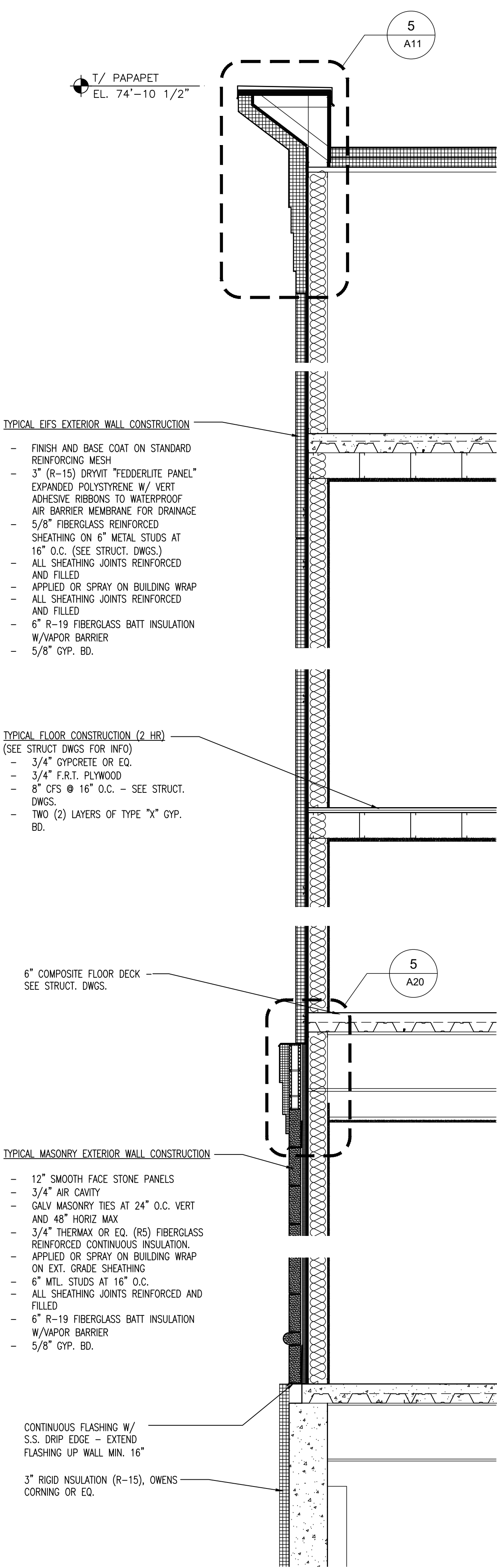
1 BUILDING CROSS SECTION AT 6 STORY PORTION
3/16" = 1'-0"

- T/ PARAPET
EL. 62'-3 1/4"
- T/ 6TH FL
EL. 58'-8 3/4"
- T/ 5TH FL
EL. 47'-5 3/4"
- T/ 4TH FL
EL. 36'-7 1/4"
- T/ 3RD FL
EL. 25'-8 3/4"
- T/ 2ND FL
EL. 14'-10 1/4"
- T/ STOREFRONT
EL. 10'-0"
- FIN. FLOOR
EL. 0'-0"

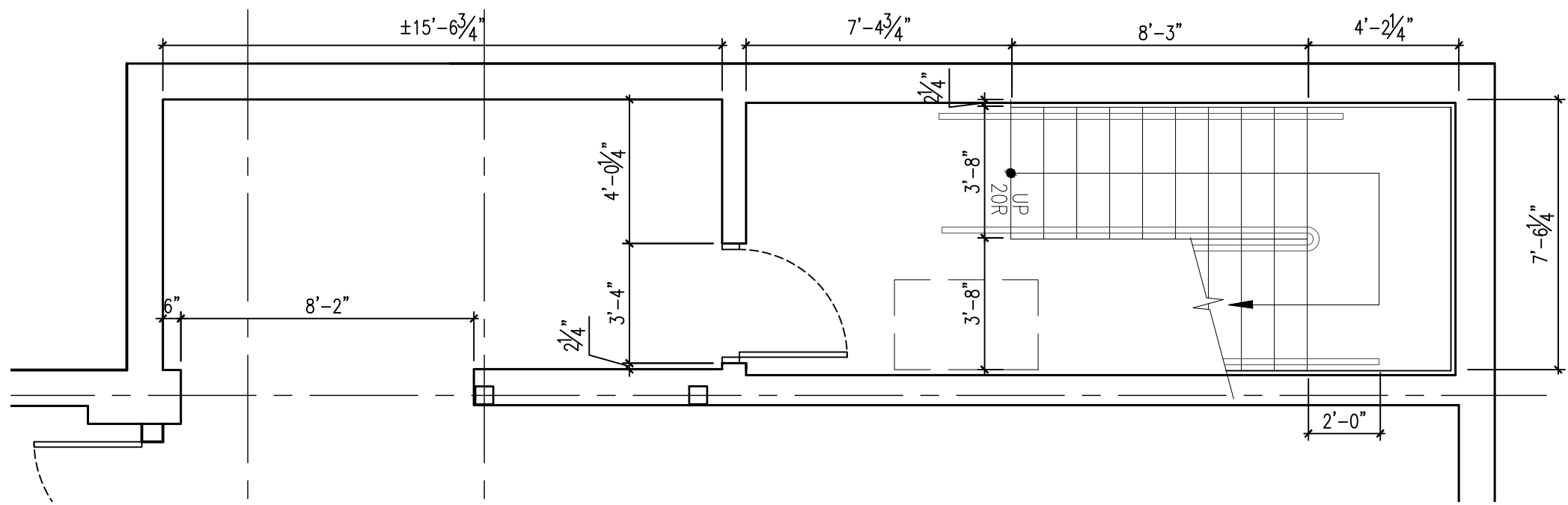


2 BUILDING CROSS SECTION AT 5 STORY PORTION
3/16" = 1'-0"

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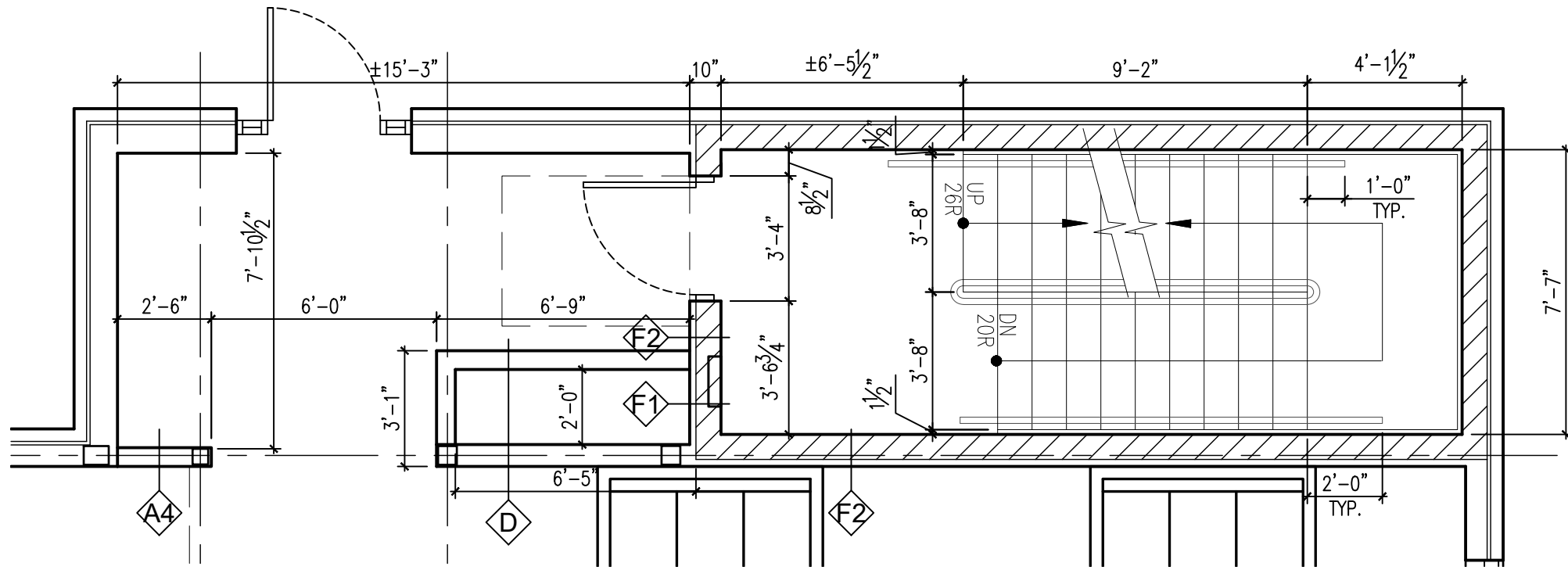


REVISIONS / Submissions		REVISIONS / Submissions		REVISIONS / Submissions	
No.	Date	No.	Date	No.	Date
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REVISED PER FOUNDATION PERMIT REVIEW		REVISED PER FOUNDATION PERMIT REVIEW #2		REVISED PER FOUNDATION PERMIT REVIEW #2	
ISSUED FOR FOUNDATION PERMIT		ISSUED FOR DEMO PERMIT / BIDDING		ISSUED FOR DEMO PERMIT / BIDDING	
DRAWN BY: ENC		DATE: 08/08/18		DATE: 08/08/18	
PROJECT NO: 2018-029		SCALE: AS NOTED		SCALE: AS NOTED	
DRAWING NO:					



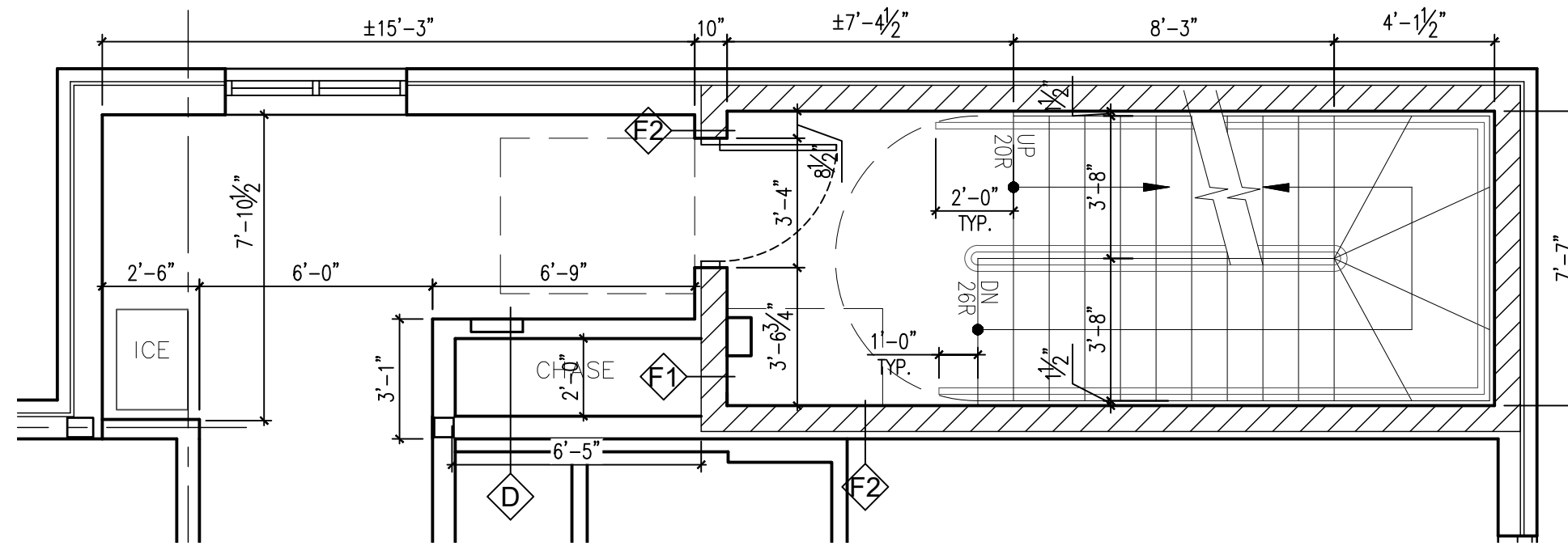
1 BASEMENT - WEST STAIR PLAN

1/4" = 1'-0"



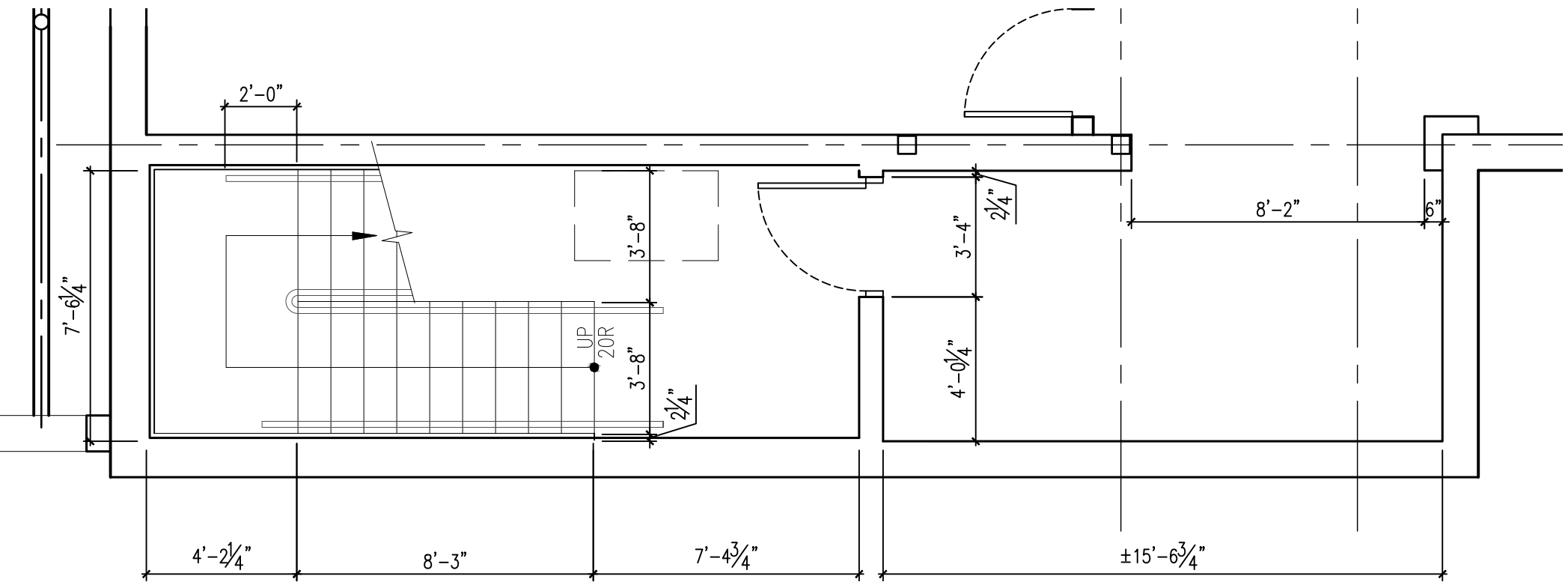
2 1ST FLOOR - WEST STAIR PLAN

1/4" = 1'-0"



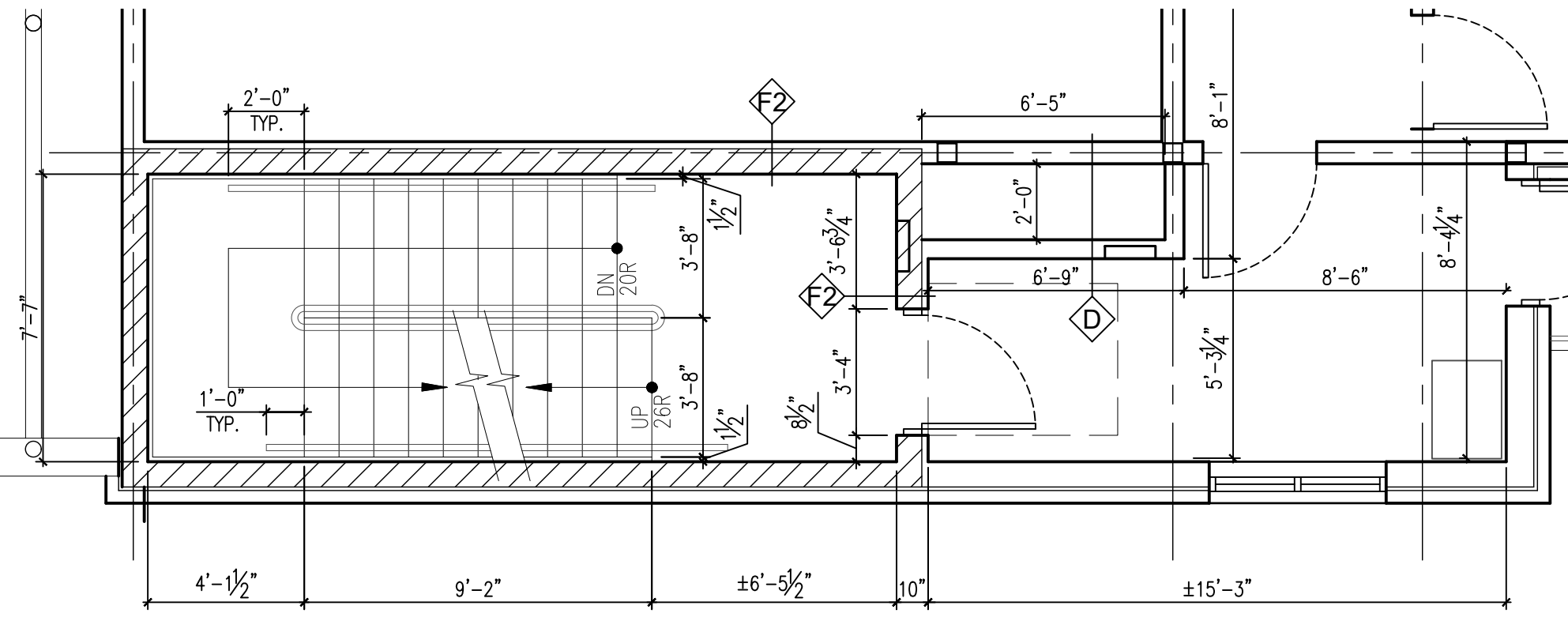
2 2ND FLOOR - WEST STAIR PLAN

1/4" = 1'-0"



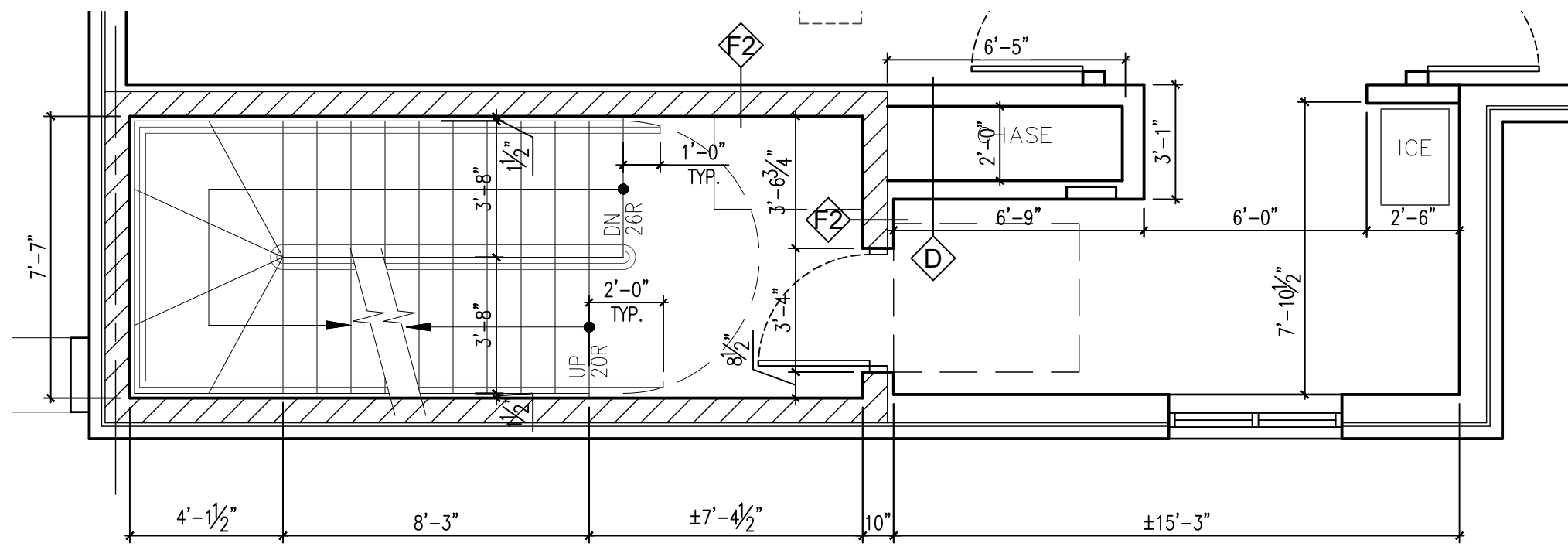
4 BASEMENT - EAST STAIR PLAN

1/4" = 1'-0"



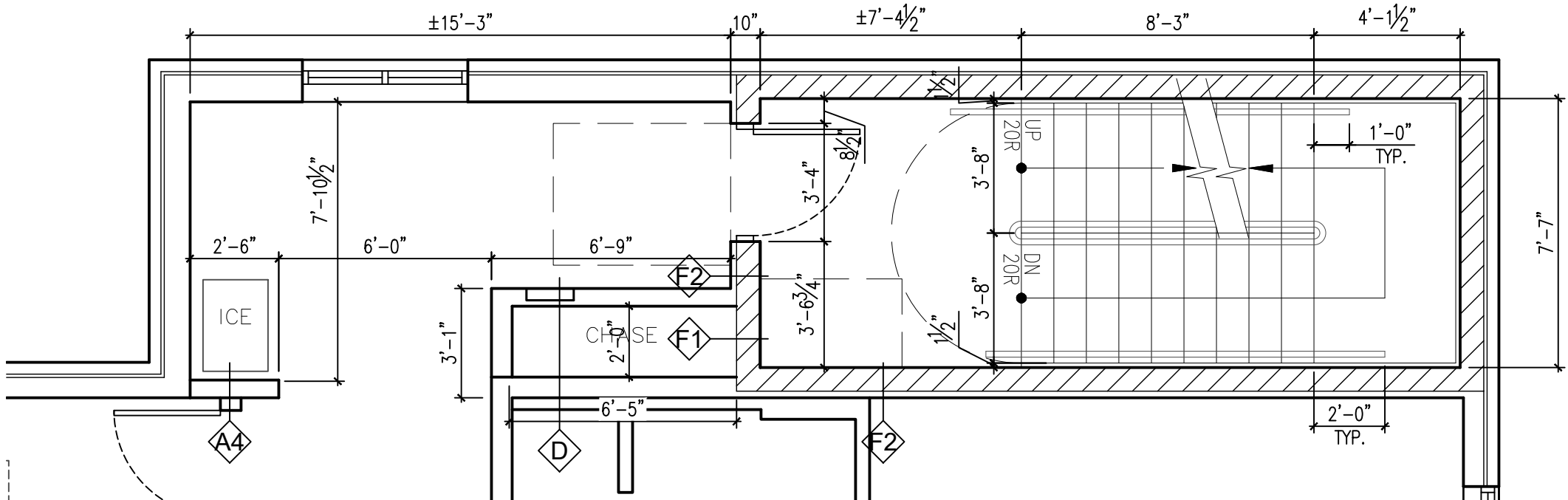
5 1ST FLOOR - EAST STAIR PLAN

1/4" = 1'-0"



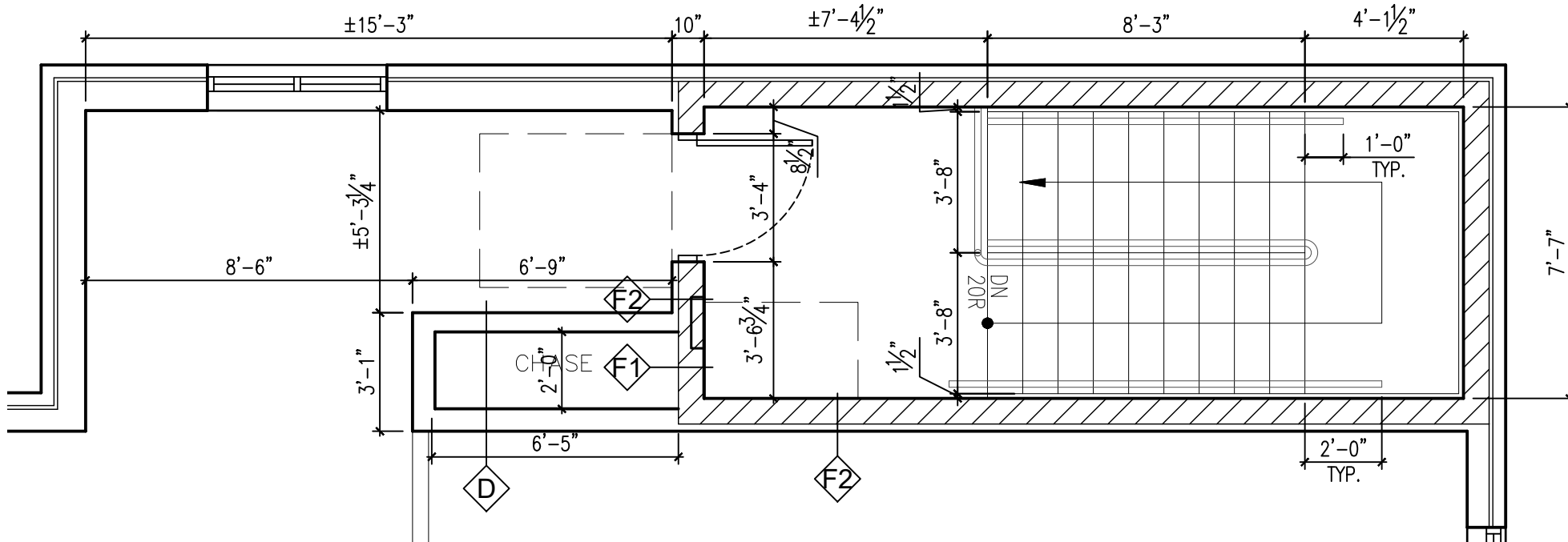
6 2ND FLOOR - EAST STAIR PLAN

1/4" = 1'-0"



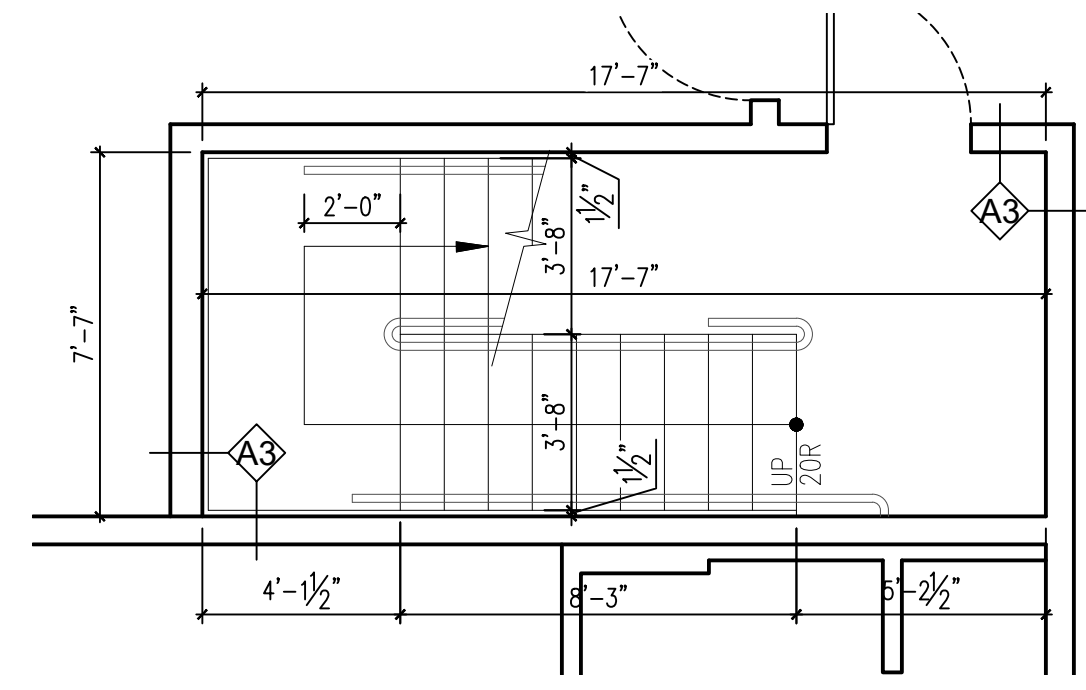
7 TYPICAL WEST STAIR PLAN

1/4" = 1'-0"



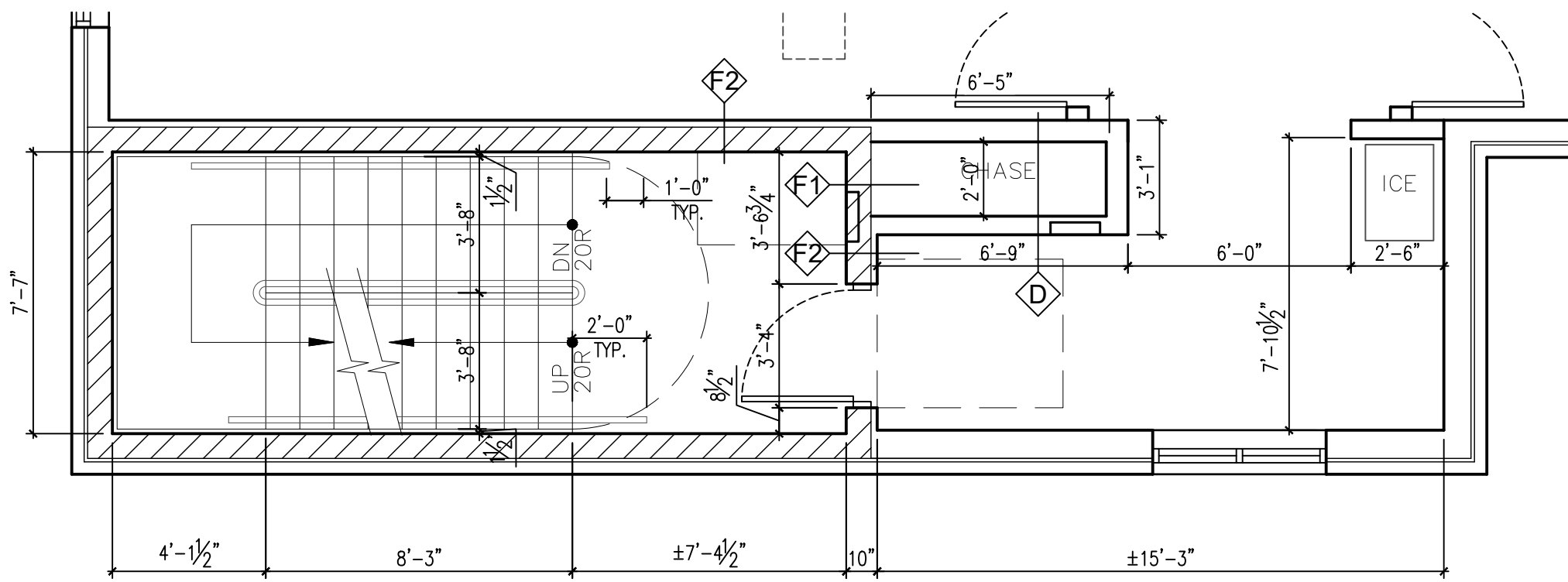
8 6TH FLOOR - WEST STAIR PLAN

1/4" = 1'-0"



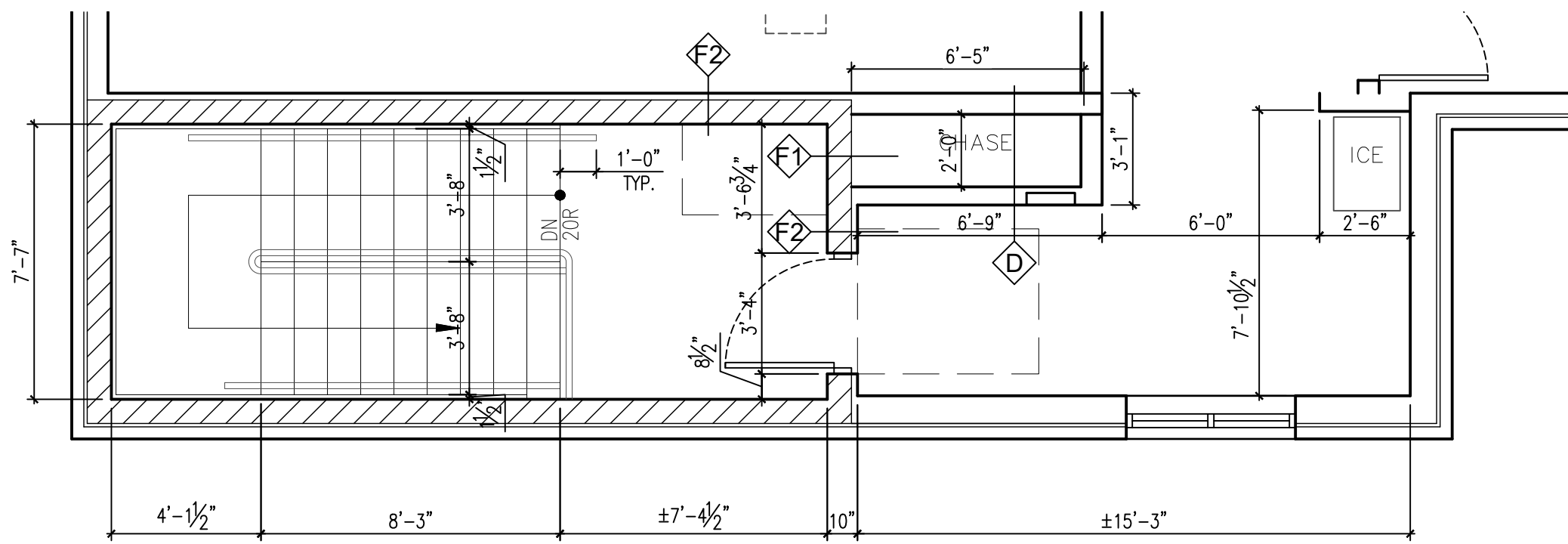
9 5TH FLOOR - CENTRAL STAIR PLAN

1/4" = 1'-0"



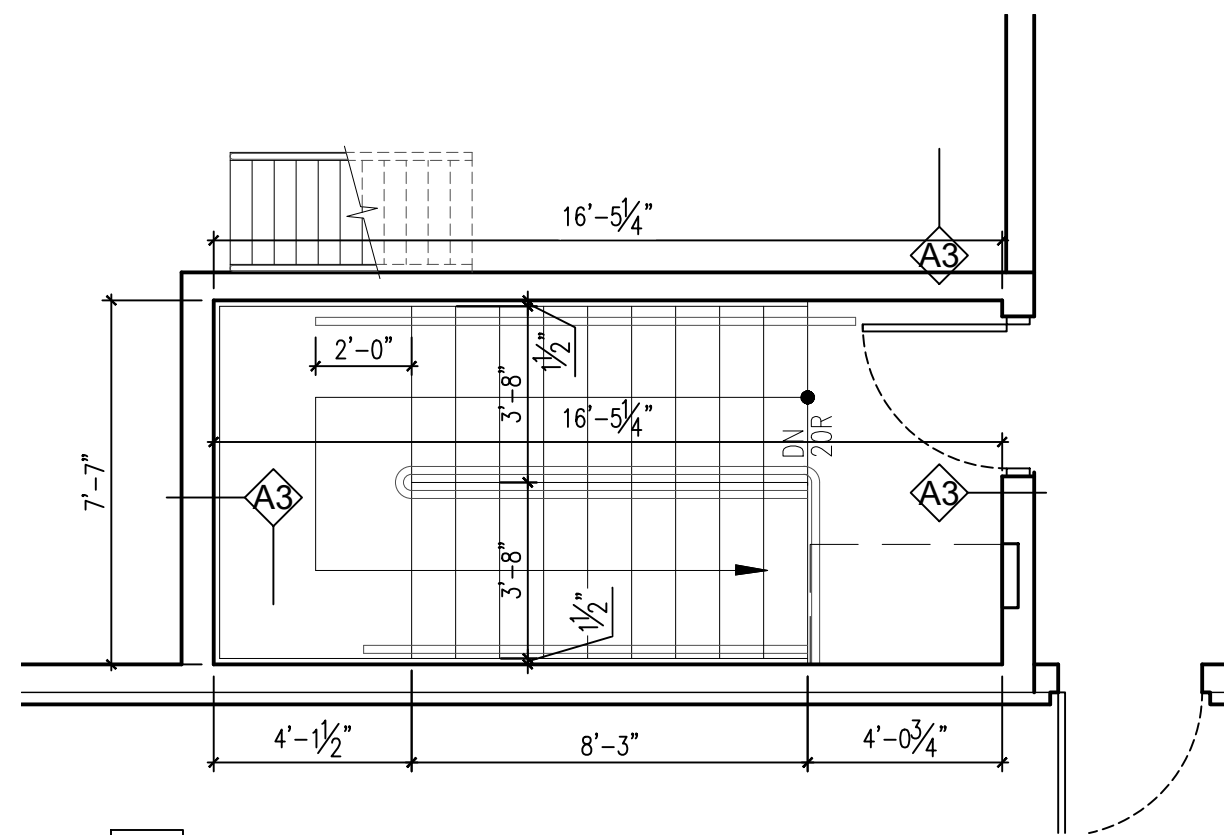
10 TYPICAL EAST STAIR PLAN

1/4" = 1'-0"



11 5TH FLOOR - EAST STAIR PLAN

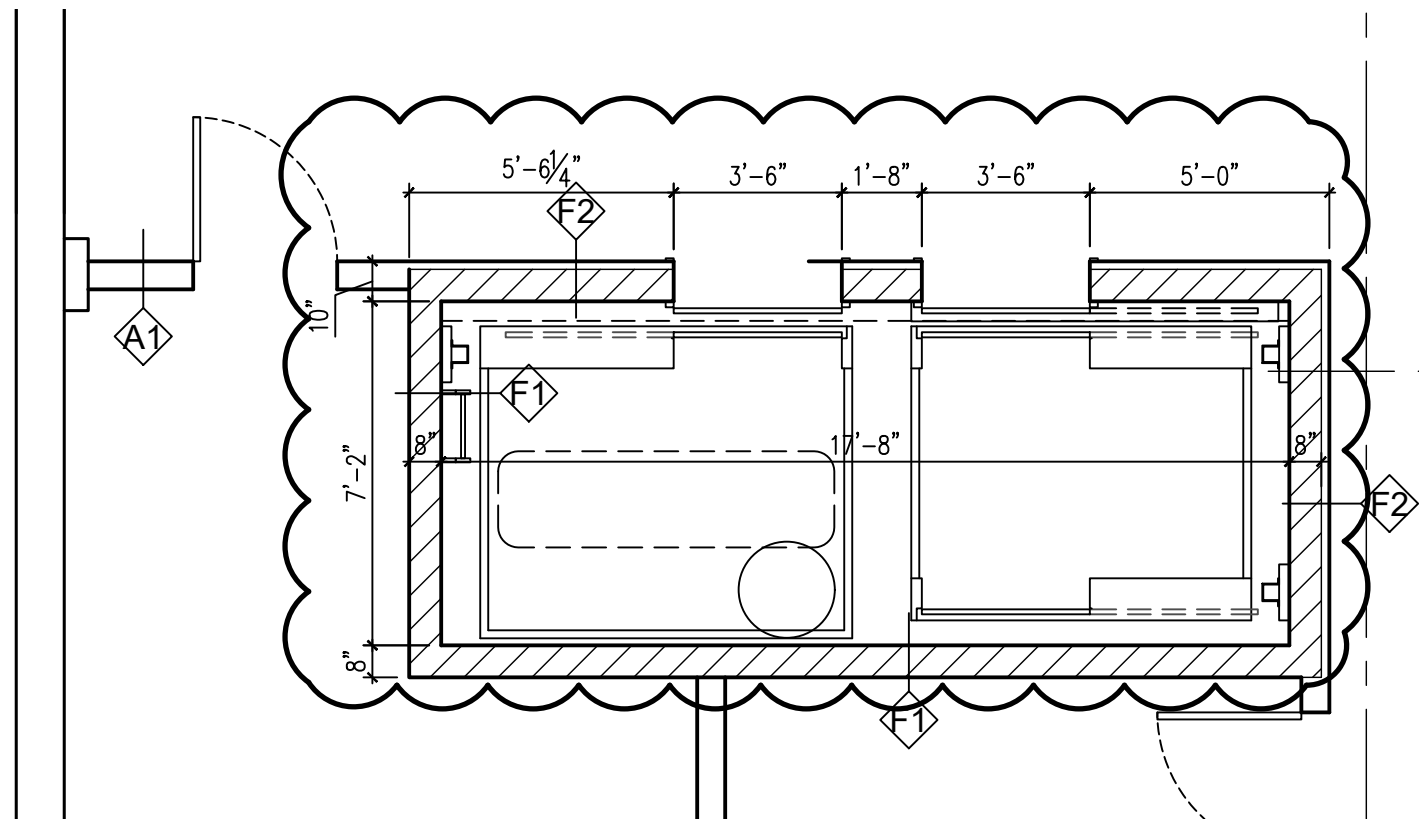
1/4" = 1'-0"



