



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
June 11, 2025
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes 5/14/25
- IV. PUBLIC HEARINGS
 - A. 519 W. Algonquin Rd. - Chez Hotel - PC25-010
Land Use Variation
- V. OTHER BUSINESS
- VI. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES
- VIII. ADJOURNMENT

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PLAN

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

COMMISSION

RE: ARLINGTON STEEL - 1727 EAST DAVIS STREET - PC #24-026
PLANNED UNIT DEVELOPMENT, VARIATION FROM TRAFFIC STUDY, LANDSCAPE
ISLANDS AND PARKING LOT CURBING

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 14th day of May, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director, Planning and Community Development

CHAIRPERSON CHERWIN: All right, what we'll do, we'll call the meeting to order here.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Let's stand and have the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Why don't we have Staff do roll call for us please?

MS. HITZEMANN: Dawson.

(No response.)

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Jensen is not here. Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you.

All right, well, we have a quorum, so we'll go ahead and get started.

The first, or the next item on the agenda is the approval of minutes, and that is for the Plan Commission minutes from April 23rd.

Is there a motion?

COMMISSIONER LORENZINI: I'll make a motion to approve.

COMMISSIONER ENNES: Yes, seconded.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes for the approval of minutes.

We'll move on to the section of public hearings. Item A is Arlington Steel at 1727 East Davis Street for a planned unit development, variation, landscape island, et cetera. That's the first matter on this agenda.

I would ask Staff on this matter, have the public notices been given?

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: All right, very good. So, on that matter, if we could have the Petitioner step forward? If you could just say your name into the mic for the transcript, that would be great.

MR. WERDERITCH: Good evening. Greg Werderitch, Werderitch Construction.

CHAIRPERSON CHERWIN: Okay.

MR. DOWNEY: And Bill Downey, owner of Arlington.

CHAIRPERSON CHERWIN: Okay, now if I can just swear you in, because you're both going to be testifying on this, I'm just going to have you raise your right hand.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Okay, there's a Staff report that you would have seen. In that Staff report, there were some conditions of the approval. Are you familiar with these and are you in agreement with those?

MR. WERDERITCH: Yes.

MR. DOWNEY: Yes.

CHAIRPERSON CHERWIN: You are? Okay, thank you. So, what we'll do here is if you can start with your presentation? We can see everything on our screens here, and then when you're done, we'll move to the Staff, and then we'll start asking you some questions. So, please proceed.

MR. WERDERITCH: Okay, you wanted affidavit of ownership?

CHAIRPERSON CHERWIN: I think with that stuff, you can work with just the Staff. We can just have the presentation now. Thank you, Michael.

MR. WERDERITCH: Okay, that's the affidavit of ownership. That's the notification affidavit.

That's the site location. It's basically a flag lot. There's a 25-foot wide access to the site where the fabrication is. That's an overview of the site, and in red is where the proposed building will be from the fabrication plan, and you can see the overhead crane system on both ends of the site that are a big asset to the fabrication and loading and unloading of trucks.

MR. DOWNEY: So, it's really like about an 11,000 square-foot addition. The current facility that's there now was built in 1967. It was about a 10,000 square-foot facility. The new facility modernizes the entire project for the employees and for the process and manufacturing within the facility. So, we're really looking at doubling the size of manufacturing capabilities of Arlington.

MR. WERDERITCH: And Bill has gone out of his way to update the facility and make a safe working environment. He's trying to upgrade all facets of the operation.

That's an engineering plan. In the red obviously is where the new building would go, and the parking, detention areas, everything is new. It all has been re-configured.

MR. DOWNEY: Yes, so the big thing here, it requires us to put a full fire protection lane in all the way around this circle, around into the new building area and then in front of the existing building area. That's where some of that drive loops around, so you can basically see it's a full loop circle that it does create for fire protection as well. So, it really encompasses all aspects of the needs for the current building requirements.