12 6TH FLOOR - CENTRAL STAIR PLAN

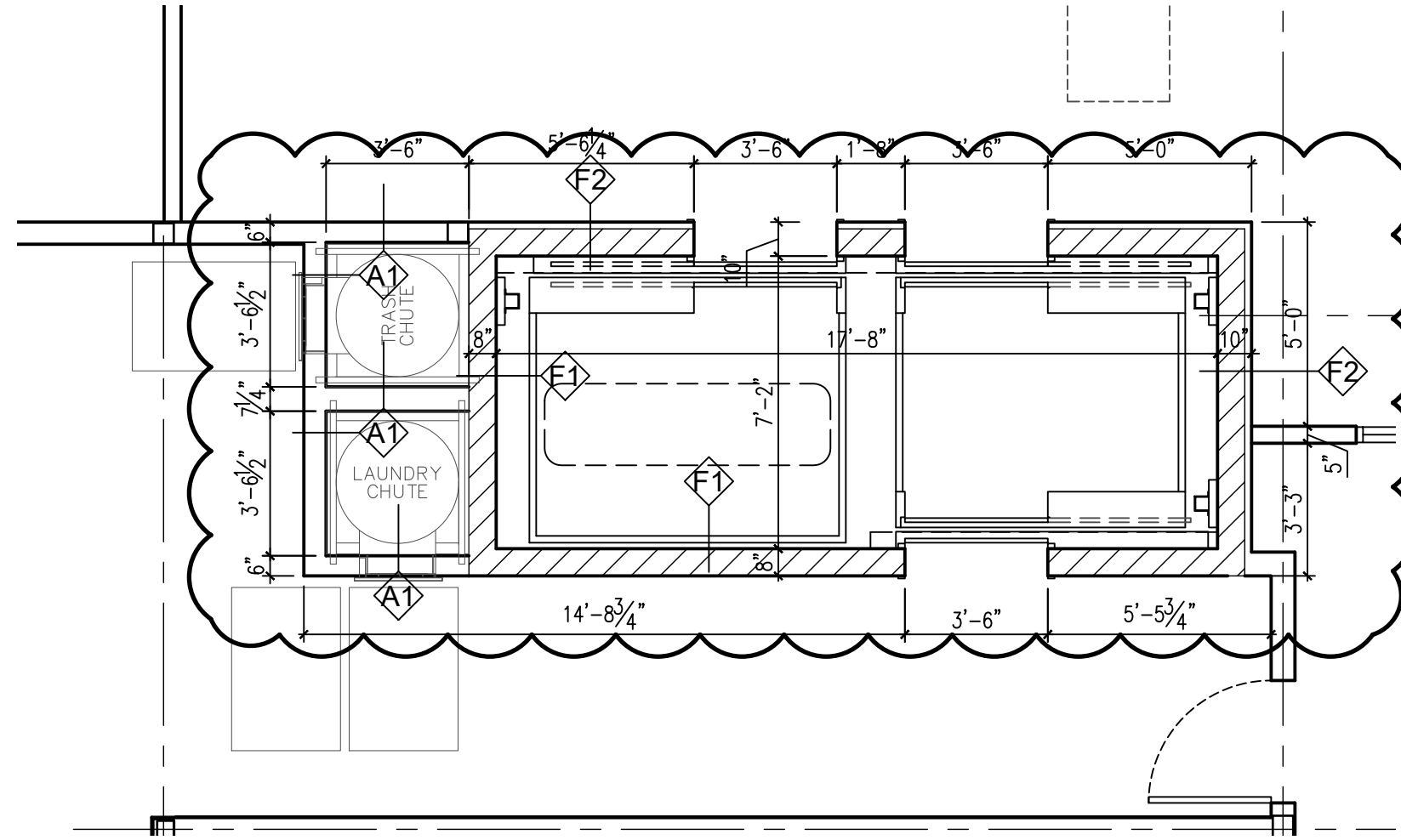
1/4" = 1'-0"

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ISSUED FOR DEMO PERMIT / BIDDING			
DRAWN BY: ENC			
DATE: 08/08/18			
PROJECT NO: 2018-029			
SCALE: AS NOTED			
DRAWING NO:			



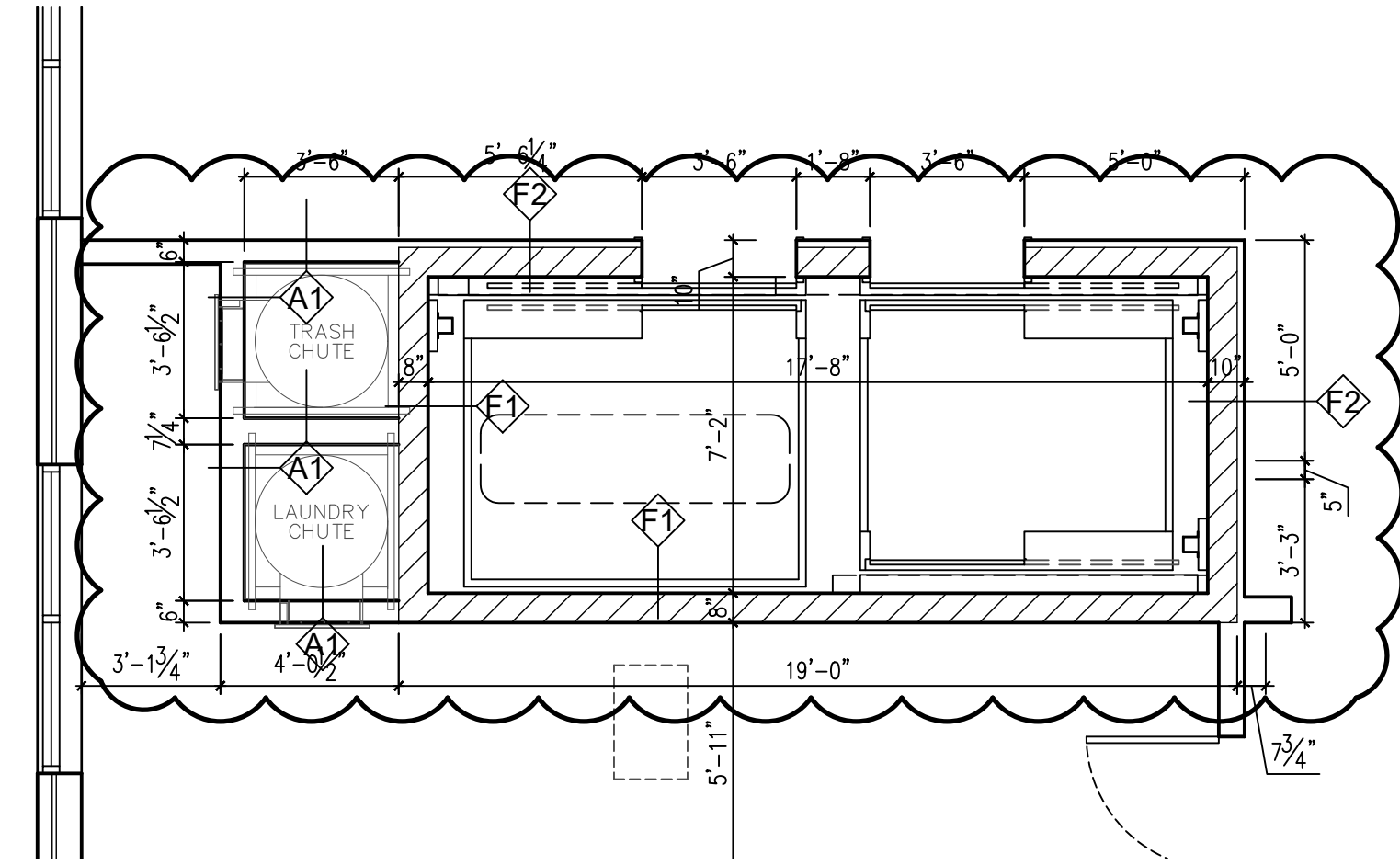
1 BASEMENT - ELEVATOR PLAN

1/4" = 1'-0"



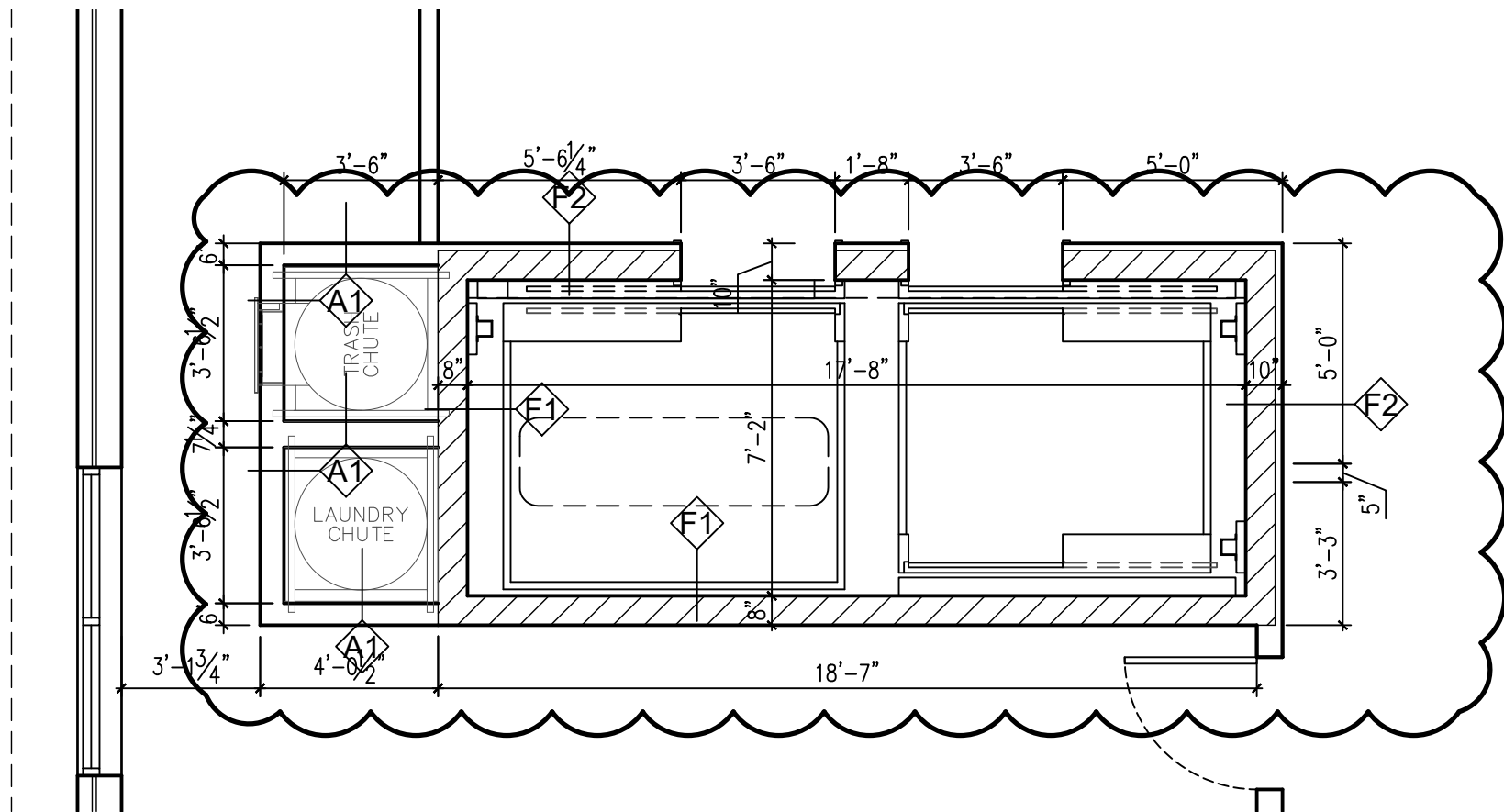
2 1ST FLOOR - ELEVATOR PLAN

1/4" = 1'-0"



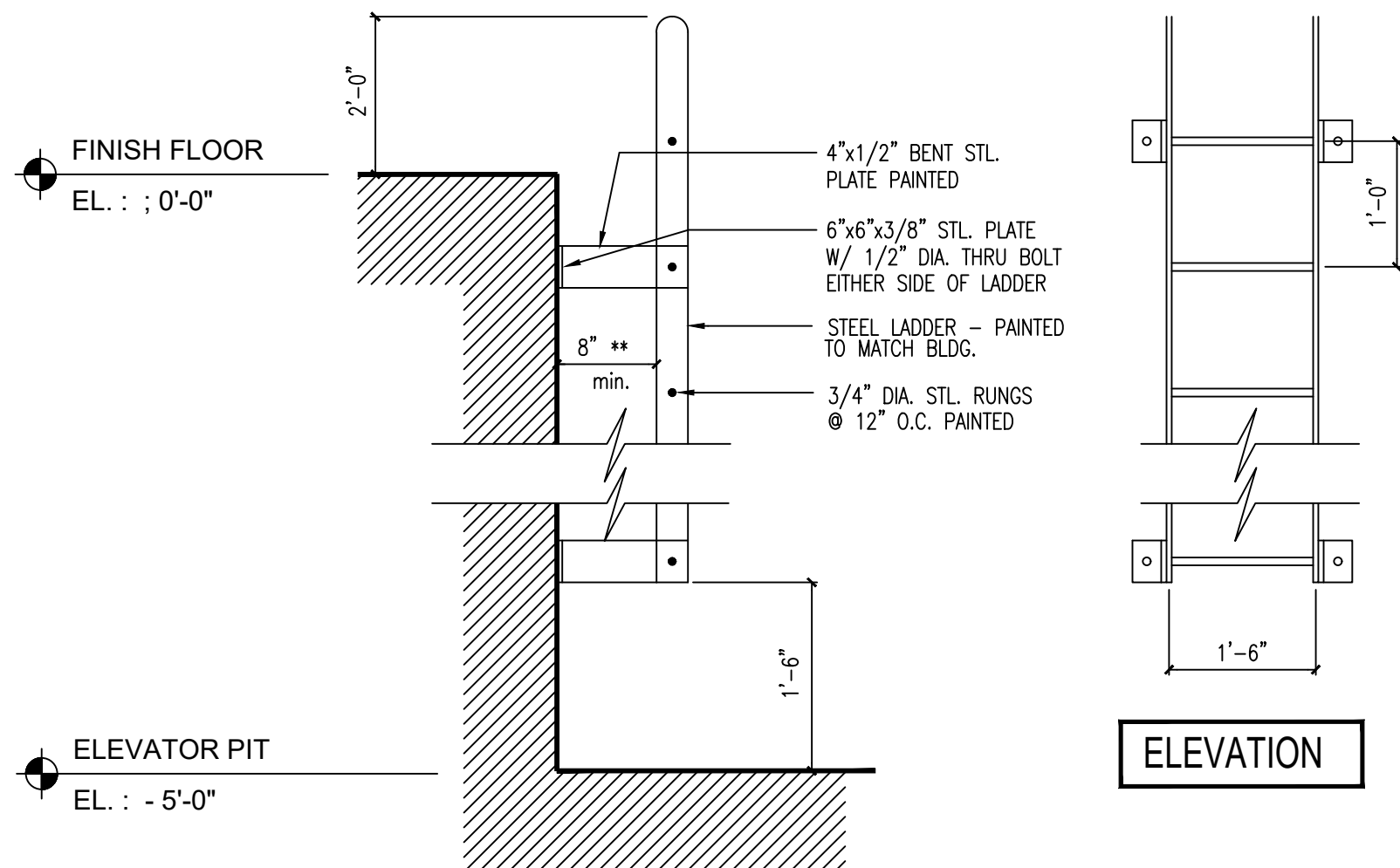
3 TYPICAL ELEVATOR PLAN

1/4" = 1'-0"



4 6TH FLOOR - ELEVATOR PLAN

1/4" = 1'-0"

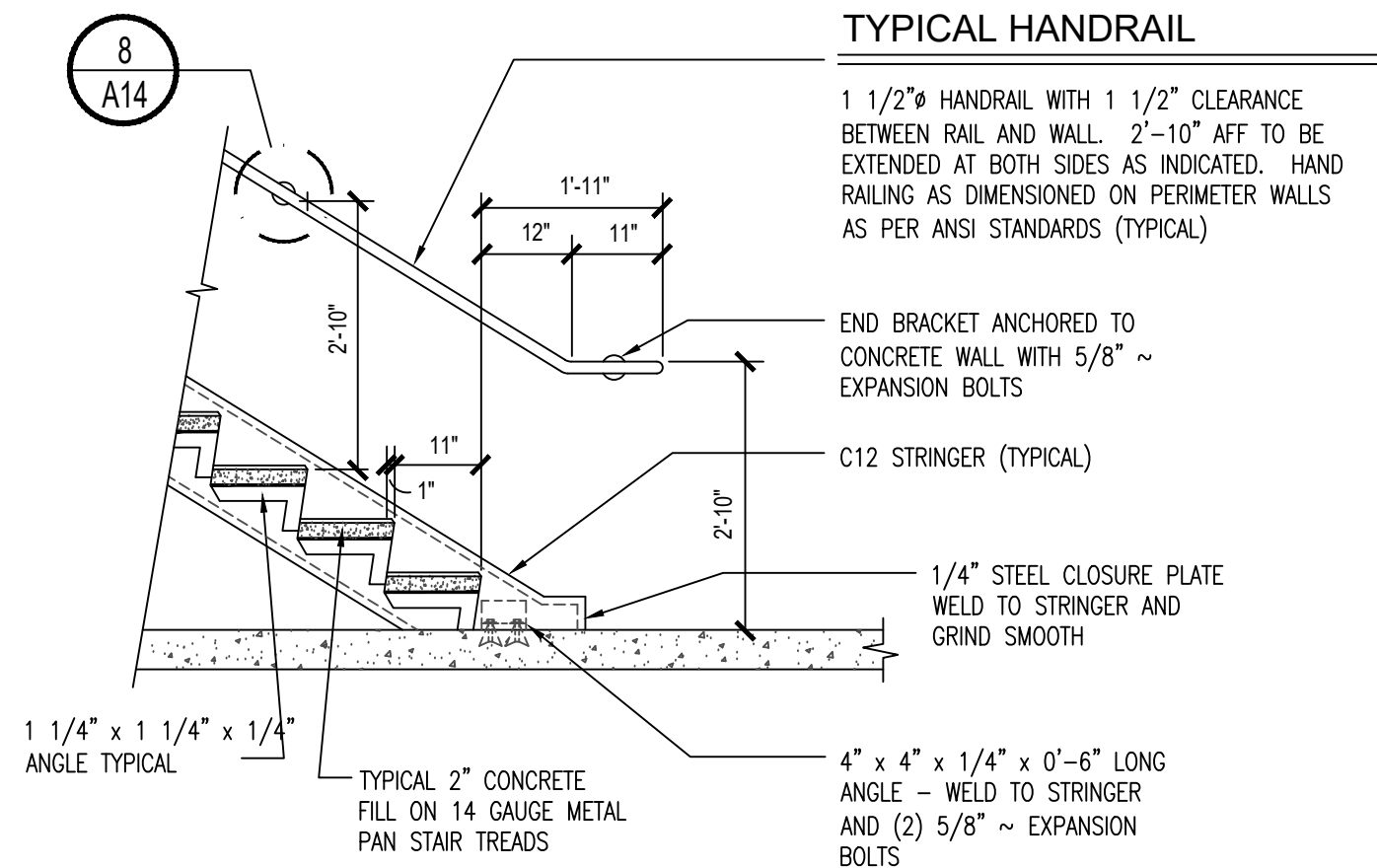


SECTION

** VERIFY AND COORDINATE WITH ELEVATOR MANUFACTURER'S SHOP DRAWINGS

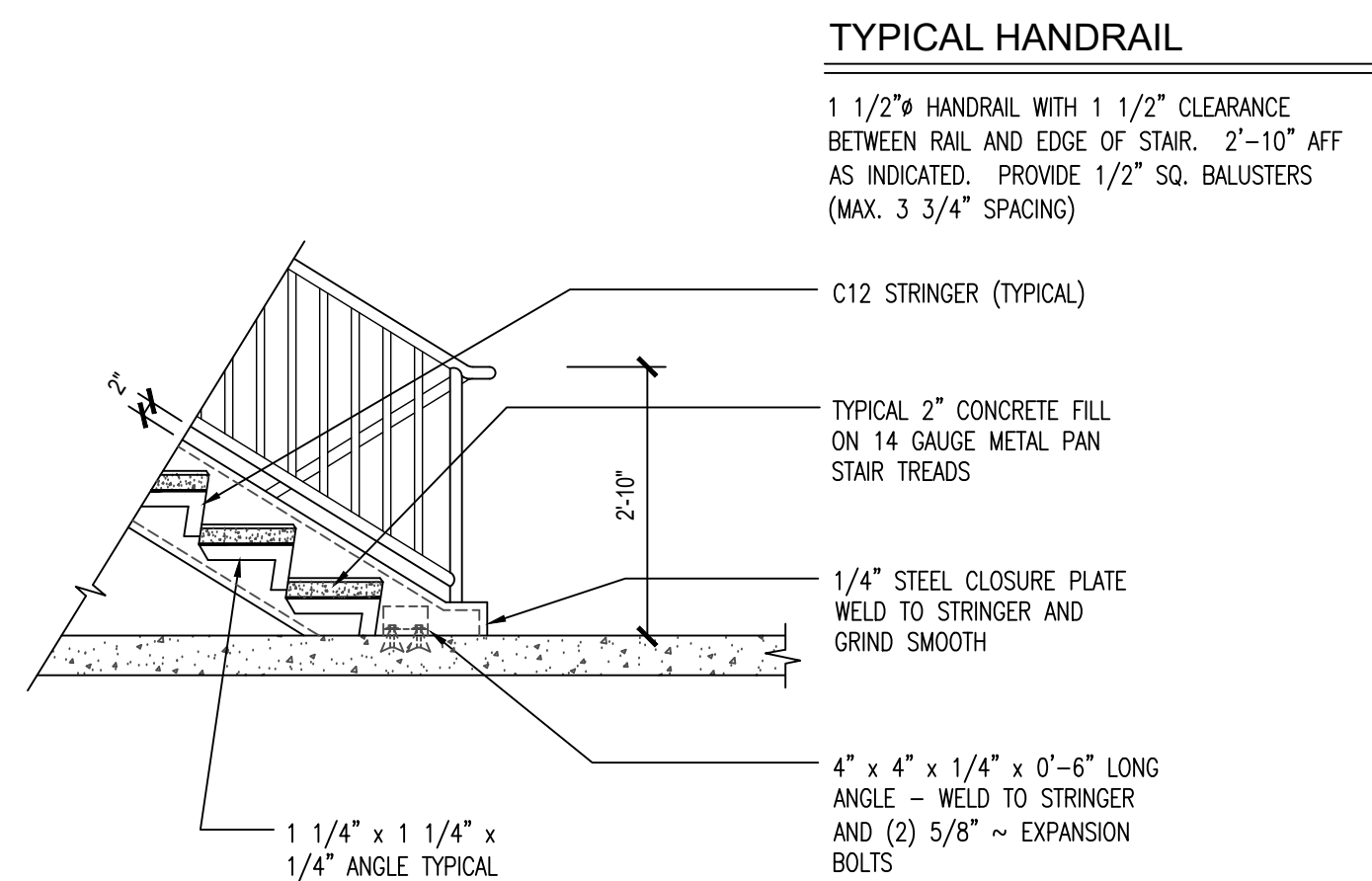
5 ELEVATOR PIT LADDER DETAIL

1" = 1'-0"



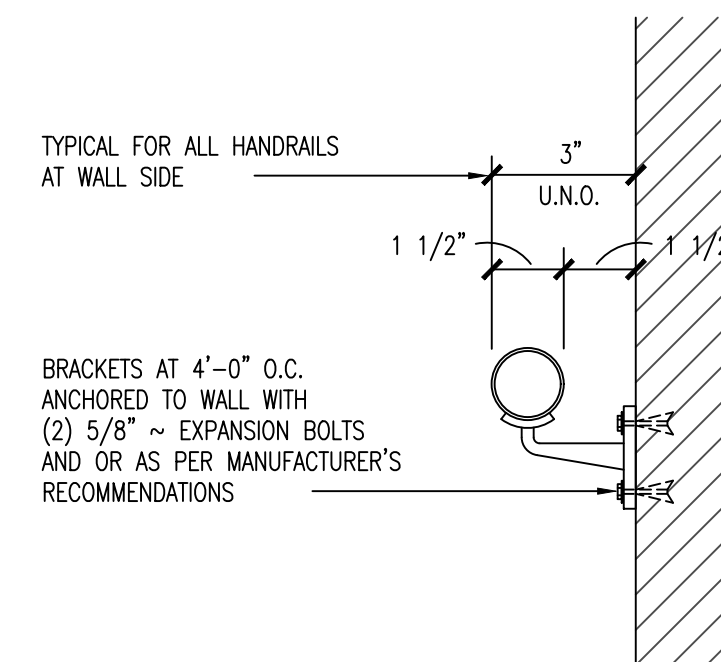
6 TYP. STAIR DETAIL @ WALL

1/2" = 1'-0"



7 TYP. STAIR DETAIL @ CENTER

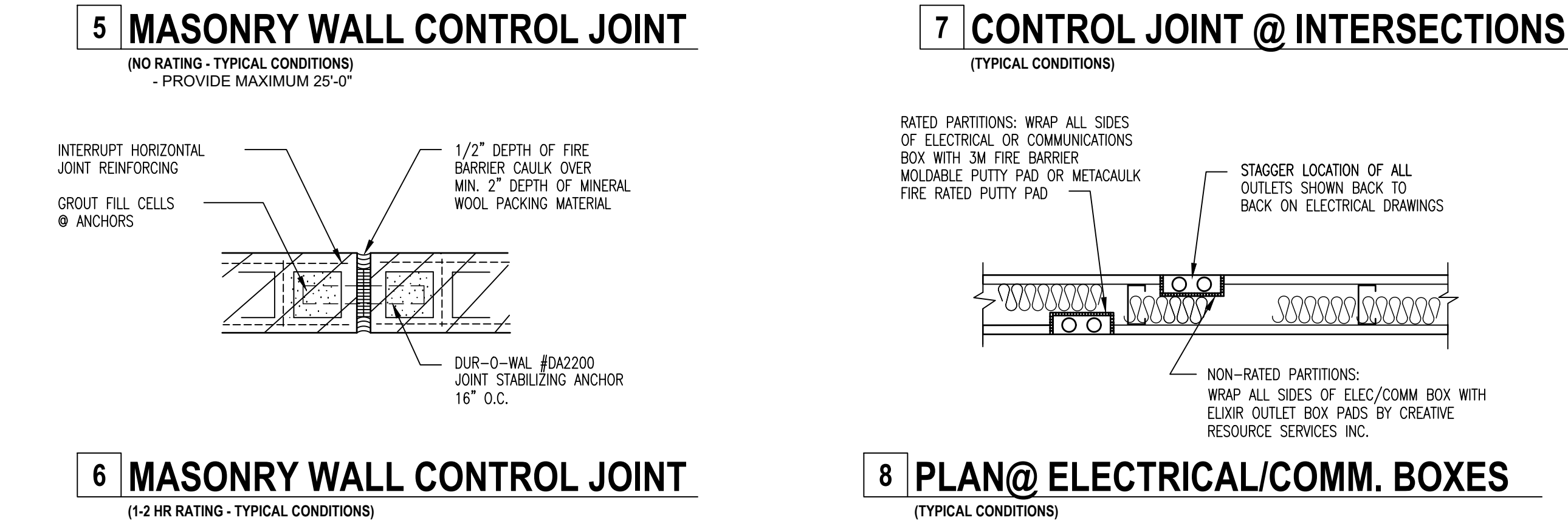
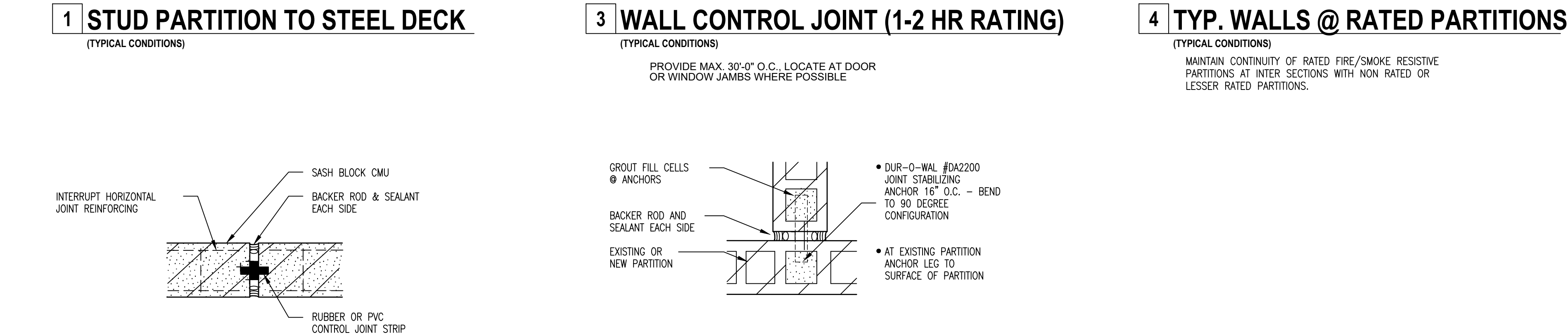
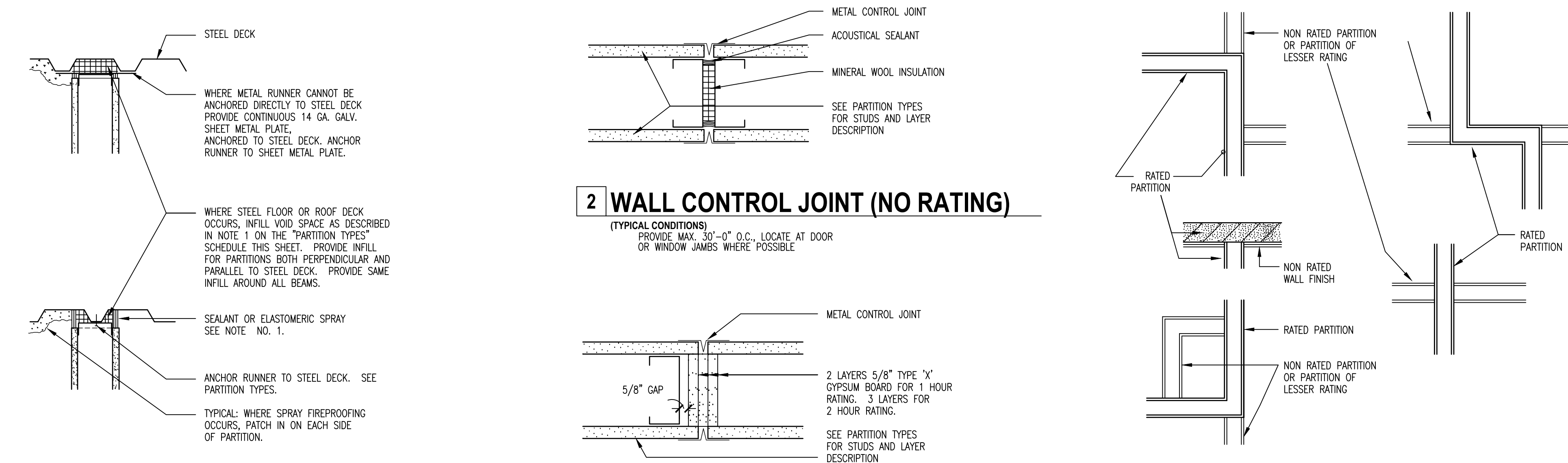
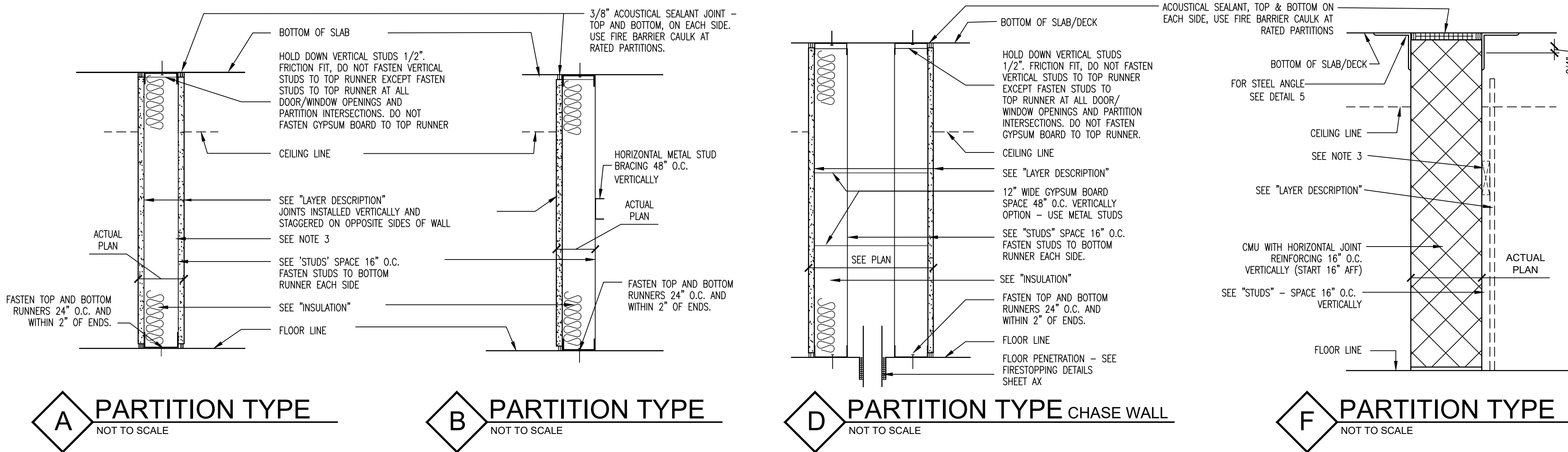
1/2" = 1'-0"



7 HANDRAIL MOUNTING DETAIL

3" = 1'-0"

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99	REVISED PER FOUNDATION PERMIT REVIEW #2	11.29.18
100	REVISED PER FOUNDATION PERMIT REVIEW #2	11.29.18



PARTITION TYPES						
TYPE	LAYER DESCRIPTION	THK. A=ACTUAL P=PLAN	STUDS	INSULATION	RATING	U.L. NUMBER
A1	1 LAYER 5/8" TYPE 'X' GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	A=7, 1/4" P=7"	6" METAL C	2" MINERAL FIBER BLANKET	1 HOUR	U465
A2	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	A=4, 7/8" P=5"	3 5/8" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
A3	2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	A=8, 1/4" P=7"	6" METAL C	2" MINERAL FIBER BLANKET	2 HOUR	U411
A4	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	A=7, 1/4" P=7"	6" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
B1	1 LAYER 5/8" W.R. GYPSUM BOARD, FULL HEIGHT	A=4, 1/4" P=4"	3 5/8" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
B2	1 LAYERS 5/8" W.R. GYPSUM BOARD, FULL HEIGHT	A=6, 5/8" P=7"	6" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
C1	2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	A=6, 1/4" P=6"	3 5/8" METAL C	2" MINERAL FIBER BLANKET	2 HOUR	U411
C2	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	A=7, 1/4" P=7"	6" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
D1	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT)	SEE PLAN	3 5/8" METAL C (2 ROWS)	2" MINERAL FIBER BLANKET	NONE	NONE
E1	1 LAYER 5/8" GYPSUM BOARD STOP 6" ABOVE CEILING	A=1, 1/2" P=1, 1/2"	7/8" METAL FURRING CHANNELS	NONE	NONE	NONE
F1	8" CONCRETE MASONRY UNIT	A=7, 5/8" P=8"	NONE	NONE	2 HOUR	REF. NOMA TEK 7-1
F2	8" CONCRETE MASONRY UNIT 1 LAYER 5/8" GYPSUM BOARD, FULL HEIGHT	A=7, 5/8" P=8"	7/8" METAL FURRING CHANNELS	NONE	NONE	NONE

NOTE 1. A. PROVIDE THE FOLLOWING AT ALL LOCATIONS WHERE THE JUNCTION OF THE PARTITION TO UNDERSIDE OF FLOOR OR ROOF DECK IS EXPOSED TO VIEW (NO CEILINGS OR FLOATING CEILINGS HELD AWAY FROM THE PARTITION).

AT FIRE RATED/SMOKE BARRIER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF FLOOR OR ROOF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE BARRIER SEALANT ON EACH SIDE OF THE PARTITION FOR A 1- OR 2- HOUR RATING.
USE UL SYSTEM HW-D-0011 FOR GYPSUM BOARD PARTITIONS.
USE UL SYSTEM HW-D-0013 FOR CMU PARTITIONS.

AT INTERIOR SIDE OF EXTERIOR WALLS TO BOTTOM OF FLOOR OR ROOF DECK, AT BOTH SIDES OF ALL NON-RATED CORRIDOR PARTITIONS AND AROUND ALL FOUR WALLS OF ANY TYPE OF CLOSET, DINING, ELECTRICAL, LABORATORY, LAUNDRY, LOCKER, KITCHEN, MAINTENANCE, MECHANICAL, SHOP, STORAGE OF UTILITY ROOM, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK USING SAME U.L. SYSTEM (1 HOUR) AS NOTED ABOVE.

FOR ALL OTHER NON-RATED PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF FLOOR OR ROOF DECK WITH MINERAL WOOL (SAFING INSULATION) AND PROVIDE 1/2" DEEP NON-SAG ACOUSTICAL SEALANT.

B. PROVIDE THE FOLLOWING AT ALL LOCATIONS WHERE THE JUNCTION OF THE PARTITION TO UNDERSIDE OF FLOOR OR ROOF DECK IS CONCEALED TO VIEW (ABOVE CEILINGS THAT ARE INSTALLED WALL TO WALL).

AT FIRE RATED/SMOKE BARRIER PARTITIONS, CLOSE THE VOID BETWEEN PARTITIONS AND UNDERSIDE OF FLOOR OR ROOF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION FOR A 1- OR 2-HOUR RATING.
USE UL SYSTEM HW-D-0020 OR HW-D-0043 FOR GYPSUM BOARD PARTITIONS.
USE UL SYSTEM HW-D-0022 OR HW-D-0088 FOR CMU PARTITION.

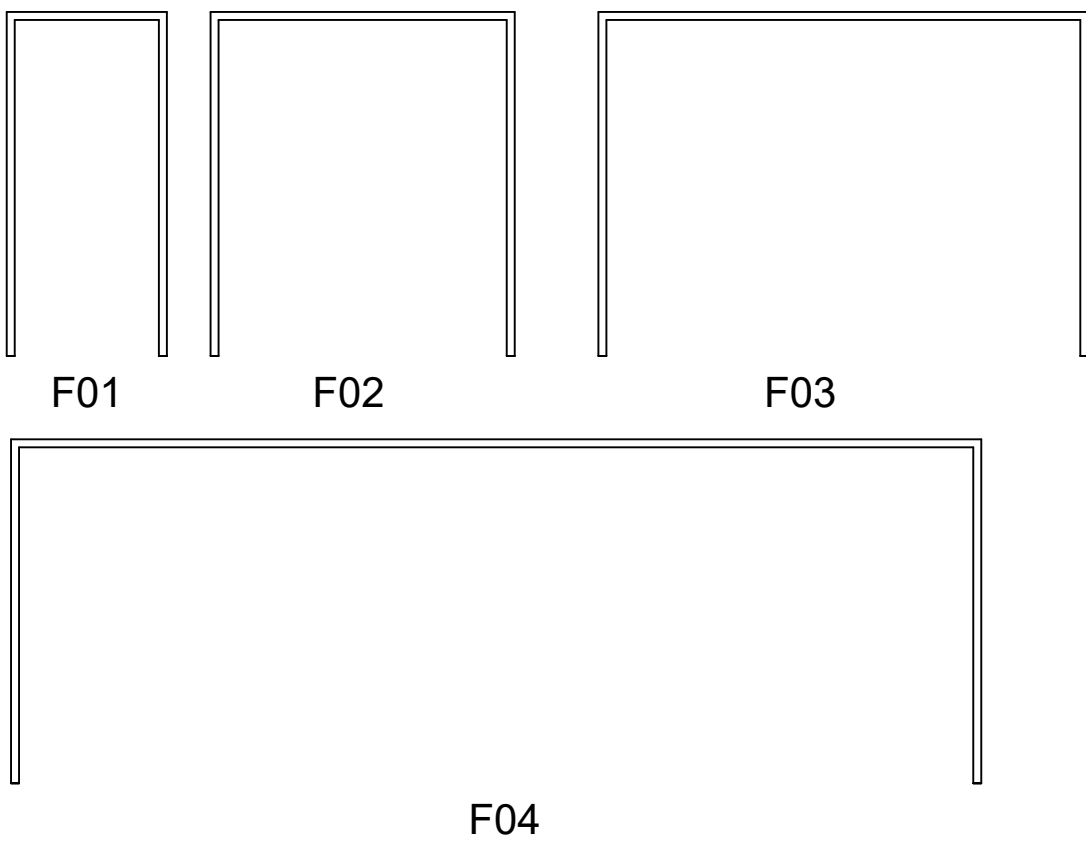
AT INTERIOR SIDE OF EXTERIOR WALLS TO BOTTOM OF FLOOR OR ROOF DECK AND AT ALL OTHER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION USING SAME U.L. SYSTEM (1 HOUR) AS NOTED ABOVE.

NOTE 2. AT METAL STUD PARTITIONS, PROVIDE 20 GAUGE DOUBLE METAL STUDS AT ALL DOOR OR BORROWED LITE JAMBS. STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE AND SHALL BE ANCHORED AT EACH END.

NOTE 3. TYPICAL ALL STUD PARTITION TYPES: PROVIDE CONTINUOUS 2X8 TREATED WOOD BLOCKING, REINFORCING SUPPORT, FOR ALL WALL HUNG ITEMS INCLUDING HANDRAILS, GRAB BARS, MILLWORK, USE 1X8 TREATED WOOD BLOCKING AT METAL FURRING.

NOTE 4. TYPICAL ALL PARTITION TYPES: FOR TYPICAL FIRESTOPPING DETAILS SEE SHEETS A11.2 & A11.3

GROUP #1 (STORAGE ROOM DOORS) EACH DOOR SHALL HAVE: BUTTS: HAGER OR EQUAL 3 PAIR , #1191 4 1/2" x 4 1/2" x 612. LATCHSET: BEST OR EQUAL LEVER LOCKSET STOREROOM #73K-7D15-C-SIX FIN: SATIN BRONZE (612) CLOSER: LCN "SMOOTHEE" 4133, FIN. ALUM. (MOUNT ON PULL SIDE), US26D. PROVIDE HOLD-OPEN FEATURE DOOR STOP: HAGER OR EQUAL, #236W, 612. KICKPLATE: HAGER OR EQUAL, #199, BRASS 8 x 34 EDGES POLISHED, 1" OFF ALL EDGES, TO 1" OFF UNDERSIDE OF DOOR HANDLE ON HALLWAY SIDE; 12" H. ON INTERIOR SILENCERS: 3 - HAGER OR EQUAL #308D	GROUP #2 (TOILET ROOM DOOR) EACH DOOR SHALL HAVE: BUTTS: HAGER OR EQUAL 3 PAIR , #1191 4 1/2" x 4 1/2" x 612. PUSH PLATES: HAGER OR EQUAL 40R 4 x 16 FIN: SATIN BRONZE (612) PULL PLATES: HAGER OR EQUAL 40 SERIES FIN: SATIN BRONZE (612) CLOSER: LCN "SMOOTHEE" 4033, FIN. ALUM. (M.TD. ON INSIDE), US26D.(IF REQ'D BY CODE) KICKPLATE: HAGER OR EQUAL, #199, BRASS 8 x 34 EDGES POLISHED, 1" OFF ALL EDGES, TO 1" OFF UNDERSIDE OF DOOR HANDLE ON HALLWAY SIDE; 12" H. ON INTERIOR SILENCER: 3 - HAGER OR EQUAL #308D. DOOR STOP: HAGER OR EQUAL, #236W, 612. ADA SIGNAGE: HAGER OR EQUAL, #370M & 370W	GROUP #3 (EXIT DOOR) EACH DOOR SHALL HAVE: BUTTS: HAGER OR EQUAL 3 PAIR , #1191 4 1/2" x 4 1/2" x 612. LATCHSET: BEST OR EQUAL LEVER LOCKSET EXIT #73K-7Y15-C-SIX FIN: SATIN BRONZE (612) EXIT DEVICE: VON DUPRIN OR EQUAL #9875 x 992L6 TRIM, FIN: BRONZE, 612 CLOSER: LCN "SMOOTHEE" 4133, FIN. ALUM. (MOUNT ON PULL SIDE), US26D. PROVIDE HOLD-OPEN FEATURE KICKPLATE: HAGER OR EQUAL, #199, BRASS 8 x 34 EDGES POLISHED, 1" OFF ALL EDGES, TO 1" OFF UNDERSIDE OF DOOR HANDLE ON HALLWAY SIDE; 12" H. ON INTERIOR SILENCERS: 3 - HAGER OR EQUAL #308D DOOR STOP: HAGER OR EQUAL, #236W, 612.
GROUP #4 (ENTRY DOORS) EACH DOOR SHALL HAVE: BUTTS: HAGER-JPR. -BB1279; 4 1/2"x 4 1/2" x NRP. FIN: SATIN 606. CLOSER: LCN "SMOOTHEE" 4133, FIN. ALUM. (MOUNT ON PULL SIDE), US26D. PROVIDE HOLD-OPEN FEATURE LATCHSET: ADAMS RITE OR EQUAL #MS1850S HIGH SECURITY DEADBOLT, CYLINDER ON EXTERIOR AND INTERIOR; FLUSH BOLTS; INSTALL @ 48" AFF SILENCERS: 3 - HAGER OR EQUAL #308D THRESHOLD: 1/2"x4" WIDE (EXTERIOR SET ONLY) PUSH/PULL: HAGER OR EQUAL #6N STAINLESS STEEL DOOR STOPS: HAGER OR EQUAL, #236W, 612.	GROUP #6 (OFFICES) EACH DOOR SHALL HAVE: BUTTS: HAGER OR EQUAL 3 PAIR , #1191 4 1/2" x 4 1/2" x 612. LATCHSET: BEST OR EQUAL LEVER LATCHSET PRIVACY #73K-OL15-C-SIX FIN: SATIN BRONZE (612) DOOR STOP: HAGER OR EQUAL, #236W, 612. KICKPLATE: HAGER OR EQUAL, #199, BRASS 8 x 34 EDGES POLISHED, 1" OFF ALL EDGES, TO 1" OFF UNDERSIDE OF DOOR HANDLE ON GENERAL OFFICE SIDE SILENCERS: 3 - HAGER OR EQUAL #308D NOTE : INTERCHANGEABLE CORES IN THE LEVER SETS	GROUP #7 (STAIRS) EACH DOOR SHALL HAVE: BUTTS: HAGER OR EQUAL 3 PAIR , #1191 4 1/2" x 4 1/2" x 612. LATCHSET: BEST OR EQUAL LEVER LATCHSET PASSAGE #73K-ON15-C-SIX FIN: SATIN BRONZE (612) DOOR STOP: HAGER OR EQUAL, #236W, 612. KICKPLATE: HAGER OR EQUAL, #199, BRASS 8 x 34 EDGES POLISHED, 1" OFF ALL EDGES, TO 1" OFF UNDERSIDE OF DOOR HANDLE ON GENERAL OFFICE SIDE SILENCERS: 3 - HAGER OR EQUAL #308D
GROUP #8 (CLOSET DOORS) STANLEY SERIES 1700 SLIDING DOOR HARDWARE W/FINGER PULL LOCK: SLIDING PATIO DOOR LOCK		



F04

[illegible]

ABBREVIATIONS	FIRE LABEL	GLAZING	NOTE KEY
AL ALUMINUM	A 3 HOUR	G1 1/4" POLISHED WIRE GLASS	N1 WEATHER STRIPPING ON ALL SIDES
HM HOLLOW METAL	B 1 1/2 HOUR	(FIRE & SAFETY RATED)	N2 EXISTING DOOR TO REMAIN - VERIFY CONDITION OF
KDHM KNOCK DOWN HOLLOW METAL	*B 1 HOUR	G2 1/4" CLEAR TEMPERED GLASS	HARDWARE/DOOR - REPAIR AND/OR REPLACE AS
SS STAINLESS STEEL	C 3/4 HOUR	(SAFETY RATED)	NEEDED
ST STEEL	20 MIN	G3 5/16" FIRELITE PLUS (PREMIUM)	N3 CLOSER, HINGES, PRIVACY LOCKSET LEVER TYPE, WALL
WD WOOD		(FIRE & SAFETY RATED)	STOP & SILENCERS (3) - STAINED (SEE A3)
		G4 1/4" TINTED GLASS	N4 HINGES, PASSAGE LOCKSET LEVER TYPE, WALL STOP &
		G5 ONE WAY MIRROR GLASS	SILENCERS (3) - STAINED (A3)
			N5 SOLID CORE, STAIN GRADE W/BIRCH VENEER
			N6 SLIDING DOOR HARDWARE

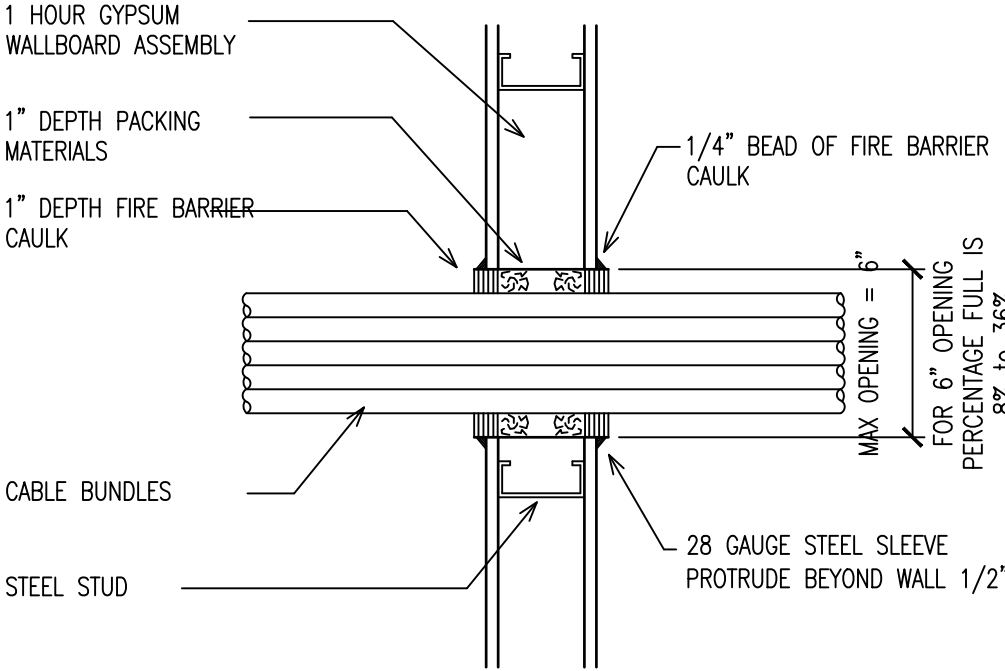
1. WIDTH OF HOLLOW METAL FRAMES ARE ACTUAL PARTITION THICKNESS PLUS 1" (SEE PARTITION TYPES ON THIS SHEET). PARTITION TYPES ARE KEYS ON FLOOR PLANS.
2. PROVIDE SPECIFIED FRAME ANCHORS (LISTED IN THE SPECIFICATIONS) TO ACCOMMODATE PARTITION TYPES AND REQUIREMENTS FOR FIRE RATING.
3. AT ALL MASONRY AND GYPSUM BOARD PARTITIONS, GROUT SOLID THE ENTIRE VOID SPACE BETWEEN FRAME AND MASONRY.
4. PROVIDE SEALANT AT JUNCTION OF ALL FRAMES TO PARTITIONS.
5. AT ALL FRAMES ANCHORED IN EXISTING, FRAMED CONCRETE, OR MASONRY OPENINGS PROVIDE 3/8" DIA. EXPANSION ANCHORS WITH FLAT HEAD COUNTERSUNK HEADS. DIMPLE FRAME WITH 1/16" DEPRESSION TO RECEIVE SCREW HEAD. PROVIDE METAL BODY PUTTY FILL OVER SCREW HEADS & GRIND SMOOTH.
6. AT WOOD DOORS, PAINT ALL METAL GLAZING STOPS OR METAL LOUVERS TO MATCH STAINED & VARNISHED DOOR FINISH.

1. HANDLES, PULLS, LATCHES, LOCKS AND OTHER PENETRATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE LEVER OPERATION, PUSH-PULL MECHANISM OR V-SHAPED DESIGNS.
2. ALL FIRE DOORS MUST BE AN APPROVED ASSEMBLY TO INCLUDE FIRE RATED DOOR, FRAME, SELF CLOSER, LATCH, AND HARDWARE IN ACCORDANCE WITH NFPA 80 AND IBC.
3. EGRESS DOOR LATCHING AND LOCKING HARDWARE MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT.
4. ALL FIRE DEPARTMENT ACCESS DOORS MUST HAVE KEYS LOCKS.
5. THRESHOLDS SHALL NOT EXCEED $\frac{3}{4}$ " CHANGES IN LEVEL. CHANGES BETWEEN $\frac{3}{4}$ " AND $\frac{3}{2}$ " SHALL BE BEVELED.
6. PROVIDE TACTILE WARNING ON DOOR LEVERS LEADING TO HAZARDOUS AREAS.



NOMINAL MAX PENETRATING ITEM(S)

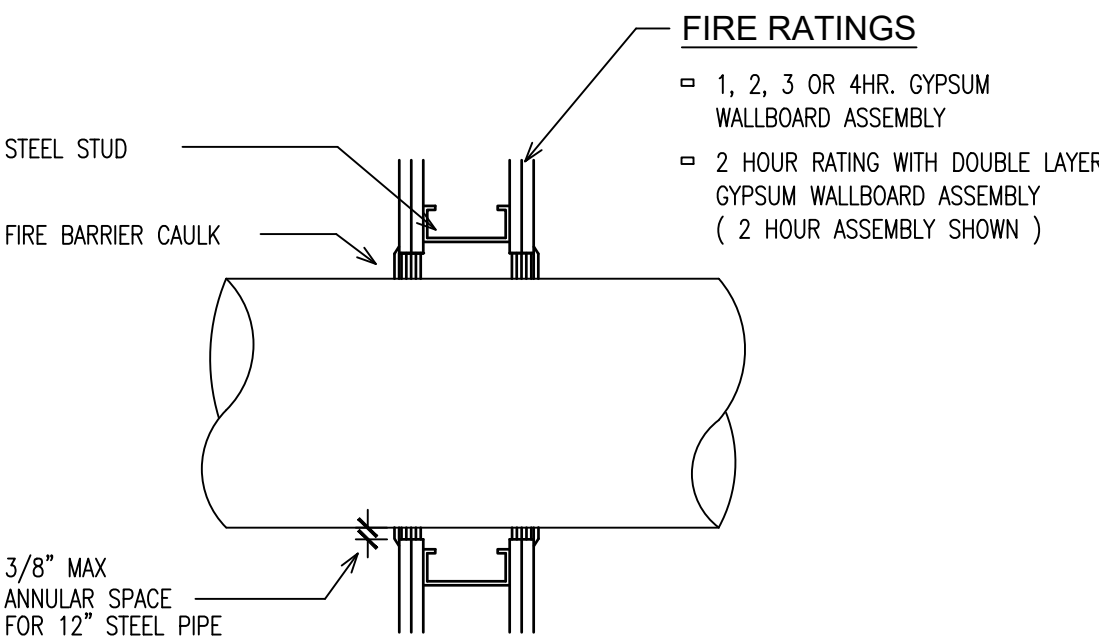
- 350 KC MIL POWER CABLES, 200 PAIR NO.24 AWG CABLES, 7/C NO.210 AWG CABLE, 3C NO.2/0 AWG CABLES
- 6/94 FIBER OPTIC CABLE, NO.2 AWG ARMORED CABLE, 28 GAUGE STEEL SLEEVE



1 CABLE BUNDLE THRU GB WALL ASSEMBLY
1 HR FIRE RATING (UL SYSTEM WL 3032)

NOMINAL MAX PENETRATING ITEM(S)

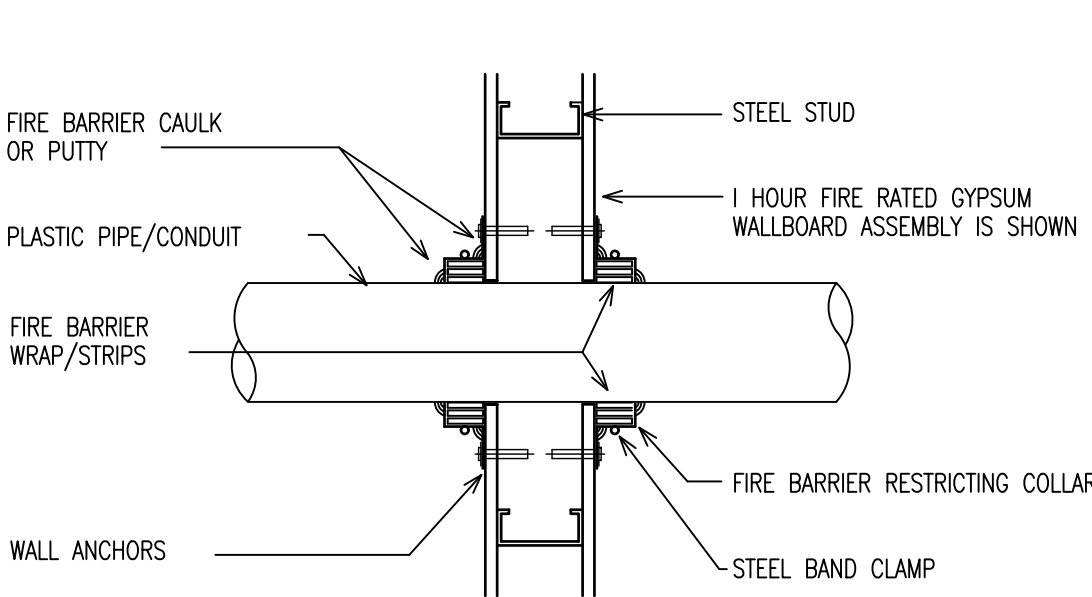
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2 SINGLE MTL PIPE/CONDUIT THRU GB ASSEMBLY
1-4 HR FIRE RATING (UL SYSTEM WL 1001)

NOMINAL MAX PENETRATING ITEM(S)

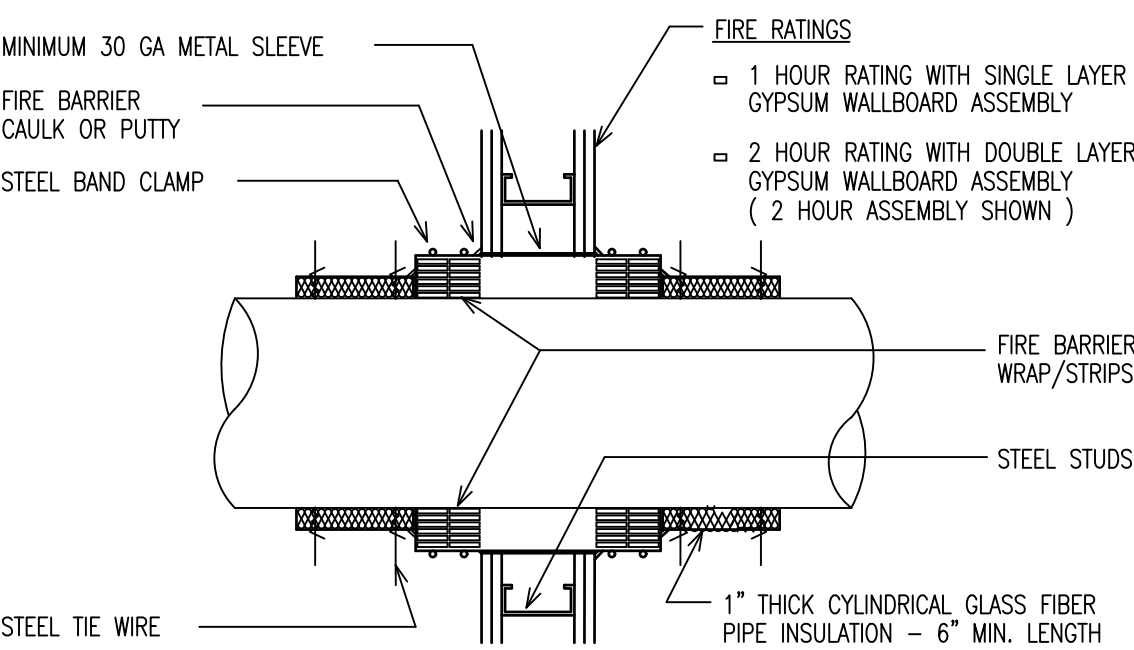
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3 NON-MTL PIPE THRU GB WALL ASSEMBLY
1-2 HR FIRE RATING (UL SYSTEM WL 6002)

NOMINAL MAX PENETRATING ITEM(S)

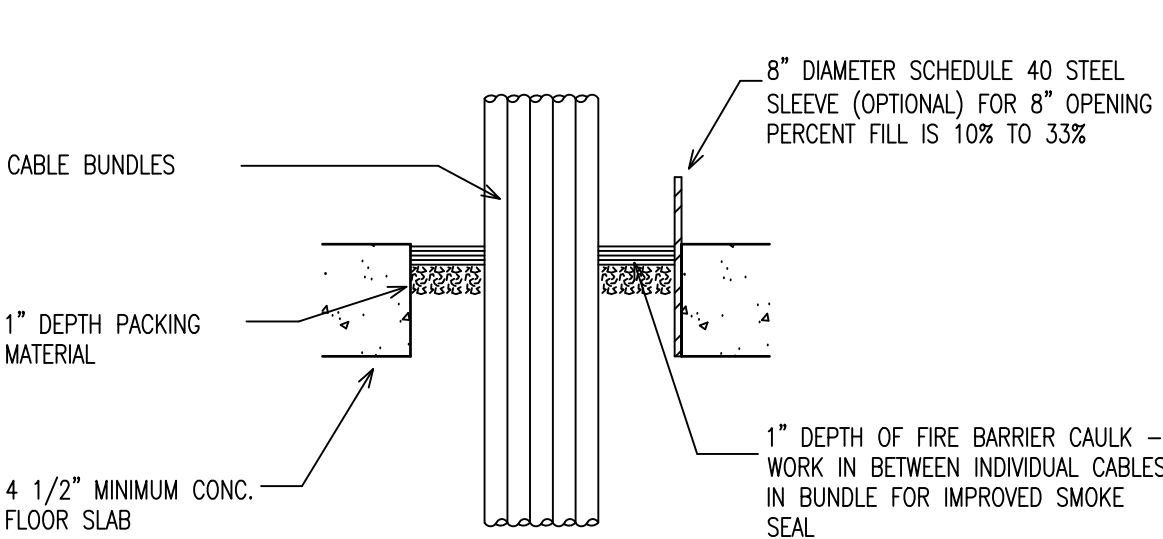
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4 NON-MTL PIPE THRU GB WALL ASSEMBLY
1 & 2 HR FIRE RATING (UL SYSTEM WL 2005)

MAXIMUM PENETRATING ITEM(S)

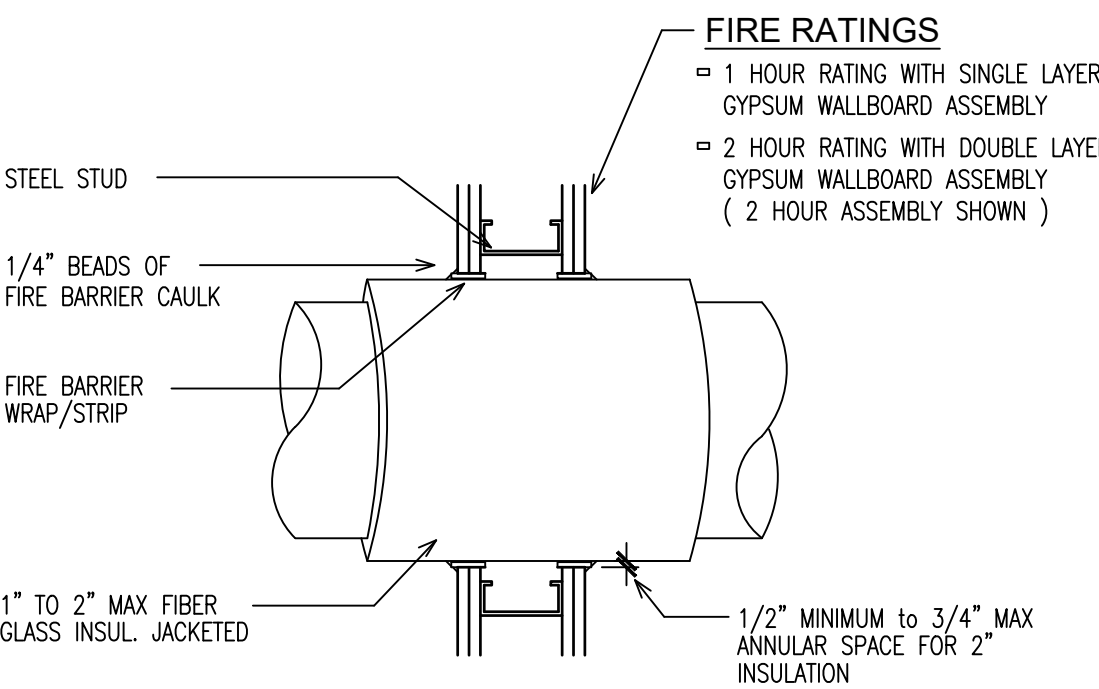
- 1000 KCMIL CABLE, NO.2/0 AWG POWER CABLE, NO.12 AWG CABLE, 400 PAIR NO.24 AWG TELEPHONE CABLE, 5/8\"/>



5 CABLE BUNDLE THRU CONC. SLAB
1.5-3 HR FIRE RATING (UL SYSTEM CAJ 3030)

NOMINAL MAX PENETRATING ITEM(S)

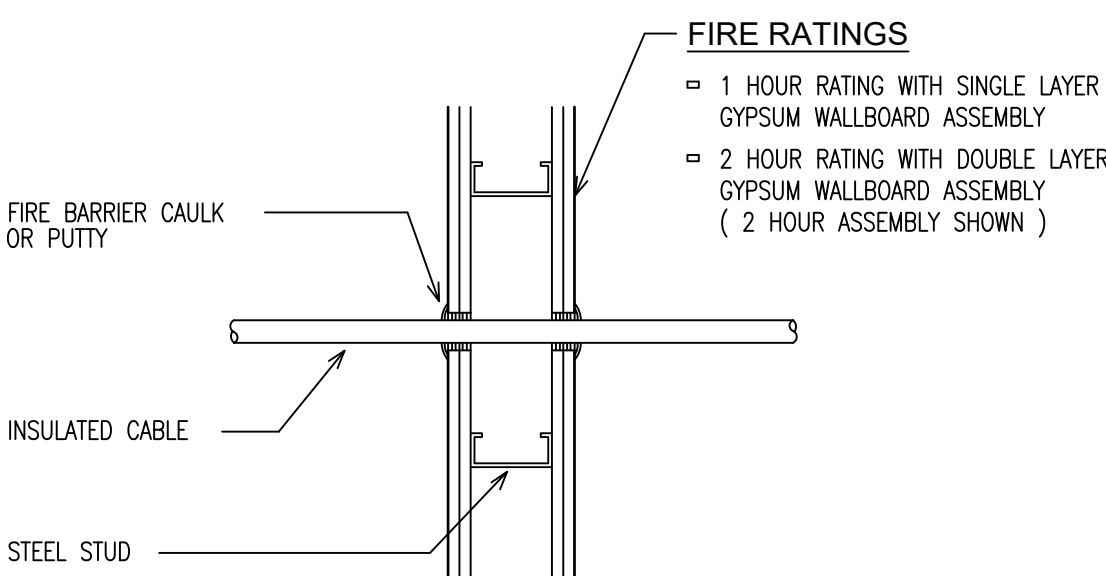
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6 MULT. INSUL. MTL. PIPE/COND THRU GB WALL ASSEMBLY
1 OR 2 HR FIRE RATING (UL SYSTEM WL 5001)

MAXIMUM PENETRATING ITEM(S)

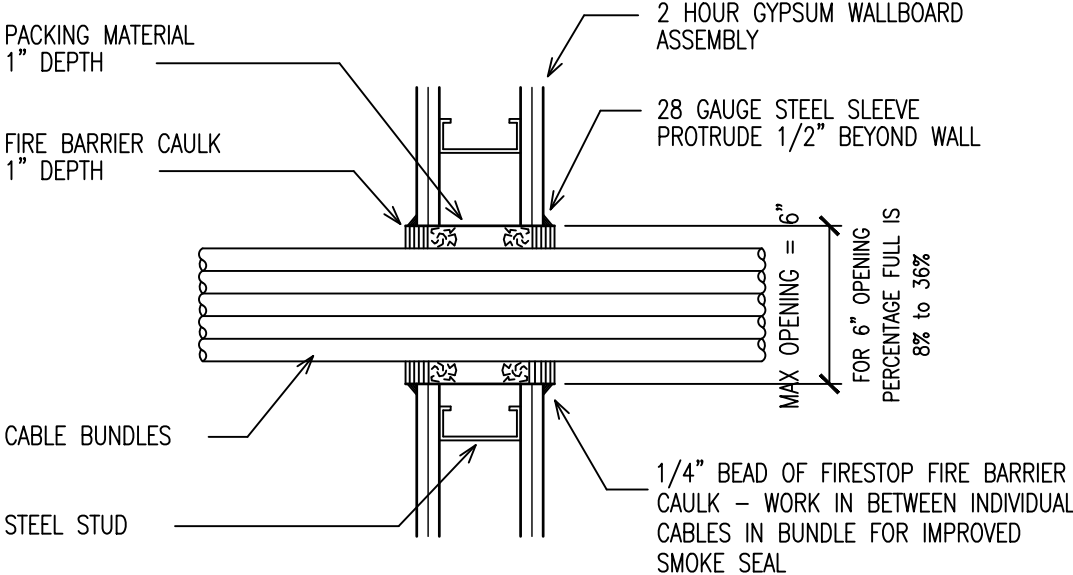
- 150 PAIR 24 AWG, 10 AWG ROMEX FIBER OPTIC, 12 AWG CABLE, FOUR CONDUCTOR NO.2 AWG CABLE



7 INSUL CABLE THRU GB WALL ASSEMBLY
1 HR FIRE RATING (UL SYSTEM WL 3001)

MAXIMUM PENETRATING ITEM(S)

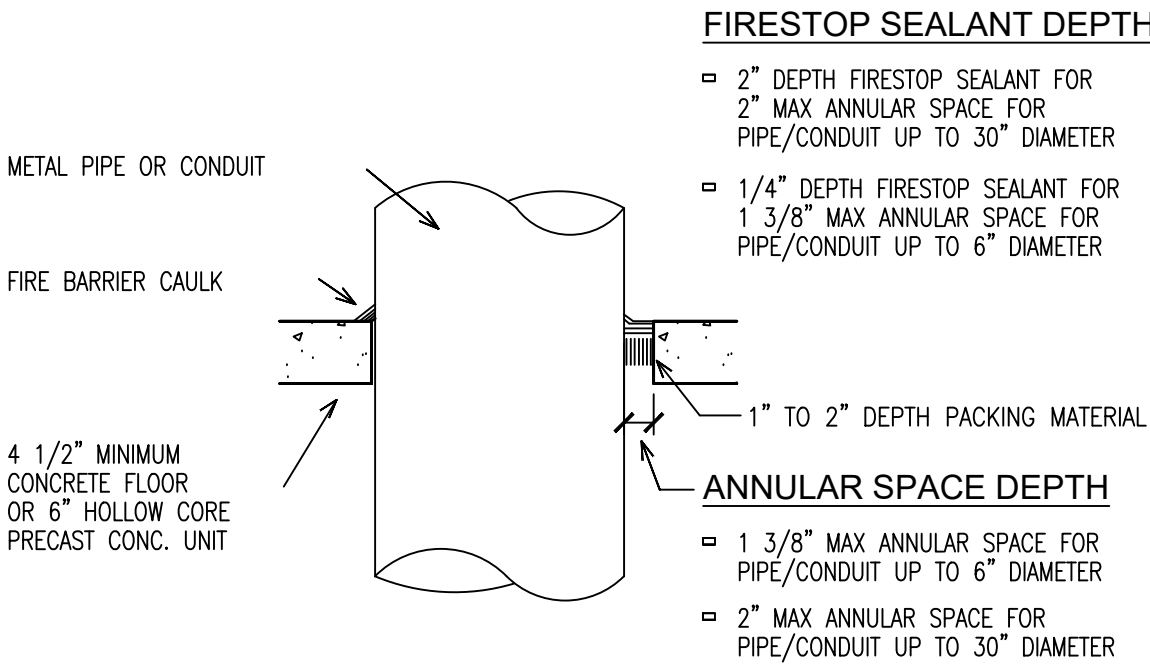
- 350 KC MIL POWER CABLES, 200 PAIR NO.24 AWG CABLES, 7/C NO.210 AWG CABLE, 3C NO.210AWG CABLES
- 6/94 FIBER OPTIC CABLE, NO.2 AWG ARMORED CABLE, 28 GAUGE STEEL SLEEVE



8 CABLE BUNDLE THRU GB WALL ASSEMBLY
2 HR FIRE RATING (UL SYSTEM WL 3032)

NOMINAL MAX PENETRATING ITEM(S)

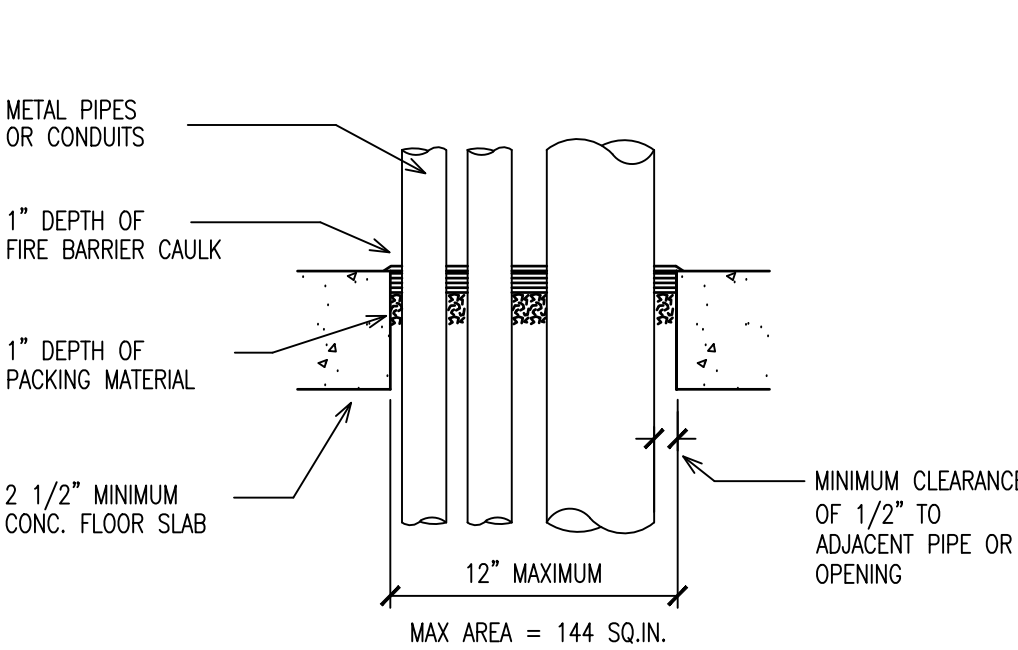
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9 SINGLE MTL PIPE/COND THRU CONC SLAB
2-4 HR FIRE RATING (UL SYSTEM CAJ 1044)

NOMINAL MAX PENETRATING ITEM(S)

- 3\"/>

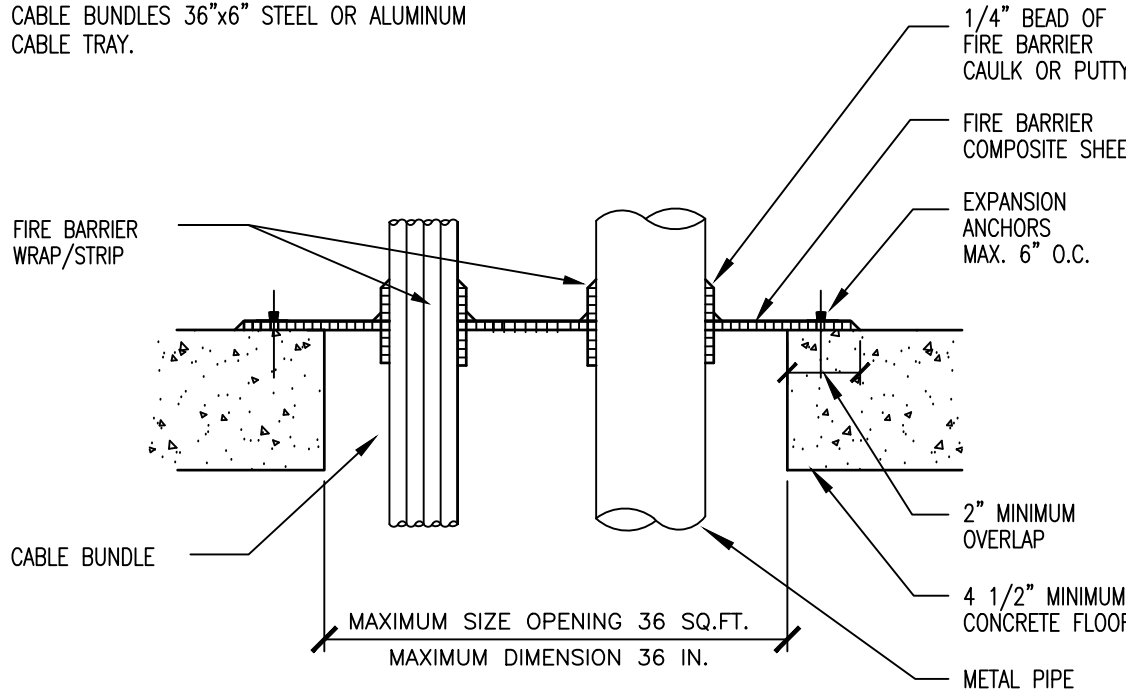


9 MULT MTL PIPE/COND THRU CONC SLAB
2 HR FIRE RATING (UL SYSTEM CAJ 1092)

Revisions / Submissions		Revisions / Submissions	
No.	Date	No.	Date
1	10.17.18	2	11.29.18
REVISED PER FOUNDATION PERMIT REVIEW		REVISED PER FOUNDATION PERMIT REVIEW #2	
ISSUED FOR FOUNDATION PERMIT		ISSUED FOR DEMO PERMIT / BIDDING	
DRAWN BY: ENC		DATE: 08/08/18	
PROJECT NO: 2018-029		SCALE: AS NOTED	
DRAWING NO:		A18	

NOMINAL MAX PENETRATING ITEM(S)

12" STEEL PIPE, 6" COPPER OR CONDUIT, 4" EMT,
2" GLASS FIBER OR AB/PVC FLEXIBLE FOAM, 4"
CABLE BUNDLES 36"x6" STEEL OR ALUMINUM
CABLE TRAY.

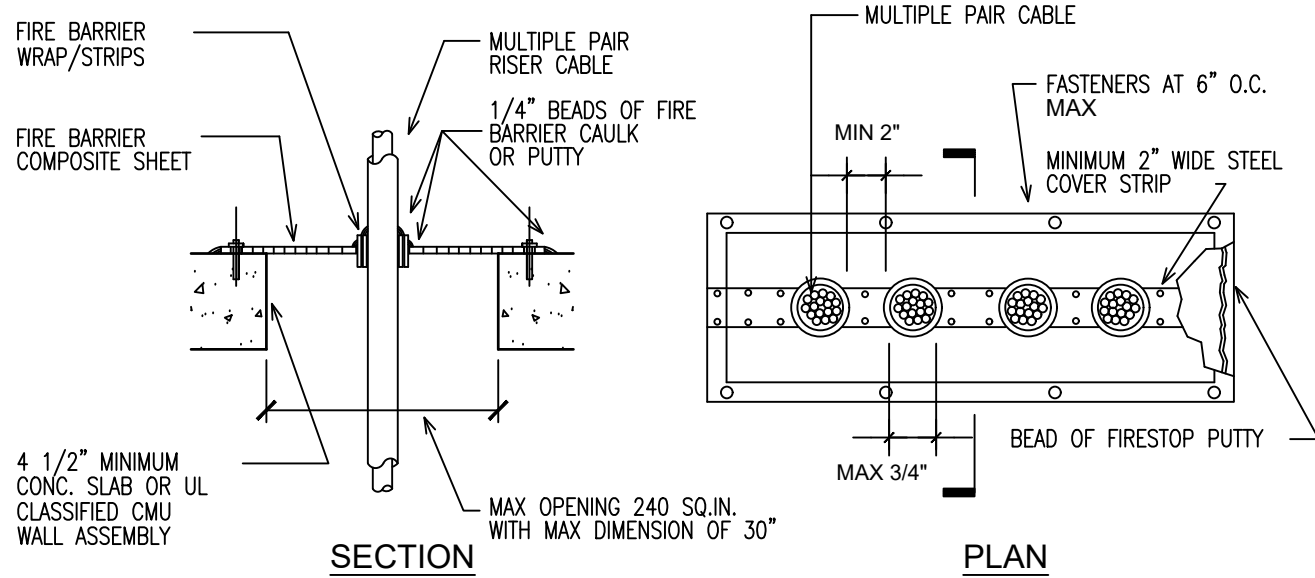


1 MULTI PENETRATING THRU CONC FLOOR

1 OR 2 HR FIRE RATING (UL SYSTEM CAJ 8001)

NOMINAL MAXIMUM PENETRATING ITEM(S)

□ MULTI CONDUCTOR RISER CABLE WITH MAX. NO.22 AWG
COPPER CONDUCTORS. OUTSIDE DIAMETER OF RISER
CABLE NOT TO EXCEED 3.25 IN.

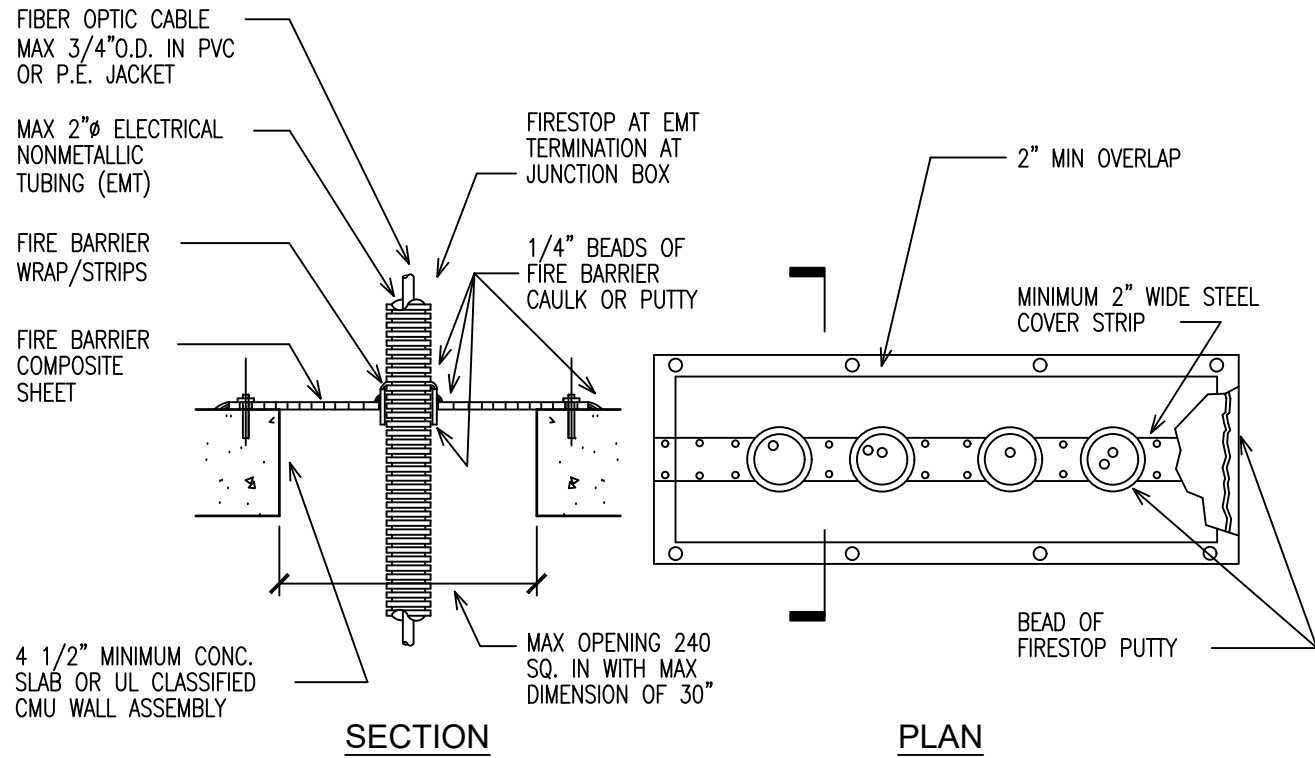


2 MULTI HIGH PAIR CABLE THRU CONC SLAB

2 HR FIRE RATING (UL SYSTEM CAJ 3044)

NOMINAL MAXIMUM PENETRATING ITEM(S)

□ 1 1/4" PE, 1 1/4" EMT, 1 1/4"PE EMT, 2" PVC
EMT 3/4" FIBER OPTIC CABLES

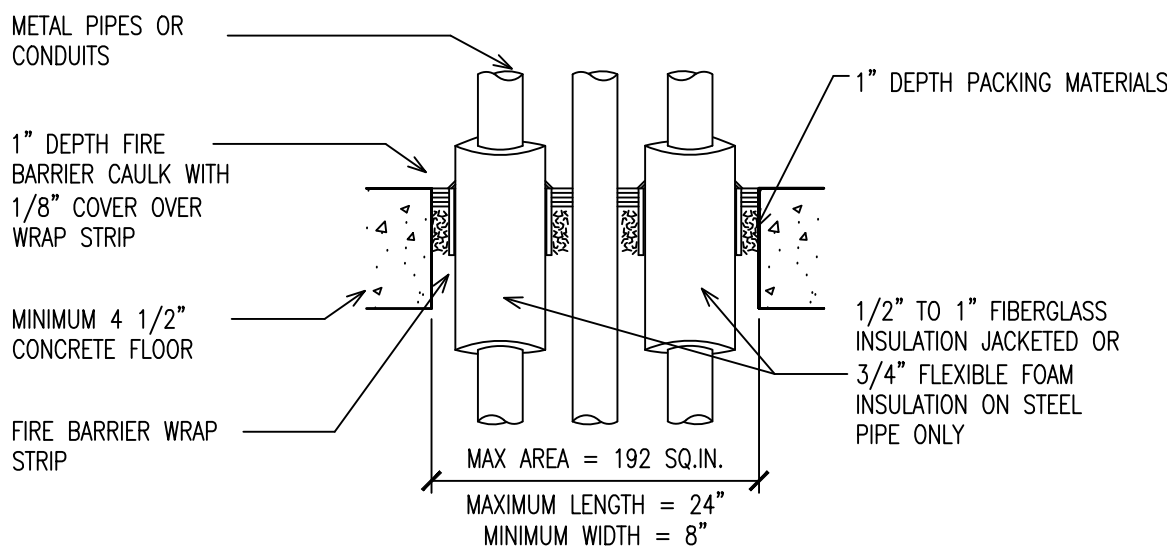


3 MULTI FIBER OPTIC CABLES THRU CONC SLAB

2 HR FIRE RATING (UL SYSTEM CAJ 2030)

NOMINAL MAX PENETRATING ITEM(S)

□ 4" STEEL, 4" EMT, 4" COPPER, 1" GLASS FIBER,
3/4" AB/PVC FLEXIBLE FOAM

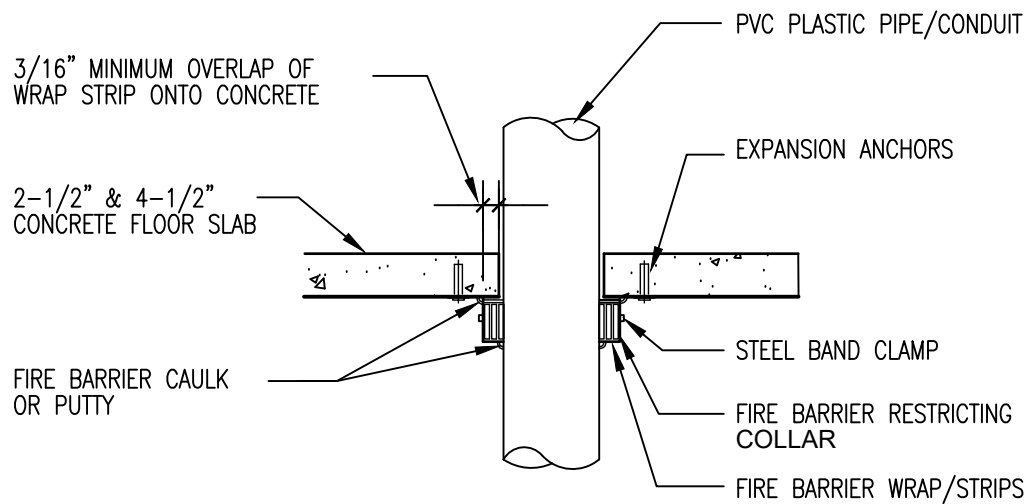


4 MULTI INSUL MTL PIPE THRU CONC SLAB

2 HR FIRE RATING (UL SYSTEM FA 5001)

NOMINAL MAX PENETRATING ITEM(S)

□ 6" PVC, 6" CPVC, 4" CCPVC, 4" ABS,
4" CCABS, 4" FRPP, 4" EMT, 3" PB.

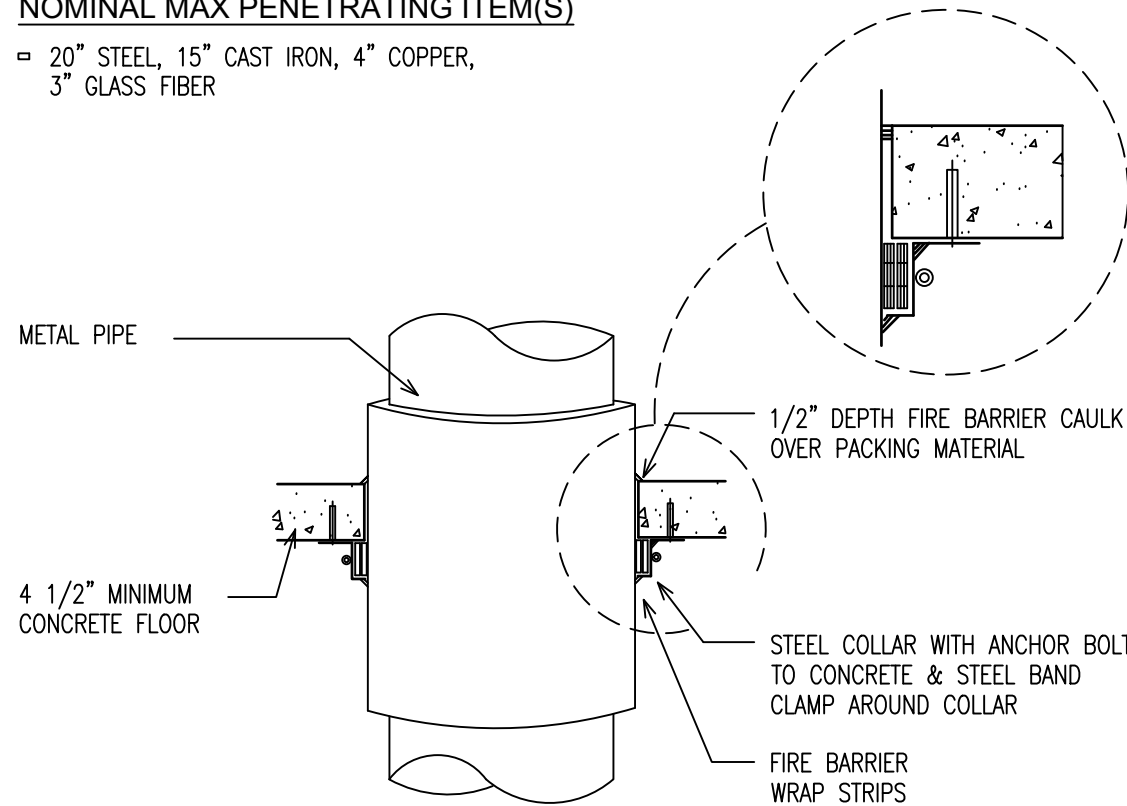


5 NON- MTL PIPE/THRU A CONC/STL DECK ASSEMBLY

2 HR FIRE RATING (UL SYSTEM CAJ 2001)

NOMINAL MAX PENETRATING ITEM(S)

□ 20" STEEL, 15" CAST IRON, 4" COPPER,
3" GLASS FIBER

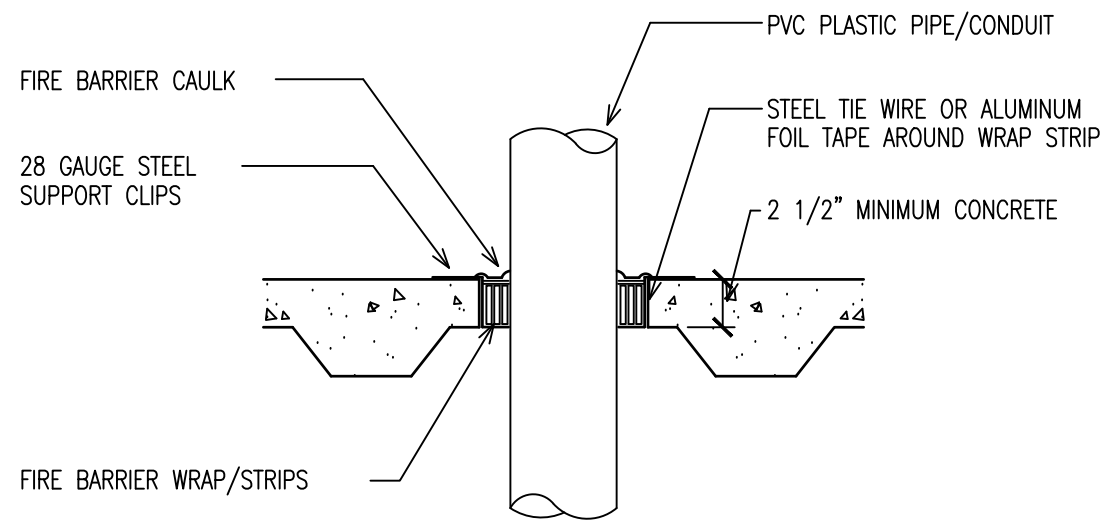


6 SINGLE INSUL MTL PIPE THRU CONC SLAB

2 HR FIRE RATING (UL SYSTEM CAJ 5003)

NOMINAL MAX PENETRATING ITEM(S)

□ 4" PVC, 4" EMT, 4" CPVC

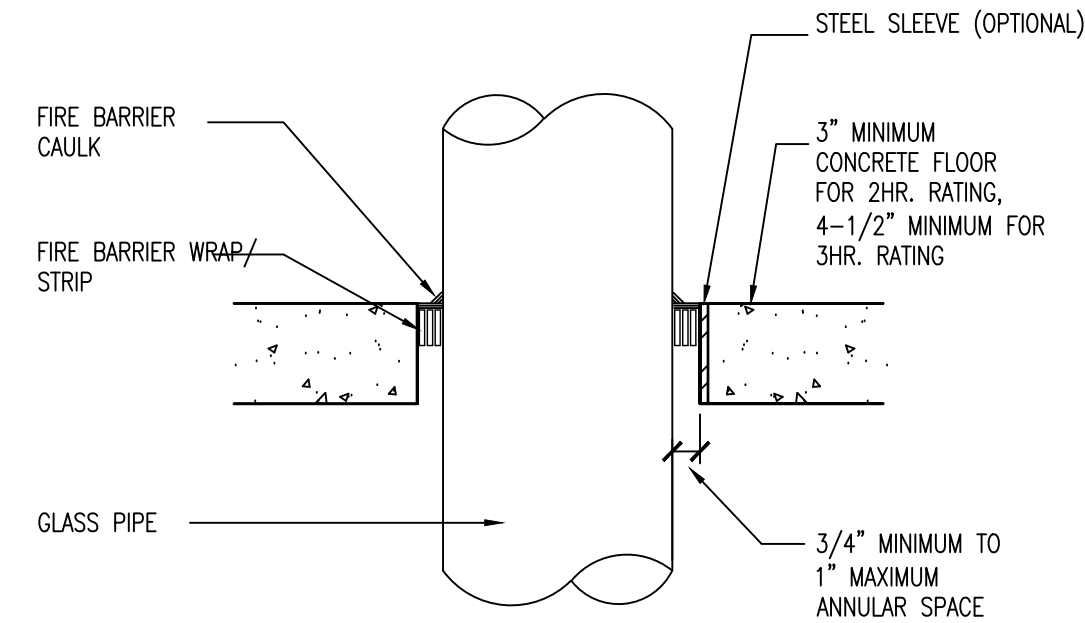


7 NON MTL PIPE THRU CONC/STL DECK ASSEMBLY

2 HR FIRE RATING (UL SYSTEM WL 2002)

NOMINAL MAX PENETRATING ITEM(S)

□ 6" GLASS PIPE OR SMALLER

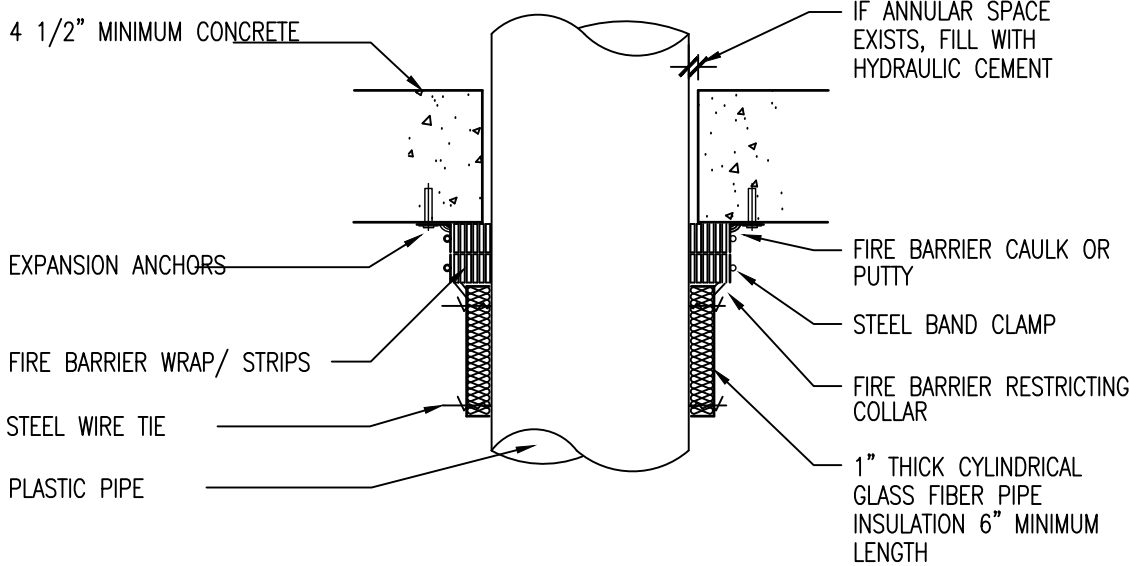


8 GLASS PIPE THRU CONC SLAB

2 HR FIRE RATING (UL SYSTEM CAJ 2006)

NOMINAL MAX PENETRATING ITEM(S)

□ 6", 8" OR 10" PVC



9 NON-MTL PIPE THRU CONC/STL DECK ASSEMBLY

1 & 2 HR FIRE RATING (UL SYSTEM CAJ 2005)

GENERAL NOTES

- FIRESTOPPING DETAILS ILLUSTRATED SHOW TYPICAL CONDITIONS OF PENETRATING ITEMS. IT IS NOT THE INTENT TO SHOW ACTUAL, SPECIFIC PROJECT CONDITIONS OR ALL POSSIBLE COMBINATIONS OF PENETRATING ITEMS WITH ALL TYPES OF PARTITIONS, FLOOR OR ROOF CONSTRUCTION
- ILLUSTRATIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATION "SECTION 07270 – FIRESTOPPING". ILLUSTRATIONS DO NOT SHOW OR DESCRIBE ALL THE CRITERIA THAT IS IN THE U.L. SYSTEMS – FIRE RESISTANCE DIRECTORY; EACH FIRESTOPPING SYSTEM IS TO BE INSTALLED PER APPLICABLE U.L. SYSTEMS NUMBER & ITS INSTALLATION REQUIREMENTS IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES INC. "FIRE RESISTANCE DIRECTORY – VOLUME II".
- FIRESTOPPING IS REQUIRED AT:
 - ALL PENETRATIONS OF FIRE RESISTIVE FLOOR & ROOF CONSTRUCTION, AND FIRE/SMOKE RESISTIVE WALLS AND PARTITIONS RESULTING FROM WORK OF ALL TRADES.
 - ALL VOIDS AND JOINTS AT TOP AND BOTTOM OF ALL FIRE/SMOKE RESISTIVE WALLS AND PARTITIONS, SEE DETAILS & NOTES ON SHEET A15
 - ALL CONTROL/EXPANSION JOINTS IN ALL FIRE/SMOKE RESISTIVE WALLS AND PARTITIONS AND FIRE RESISTIVE FLOOR AND ROOF CONSTRUCTION.
 - ALL PENETRATIONS OF ALL NON-RATED FLOOR AND ROOF CONSTRUCTION, RESULTING FROM WORK OF ALL TRADES, USING THE SAME U.L. SYSTEM REQUIREMENTS FOR A ONE HOUR RATING.
 - ALL PENETRATIONS, AND VOIDS, RESULTING FROM WORK OF ALL TRADES, AND ALL VOIDS & JOINTS AT TOP AND BOTTOM OF ALL NON-RATED PARTITIONS, WHERE PARTITIONS EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK, AND TOP OF PARTITION IS CONCEALED BY A CEILING. COMPLY TO DETAILS AND NOTES ON SHEET A15, USING THE SAME U.L. SYSTEM REQUIREMENTS FOR A ONE HOUR RATING.
 - ALL EXPANSION JOINTS OCCURRING IN NON-RATED FLOOR OR ROOF CONSTRUCTION USING THE SAME U.L. SYSTEM REQUIREMENTS FOR A ONE HOUR RATING.
- FOR RENOVATION WORK WHERE OPENINGS AROUND PENETRATING ITEM(S) IN EXISTING WALLS, PARTITIONS, FLOORS AND ROOFS DO NOT MEET U.L. SYSTEM REQUIREMENTS, THEN THE OPENING SHALL BE INFILLED, BY THE GENERAL CONTRACTOR, WITH MATCHING WALL, PARTITION, FLOOR OR ROOF CONSTRUCTION MATERIALS TO COMPLY WITH THE ANNULAR OPENING SIZE REQUIREMENT OF THE U.L. SYSTEM, WHERE THE OPENING CANNOT BE CLOSED DUE TO EXISTING CONDITIONS OR QUANTITY AND TYPE OF PENETRATING ITEM(S), THEN THE FIRESTOPPING CONTRACTOR SHALL OBTAIN AN ENGINEERING JUDGMENT RECOMMENDATION OF THE U.L. SYSTEM TO BE USED FROM THE ENGINEERING DEPARTMENT OF THE MANUFACTURER OF THE FIRESTOPPING MATERIALS. THIS JUDGMENT SHALL BE VERIFIED BY UNDERWRITERS LABORATORIES. THE ENGINEERING JUDGMENT AND THE U.L. VERIFICATION SHALL BE SUBMITTED AS WRITTEN AND/OR GRAPHIC DOCUMENTATION.
- FOR NEW CONSTRUCTION WHERE THE CONDITION DOES NOT MEET THE REQUIREMENTS OF A U.L. SYSTEM, THEN OBTAIN AN ENGINEERING JUDGMENT AS OUTLINED IN ITEM 4. ABOVE.
- DETAILS ARE BASED ON MATERIALS / SYSTEMS TESTED BY U.L. FOR 3M FIRE PROTECTION PRODUCTS. REFERENCE PROJECT MANUAL SECTION 07270 FOR OTHER ACCEPTABLE PRODUCT MANUFACTURERS.

REVISED PER FOUNDATION PERMIT REVIEW		REVISED PER FOUNDATION PERMIT REVIEW #2	
10/17/18	09/24/18	08/08/18	11/29/18
ISSUED FOR DEMO PERMIT / BIDDING		Date	
No.	No.	Revisions / Submissions	Date
DRAWN BY: ENC			
DATE: 08/08/18			
PROJECT NO: 2018-029			
SCALE: AS NOTED			
DRAWING NO:			

Grading and Erosion Control Plan

SITE IMPROVEMENT				
	Existing		Proposed	
Project Area	111,993 Sq. Ft.	2.571 Acres		
Building	20,404 Sq. Ft.	0.468 Acres	22,262 Sq. Ft.	0.511 Acres
Pavement (Concrete Curb & Gutter, Asphalt Pavement and Concrete Pavement)	71,282 Sq. Ft.	1.636 Acres	71,436 Sq. Ft.	1.640 Acres
Total Impervious Area	91,886 Sq. Ft.	2.105 Acres	93,698 Sq. Ft.	2.151 Acres
Total Pervious Area	20,307 Sq. Ft.	0.466 Acres	18,235 Sq. Ft.	0.420 Acres
Net Increase in Impervious Area			2,012 Sq. Ft.	0.046 Acres

AREA OF DISTURBANCE: 22,682 SQ. FT. OR 0.521 ACRES

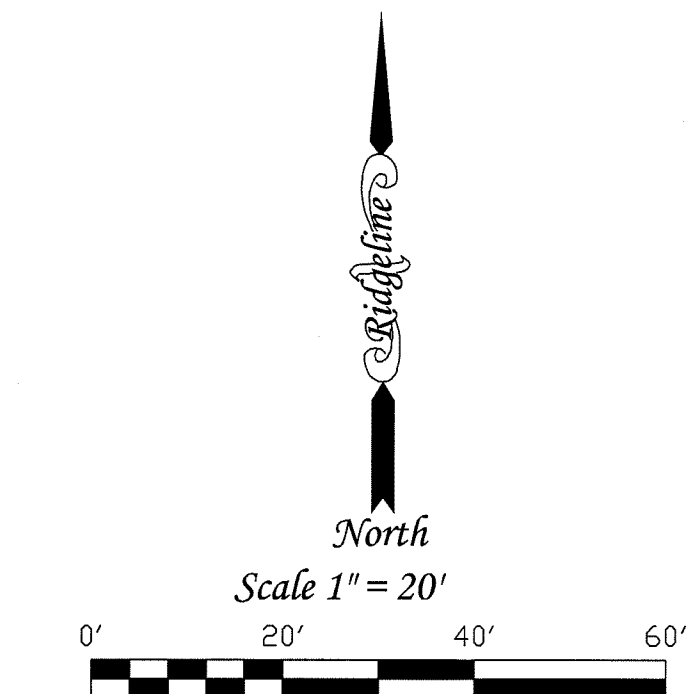
- NO WATERSHED MANAGEMENT PERMIT IS REQUIRED AS DISTURBANCE IS LESS THAN 0.5 ACRES IN AREA. WHEN WMP IS NOT REQUIRED, NO VOBMP OR DETENTION SHALL BE REQUIRED PER WATERSHED MANAGEMENT ORDINANCE OF MWRD. HOWEVER, REQUIRED DETENTION IS EVALUATED UNDER THE PROPOSED CONDITIONS AGAINST THE DETENTION PROVIDED 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.

- ALL PROPOSED CURB & GUTTER ARE B6.12 COMBINATION CONCRETE CURB. FOR REVERSED PITCH CURB PAVEMENT ELEVATION PLUS 0.56' = TOP OF CURB. FOR NORMAL PITCHED CURB PAVEMENT ELEVATION PLUS 0.42' = TOP OF CURB.

NOTES:

1. WHEN TOP OF CURB IS 0.56' HIGHER THAN EDGE OF PAVEMENT, B6.12 REVERSED PITCH CONCRETE CURB IS CALLED OUT.
2. WHEN TOP OF CURB IS 0.42' HIGHER THAN EDGE OF PAVEMENT, B6.12 NORMAL PITCHED CONCRETE CURB IS CALLED OUT.
3. WHEN TOP OF CURB IS 0.09' HIGHER THAN EDGE OF PAVEMENT, B6.12 HANDICAP ACCESSIBLE REVERSE PITCHED DEPRESSED CONCRETE CURB IS CALLED OUT.



FRAME - PLAN VIEW

SEDIMENT BAG - SECTION

FRAME - SECTION

GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM 1 1/2"x1 1/2"x1/8" ANGLE. BASE RM FABRICATED FROM 1 1/2"x1 1/2"x1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/2"x1 1/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.

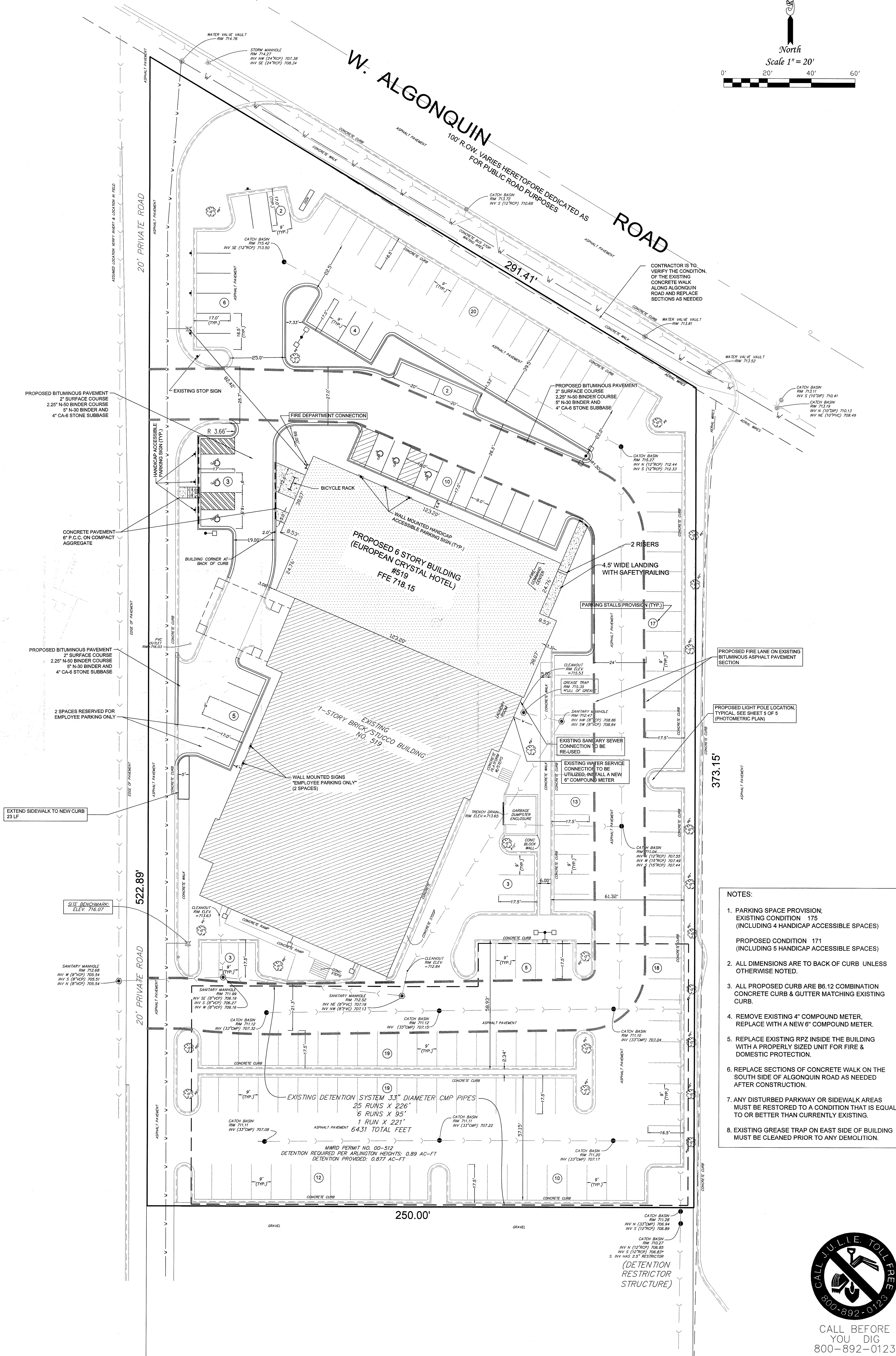
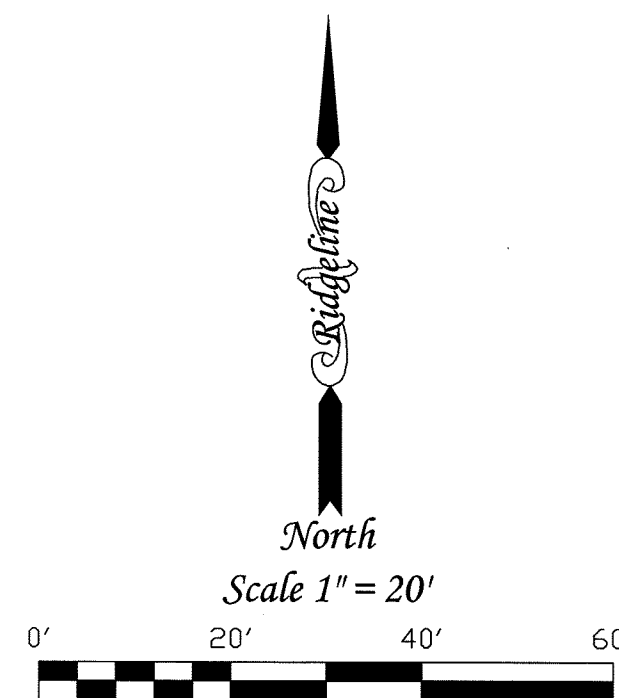
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE. GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RM WITH A STAINLESS STEEL STRAP AND LOCK.

FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEER.

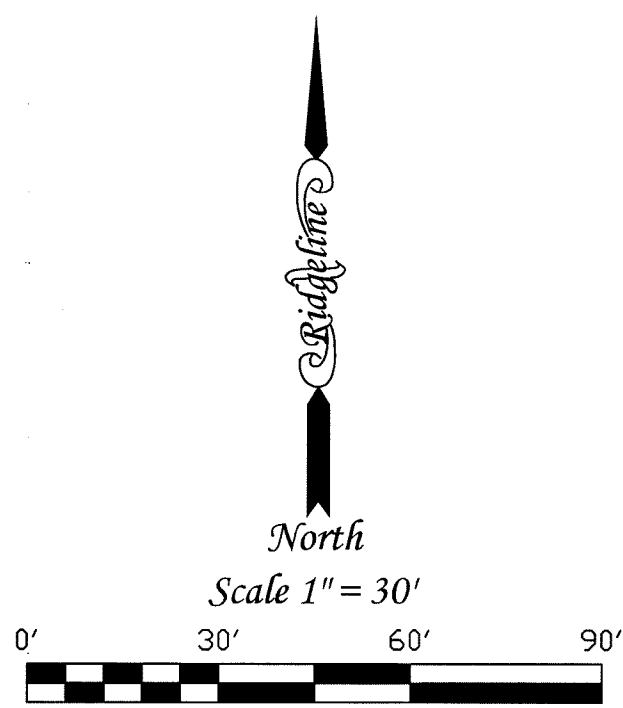
NOT TO SCALE

FILTER FOR ROUND OPEN GRATE & FRAME DETAIL

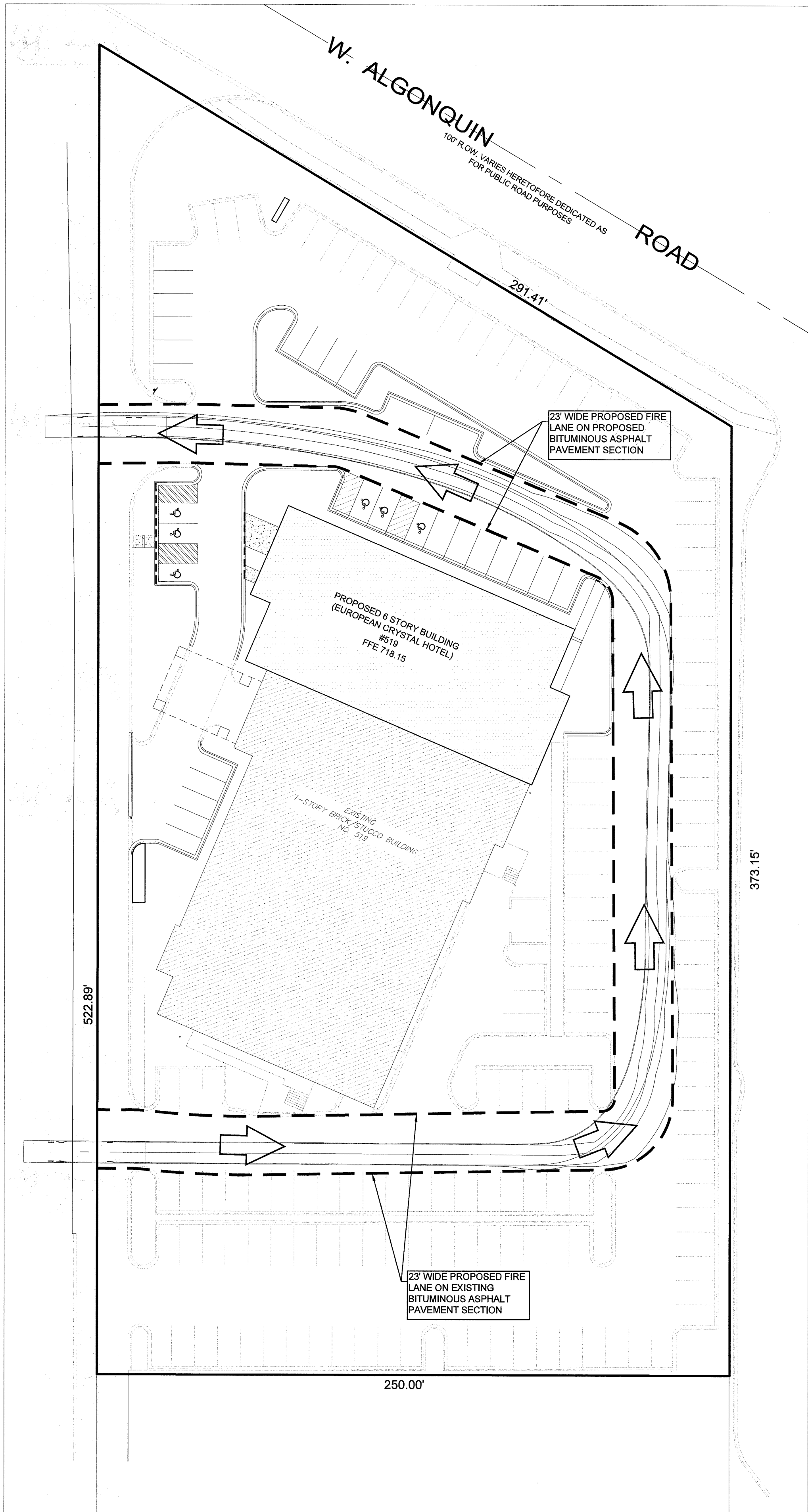
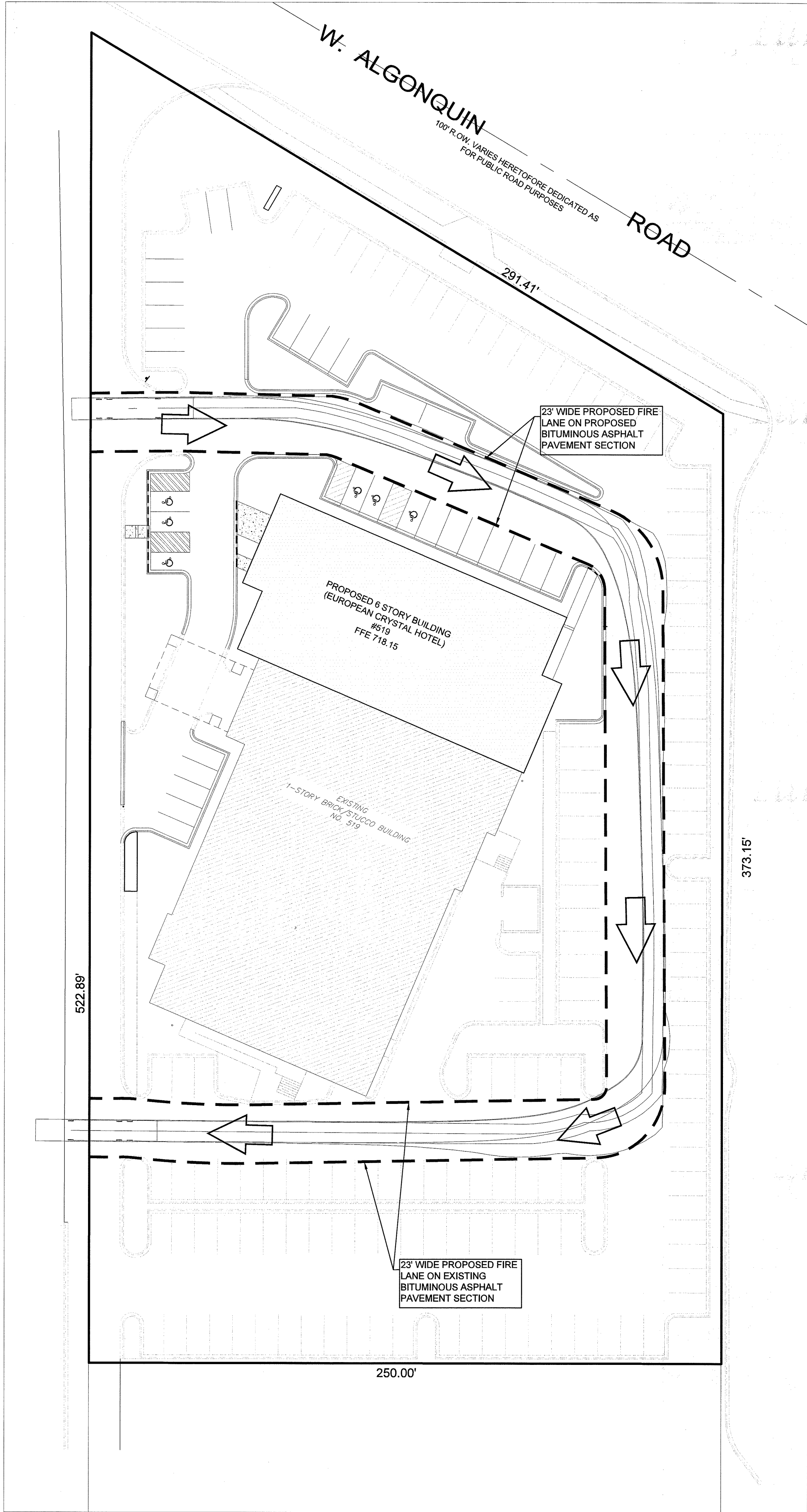
Utility and Site Plan



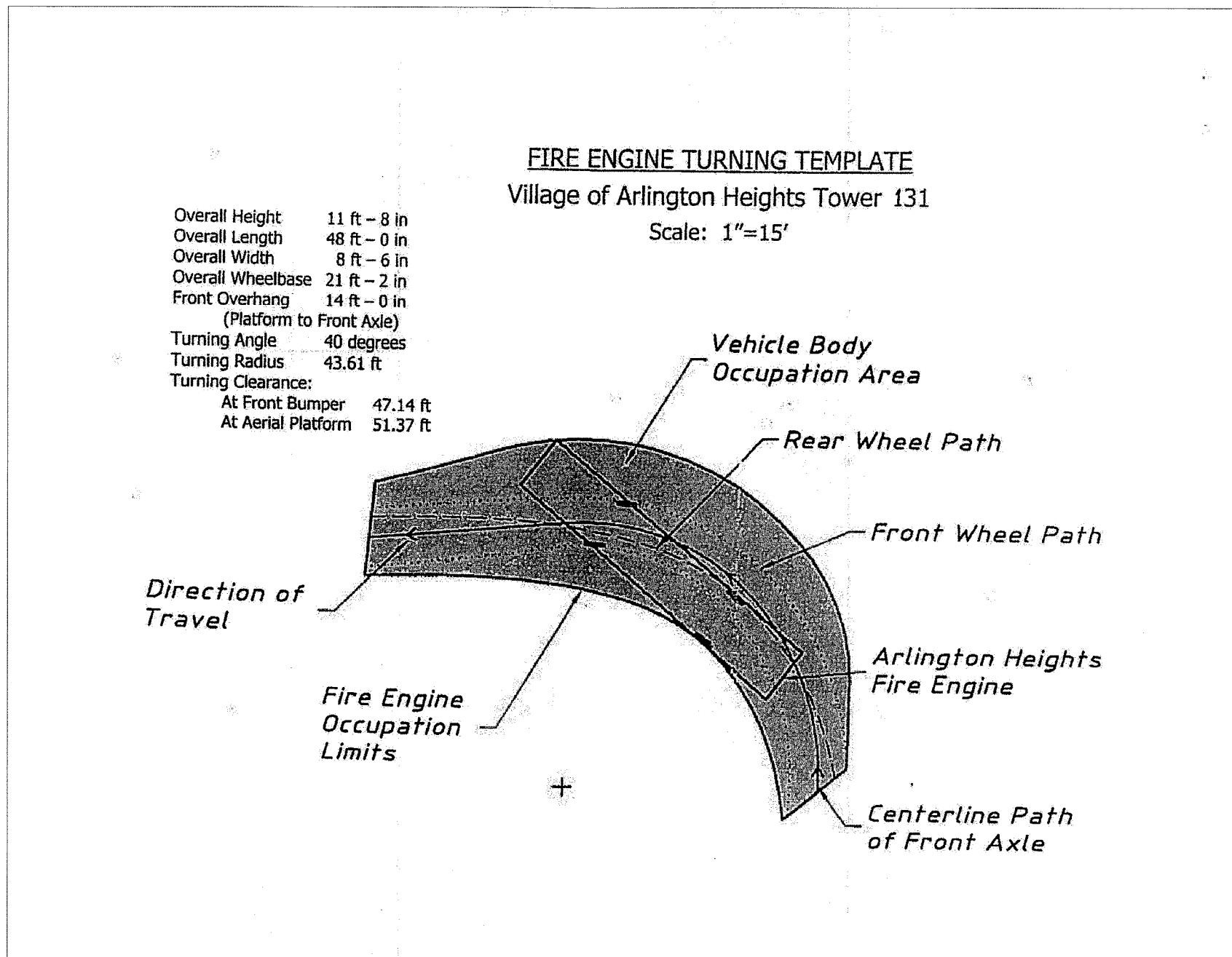
Truck Turning Exhibit



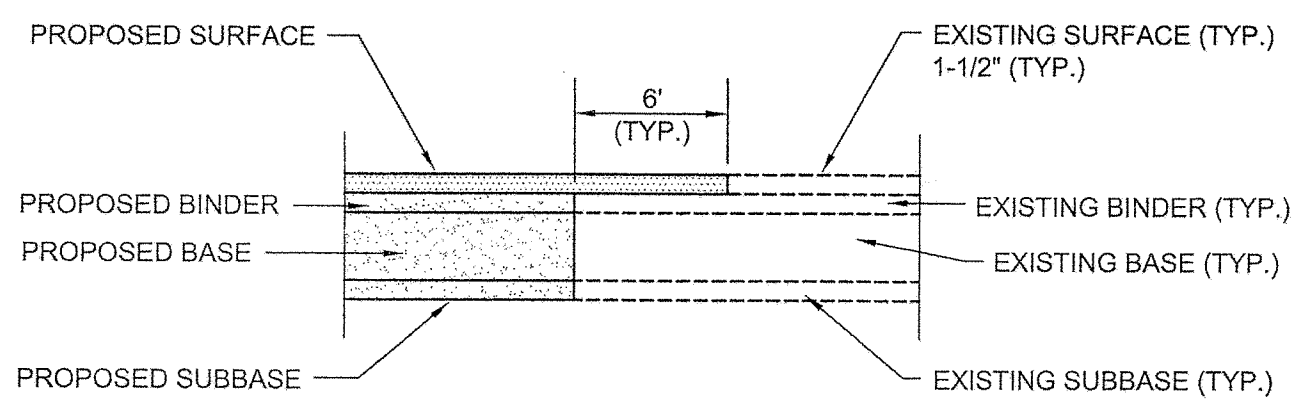
AH FIRE Width	: 8.50
[ft.] Track	: 8.50
Steering Angle	: 140.00



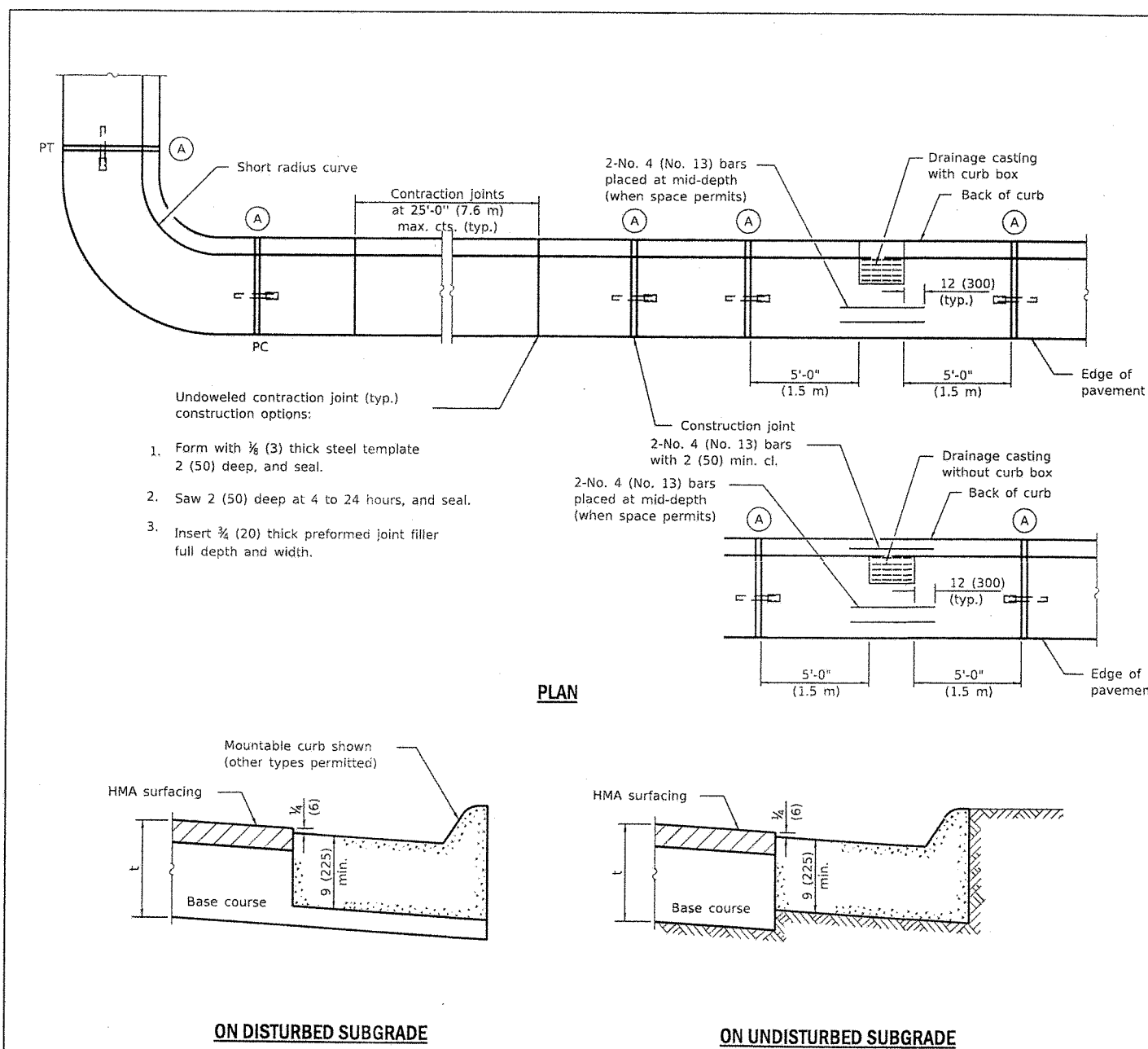
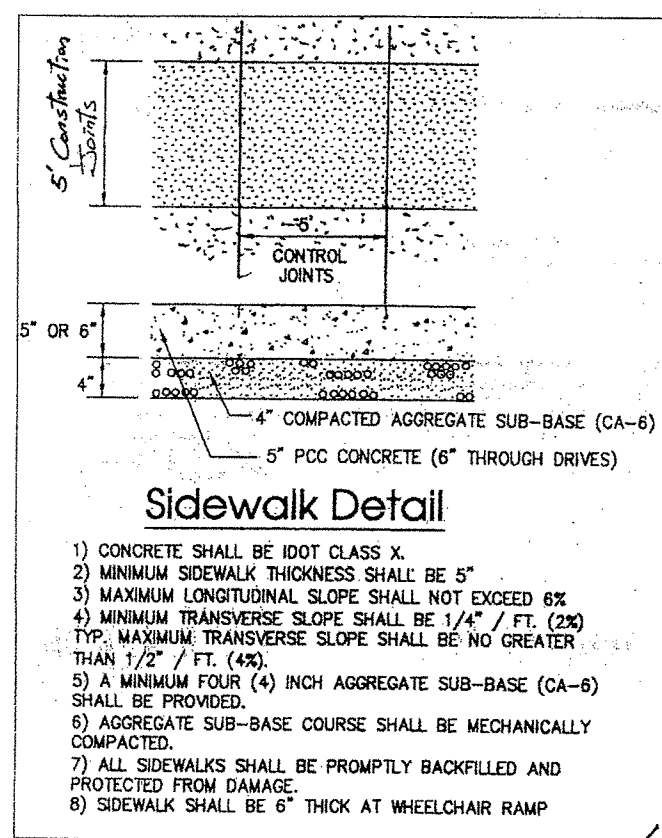
NOTE:
NO OVERHEAD UTILITY OR POWER LINES
ARE TO BE LOCATED WITHIN THE
PROPOSED FIRE LANE SHOWN HEREON.



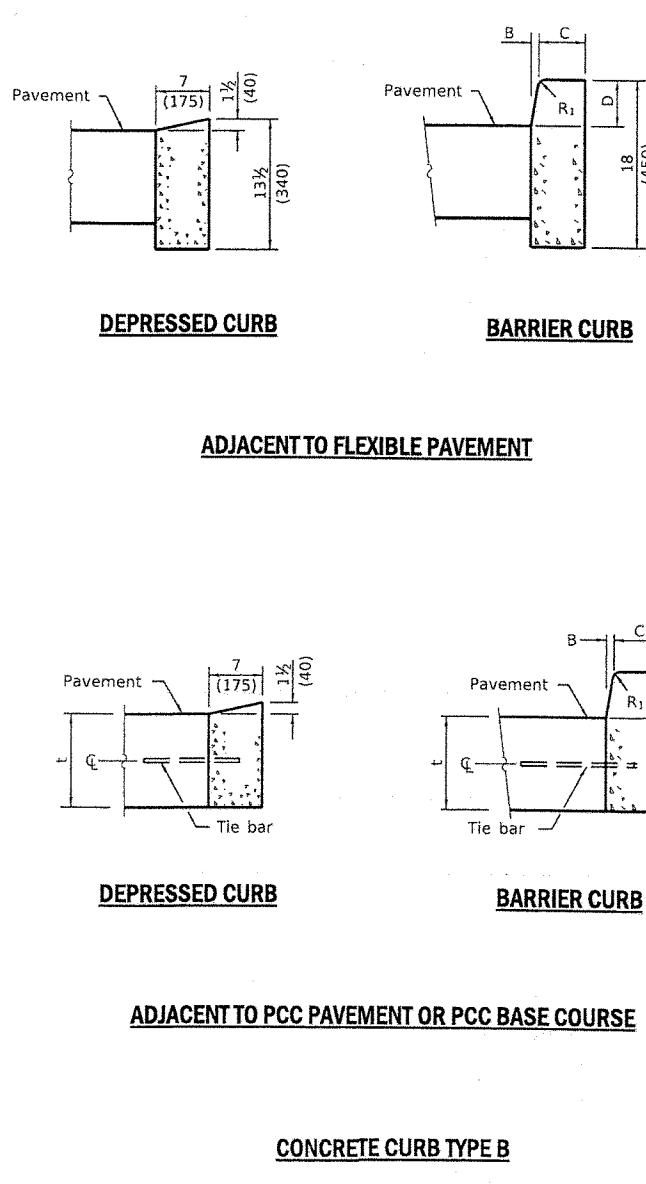
Overall Height 11 ft - 8 in
Overall Length 48 ft - 0 in
Overall Width 8 ft - 6 in
Overall Wheelbase 21 ft - 2 in
Front Overhang 14 ft - 0 in
(Platform to Front Axle)
Turning Angle 40 degrees
Turning Radius 43.61 ft
Turning Clearance:
At Front Bumper 47.14 ft
At Aerial Platform 51.37 ft



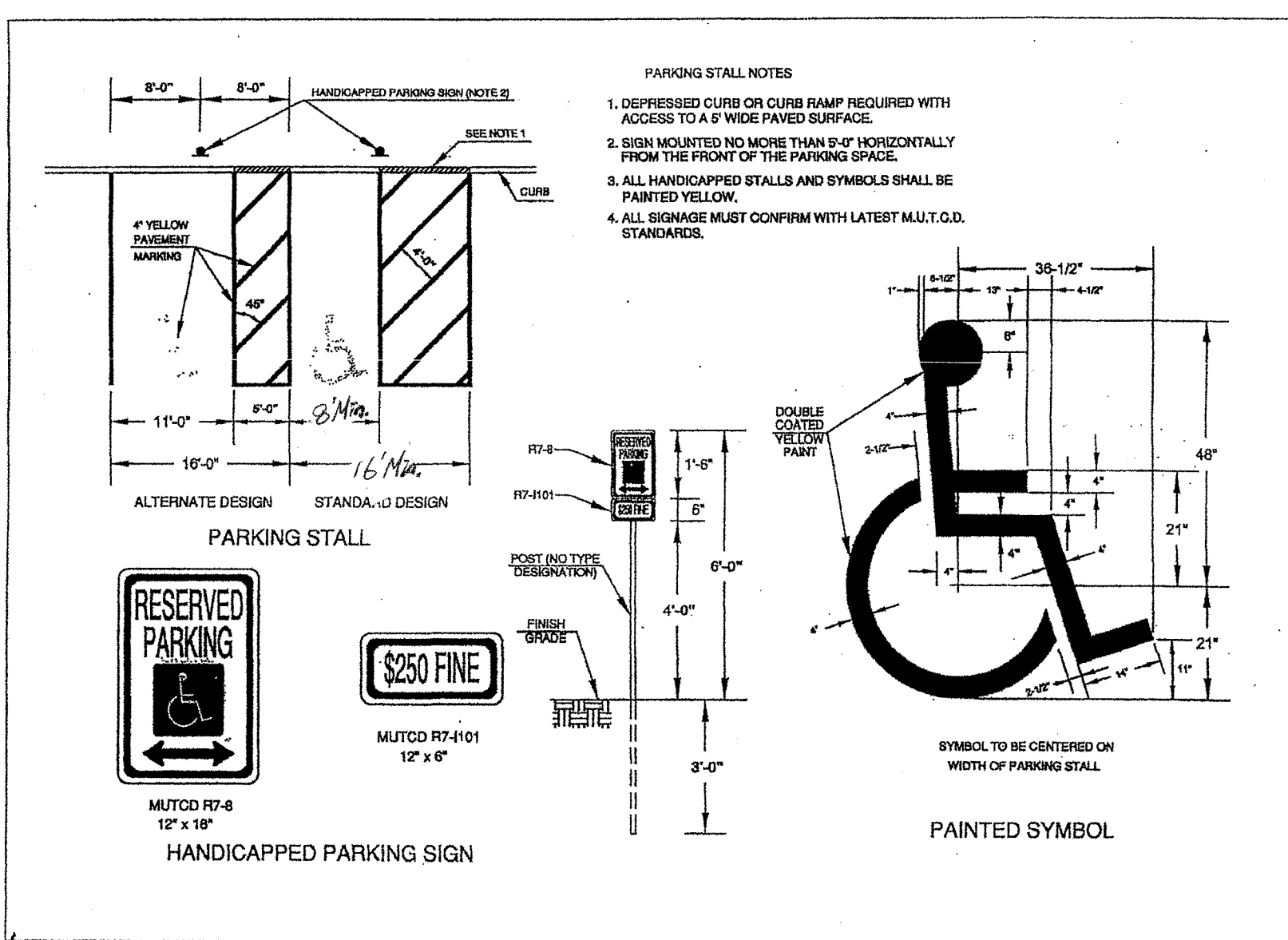
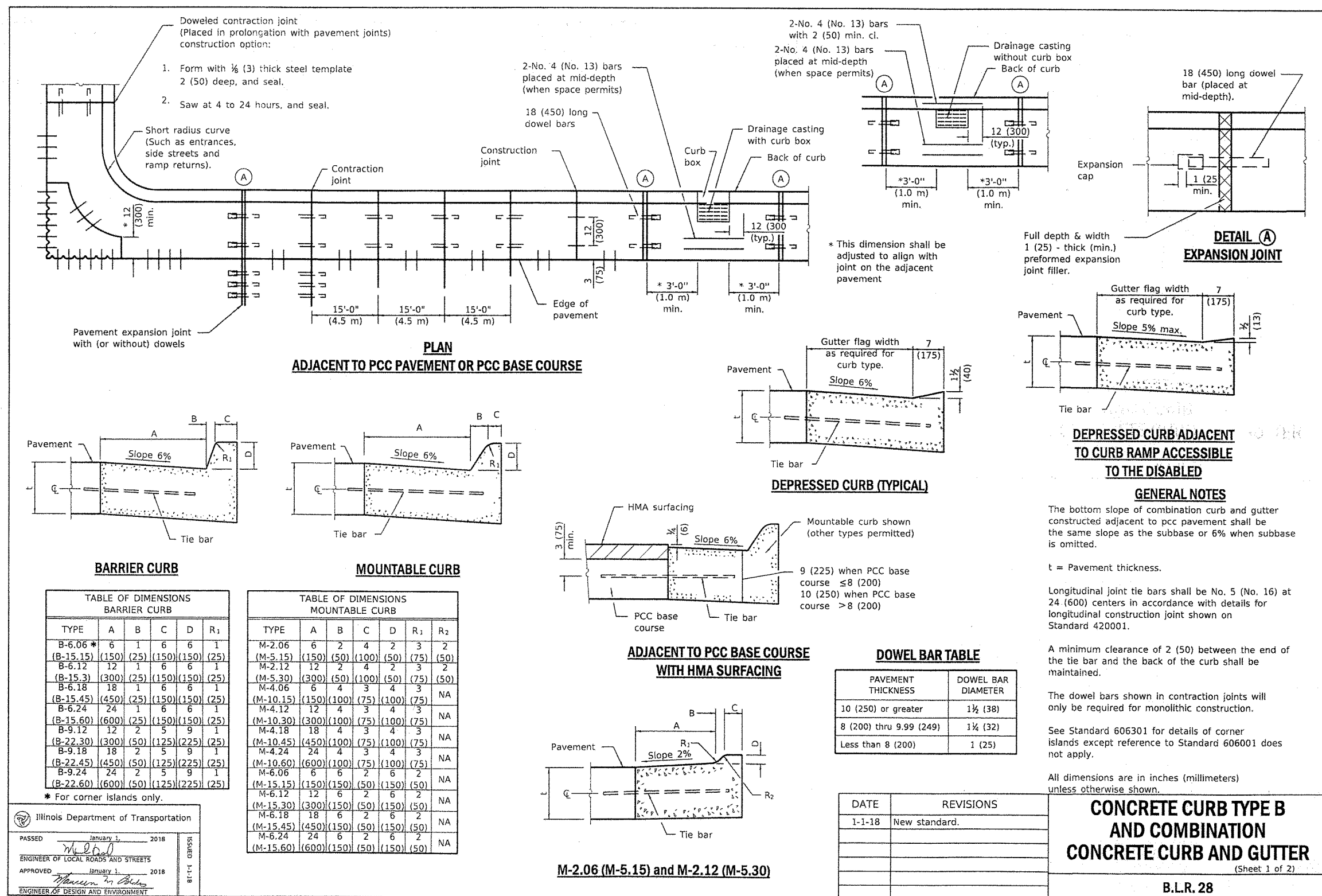
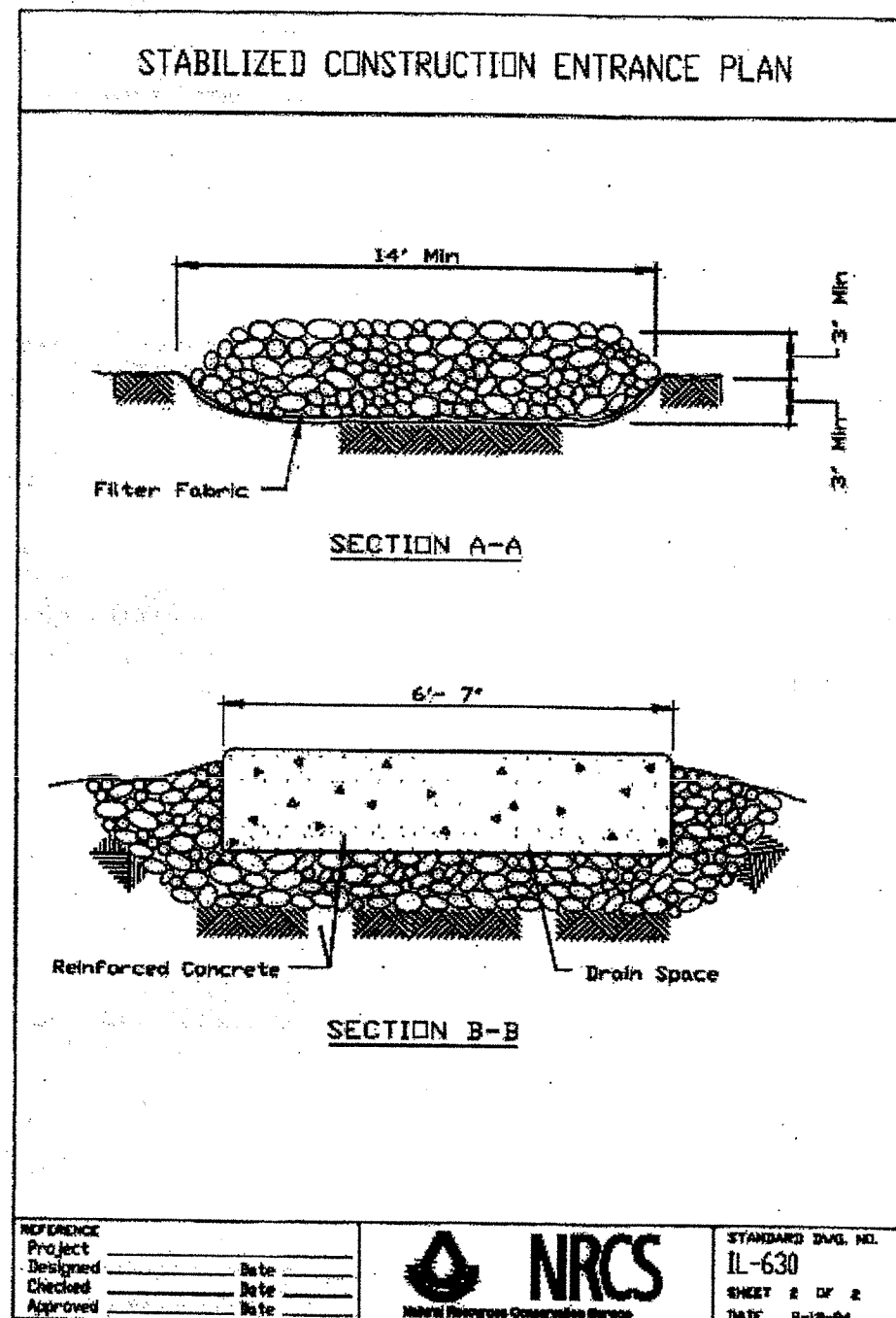
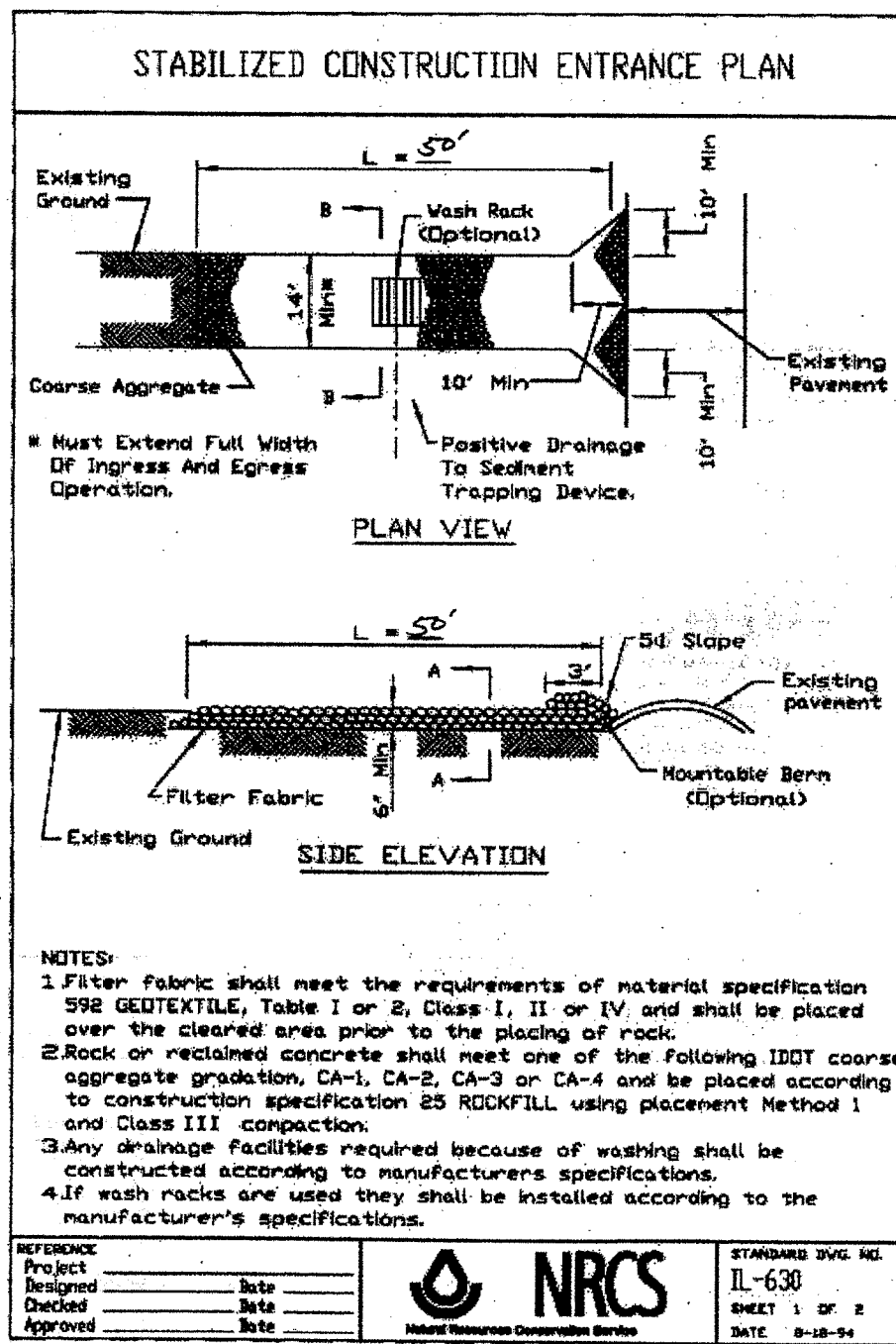
BUTT JOINT DETAIL



ILLINOIS Department of Transportation
 DIVISION OF HIGHWAYS
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GRANITE environmental

Coir Logs

Coir Logs are an all natural product used for erosion control, stabilization, and restoration projects. Made from completely biodegradable materials, these logs help support new vegetation, slow down water flows, and prevent erosion. All logs are designed with a bristle coir twine outer net and an interior core made from mattress coir fibers. Logs will biodegrade over time to enrich surrounding locations.

Perfect for use in:

- Check Dams
- Marsh Restoration
- Shore Stabilization
- Slope Stabilization
- River Bank Support
- Vegetative Re-growth
- Beach Restoration
- Stream Stabilization

Type	Diameter	Density	Weight	Length	Outer Net	Inner Core
12" Coir Log	12"	7 lbs/ft ³	5 lbs/ft	10'	Bristle Coir Twine 2" x 2" Openings	Mattress Coir
12" Coir Log	12"	9 lbs/ft ³	7 lbs/ft	10'	Bristle Coir Twine 2" x 2" Openings	Mattress Coir
16" Coir Log	16"	9 lbs/ft ³	12.4 lbs/ft	10'	Bristle Coir Twine	Mattress Coir
20" Coir Logs	20"	9 lbs/ft ³	19.4 lbs/ft	10'	Bristle Coir Twine 2" x 2" Openings	Mattress Coir

GRANITE environmental

Product Solutions for a Cleaner World

P.O. Box 780928 Sebastian, FL 32978 Toll Free: (1) 888.703.8889 Fax: (+1) 772.589.3343 Int: (+1) 772.646.0597 info@GraniteEnvironmental.com

GRANITE environmental

Coir Logs

Standard Coir Log Specifications & Advantages

Tensile Strength: Coir has a high tensile strength which protects steep surfaces from heavy flows and debris movement. This provides a better binding of soil to help stabilize your area.

Longevity: Coir Geotextile has 3 to 5 years longevity which allows for full plant and soil establishment, natural invasion and land stabilization. This helps to hold seeds and saplings in place, making it an excellent medium for quick vegetation.

Biodegrading: The coir logs are 100% natural and bio-degradable allowing them to function as a soil amendment. Logs typically degrade over a period of 2 to 5 years. This allows for a deep rooting of plants and provides nutrients to the surrounding areas. This microclimate is ideal for plant establishment, natural invasion & balanced healthy growth.

Sizing & Specs: The coconut coir logs are easy to install and typically follow the contour of the soil surface. Logs can be customized to your specific requirements/technical specifications built in your topographical conditions.

Natural Qualities: These coir meshes are eco-friendly and non-polluting. They are naturally resistant to mold and rot, and require no chemical treatment. Coir has an excellent air and water permeability and allows enough sunlight to pass through.

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Coir Log Installation

Coir Log Installation Guide

Below you find the typical installation for the coconut coir log. Installation requirements and methods may vary depending on the specifications of your location.

STEP 1: Clear the installation area of any debris, trees, rocks or large obstructions. Logs are designed to come in contact with the soil, so any stumps or potential obstructions should be removed.

STEP 2: Dig a small trench in the location where the coir logs need to be placed.

STEP 3: Place the logs in the trench and backfill with soil so that the logs are tightly packed against the slope. Adjacent logs should be positioned so that the ends fit tightly against each other. Ends should be joined/secured together with coir twine or other suitable ties.

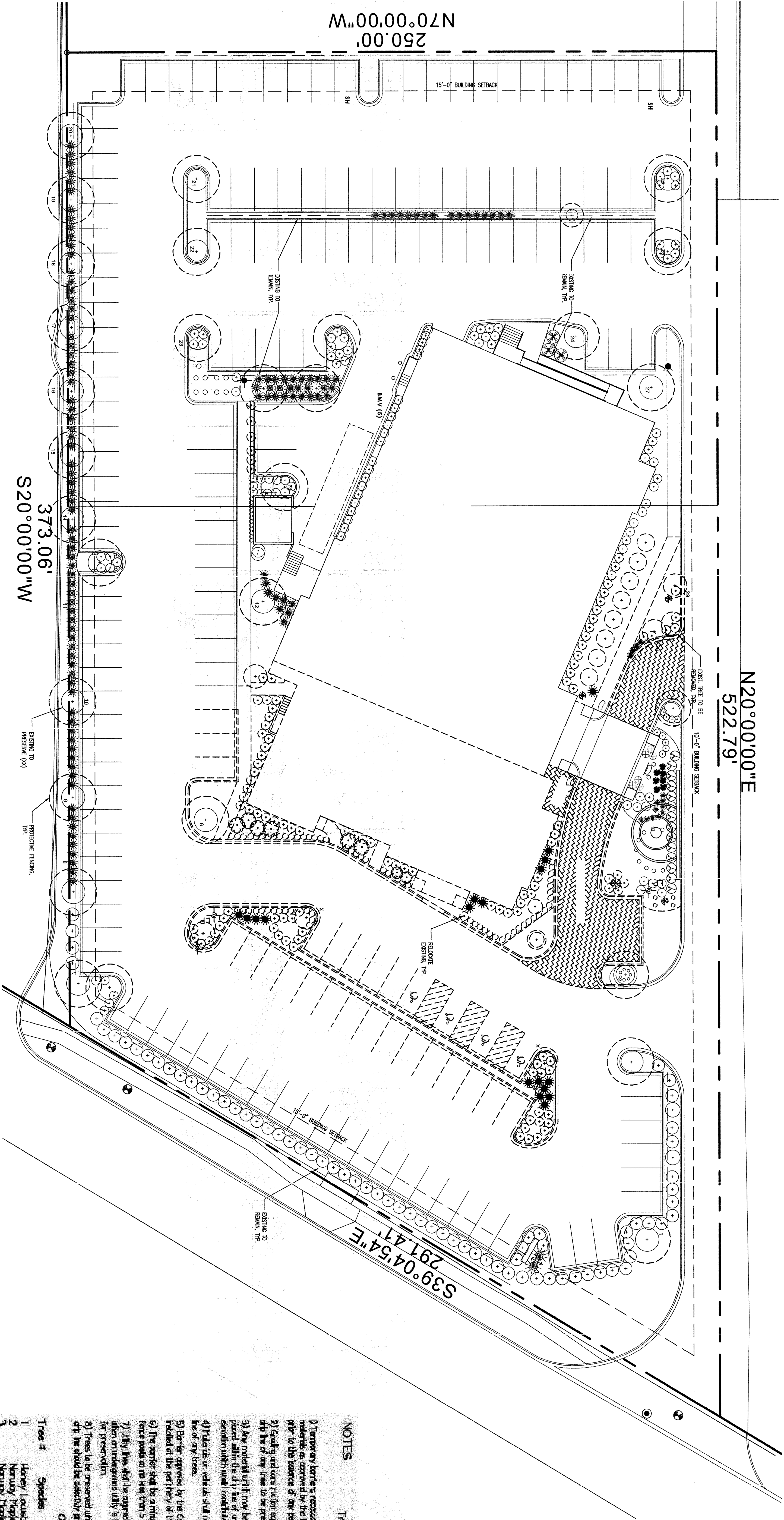
STEP 4: Stake/anchor the logs into position. Logs should be anchored according to site requirements or specifications. Typical anchoring can be seen below:

Stream	Flow	Dia. of Log	Anchor Height	Anchor Spacing
Large Stream	Heavy Flow	20"	4' minimum	Every 2'
Large Stream	Moderate Flow	16"	3' minimum	Every 2.5'
Medium Stream	Moderate Flow	12"	30" minimum	Every 3'
Medium Stream	Low Flow	12"	30" minimum	Every 3.5'

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1 LANDSCAPE - DEMOLITION PLAN

SCALE : 1" = 20'-0"



250.00' N70°00'00"W

N20°00'00"E
522.79'

S39°04'54"E
291.41'

NOTES

Tree Preservation Notes

- 1) Temporary barriers necessary for the preservation of existing trees shall be approved by the Dept. of Public Works and shall be installed prior to the start of any work.
- 2) Existing 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 tree nor shall material be stored or accumulated within the drip line of any tree.
- 4) Materials or vehicles shall not be stored within or parked within the drip line of any tree.
- 5) Barriers approved by the Commissioner of Public Works shall be installed at the periphery of the trees to be preserved.
- 6) The barrier shall be a minimum of 40 inches in height and be secured to force posts at no less than 5 feet on center.
- 7) Utility lines shall be exposed 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 utility within the drip line shall be selectively pruned or limbed as permitted by an ARD.

On site tree details

Tree #	Species	DBH	Condition	Form
1	Honey Locust	8	3	Fdr
2	Norway Spruce	8	3	Fdr
3	Norway Spruce	8	3	Fdr
4	Norway Spruce	8	3	Fdr
5	Norway Spruce	8	3	Fdr
6	Norway Spruce	8	3	Fdr
7	Norway Spruce	8	3	Fdr
8	Norway Spruce	8	3	Fdr
9	Norway Spruce	8	3	Fdr
10	Norway Spruce	8	3	Fdr
11	Norway Spruce	8	3	Fdr
12	Norway Spruce	8	3	Fdr
13	Norway Spruce	8	3	Fdr
14	Norway Spruce	8	3	Fdr
15	Norway Spruce	8	3	Fdr
16	Norway Spruce	8	3	Fdr
17	Norway Spruce	8	3	Fdr
18	Norway Spruce	8	3	Fdr
19	Norway Spruce	8	3	Fdr
20	Norway Spruce	8	3	Fdr
21	Norway Spruce	8	3	Fdr
22	Norway Spruce	8	3	Fdr
23	Norway Spruce	8	3	Fdr
24	Norway Spruce	8	3	Fdr
25	Norway Spruce	8	3	Fdr
26	Norway Spruce	8	3	Fdr
27	Norway Spruce	8	3	Fdr
28	Norway Spruce	8	3	Fdr
29	Norway Spruce	8	3	Fdr
30	Norway Spruce	8	3	Fdr

SHEET
7
OF
8



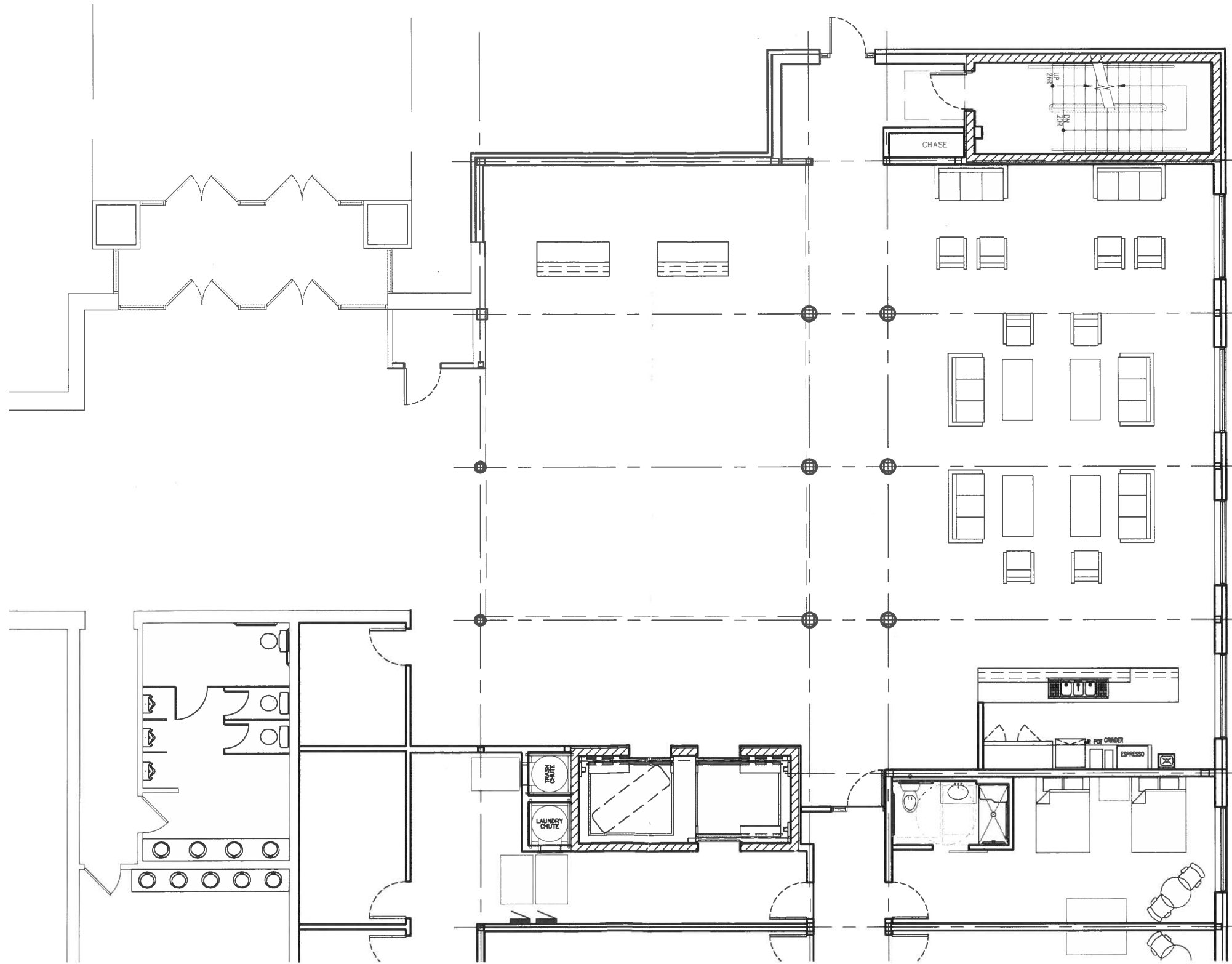
Enrique Castel Architect
460 WEDGEWOOD CIR . LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

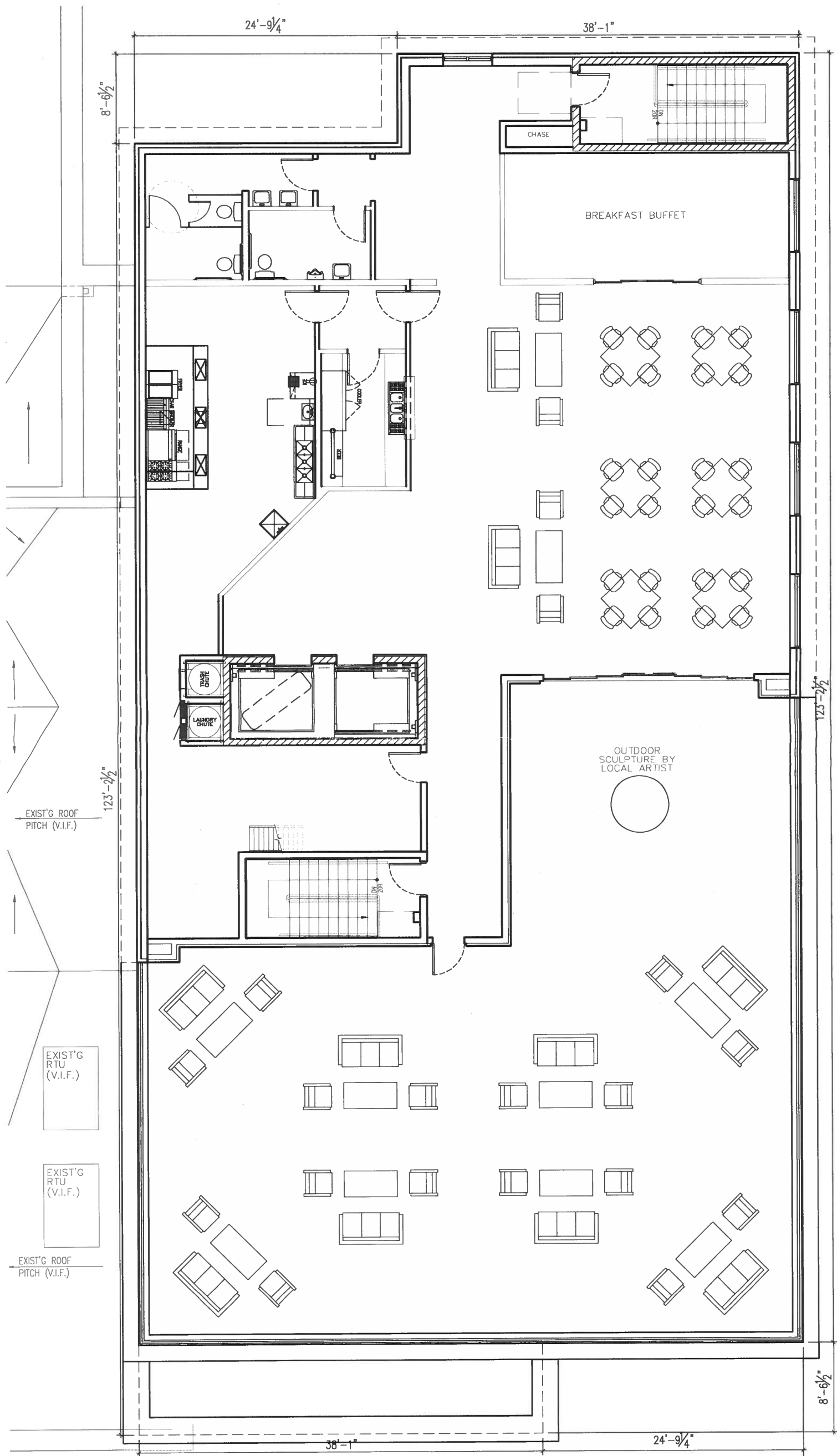
EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION

519 W. ALCONQUIN RD ARLINGTON HEIGHTS, IL 60005

No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
1	REVISED PER FOUNDATION PERMIT REVIEW	10.17.18			
	ISSUED FOR FOUNDATION PERMIT	09/24/18			
	ISSUED FOR DEMO PERMIT / BIDDING	08/08/18			
	ISSUED FOR BUILDING PERMIT	10.26.18			

DATE:	08/08/18
DRAWN BY:	ENC
PROJECT NO:	2018-029
SCALE:	AS NOTED
DRAWING NO:	





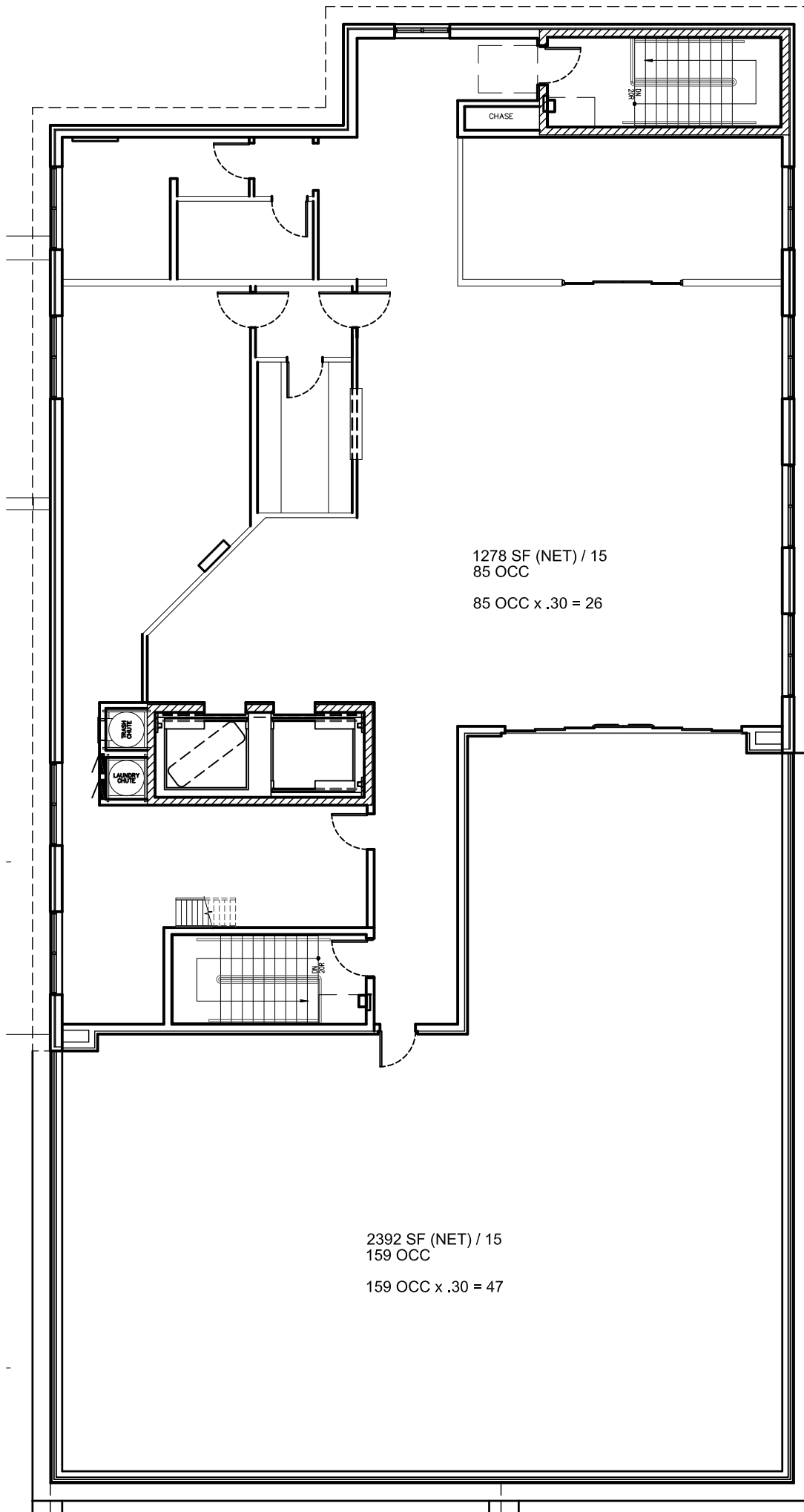














TR Mandigo & Company

“Over 35 Years of Hospitality Consulting”

Market Study

Market Study for
A 62-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:

January 2, 2019

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

Wednesday, January 02, 2019

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 62-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 62 room, 6 story hotel tower.

We have updated the financials for the revised property program, reducing the room count from 126 rooms to 62 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

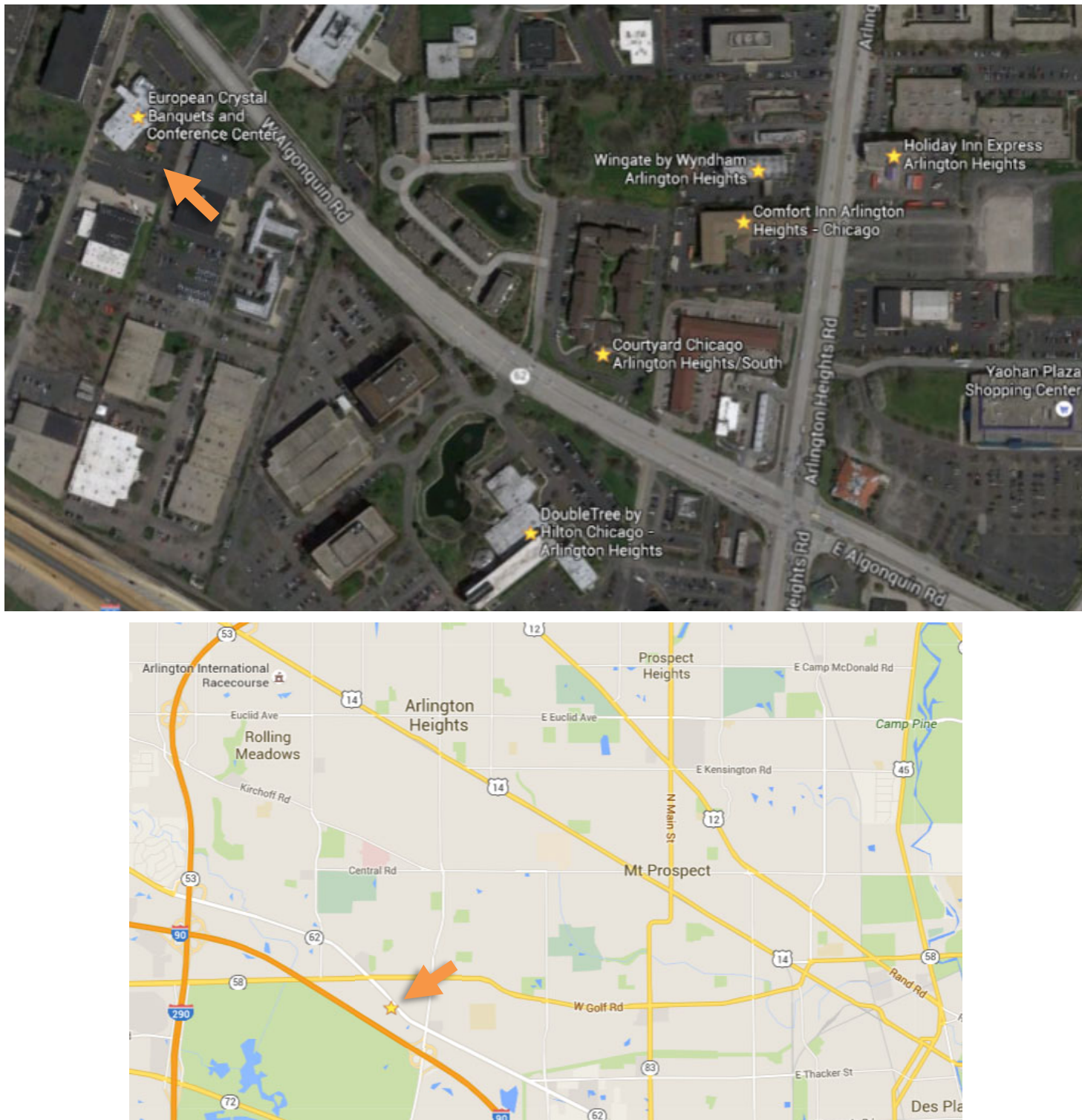
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Table 1: Map of Site Location



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.

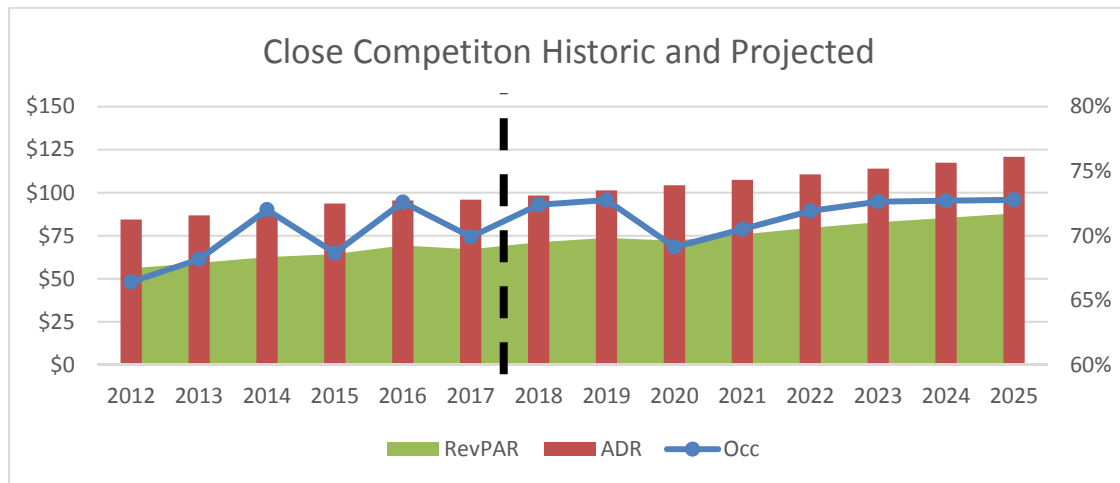
Our conclusions regarding the proposed European Crystal Banquet facility hotel follows:

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 62-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.

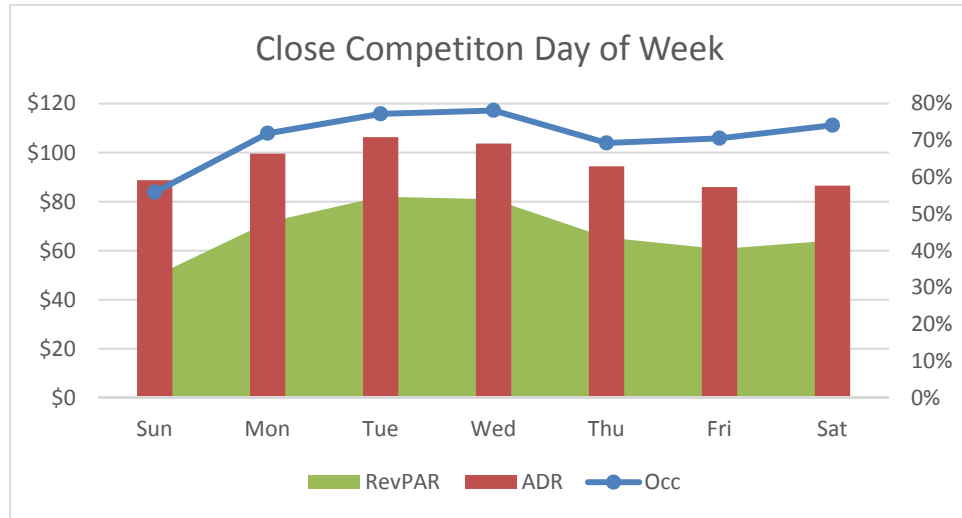
Table 4: Competitive Set Yearly Performance

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.

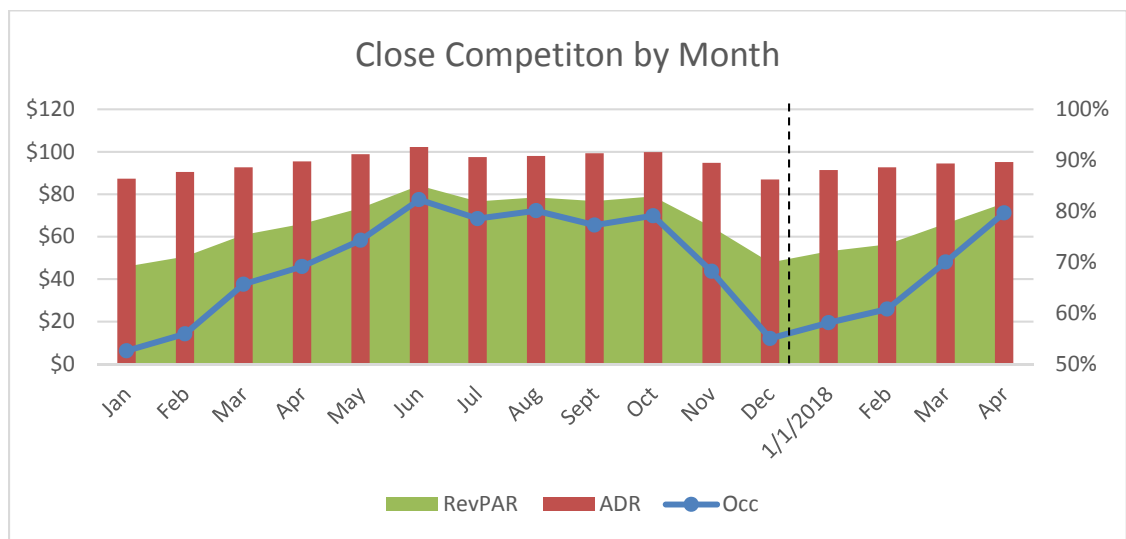
In the future we do not expect much change from this pattern. Given the delays in other proposed projects nearby, we anticipate the hotel market will stabilize above 70%, but will drop down to around 69% when the new hotel opens. The proposed property will represent an increase of under 8% in the immediate 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.

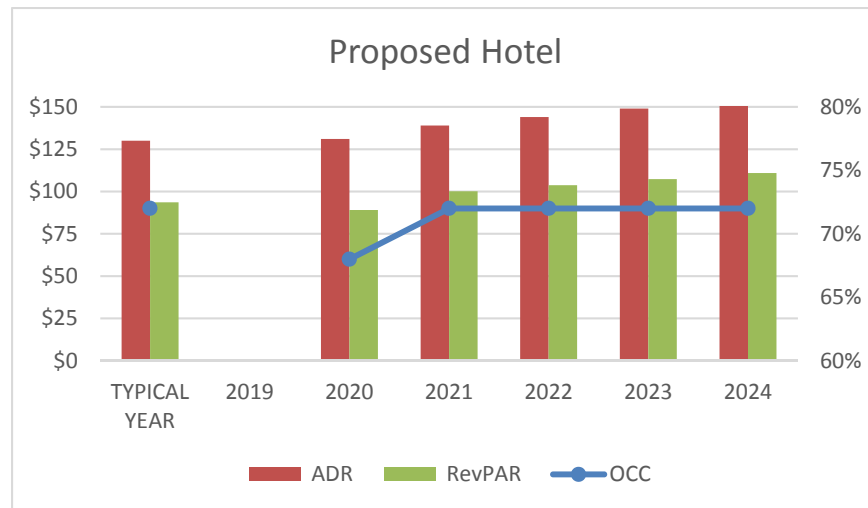
Table 5: Competitive Set Day of Week Performance

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 50 to 75 fill days, as a result of some spillover from downtown, and the banquets and events hosted at the facility. Though the banquet facility already hosts well over 75 events with over 150 attendees, not all will require room nights, thus the capture rate for internal events will be around half of attendees. During off-season it would operate around the 55% range. 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 72% 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	779	69.12%	538	68%	68	12.8%	98.37%
2021	804	70.51%	567	72%	72	12.4%	102.12%
2022	804	71.92%	578	72%	72	12.4%	100.12%
2023	804	72.64%	584	72%	72	12.4%	99.12%
2024	804	72.71%	585	72%	72	12.4%	99.03%

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	\$5,553,000	\$1,772,000	31.9%
2020	\$5,432,000	\$1,581,000	29.1%
2021	\$5,911,000	\$1,919,000	32.5%
2022	\$6,101,000	\$1,992,000	32.7%
2023	\$6,294,000	\$2,048,000	32.5%
2024	\$6,493,000	\$2,119,000	32.6%
2025	\$6,711,000	\$2,206,000	32.9%

(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 2020 to 2025. 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 2018 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 rooftop, rather than

separate restaurant ops. 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.

- We anticipate a revenue of around \$250,000 in food sales for the rooftop operation, with beverage at \$400,000. This assumes 150 drinks per night on average, which may require outside sources.
- We further anticipate that banquet sales will increase by around \$600,000 per year.
- Other F&B revenue will be approximately \$60,000 and will represent room rentals with a cost of 30%.

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 \$25,119 or \$1.50 per occupied room in pay per view movies, vending income, telephone, taxi/uber commissions and other miscellaneous sources of revenue. Note that this category and its associated expenses have increased since telephone 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 \$41,866 level in current value dollars, or \$2.50 per occupied room, assuming commission revenue from revenue from the gift shop/sundry operation. The rates are lower 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	\$2.50

Departmental Expenses:

Rooms Departmental Expenses are based on a per available room operating cost of \$8,419, 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 above the average for independent properties, and is also 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	\$8,419	24.0%

Other Operated Departments expenses are estimated at 59.5 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	59.5%

Undistributed Expenses:

Administrative and General expenses are based on a per available room operating cost of \$3,694 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	\$3,694

Marketing is based on a \$3,194 per available room budget, providing \$198,000 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	\$3,194

Property Operations and Maintenance costs are based on the industry averages for similar size and type properties and are equal to \$2,194 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 remaining 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	\$2,194

Energy costs are likewise based on comparable operations from industry databases. The estimated amount of \$2,145 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	\$2,145

Fixed Charges:

Real Estate and Property Taxes have been estimated at 4.5 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	\$4,032

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 has been removed as a line item in this study, but hotels require periodic reinvestment to stay up to date and competitive. It is our understanding this item will be paid for from other sources. Failure to reinvest typically results in degrading performance which is compounded with time.

The Statements of Estimated Annual Operating Results for a typical year, expressed in 2018 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

FOR A TYPICAL YEAR OF OPERATION IN 2018 DOLLARS				
BASED ON 62 AVAILABLE ROOMS. GENERATED 06-NOV-08; REVISED 18-OCT-18 9:30 AM				
PERCENTAGE OF OCCUPANCY	74%			
AVERAGE DAILY RATE	\$130.00			
REVENUES:	AMOUNT	RATIO	AMOUNT\ROOM	
ROOMS	\$ 2,177,000	39.2%	\$	35,113
FOOD	2,250,000	40.5%		36,290
BEVERAGE	999,000	18.0%		16,113
OTHER FOOD REVENUE	60,000	1.1%		968
RENTALS & OTHER INCOME	25,000	0.5%		403
OTHER OPERATED DEPTS	42,000	0.8%		677
TOTAL REVENUE	\$ 5,553,000	100.0%	\$	89,565
DEPARTMENTAL EXPENSES (1):				
ROOMS	\$ 522,000	24.0%	\$	8,419
FOOD & BEVERAGE	2,242,000	69.0%		36,161
OTHER FOOD EXPENSE	18,000	30.0%		290
OTHER OPERATED DEPTS	25,000	59.5%		403
TOTAL	\$ 2,807,000	50.5%		\$45,274
TOTAL OPERATED INCOME	\$ 2,746,000	49.5%	\$	44,290
UNDISTRIBUTED EXPENSES:				
ADMINISTRATIVE & GENERAL	\$ 229,000	4.1%	\$	3,694
MANAGEMENT FEE (2)	0	0.0%		0
MARKETING	198,000	3.6%		3,194
FRANCHISE FEES (3)	0	0.0%		0
PROPERTY OPERATION & MAINT.	136,000	2.4%		2,194
ENERGY	133,000	2.4%		2,145
TOTAL	\$ 696,000	12.5%	\$	11,226
INCOME BEFORE FIXED CHARGES	\$ 2,050,000	36.9%	\$	33,065
FIXED CHARGES:				
REAL ESTATE & PROPERTY TAXES	\$ 250,000	4.5%	\$	4,032
BUILDING & CONTENTS INSURANCE	27,900	0.5%		450
INCENTIVE MANAGEMENT FEE	0	0.0%		0
RENT: (4) BASE RENT	0	0.0%		0
PERCENTAGE RENT	0	0.0%		0
TOTAL	\$ 278,000	5.0%	\$	4,482
INCOME BEFORE RESERVE	\$ 1,772,000	31.9%	\$	28,582
RESERVE FOR REPLACEMENT	\$ -	0.0%	\$	-
INCOME BEFORE OTHER DEDUCTIONS (5)	\$ 1,772,000	31.9%	\$	28,582

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 62 AVAILABLE ROOMS. GENERATED 06-NOV-08; REVISED 18-OCT-18 9:30 AM											
YEAR #:		1.000			2.000			3.000			
PERIOD:		JAN-DEC 2020			JAN-DEC 2021			JAN-DEC 2022			
OCCUPANCY AND ADR:		68%	at	\$131.00	74%	at	\$139.00	74%	at	\$144.00	
		AMOUNT	RATIO	AMT\ROOM	AMOUNT	RATIO	AMT\ROOM	AMOUNT	RATIO	AMT\ROOM	
REVENUES:											
ROOMS		\$ 2,016,000	37.1%	\$ 32,516	\$ 2,328,000	39.4%	\$ 37,548	\$ 2,411,000	39.5%	\$ 38,887	
FOOD		2,280,000	42.0%	36,774	2,387,000	40.4%	38,500	2,459,000	40.3%	39,661	
BEVERAGE		1,012,000	18.6%	16,323	1,060,000	17.9%	17,097	1,092,000	17.9%	17,613	
OTHER FOOD REVENUE		57,000	1.0%	919	64,000	1.1%	1,032	66,000	1.1%	1,065	
RENTALS & OTHER INCOME		26,000	0.5%	419	27,000	0.5%	435	27,000	0.4%	435	
OTHER OPERATED DEPTS		41,000	0.8%	661	45,000	0.8%	726	46,000	0.8%	742	
TOTAL REVENUE		\$ 5,432,000	100.0%	\$ 87,613	\$ 5,911,000	100.0%	\$ 95,339	\$ 6,101,000	100.0%	\$ 98,403	
DEPARTMENTAL EXPENSES (1):											
ROOMS		\$ 535,000	26.5%	\$ 8,629	\$ 554,000	23.8%	\$ 8,935	\$ 570,000	23.6%	\$ 9,194	
FOOD & BEVERAGE		2,295,000	69.7%	37,016	2,379,000	69.0%	38,371	2,450,000	69.0%	39,516	
OTHER FOOD EXPENSE		18,000	31.6%	290	19,000	29.7%	306	20,000	30.3%	323	
OTHER OPERATED DEPTS		26,000	63.4%	419	27,000	60.0%	435	27,000	58.7%	435	
TOTAL		\$ 2,874,000	52.9%	\$ 46,355	\$ 2,979,000	50.4%	\$ 48,048	\$ 3,067,000	50.3%	\$ 49,468	
TOTAL OPERATED INCOME		\$ 2,558,000	47.1%	\$ 41,258	\$ 2,932,000	49.6%	\$ 47,290	\$ 3,034,000	49.7%	\$ 48,935	
UNDISTRIBUTED EXPENSES:											
ADMINISTRATIVE & GENERAL		\$ 258,000	4.7%	\$ 4,161	\$ 243,000	4.1%	\$ 3,919	\$ 250,000	4.1%	\$ 4,032	
MANAGEMENT FEE (2)		0	0.0%	0	0	0.0%	0	0	0.0%	0	
MARKETING		224,000	4.1%	3,613	231,000	3.9%	3,726	216,000	3.5%	3,484	
FRANCHISE FEES (3)		0	0.0%	0	0	0.0%	0	0	0.0%	0	
PROPERTY OPERATION & MAINT.		121,000	2.2%	1,952	133,000	2.3%	2,145	142,000	2.3%	2,290	
ENERGY		132,000	2.4%	2,129	141,000	2.4%	2,274	145,000	2.4%	2,339	
TOTAL		\$ 735,000	13.5%	\$ 11,855	\$ 748,000	12.7%	\$ 12,065	\$ 753,000	12.3%	\$ 12,145	
INCOME BEFORE FIXED CHARGES		\$ 1,823,000	33.6%	\$ 29,403	\$ 2,184,000	36.9%	\$ 35,226	\$ 2,281,000	37.4%	\$ 36,790	
FIXED CHARGES:											
REAL ESTATE & PROPERTY TAXES		\$ 213,000	3.9%	\$ 3,435	\$ 235,000	4.0%	\$ 3,790	\$ 258,000	4.2%	\$ 4,161	
BUILDING & CONTENTS INSURANCE		29,000	0.5%	468	30,000	0.5%	484	31,000	0.5%	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		\$ 242,000	4.5%	\$ 3,903	\$ 265,000	4.5%	\$ 4,274	\$ 289,000	4.7%	\$ 4,661	
INCOME BEFORE RESERVE		\$ 1,581,000	29.1%	\$ 25,500	\$ 1,919,000	32.5%	\$ 30,952	\$ 1,992,000	32.7%	\$ 32,129	
RESERVE FOR REPLACEMENT		\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	
INCOME BEFORE OTHER DEDUCTIONS (5)		\$ 1,581,000	29.1%	\$ 25,500	\$ 1,919,000	32.5%	\$ 30,952	\$ 1,992,000	32.7%	\$ 32,129	

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 62 AVAILABLE ROOMS. GENERATED 06-NOV-08; REVISED 18-OCT-18 9:31 AM

YEAR #:	4.000			5.000			6.000		
PERIOD:	JAN-DEC 2023			JAN-DEC 2024			JAN-DEC 2025		
OCCUPANCY AND ADR:	74%	at	\$149.00	74%	at	\$154.00	74%	at	\$160.00
	AMOUNT	RATIO	AMOUNT\ROOM	AMOUNT	RATIO	AMOUNT\ROOM	AMOUNT	RATIO	AMOUNT\ROOM
REVENUES:									
ROOMS	\$ 2,495,000	39.6%	\$ 40,242	\$ 2,579,000	39.7%	\$ 41,597	\$ 2,679,000	39.9%	\$ 43,210
FOOD	2,532,000	40.2%	40,839	2,608,000	40.2%	42,065	2,687,000	40.0%	43,339
BEVERAGE	1,124,000	17.9%	18,129	1,158,000	17.8%	18,677	1,193,000	17.8%	19,242
OTHER FOOD REVENUE	68,000	1.1%	1,097	70,000	1.1%	1,129	72,000	1.1%	1,161
RENTALS & OTHER INCOME	28,000	0.4%	452	29,000	0.4%	468	30,000	0.4%	484
OTHER OPERATED DEPTS	47,000	0.7%	758	49,000	0.8%	790	50,000	0.7%	806
TOTAL REVENUE	\$ 6,294,000	100.0%	\$101,516	\$ 6,493,000	100.0%	\$104,726	\$ 6,711,000	100.0%	\$108,242
DEPARTMENTAL EXPENSES (1):									
ROOMS	\$ 588,000	23.6%	\$ 9,484	\$ 605,000	23.5%	\$ 9,758	\$ 623,000	23.3%	\$ 10,048
FOOD & BEVERAGE	2,523,000	69.0%	40,694	2,599,000	69.0%	41,919	2,677,000	69.0%	43,177
OTHER FOOD EXPENSE	20,000	29.4%	323	21,000	30.0%	339	21,000	29.2%	339
OTHER OPERATED DEPTS	28,000	59.6%	452	29,000	59.2%	468	30,000	60.0%	484
TOTAL	\$ 3,159,000	50.2%	\$ 50,952	\$ 3,254,000	50.1%	\$ 52,484	\$ 3,351,000	49.9%	\$ 54,048
TOTAL OPERATED INCOME	\$ 3,135,000	49.8%	\$ 50,565	\$ 3,239,000	49.9%	\$ 52,242	\$ 3,360,000	50.1%	\$ 54,194
UNDISTRIBUTED EXPENSES:									
ADMINISTRATIVE & GENERAL	\$ 258,000	4.1%	\$ 4,161	\$ 265,000	4.1%	\$ 4,274	\$ 273,000	4.1%	\$ 4,403
MANAGEMENT FEE (2)	0	0.0%	0	0	0.0%	0	0	0.0%	0
MARKETING	223,000	3.5%	3,597	230,000	3.5%	3,710	236,000	3.5%	3,806
FRANCHISE FEES (3)	0	0.0%	0	0	0.0%	0	0	0.0%	0
PROPERTY OPERATION & MAINT.	153,000	2.4%	2,468	158,000	2.4%	2,548	162,000	2.4%	2,613
ENERGY	150,000	2.4%	2,419	154,000	2.4%	2,484	159,000	2.4%	2,565
TOTAL	\$ 784,000	12.5%	\$ 12,645	\$ 807,000	12.4%	\$ 13,016	\$ 830,000	12.4%	\$ 13,387
INCOME BEFORE FIXED CHARGES	\$ 2,351,000	37.4%	\$ 37,919	\$ 2,432,000	37.5%	\$ 39,226	\$ 2,530,000	37.7%	\$ 40,806
FIXED CHARGES:									
REAL ESTATE & PROPERTY TAXES	\$ 271,000	4.3%	\$4,371	\$ 281,000	4.3%	\$4,532	\$ 291,000	4.3%	\$4,694
BUILDING & CONTENTS INSURANCE	32,000	0.5%	516	32,000	0.5%	516	33,000	0.5%	532
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	\$ 303,000	4.8%	\$ 4,887	\$ 313,000	4.8%	\$ 5,048	\$ 324,000	4.8%	\$ 5,226
INCOME BEFORE RESERVE	\$ 2,048,000	32.5%	\$ 33,032	\$ 2,119,000	32.6%	\$ 34,177	\$ 2,206,000	32.9%	\$ 35,581
RESERVE FOR REPLACEMENT	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -
INCOME BEFORE OTHER DEDUCTIONS (5)	\$ 2,048,000	32.5%	\$ 33,032	\$ 2,119,000	32.6%	\$ 34,177	\$ 2,206,000	32.9%	\$ 35,581

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 18-OCT-18 9:32 AM										
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:	18-Oct-18							
		Months- "As Of" Date to Opening:	20	44. PIP Cost:	\$	-			Total Conversion Costs:	\$ -
DISCOUNTED CASH FLOW ANALYSIS										
DIRECT CAPITALIZATION ANALYSIS										
Low Value High Value										
Year	Income	P.V. @ 11.5%	P.V. @ 11.0%	P.V. @ 10.5%	Typical Year NOI					
Number	Year	Before Other	P.V.	Present	P.V.	Present	P.V.	Present	\$1,772,000	\$1,772,000
		Deductions	Factor	Value	Factor	Value	Factor	Value	0.085	0.080
1.000	2020	1,581,000	0.8969	1,417,937	0.9009	1,424,324	0.9050	1,430,769	Indicated Value	\$20,847,059 \$22,150,000
2.000	2021	1,919,000	0.8044	1,543,566	0.8116	1,557,503	0.8190	1,571,630	Less Renovation Costs	0 0
3.000	2022	1,992,000	0.7214	1,437,026	0.7312	1,456,533	0.7412	1,476,395	Less PIP	0 0
4.000	2023	2,048,000	0.6470	1,325,045	0.6587	1,349,081	0.6707	1,373,665	Net Value	\$20,847,059 \$22,150,000
5.000	2024	2,119,000	0.5803	1,229,580	0.5935	1,257,523	0.6070	1,286,233	Rounded	\$20,800,000 \$22,200,000
6.000	2025	-	0.5204	-	0.5346	-	0.5493	-	Price per Room	\$335,484 \$358,065
7.000	2026	-	0.4667	-	0.4817	-	0.4971	-	REVERSION CALCULATION:	
8.000	2027	-	0.4186	-	0.4339	-	0.4499	-	Net Income for Year:	2025 \$2,206,000
9.000	2028	-	0.3754	-	0.3909	-	0.4071	-	Divided by Reversion OAR	0.09
10.000	2029	-	0.3367	-	0.3522	-	0.3684	-	Gross Reversion	\$24,511,111
11.000	2030	-	0.3020	-	0.3173	-	0.3334	-	Less Costs of Sale @:	3.0% 735,333
12.000	2031	-	0.2708	-	0.2858	-	0.3018	-	Net Reversion	\$23,775,778
Subtotal PV From Cash Flow				\$6,953,154	\$7,044,965		\$7,138,692			
Reversion 2024				0.5803	13,796,229	0.5935	14,109,767	0.6070	14,431,894	Indices: \$383,480 per hotel unit
Total PV As Of: 01-Jan-20					\$20,749,383		\$21,154,732		\$21,570,587	
Deflated to Appraisal Date @:				3.50%						
Months to Appraisal Date:				20	0.9443		0.9443		0.9443	
Present Value As Of: 18-Oct-18					\$19,593,165		\$19,975,927		\$20,368,609	
Less Renovation Costs					0		0		0	
Less PIP					-		-		-	
Adjusted Present Value					\$19,593,165		\$19,975,927		\$20,368,609	
Rounded:					\$19,600,000		\$20,000,000		\$20,400,000	
					\$316,129		\$322,581		\$329,032	

Table 22: Direct Cap Valuation

Indice	VALUATION INDICES		
	11.5%	11.0%	10.5%
Appraised Value:	\$19,600,000	\$20,000,000	\$20,400,000
Price Per Hotel Room:	\$316,129	\$322,581	\$329,032
<u>OVERALL RATE (OAR)</u>			
OAR- 1st Yr:	8.07%	7.91%	7.75%
OAR- 2nd Yr:	9.79%	9.60%	9.41%
OAR- 3rd Yr:	10.16%	9.96%	9.76%
OAR- 4th Yr:	10.45%	10.24%	10.04%
OAR- Typ Year:	9.04%	8.86%	8.69%
<u>GROSS ROOM RENT MULTIPLIER (GRRM)</u>			
GRRM- 1st Yr:	9.722	9.921	10.119
GRRM- 2nd Yr:	8.419	8.591	8.763
GRRM- 3rd Yr:	8.129	8.295	8.461
GRRM- 4th Yr:	7.856	8.016	8.176
GRRM- Typ Year:	9.003	9.187	9.371
% of PV from CF:	35.48%	35.22%	34.99%

COMPARISON OF DIRECT CAPITALIZATION ANALYSIS WITH DISCOUNTED CASH FLOW APPROACH

CALCULATION OF INCOME DIFFERENCE

Year Number	Year	DCF Income Before Other Deductions	Inflated Rep Year Income	Difference	Times PV Factor @ 11.0%	PV of Difference
1.000	2020	1,581,000	1,772,000	(191,000)	0.9009	(172,072)
2.000	2021	1,919,000	1,879,915	39,085	0.8116	31,722
3.000	2022	1,992,000	2,054,234	(62,234)	0.7312	(45,505)
4.000	2023	2,048,000	2,312,058	(264,058)	0.6587	(173,943)
5.000	2024	2,119,000	2,680,309	(561,309)	0.5935	(333,110)
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						(\$692,907)
Rounded:						(\$690,000)

COMPARISON OF TWO APPROACHES

Direct Capitalization Value	\$22,200,000
Less PV of Difference	(690,000)
Adjusted Direct Capitalization Value	22,890,000
Less DCF Value @ 11.0%	20,000,000
Difference	2,890,000
Percent Difference	12.63%

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.

Revised - October, 2019



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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 with rooftop amenity space at 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

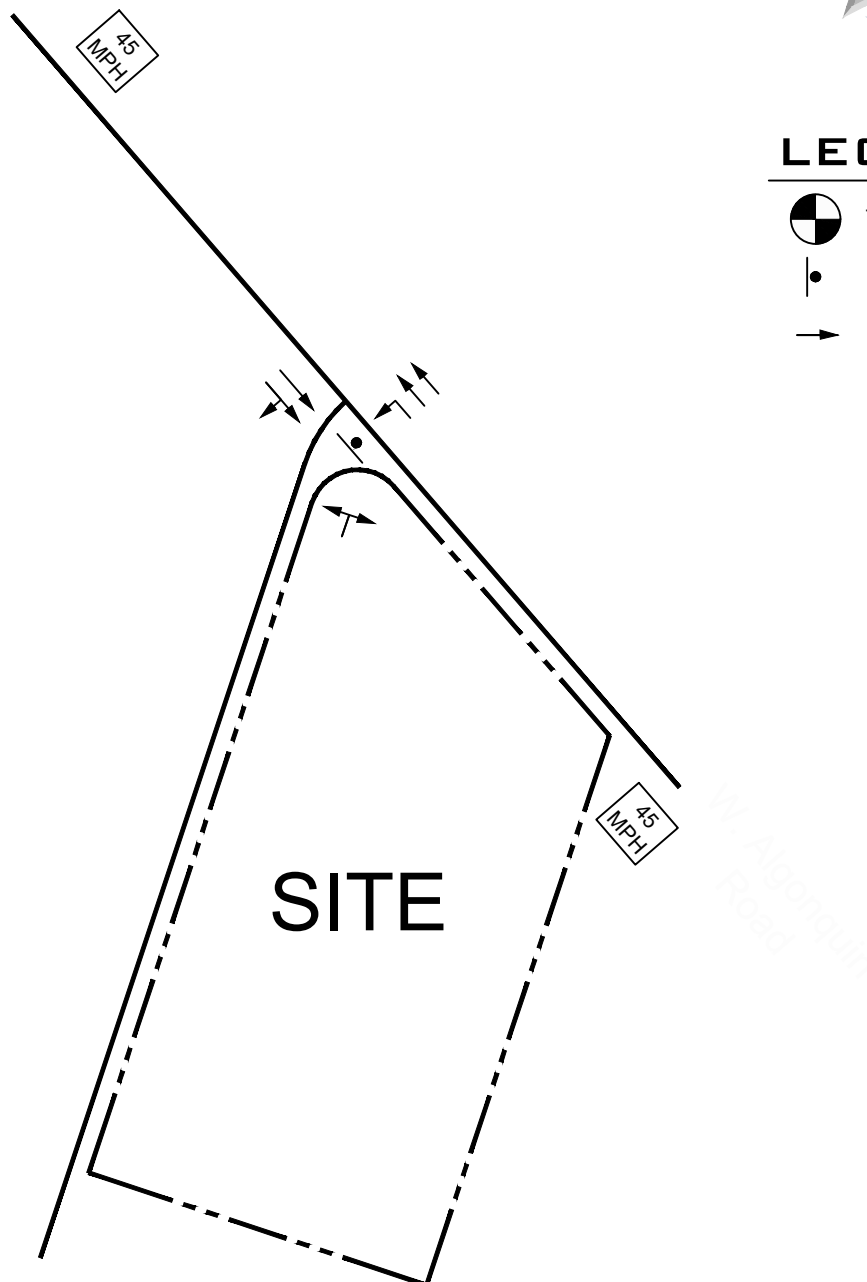
Source: KLOA August, 2017 Traffic Study





LEGEND

-  Traffic Signal
-  Stop Sign
-  Travel Lane



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Existing Roadway Geometrics

Figure 2



LEGEND

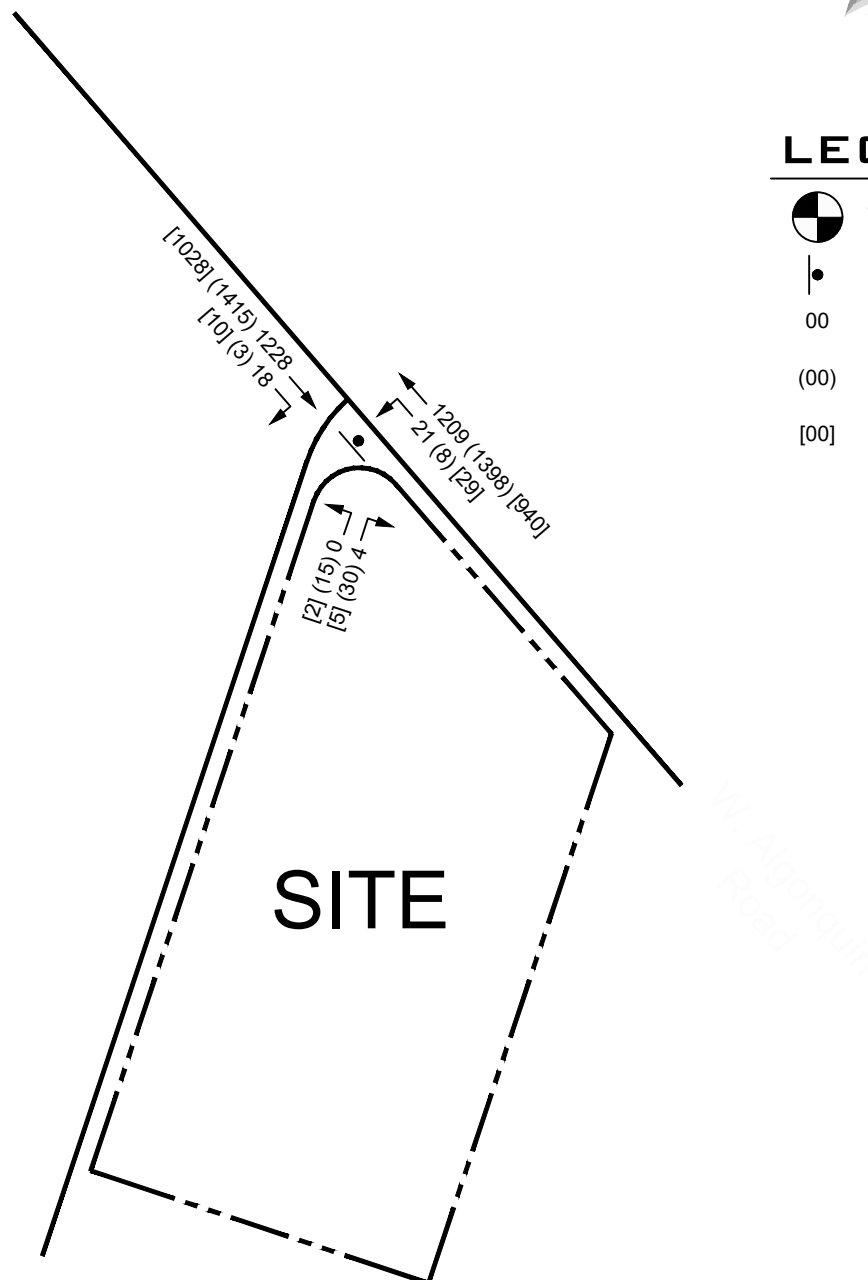


Traffic Signal



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 62 room hotel on the northern portion of the existing building with the existing banquet facility reduced in size. It includes a rooftop amenity space (3,670 square feet). The four existing access drives along the north-south private road will remain. The parking lot provides 171 parking spaces. Twenty three additional valet parking spaces are proposed in the parking aisles.

Trip Generation

Traffic estimates for the hotel and rooftop amenity space 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 uses. 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 banquet 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	62 rooms	11	15	26	12	8	20	14	16	30
Rooftop Amenity (Drinking Place)	925	3,670 sq. ft.	Hotel Guests Only until after 6:00 PM						28	14	42 ⁽¹⁾
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	+15	+26	+91	+8	+99	+93	+30	+123

(1) Assumes indoor/ outdoor rooftop space open. Indoor space would generate 15 vehicles per hour during inclement weather.

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, rooftop, 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. **Figure 7** shows the traffic volumes related to the rooftop traffic volumes on a Saturday.

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 8**).



LEGEND



Traffic Signal



Stop Sign

00% Trip Distribution

50%

50%

SITE

W. Algonquin Road



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Directional Distribution

Figure 4



LEGEND



Traffic Signal

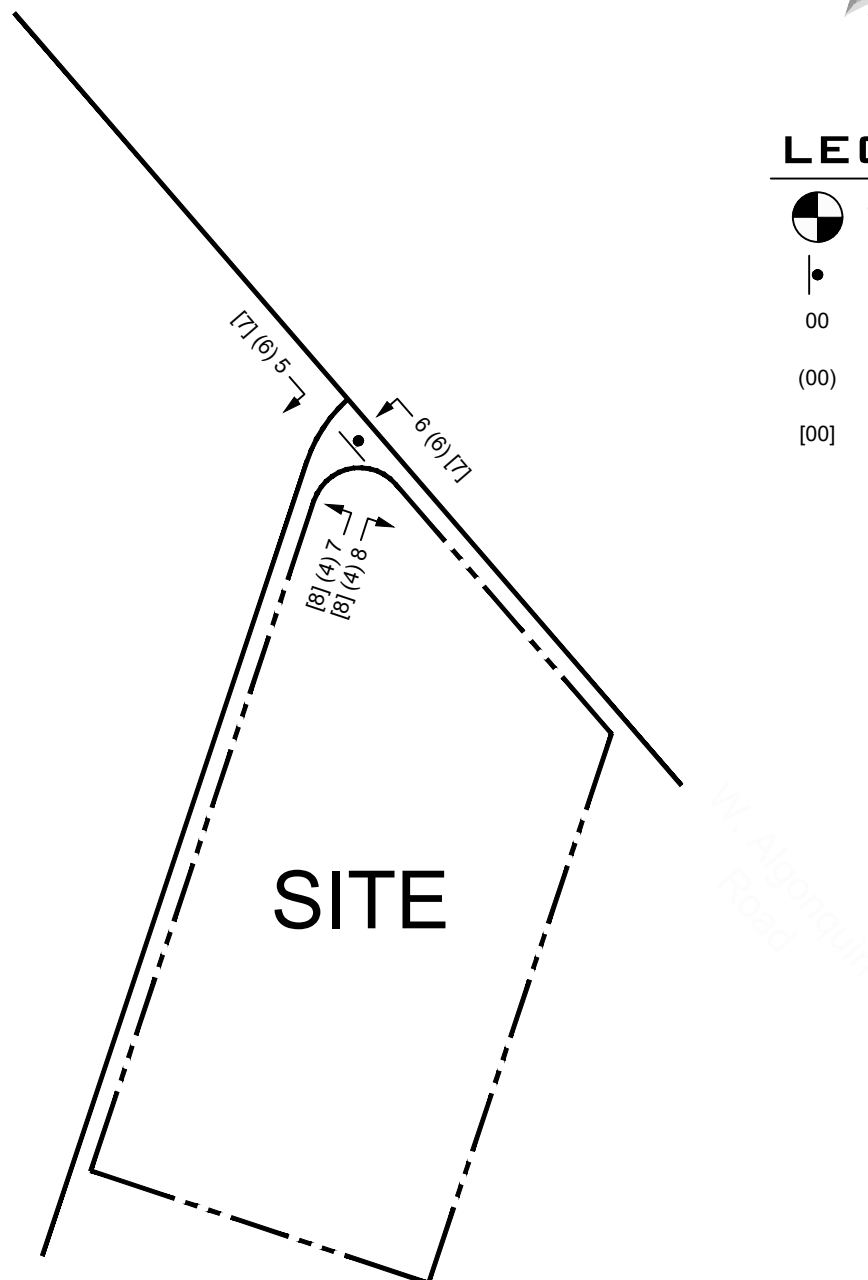


Stop Sign

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

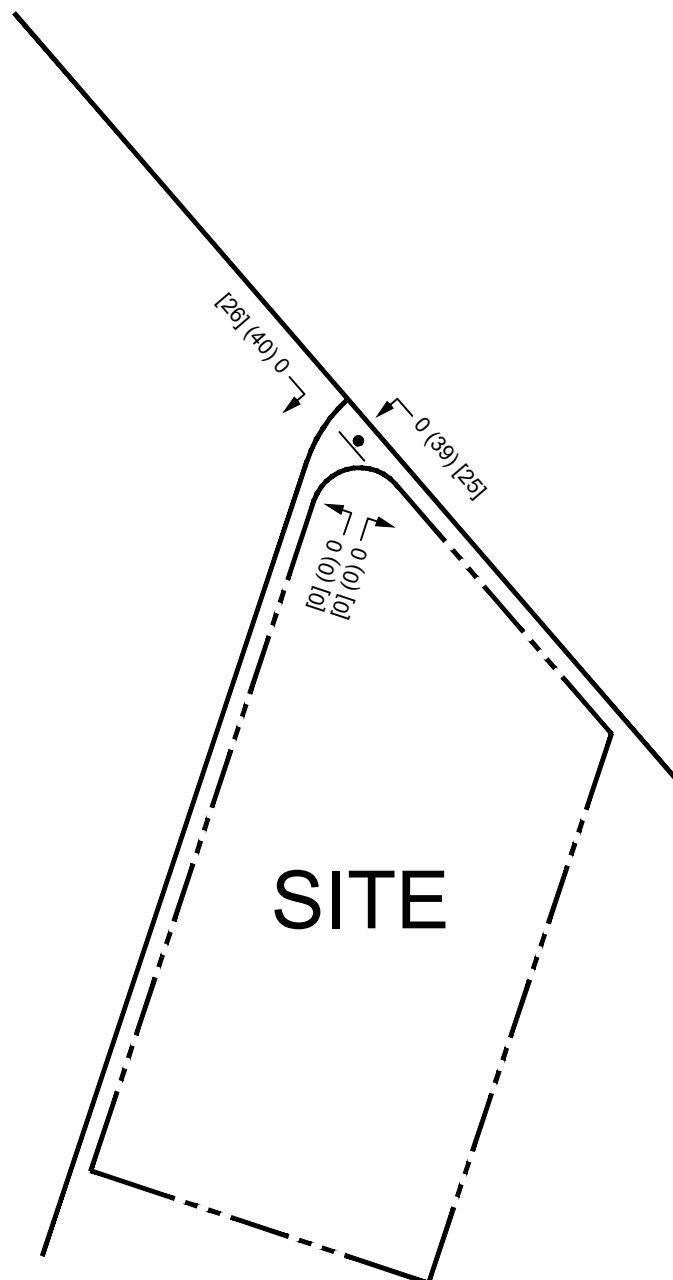


Traffic Signal



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

SITE



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Additional Banquet Traffic Assignment

Figure 6



LEGEND



Traffic Signal

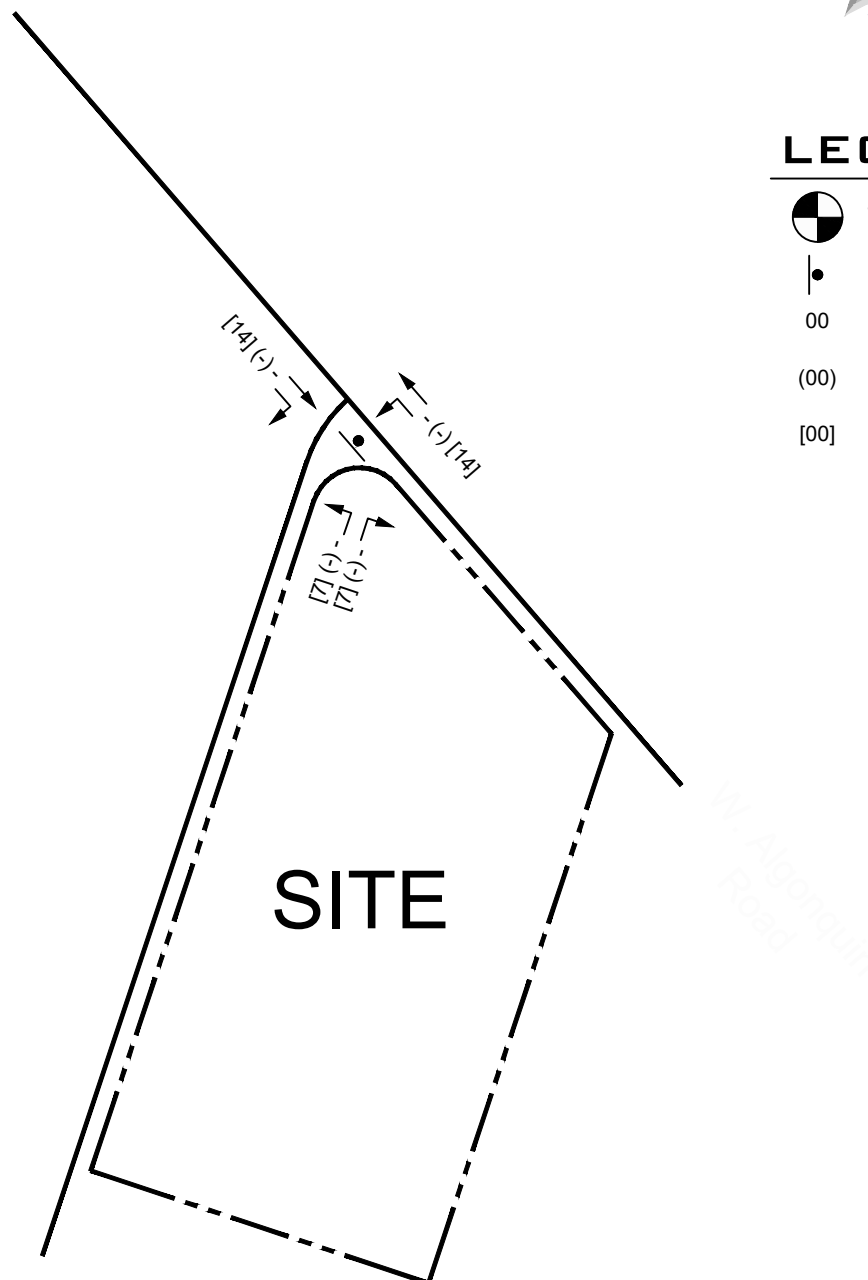


Stop Sign

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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Rooftop Amenity Volumes

Figure 7



LEGEND



Traffic Signal



Stop Sign

00

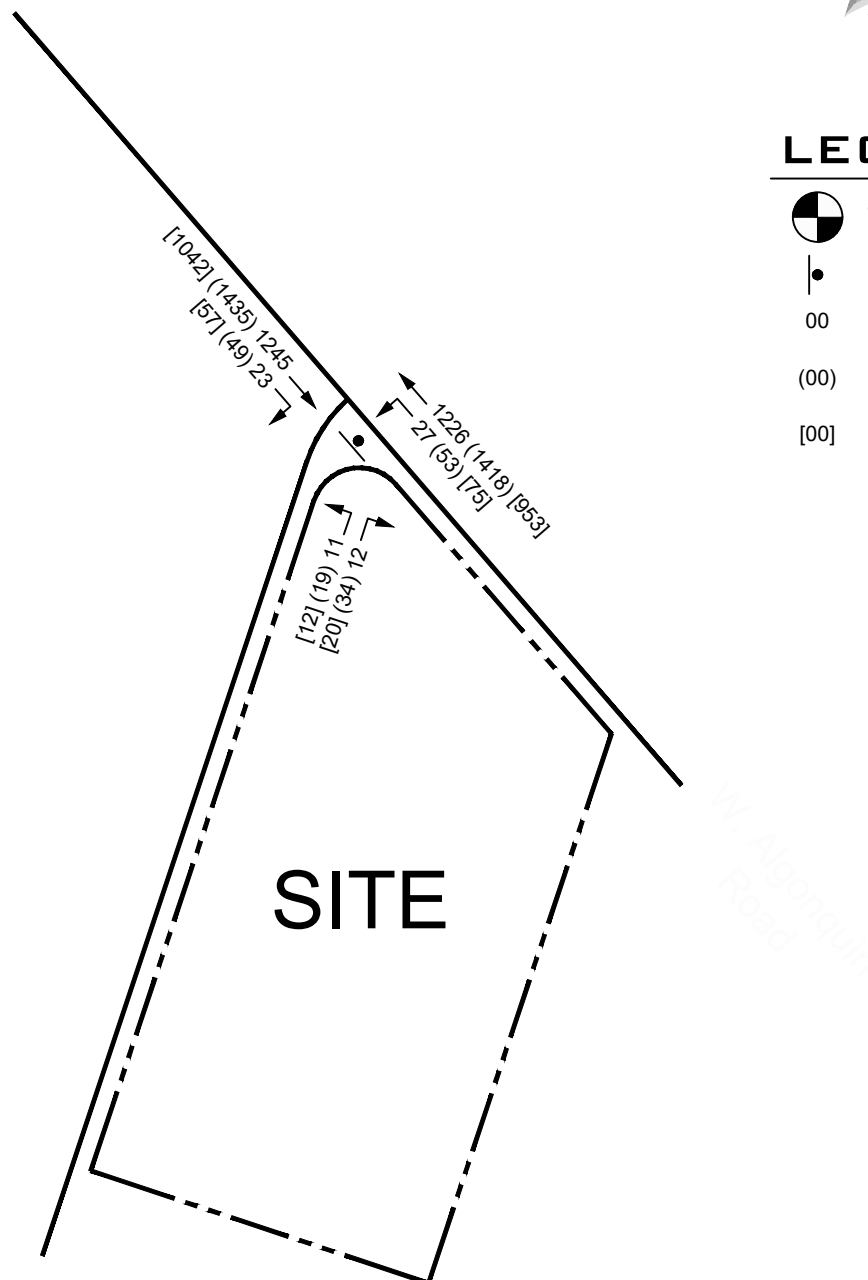
AM Peak Hour
7:30AM - 8:30AM

(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 8

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-15.2	B-11.6
	Northbound Left/Right	C-24.5	D-32.2	C-18.4

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 171 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 171 space parking plan, not including 23 valet parking stalls, does not meet the zoning requirements and a variation of 77 spaces would be needed. If the capacity of the banquet spaces is reduced to 250 persons, then the variation needed would be 39 spaces. 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 (250) ⁽¹⁾ persons	30% of occupancy	113 (75) ⁽¹⁾	
Hotel	62 rooms	1 space per room	62	
Amenity Space	244 persons	30% of occupancy	73	
Totals			248 (210)	171⁽²⁾

(1) Alternate plan with Banquet area reduced to 250 persons maximum attendance

(2) Does not include 23 valet on-site parking stalls

The shortfall in the parking required by zoning (39 or 77 spaces) can be accommodated by a combination of 23 on-site valet spaces and overflow parking agreements with three adjacent parcels to the property providing over 250 spaces. These additional 273 spaces exceed the zoning shortfall. The peak demand of the hotel, amenity space, and the banquet facility is at night and on weekends when the three businesses are closed.

The off-site agreements are with:

Brit-O-Matic to the south to allow their northern parking lot (25 spaces)

Chicago Metro Hand Therapy to the east for 60 plus spaces.

PACE to the north across Algonquin Road has 168 spaces. These spaces would be used by staff and valet parking only so no patrons will cross the road.

Parking surveys were conducted at these three facilities after 6 PM on a weeknight and weekends to verify that they were empty during those time frames. The PACE parking lot had 1 or 2 cars parked in their lot most likely for maintenance or security purposes. Brit-O-Matic and Chicago Metro had no vehicles parked. The PACE lot and the Chicago Metro lot also had PACE shuttle buses parked in both lots which were not included in the available parking supply.

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 night clubs 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 53 spaces over the proposed supply for the development. No adjustment was taken for hotel guests also using the banquet or rooftop spaces that would reduce the overall demand.

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	62 rooms	0.6/0.66 spaces per room	37	41	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Rooftop	3,670 sq. ft. (244 persons)	16.5/19.0 spaces per 1,000 sq. ft.	61	70	
		Total	211	224	171⁽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 a shortage of 75 to 93 spaces on-site if all uses are fully occupied.

As mentioned under zoning requirements, there are overflow parking provisions for 273 spaces to accommodate those additional vehicles.

Table 8
Shared Parking Analysis

	Banquet Space		Hotel Guest Parking		Hotel Employee Parking		Rooftop		
Weekday	Size	5,654	Rooms	100	Rooms	100		Total Parking	Parking Available
	Units	20	Units =	0.8	Units =	0.2			Diff.
	Peak	113.1	Peak	80	Peak	20			
	%	Veh.	%	Veh.	%	Veh.			
6:00 AM	0%	0.0	95%	47.1	5%	0.6		77.0	171 94.0
7:00 AM	0%	0.0	90%	44.6	30%	3.7		78.0	171 93.0
8:00 AM	30%	33.9	80%	39.7	90%	11.2		115.9	171 55.1
9:00 AM	60%	67.8	70%	34.7	90%	11.2		141.8	171 29.2
10:00 AM	60%	67.8	60%	29.8	100%	12.4		135.8	171 35.2
11:00 AM	60%	67.8	60%	29.8	100%	12.4		135.8	171 35.2
Noon	65%	73.5	55%	27.3	100%	12.4		137.5	171 33.5
1:00 PM	65%	73.5	55%	27.3	100%	12.4		137.5	171 33.5
2:00 PM	65%	73.5	60%	29.8	100%	12.4		141.5	171 29.5
3:00 PM	65%	73.5	60%	29.8	100%	12.4		141.5	171 29.5
4:00 PM	65%	73.5	65%	32.2	90%	11.2		143.5	171 27.5
5:00 PM	100%	113.1	70%	34.7	70%	8.7	5	188.1	171 -17.1
6:00 PM	100%	113.1	75%	37.2	40%	5.0	15	196.1	171 -25.1
7:00 PM	100%	113.1	75%	37.2	20%	2.5	40	217.1	171 -46.1
8:00 PM	100%	113.1	80%	39.7	20%	2.5	61	242.1	171 -71.1
9:00 PM	100%	113.1	85%	42.2	20%	2.5	61	246.1	171 -75.1
10:00 PM	50%	56.5	95%	47.1	20%	2.5	61	197.5	171 -26.5
11:00 PM	0%	0.0	100%	49.6	10%	1.2	61	143.0	171 28.0
Midnight	0%	0.0	100%	49.6	5%	0.6	61	142.0	171 29.0
Weekend	Size	5,654	Rooms	100	Rooms	100		Total Parking	Parking Available
	Units	20	Units =	0.85	Units =	0.15			Diff.
	Peak	113.1	Peak	85	Peak	15			
	%	Veh.	%	Veh.	%	Veh.			
6:00 AM	0%	0.0	95%	80.8	5%	0.8		81.5	171 89.5
7:00 AM	0%	0.0	90%	76.5	30%	4.5		81.0	171 90.0
8:00 AM	30%	33.9	80%	68.0	90%	13.5		115.4	171 55.6
9:00 AM	60%	67.8	70%	59.5	90%	13.5		140.8	171 30.2
10:00 AM	60%	67.8	60%	51.0	100%	15.0		133.8	171 37.2
11:00 AM	60%	67.8	60%	51.0	100%	15.0		133.8	171 37.2
Noon	65%	73.5	55%	46.8	100%	15.0		135.3	171 35.7
1:00 PM	65%	73.5	55%	46.8	100%	15.0		135.3	171 35.7
2:00 PM	65%	73.5	60%	51.0	100%	15.0		139.5	171 31.5
3:00 PM	65%	73.5	60%	51.0	100%	15.0		139.5	171 31.5
4:00 PM	65%	73.5	65%	55.3	90%	13.5		142.3	171 28.7
5:00 PM	100%	113.1	70%	59.5	75%	11.3	5	188.8	171 -17.8
6:00 PM	100%	113.1	75%	63.8	60%	9.0	25	210.8	171 -39.8
7:00 PM	100%	113.1	75%	63.8	55%	8.3	40	225.1	171 -54.1
8:00 PM	100%	113.1	80%	68.0	55%	8.3	70	259.3	171 -88.3
9:00 PM	100%	113.1	85%	72.3	55%	8.3	70	263.6	171 -92.6
10:00 PM	50%	56.5	95%	80.8	45%	6.8	70	214.0	171 -43.0
11:00 PM	0%	0.0	100%	85.0	45%	6.8	70	161.8	171 9.3
Midnight	0%	0.0	100%	85.0	30%	4.5	70	159.5	171 11.5

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. A smaller facility would need 90 spaces (250/2.77).

Parking Summary

The various parking methods indicate that the site is short 39 to 93 parking spaces when all three uses are fully occupied at the same time. It is also assumed that the rooftop amenity space will be at maximum capacity (244 persons) per the building code. Under any of the scenarios, overflow parking has been arranged to accommodate the development's needs.

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 agreements with their neighbors for 273 additional spaces.
- 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 replacement agreement for overflow or valet parking.

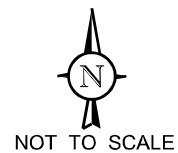
5 - SUMMARY

The findings of the traffic and parking study for the addition of a 100 room hotel at the European Crystal Banquet and Convention Center are:

1. The proposed 62 room hotel will generate a low volume of traffic (20-30 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, rooftop amenity, and hotel does not meet the Village of Arlington Heights zoning code requirement of 248 spaces.
4. Review of national parking data and a shared parking analysis indicates the peak parking demand of the combined uses ranges from 211 to 224 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 worst-case parking demand is 264 vehicles for all uses at peak occupancy.
8. With the 23 valet parking and 171 marked spaces, there is sufficient parking on-site to accommodate 198 vehicles.
9. Contingency plans are in place with three adjoining properties to provide overflow parking in the evenings and weekends during the peak times for the facility (273 spaces). 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)
S:\AdminGroups\ResearchAnalysis\TrafficForecasts_CY2017\ArlingtonHeights\ck-30-17\ck-30-17.docx

HCS7 Two-Way Stop-Control Report

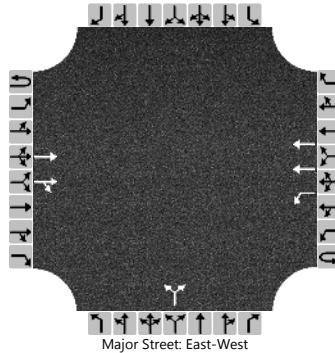
General Information

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

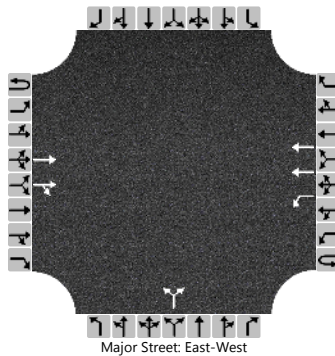
General Information

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

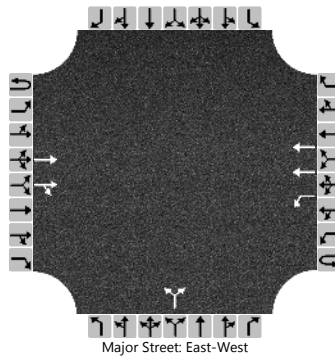
General Information

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				

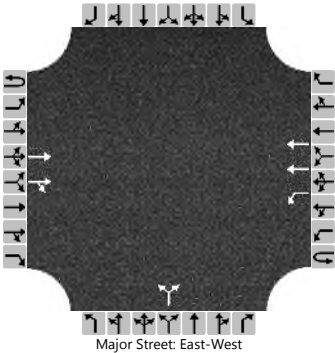
Delay, Queue Length, and Level of Service

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		Site Information	
Analyst	AJB	Intersection	Algonquin Road Access
Agency/Co.	Eriksson Engineering	Jurisdiction	IDOT/Arl. Heights
Date Performed	10/18/2018	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	23	0	27	1226			11		12				
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				

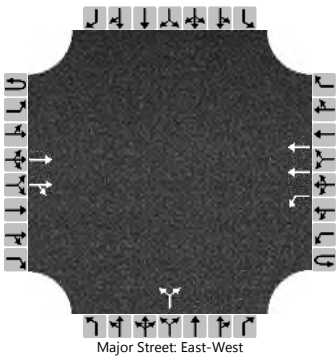
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29					25					
Capacity, c (veh/h)						488					209					
v/c Ratio						0.06					0.12					
95% Queue Length, Q ₉₅ (veh)						0.2					0.4					
Control Delay (s/veh)						12.8					24.5					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.3				24.5							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	AJB	Intersection	Algonquin Road Access
Agency/Co.	Eriksson Engineering	Jurisdiction	IDOT/Arl. Heights
Date Performed	10/18/2018	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	49	0	53	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				

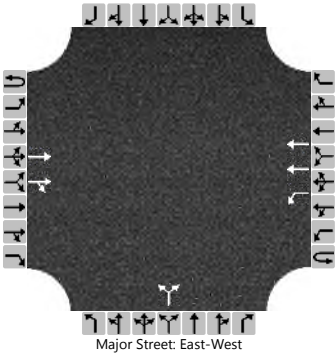
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					56					56						
Capacity, c (veh/h)					408					188						
v/c Ratio					0.14					0.30						
95% Queue Length, Q ₉₅ (veh)					0.5					1.2						
Control Delay (s/veh)					15.2					32.2						
Level of Service (LOS)					C					D						
Approach Delay (s/veh)					0.5				32.2							
Approach LOS									D							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	AJB	Intersection	Algonquin Road Access
Agency/Co.	Eriksson Engineering	Jurisdiction	IDOT/Arl. Heights
Date Performed	10/18/2018	East/West Street	W. Algonquin Road
Analysis Year	2024	North/South Street	Site Access Driveway
Time Analyzed	Saturday Peak Hour	Peak Hour Factor	0.99
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)			1042	57	0	75	953			12		20				
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)						76					32					
Capacity, c (veh/h)						619					300					
v/c Ratio						0.12					0.11					
95% Queue Length, Q ₉₅ (veh)						0.4					0.4					
Control Delay (s/veh)						11.6					18.4					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.8				18.4							
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#: 18-021 – Round 1
Date: November 15, 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. Include information on other uses and indicate if they will be separated or non-separated, as indicated in 2009 IBC Section 508.
2. Provide a site plan showing all setbacks to all lot lines.
3. Provide a height and area calculation based on the proposed construction type shown in the 2009 IBC Table 601/602. Also, see Table 503.
4. Provide the locations of fire-rated walls and indicate the type and rating of the wall between the banquet hall and the new hotel.
5. 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.
6. Provide the elevation of the highest occupied floor.
7. Refuse and laundry chutes shall have separate 2-hour rated enclosures and comply with 2009 IBC 708.13.
8. Show the proposed location of the mechanical equipment.
9. Show the proposed location of the electrical service and include the service size. If the service is 1,200 amps or more the room requires two exits on opposite corners of the room, with 2-hour rated panic hardware.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18 021</u>	P.I.N.# <u>08-16-103-008-0000</u>
Petitioner: <u>James Cazares</u>	Location: _____
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: <u>519 W Algonquin Rd LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: <u>James Cazares</u>	Land Use Variation: <u>X</u> For: <u>Amendment</u>
Address: <u>519 W Algonquin Rd</u>	_____
_____	Land Use: _____ Current: _____
Phone #: <u>847-809-8515</u>	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: <u>cirrus958cd@outlook.com</u>	# of Units Total: _____
_____	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

FIRE PREVENTION

1. BRICK PAVERS were requested to BE REMOVED AS the F.D.C. was to be LOCATED where BRICK PAVERS were proposed. BRICK PAVERS are NOT acceptable for supporting weight of FIRE APPARATUS.
2. no objections to proposed changes.
3. Does the construction type remain as originally proposed?


Director

11-15-18
Date

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 3, 2018
Subject: 519 W Algonquin Road, P.C. #18-021

Regarding the proposed Site Development, PW has the following comments:

1. VAHPW has no comments at this time.

If you have any questions, please feel free to contact me.

CC: Scott T. Shirley, Director of Public Works

RECEIVED
DEC - 4 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-021
 Petitioner: James Cazares
 Owner: 519 W Algonquin Rd LLC
 Contact Person: James Cazares
 Address: 519 W Algonquin Rd
 Phone #: 847-809-8515
 Fax #: _____
 E-Mail: cirrus958cd@outlook.com

P.I.N.# 08-16-103-008-0000 7009
 Location: _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: X For: Amendment
 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 NO _____
 Sanitary Sewer NO _____
 Storm Sewer NO _____
 b. Surface Improvement
 Pavement NO _____
 Curb & Gutter NO _____
 Sidewalks NO _____
 Street Lighting NO _____
 c. Easements
 Utility & Drainage NO _____
 Access NO _____

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
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	<u>N/A</u>
_____	<u>X</u>	_____
_____	_____	<u>NEED INFO</u>
<u>X</u>	_____	<u>60-11, PAID 10/9/18</u>
_____	<u>X</u>	_____
_____	<u>X</u>	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RIDGELINE COS.
 DATE OF PLANS: 11/9/18

Michael J. Lane 11/29/18
 Director VILLAGE ENGINEER Date

PLAN COMMISSION PC #18-021
European Crystal LUV Amendment
519 W Algonquin Rd
Amendment to Land Use Variation for Hotel, Parking Variation
Round 1

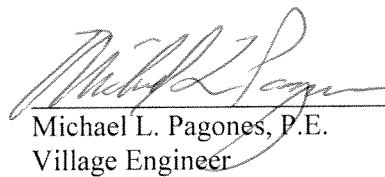
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, 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. The Village is in receipt of the Onsite Utility Maintenance Agreement (OUMA), and it is in the process of being recorded.
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. Show the limits of the new pavement.
18. Regarding the proposed 5 parking stalls to the south of the banquet entrance, just off the private road, three of the five stalls would be problematic with vehicles potentially backing up into the road.
19. The previous plans submitted and approved by the Plan Commission PC #18-013 showed an 8x8x6 pressure connection and a domestic & fire water service off of the water line along the private road. This service and connection are not shown on the plans.

TRAFFIC

20. With regard to Table 9, what were the events in 2017 that generated such high occupancy, and why are the values in Table 10 so much less for 2018.
21. Please provide some indication or log of how many events per year, or per month are booked at this facility.
22. More description must be provided to explain the attendance, events, or operation of the Roof Top Ammenity, (244 person capacity) to explain the overlap and potential combined usage, trip generation, and parking for the 377 Banquet Hall, and 244 Roof Top patron capacity, especially on Saturdays.
23. The Traffic and Parking Study states that the owners have been using several strategies to accommodate parking at peak times.
 - a. With regard to the valet parking operation, which stacks one row of vehicles in the drive aisle at the north end and south end of the site, will this strategy be utilized with the proposed development?
 - b. With regard to off-site parking, please provide the existing agreements for the neighboring 273 additional parking spaces. Will guests be shuttled from the off-site parking lots, or will the will they be used for valet parking? There does not appear to be a clear pedestrian route from the off-site parking lots to the banquet facility and proposed hotel.

 11/28/18
Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-021

Project Name

European Crystal LUV Amendment

Project Location

519 W. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 1:

1. All currently adapted codes shall apply. Please review code pertaining to building height and type of construction.
2. The building is to be sprinkled.
3. The Fire Department connection is to be located at the main front entrance and within 100' of a fire hydrant capable of delivering the required flow. The Fire Department connection and hydrant is to be fully visible and accessible.
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 November 20, 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#18-021

Round 1 Review Comments

11/27/2018

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.

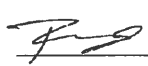
6. General comments:

-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

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557

Supervisor's Signature

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. <u>18-021</u>	P.I.N.# <u>08-16-103-008-0000</u>
Petitioner: <u>James Cazares</u>	Location: _____
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: <u>519 W Algonquin Rd LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: <u>James Cazares</u>	Land Use Variation: <u>X</u> For: <u>Amendment</u>
Address: <u>519 W Algonquin Rd</u>	_____
_____	Land Use: _____ Current: _____
Phone #: <u>847-809-8515</u>	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: <u>cirrus958cd@outlook.com</u>	# of Units Total: _____
_____	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Café and 6th floor bar/food prep area must comply with the attached plan review requirements when applying for the building permit.

Also, see attached comments from David Robb, Disability Services Coordinator.

RECEIVED
NOV 29 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Terese Biskner 11/29/18 TB

Environmental Health Officer

Date

James McCalister 11/29/18 JM

tor

Dir
Date



Village of Arlington Heights
Health Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5782

Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling (630) 293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
- 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
- 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of foodservice equipment. Equipment spec sheets are required for all new equipment.
- 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap.
All ice machines must be air cooled.
- 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
- 7. Floors, Walls, and Ceilings.** The surfaces on all food preparation, storage, dishwashing, and toilet rooms, must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
- 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light.
All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling.

Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor waitstaff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall, and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Foodservice Manager. At least 1 IDPH certified Foodservice Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least 1 certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a foodservice facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at (847) 368-5560.

A special use permit may be required for your location. Contact the Village Planning Department at (847) 368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at (847) 368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

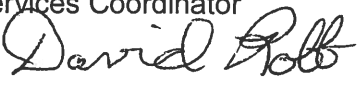
An early consultation between this Department and the persons planning to build and/or operate a foodservice establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact this Department at (847) 368-5782 or by fax at (847) 368-5980.

Plan Review

Address: European Crystal Land Use Variation Amendment
For a Hotel, Parking Variation
519 W. Algonquin Road
P.C. #18-021

Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: November 28, 2018

Re: Illinois Accessibility Code (IAC) Effective October 23, 2018.
(Pdf available upon request).

Sheet 3 of 8:

1. Per Section 208.2 of the Illinois Accessibility Code six (6) Accessible Parking Spaces are required in parking lots with 151 to 200 total parking spaces, in accordance with Section 502.
2. Section 502.3 requires the "access aisle portion" of Accessible Parking Spaces to adjoin an "accessible route."
3. Section 208.3.1 requires Accessible Parking Spaces to be located on the shortest accessible route from parking to the building entrance.

Sheets A2, A3, and A4:

4. **Section 224.2 Guest Rooms with Mobility Features.** In transient lodging facilities having 51 to 75 guest rooms, **four (4) mobility accessible rooms** complying with Section 806.2 in accordance with Table 224.2 are required.
5. **Section 224.4 Guest Room with Communication Features.** In transient Lodging facilities with 51 to 75 guest rooms, **seven (7) Communication Accessible guestrooms** complying with Section 806.3 shall be provided.
6. At least one mobility accessible room complying with 806.2., shall include communication accessible features required by 806.3 in accordance with Section 224.5.

7. **Section 806.2.4.1 Vanity Counter Top Space.** The countertops of mobility accessible guest rooms shall be equivalent in size and proximity to the lavatory of those in non-accessible rooms.
8. **Section 224.5 Dispersion.** Mobility accessible guestrooms complying with 806.2 and Communication accessible guestrooms complying with 806.3 shall be dispersed among the various classes of guestrooms and shall provide choices of types of guestrooms, number of beds, and other amenities.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-021
 Petitioner: James Cazares
 Owner: 519 W Algonquin Rd LLC
 Contact Person: James Cazares
 Address: 519 W Algonquin Rd
 Phone #: 847-809-8515
 Fax #: _____
 E-Mail: cirrus958cd@outlook.com

P.I.N.# 08-16-103-008-0000
 Location: _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: X For: Amendment
to existing HV
 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. X _____ 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:

Please see attached comments

[Signature]

11-28-18

Date



Planning & Community Development Dept. Review

November 28, 2018

REVIEW ROUND 1

Project: European Crystal Hotel LUV Amendment – James Cazares
519 W. Algonquin Road

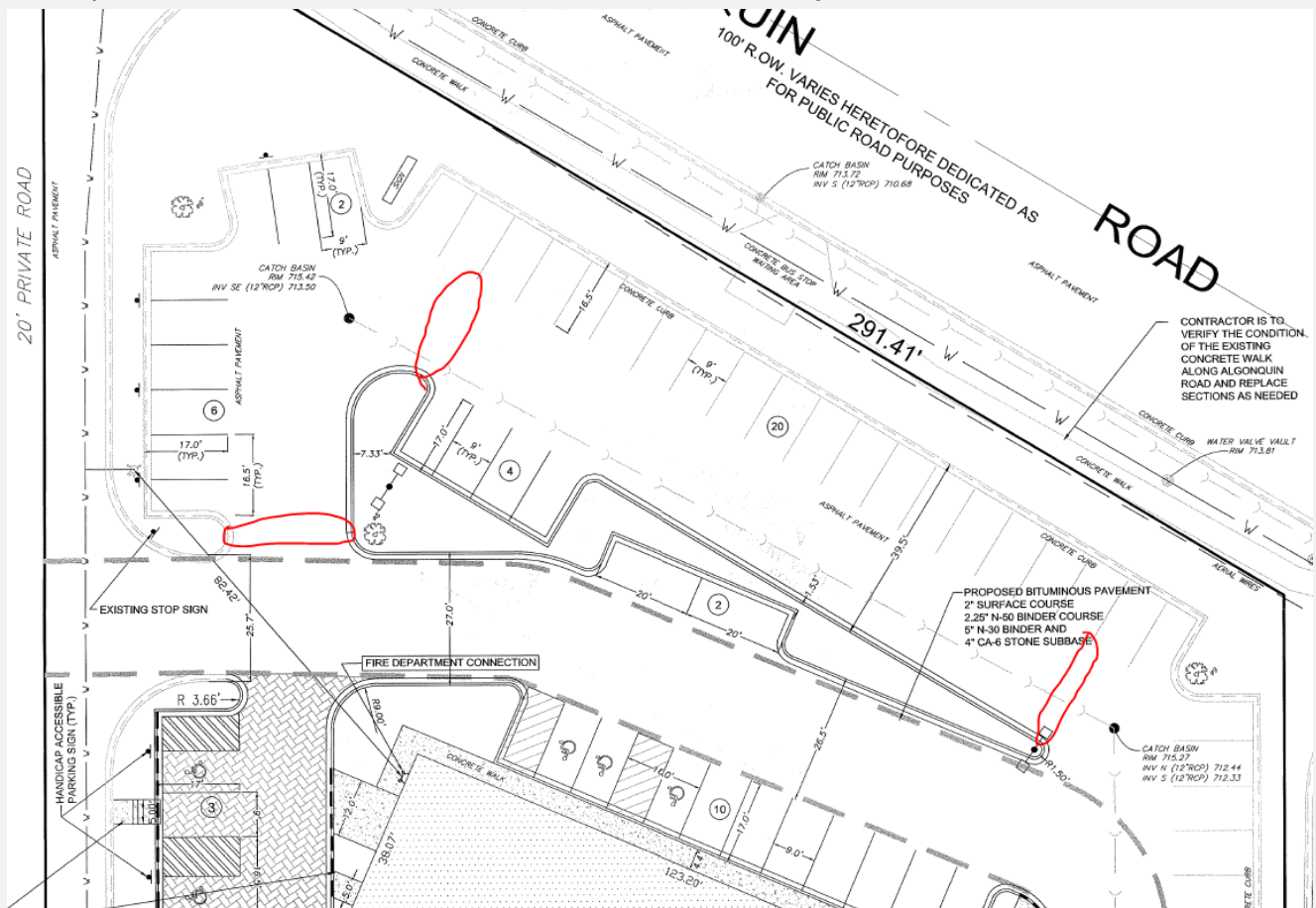
Case Number: PC 18-021

General Comments:

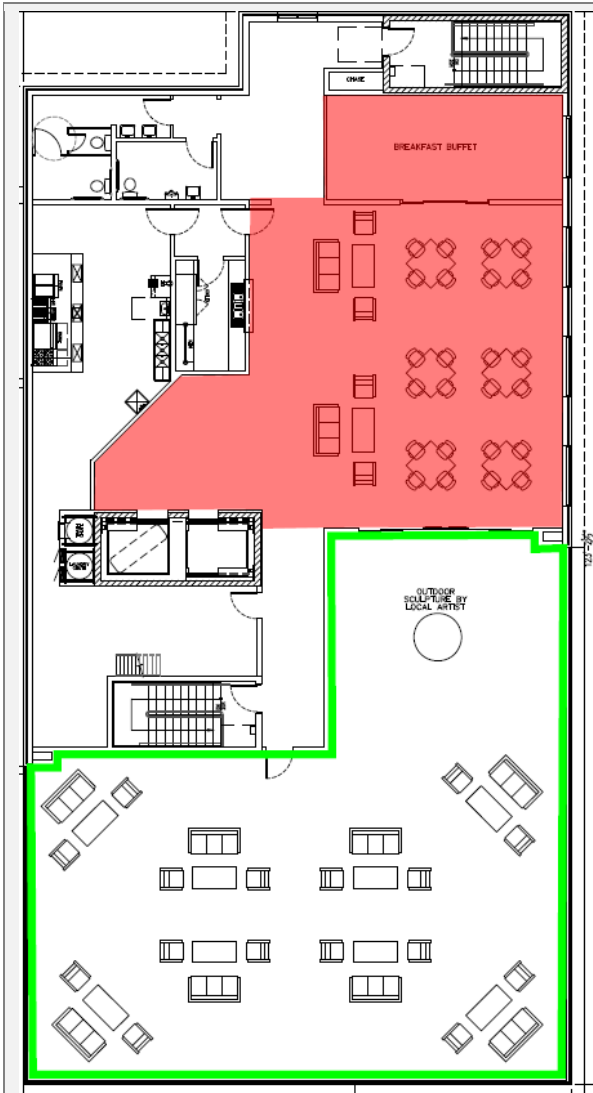
7. The Plan Commission must review and approve the following actions:
 - a. Amendment to Ordinance #18-028 to allow for modifications to the previously approved hotel.
 - b. Chapter 28, Section 11.2-8, to reduce the required number of parking spaces from **UNKNOWN** to 172. The extent of this variation will be determined once additional information on the size of the rooftop spaces has been provided.
8. Please provide estimated maximum number of employees working within each of the following portions of the operation:
 - a. Banquet Hall: A maximum capacity event at the banquet hall
 - b. Hotel: Peak occupancy of the hotel.
 - c. Rooftop Bar: Peak usage of the top floor bar/lounge.
9. On all future revisions, please ensure that all plans and studies include a revision date.

Architectural/Engineering Plans:

10. Siting of the proposed hotel addition in relation to the existing banquet hall is not correct on the floor plan (it does not match the locations of the building on the site plan). Please revise the floor plan so that it aligns with the proposed location as shown on the engineering site plan.
11. Is the location of the fire command room accurate on the floor plans? There was discussion about removing this element and adding a hotel room. Please revise the plans accordingly.
12. Is there any basement connection between the proposed hotel basement and existing banquet hall basement? The current floor plans do not appear to show a connection.
13. Sheet A2 has a label for "Second Floor", which appears to depict the first floor. Please correct.
14. There is an office on the 2nd floor that appears to be a hotel room. Was this office mislabeled, or will this space actually be used as an office?
15. Current plans depict a total of 61 hotel rooms. Please confirm that the proposed number of hotel rooms is 61. Please note that the traffic study and market study indicate 62 rooms.
16. Current plans depict 172 parking spaces. Please confirm that there are 172 parking spaces proposed. The parking study indicates that the site will have 171 parking spaces.
17. Please add dimensions to engineering sheet 3 indicating the setbacks of the proposed hotel addition, at its closest point, to the north, west, and east property lines.



24. Please revise the floor plan to include a dashed line outlining the two areas shown in the drawing on the next page (both red and green) and calculate the sizes (in square feet) of each of the two areas indicated/highlighted in the drawing:



Parking/Traffic:

25. The "Existing Volume" in and out data in Table 2 do not match the values from the previous study (Figure 4 from KLOA study). Was a separate survey conducted? Please update the table and associated data accordingly or provide an explanation as to why the data doesn't match.
26. What multiples were used to estimate the additional traffic for the banquet hall as contained in Table 2? Please explain the methodology for estimating banquet hall additional traffic.
27. Please make sure that the traffic and parking study includes the correct size for the estimated rooftop area. Is 3,670 sq. ft. the correct size? Please adjust the size and corresponding calculations accordingly.
28. What dates and times were the neighboring parking areas surveyed?
29. If the actual number of parked cars are added to Table 8 for the banquet hall as observed on April 21st and April 28th and are used to determine the banquet hall parking demand, the deficit becomes larger (i.e. estimated peak of 113 cars is less than observed peak of 129 cars). Please adjust the table and associated conclusions accordingly.

Prepared by:

Sam J. [Signature]

European Crystal Hotel
519 W. Algonquin Road
PC #18-021
November 27, 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 at the northwest corner of the building. Also provide a 4" caliper tree south of the main entrance at the end of the proposed parking row that is adjacent to the building. In addition, provide a 4" caliper shade tree south of the parking row within the island west of the main entrance.
- 2) It is recommended that the specialty pavement such as stamped concrete be provided within the circular drive for the main hotel entrance.
- 3) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 4) 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.

The review of the European Crystal Hotel is based on the R-1 use. Include information on other uses and indicate if they will be separated or non-separated, as indicated in 2009 IBC Section 508.

The building are two separate structures separated by 1 hr wall per table 508 except for two areas that are open - lobby area is open to existing lobby and service corridor that is connecting to existing service area.

Provide a site plan showing all setbacks to all lot lines.

Provided

Provide a height and area calculation based on the proposed construction type shown in the 2009 IBC Table 601/602. Also, see Table 503.

Please find attached code analysis tabulation and information that will be on the cover sheet T1 once submitted.

Provide the locations of fire-rated walls and indicate the type and rating of the wall between the banquet hall and the new hotel.

Ratings of wall types and locations will be included on the permit submittal.

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.

South Elevator has been adjusted to comply with local amendment requirements – will be included in the Permit submittal.

Provide the elevation of the highest occupied floor.

58' 8"

Refuse and laundry chutes shall have separate 2-hour rated enclosures and comply with 2009 IBC 708.13.

This item will be tagged with appropriate wall designation on the Permit Submittal

Show the proposed location of the mechanical equipment.

These items will be shown on the Permit Submittal

Show the proposed location of the electrical service and include the service size. If the service is 1,200 amps or more the room requires two exits on opposite corners of the room, with 2-hour rated panic hardware.

Will Comply with Permit Submittal

Response to Building Dept. - Don Lay

Will cover with asphalt as stamped concrete is not suitable for this area

Steel Stud Cold Form Construction Remains

Response to Engineering Dept.

11,12,13,14,15,16,17

I have already provided all of the updates for you on the revised engineering plans that I resubmitted

18

Those two parking spots can be used to park our 2 luxury sedans and will be marked as employee parking

19

Not needed as exiting service is in place and will remain.

With regard to Table 9, what were the events in 2017 that generated such high occupancy, and why are the values in Table 10 so much less for 2018.

Table 9 are top occupancy events and table 10 shows typical events for those months.

Please provide some indication or log of how many events per year, or per month are booked at this facility.

Provided to Mike Pagones on Dec. 4th. Please keep this information confidential.

More description must be provided to explain the attendance, events, or operation of the Roof Top Amenity, (244 person capacity) to explain the overlap and potential combined usage, trip generation, and parking for the 377 Banquet Hall, and 244 Roof Top patron capacity, especially on Saturdays.

The realistic capacity of this roof top terrace is 120 – 130 guest. My other hotel has a similar sq footage and patio furniture requires ample space. The roof top will be for hotel guest only as well as for banquet guests hosting there outdoor wedding ceremony or cocktail hour for wedding guest. There will be no outside guests allowed until we do additional parking studies when the hotel is in operation

The Traffic and Parking Study states that the owners have been using several strategies to accommodate parking at peak times.

We do have serval strategies in place but because we have ample parking on site at peak occupancy of the ballroom, these strategies are in place in response to the board members requesting a plan of attack for a hypothetical situation.

With regard to the valet parking operation, which stacks one row of vehicles in the drive aisle at the north end and south end of the site, will this strategy be utilized with the proposed development?

Yes this is a strategy that we have has in place for the past 20 years but has not been used due to us having ample parking on site. Hypothetically this area would be coned off for valet parked cars only

With regard to off-site parking, please provide the existing agreements for the neighboring 273 additional parking spaces. Will guests be shuttled from the off-site parking lots, or will they be used for valet parking? There does not appear to be a clear pedestrian route from the off-site parking lots to the banquet facility and proposed hotel.

Agreements have been provided, the Pace parking lot would be used for valet parking off site it would be accessed by the valet attendant picking up and dropping of cars they would drive this route. For the remining lots they are located just steps away from our property. We have had a 20 year agreement with Brit-o Matic and have not used their parking lot in years . The agreement that were secured as a request of staff and board for hypothetical overflow

Response to Fire Dept.

Items 1 – Code will be noted on cover sheet

Item 2 – Building is sprinklered – modifications to existing system will be provided by sprinkler contractor as part of submittal

Item 3 - Sprinkler FDC will be located as noted and part of sprinkler contractor submittal.

Item 4 - Existing knox box to remain at front entrance

Item 5 – Fire alarm panel will be located near front of entrance – this will be noted on Fire Alarm Drawings once submitted.

Item #6 – Site plan has been modified to allow clearance as requested on North, East sides. West side has existing canopy entrance that will not be removed – north portion and south portion will remain open for access to building.

Response to Police Dept.

Brandi I will comply with all of your requests please note that all information remains the same as last submittal

Response to Health Dept.

Will comply with Permit Submittal

Items 1-3 will be adjusted on civil drawings to comply with requirements – accessible route will be noted

Items 4-8 rooms with communication and mobility issues will be reflected on the permit drawings throughout the building

Response to Planning Dept.

7. Received

8 a – 10-12 employees b 6-8 employees C. 2 – 3 employees

9. Revision tags will be added

10. Received

11. Fire Command room no longer requires as the building is now under 60'-0" (58'-8") and no longer considered a High rise

12 No connection – floor level of new basement will be lower than existing – secondly there will be an existing foundation wall separating the two

13. Received

14. made correction it is a guest room

15. 63 rooms

16. 172

17 updated

18. No. just a business center

19. see attached code analysis sheet which shows square footages of existing and new

20. see attached code analysis sheet which shows square footages of existing and new

21. already provided to engineering

22. none

23. See updated civil drawings showing dimensions as requested

24. see attached roof plan showing square footages and calculations.

25. The "Existing Volume" in and out data in Table 2 does not match the values from the previous study (Figure 4 from KLOA study). Was a separate survey conducted? Please update the table and associated data accordingly or provide an explanation as to why the data doesn't match.

Response: Separate traffic counts were not completed. The private road that provides access to the banquet hall also serves five other businesses along its length. The traffic volumes on Figure 4 from the KLOA study represents the total traffic movements to and from those six buildings and not just the banquet hall. The table below provides the breakdown of the existing volumes by banquet versus other businesses. The banquet hall is not operating during the morning peak period so all existing traffic was business related. During the evening peak, it was conservatively assumed that all inbound traffic was banquet related and the majority of the exiting traffic was business related. For the Saturday peak, it was assumed that all the vehicles were related to the banquet hall except for a couple of vehicles related to the self-storage facility.

Existing Traffic Volume Breakdown

ITE Code	Size	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
Banquet Volumes		-	-	-	11	5	16	39	5	44
Business Volumes		39	4	43	0	40	40	0	2	2
Total Existing Volumes		39	4	43	11	45	56	39	7	45

26. What multiples were used to estimate the additional traffic for the banquet hall as contained in Table 2? Please explain the methodology for estimating banquet hall additional traffic. **Response:** The existing banquet traffic counts during the peak traffic periods on Algonquin Road did not appear to represent the volumes for the peak occupancy of the banquet hall. The Saturday count was completed during an event with 377 persons. To represent a worse case condition, it was assumed that the 80% of the peak banquet traffic would arrive the hour before the event with some employees/guests arriving earlier or later guest arrivals. The number of cars was estimated 30% of the 377 person maximum occupancy. The resulting inbound volume was 90 vehicles per hour (377x.3x.8).

27. Please make sure that the traffic and parking study includes the correct size for the estimated rooftop area. Is 3,670 sq. ft. the correct size? Please adjust the size and corresponding calculations accordingly. **Response:** The total rooftop area is 3,670 square feet as indicated in the traffic study.

28. What dates and times were the neighboring parking areas surveyed? **Response:** Friday August 17th and Saturday August 18th at 6 PM and 8 PM both nights.

29. If the actual number of parked cars are added to Table 8 for the banquet hall as observed on April 21st and April 28th and are used to determine the banquet hall parking demand, the deficit becomes larger (i.e. estimated peak of 113 cars is less than observed peak of 129 cars). Please adjust the table and associated conclusions accordingly. **Response:** Table 8 represents the results of the shared parking methodology as specified by the Urban Land Institute and was not changed. EEA concurs that if the 129 peak observed demand is used for the banquet hall, the weekday surplus of 21 spaces would turn into a surplus of 5 spaces. On Saturday, the 14 space surplus would turn into the deficit of 2 spaces. The use of the 23 on-site valet spaces would cover the deficit without using the 273 spaces in the three nearby overflow lots.

Response to Landscape Comments

Will comply with all request except for stamped concrete this is not adequate for the north climate region. Asphalt will be used which will comply to dons specifications requested.



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#: 18-021 – Round 2
Date: December 17, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have no objection to the proposed request with the following comments:

1. The roof covering classification shall be Class B per 2009 IBC Table 1505.1 based on the construction type of IB.
2. The floor / ceiling assemblies of the fire pump room shall have a minimum fire rating of 2 hours per 2009 IBC 508.2.5.1, and Section 707 and Section 712.

RECEIVED
DEC 17 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 12/19/2018

P.C. Number: 18-021 Round 2

Project Name: European Crystal LUV Amendment

Project Location: 519 W. Algonquin Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

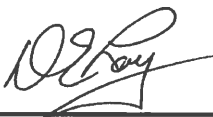
General Comments:

The information provided is conceptual only and subject to a formal plan review. Previous comments provided will not be repeated in this response. Several comments were not addressed in the response. For clarification purposes the additional information is offered.

1. Location of the Fire Department Connection shall be located as near to the main entrance as possible with a fire hydrant at least 100 feet from the FDC. The FDC should be located on the southern side (where the brick pavers have been removed for concrete).
2. New buildings four or more stories except those with a roof slope greater than four units vertical in 12 units horizontal, shall be provided with a stairway to the roof.
3. High-rise buildings require a fire command center for fire department operations and shall be provided and shall comply with the following:
 - 1) The location and accessibility of the fire command center shall be approved by the fire chief.
 - 2) The fire command center shall be separated from the remainder of the building by not less than a 1 hour fire barrier
 - 3) The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet.
 - 4) A layout of the fire command center and all features shall be submitted for approval prior to installation.
 - 5) The fire command center shall comply with NFPA 72 and shall contain the following features:
 - a. The emergency voice/alarm communication system control unit.
 - c. The fire department communications system.
 - d. Fire detection and alarm system annunciator.
 - e. Annunciator unit visually indicating the location of the elevators and whether they are operational.
 - f. Status indicators and controls for air distribution systems.
 - g. The fire-fighter's control panel required for smoke control systems installed in the building.
 - h. Controls for unlocking stairway doors simultaneously.
 - i. Sprinkler valve and water-flow detector display panels.
 - J. Emergency and standby power status indicators.
 - k. A telephone for fire department use with controlled access to the public telephone system.

- l. Fire pump status indicators.
 - m. 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.
 - n. Work table.
 - o. Generator supervision devices, manual start and transfer features.
 - p. Public address system, where specifically required
 - q. Elevator fire recall switch in accordance with ASME A17.1.
 - r. Elevator emergency or standby power selector switch (es), where emergency or standby power is provided.
- 4. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.
 - 5. Buildings with a floor used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system, a fire department communication system and an emergency voice/alarm communication system.
 - 6. Sprinkler risers shall be placed in stair enclosures which are remotely located.
 - 7. 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.
 - 8. A two-way fire department communication system shall be provided for fire department use.
 - 9. An emergency power system complying with the Fire Code and NFPA 70 shall be provided for emergency power loads as specified in Section 604 of the IFC.

Date 12-19-18

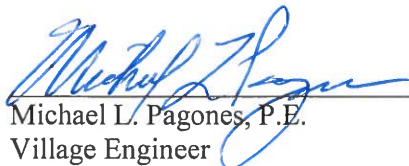
Reviewed By: 
Fire Safety Supervisor

PLAN COMMISSION PC #18-021
European Crystal LUV Amendment
519 W Algonquin Rd
Amendment to Land Use Variation for Hotel, Parking Variation
Round 2

24. The petitioner did not provide a written response or acknowledgement for Round 1 Comments #11, 12, 14, 15 and 16. Please provide a written response to these Round 1 Comments.
25. The petitioner's response to Comment #13 is unacceptable. The Grading and Erosion Control Plan references that no additional detention is required, however; drainage calculations were not provided to verify that there is sufficient surplus storage in the existing detention system. The petitioner must provide the drainage calculations for the increase in impervious area.
26. The petitioner's response to Comment #17 is not acceptable. Show the limits of the new pavement. The Utility and Site Plan references the proposed bituminous pavement for the fire lane (new), and a proposed fire lane on the existing pavement with no defined limits of where the new pavement will match the existing pavement in the parking lot. The Grading and Erosion Control Plan also references a "2" cold mill and overlay within the existing parking lot".
27. The petitioner's response to Comments #18 and 19 is acceptable.

TRAFFIC

28. The petitioner's response to Comments #20, 21 and 23 are acceptable.
29. The petitioner's response to Comment #22 is noted. Per discussions with the Planning Department, our concerns will be addressed by the recommended ordinance limiting the use of the rooftop amenity. The petitioner shall acknowledge that they are accepting this understanding.


Michael L. Pagones, P.E. 12/19/18
Village Engineer Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-021

Project Name

European Crystal LUV Amendment

Project Location

519 W. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 2:

1. The Fire Department connection is to be located at the main front entrance and within 100' of a fire hydrant capable of delivering the required flow. The Fire Department connection and hydrant are to be fully visible and accessible. The drawings show the FD connection in a different location.
2. A fully operational annunciator panel or alarm panel is to be located at the main front entrance. Your comments state "near" the front entrance. Could we please get clarification of the location.
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. Your drawing show a decrease in fire lanes.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date December 17, 2018

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

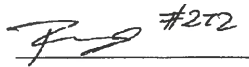
DEPARTMENT PLAN REVIEW SUMMARY

European Crystal Hotel
519 W. Algonquin Rd.
PC#18-021

Round 2 Review Comments

12/19/2018

1. **Character of use:**
Nothing Further.
2. **Are lighting requirements adequate?**
Nothing Further.
3. **Present traffic problems?**
Nothing Further.
4. **Traffic accidents at particular location?**
Nothing Further.
5. **Traffic problems that may be created by the development.**
Nothing Further.
6. **General comments:**
Nothing Further.

 #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557

Supervisor's Signature

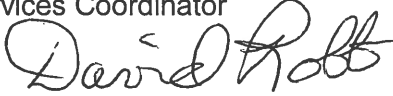
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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: European Crystal Land Use Variation Amendment
For a Hotel, Parking Variation
519 W. Algonquin Road
P.C. #18-021

Round 2

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: December 19, 2018

Re: Illinois Accessibility Code (IAC) Effective October 23, 2018.
(Pdf available upon request).

Comments regarding Petitioner's Responses to Health Dept.:

1. Disability Services has noted: Petitioner response to Health Dept., Round 1 Comments, stating: "Will Comply with Permit Submittal" items 1-3 on civil drawings – accessible route will be noted."
2. Disability Services has noted: Petitioner's response to Health Dept., Round 1 comments; "Items 4-8 with communication and mobility issues will be reflected on the permit drawings throughout the building.

Sheets A2, A3, and A4:

3. Double leaf doors are not permitted unless at least one leaf complies with IAC Section 404.2.2-Double Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4, requiring a minimum clear width of 32-inches in accordance with Figure 404.2.3(a) hinged door Clear Width of Doorways. This applies to all doors in the facility.
4. Note: IAC Section 806 Transient Lodging Guest Rooms, references other sections of the IAC that apply.



Planning & Community Development Dept. Review

December 20, 2018

REVIEW ROUND 1

Project: European Crystal Hotel LUV Amendment – James Cazares
519 W. Algonquin Road

Case Number: PC 18-021

General Comments:

30. The response to comments #8 - #10, #12 - #15, #19, #20, and #22 - #29 are acceptable.
31. Based on the updated drawings and further information provided, the Plan Commission must review and approve the following actions:
- a. Amendment to Ordinance #18-028 to allow for modifications to the previously approved hotel.
 - b. Variation to Chapter 28, Section 11.2-8, to reduce the required number of parking spaces from 249 spaces to 172 spaces.
 - c. Variation to Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.

Architectural/Engineering/Landscaping:

32. The response to comment #11 is noted. However, based on conversations with the Building Department, the proposed 6th floor is considered a habitable floor and therefore the height of the building exceeds 60 feet. Consequently, the building is considered a high-rise. Given this change, what changes to the floor plans will be needed and will the number of proposed rooms be altered? Please outline any changes that will be necessary to comply with the high-rise regulations.
33. The response to comment #16 is noted. Based on a count of the number of parking spaces shown on engineering Sheet 3, 172 parking spaces are proposed. Please note that a parking row of three spaces in the northwest corner of the site has a label indicating that it provides only two parking spaces. Furthermore, sheet 3 has note indicating that the total number of parking spaces provided is 171 spaces. These items must be revised on the permit submittal.
34. The response to comment #17 is unacceptable. No dimensions were added to the site plan. Any permit submittal must include the proposed setbacks of the hotel building to the north, east, and west property lines.
35. The response to comment #18 is noted. Please note that a condition of approval restricting future use of the first floor office and business room as meeting rooms/conference space will likely be recommended.
36. The response to comment #21 is unacceptable. 15 bike parking spaces will be required.
37. No changes were made to the landscape plan to reflect the comments from the Round 1 Landscape Review. A condition of approval will be recommended to require revisions to the landscape plans to comply with code requirements.
38. Please clarify how access to the 6th floor lounge will be restricted to just hotel guest and banquet hall patrons. I.e. what would stop a member of the public from accessing the space either to purchase drinks or as a lounge with friends?

European Crystal Hotel
519 W. Algonquin Road
PC #18-021
December 19, 2018

Landscape Comments

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).
As part of the permit plans, please provide a 4 inch caliper shade tree at the end of the parking row at the northwest corner of the building. Also, provide a 4" caliper tree south of the main entrance at the end of the proposed parking row that is adjacent to the building. In addition, provide a 4" caliper shade tree south of the parking row within the island west of the main entrance.

Round 2 Response.

Planning and Development

32. the 6th floor occupiable elevation is 58' 8 ¾" this is classified as a midrise for VAH. I have confirmed this with Don Lay as well as with the Fire Alarm Engineer we will work with the village Building Dept to come to a consensus.

34. received setback will be included

35. Acknowledged

36. 15 bike rack will be indicated on submittal

37. Recieved

38. RFID Elevator access prohibit access to non-registered guest for from 2 and up. The lobby lounge does not provide food or beverage for sale but complimentary coffee and manager happy hour.

Deb Pierce

Received and Noted.

Don Lay

Received and Noted.

Brandi Romeg

Received and Noted

David Robb

Will Review and modify if necessary, for washrooms.

Landscape

Will comply on site plan and landscape submittal.

Engineering

Will comply with permitted submittal

PLAN COMMISSION PROJECT TIMELINE

Project Name: European Crystal Hotel LUV Amendment

PC Number: 18-021

Location: 519 W. Algonquin Rd.

Requested Action:

1. Amendment to Land Use Variation Ordinance 18-028 to allow for modifications to the previously approved hotel development plan.
2. Variation to Chapter 28, Section 10.4, to reduce the required number of parking spaces from 248 spaces to 172 spaces.
3. Variation to Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	08/20/18	-
Conceptual Plan Review Meeting (CPRC)	09/26/18	26
Awaiting PC Application	11/09/18	32
PC Application Submittal Date	11/09/18	-
1 st Round Department Comments	11/29/18	11
Petitioner's Response – 1 st Round	12/12/18	9
2 nd Round Department Comments	12/20/18	6
Petitioner's Response – 2 nd Round	12/29/18	5
PC Hearing	01/09/19	37 days from application date
Village Board	01/22/19	8
Anticipated Village Board Ord. Adoption	02/04/19	9



Item: Appointment of Greg Padovani as Village Trustee to serve the unexpired term of Thomas Glasgow

Department: Village Manager's Office

Appointment of Greg Padovani as Village Trustee to serve the unexpired term of Thomas Glasgow

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Bond Waiver - Arlington Heights Chamber of Commerce

Department: Building & Life Safety

Background

The Arlington Heights Chamber of Commerce is requesting a waiver of the bond requirement for their upcoming raffle held during the annual Chamber Installation and Awards Gala at the Arlington International Racecourse on Friday, January 25, 2019. Tickets will be sold the night of the event.

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



ARLINGTON HEIGHTS
CHAMBER *of* COMMERCE
connect • engage • succeed

Village of Arlington Heights
Board of Trustees
Arlington Heights, IL

Monday, January 07, 2019

Dear Village Board Members;

I am requesting on behalf of the Arlington Heights Chamber a waiver of the Bond requirements for our proposed upcoming raffle at the annual Chamber Installation and Awards Gala held on Friday, January 25, 2019 at the Arlington International Racecourse.

Raffle prizes for this event are donated from members and range from \$25 - \$500 value. No cash prizes will be awarded for this event. Raffle tickets will be purchased at the event or online via the chamber website. All prizes are awarded by the end of the evening and those not present will have their prizes delivered to them at our earliest convenience.

Thank you for your consideration of our request.

Sincerely;

Jon S. Ridler
Executive Director