MR. WERDERITCH: So, some of the features is steel vertical panels with masonry seven feet off the ground which would match the existing building. Interior, we have overhead crane system to move product. There would be a spray booth for the paint process and priming. It's a fully sprinkled building. There is a, incorporated in the 12,000 feet is a 2,900 square-foot build-out for a lunch room, bathrooms, locker room, and offices. So, it's really updating the whole company.

CHAIRPERSON CHERWIN: All right, so if you don't have anything else that you want to present at this time, what I can ask you to do is you can go ahead and take a rest. We'll ask Staff to present their report, okay?

MR. WERDERITCH: Okay, very good. Thank you.

MR. DOWNEY: All right, thanks.

CHAIRPERSON CHERWIN: Rachel or Michael, take it away.

MS. HITZEMANN: Thank you.

The subject property is located at 1727 East Davis Street, and zoned M-2 Limited Heavy Manufacturing. The Comprehensive Plan designates the site as R&D, Manufacturing and Warehouse.

Arlington Steel, the Petitioner, has requested a planned unit development to add an additional building on a single zoning lot. They are also requesting to waive the requirement for a traffic study, landscape islands, and parking lot curbing.

Here is an aerial of the subject property that shows how it is a flag lot, with the small portion of the property adjacent to Davis Street with a single drive into the main portion of the lot. The property is bordered by M-2 with Melas Park to the south which is located within Mount Prospect, and there's a parking lot to the west that is also located in Mount Prospect. Similarly, the Comp Plan shows this area as well as adjacent areas as R&D, Manufacturing and Warehouse.

The subject property is 3.2 acres and currently has one 14,000 square-foot building on the site. Arlington Steel fabricates steel products, primarily steel beams and steel tubes that are used in various construction projects. The Petitioner is proposing to construct a new 12,000 square-foot building which will allow the business to expand to make steel staircases.

Arlington Steel currently has 10 employees, five employees per shift. The two shifts are 12 hours and allows the business to be open 24 hours a day. With the new building, the business anticipates hiring an additional 10 employees, five per shift.

So, here is the proposed site plan. Improvements include constructing that new 12,000 square-foot building, 10,000 square feet for a fabrication area with three overhead cranes inside of the building to move product safely, and the remaining roughly 2,000 square feet is to be used for employee locker/bathrooms and two offices.

Paved access roads and parking lots are being provided, as well as code-compliant parking spaces throughout the site. Access lanes are increased to provide appropriate fire truck access, removing the parallel spaces that used to be on the bottom of this site plan and making perpendicular spaces.

Stormwater detention pond is provided to the southeast corner to accommodate the increase in impervious surface. As part of this project, there will also removal of storage containers on the site that were acting as locker rooms and office space. So, this will be an enhancement to kind of the aesthetic of the property. An eight-foot tall chainlink fence with privacy slats to screen equipment and materials is being installed to meet the code requirement for privacy screening.

As kind of outlined here, the Petitioner is requesting to waive the requirement for landscape islands and to waive the requirement for parking lot curbing. Staff supports these requests due to the location of the site off of Davis Street, it's currently located behind the other buildings, and the nature of the business with the cranes and moving of the steel product.

The Petitioner has requested a waiver from the parking study which Staff supports as the increase in 10 employees is not going to greatly impact traffic on the site. With the new parking spaces, 31 spaces are being provided. This includes nine spaces on their 39-year lease with the Mount Prospect Park District that will expire in 2051. The parking

requirement for the site was calculated at 24, leaving a seven-space surplus. Two bicycle parking spaces are being provided per code.

The Staff Development Committee recommends approval of this application subject to the following conditions:

1. The Petitioner will provide striping and signage on the building permit plans, noting that access aisles less than 24 feet wide are one-way.
2. The Petitioner shall work with Mount Prospect to obtain any building permits required for the work done on that southern parcel where the parking is located.
3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

With that, I will turn it over for any questions.

CHAIRPERSON CHERWIN: Thank you, Rachel.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second that motion.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes considering the Staff report, thank you.

Why don't we, I'm going to ask the Plan Commissioners if you have any questions before we go to public comment.

Down here?

COMMISSIONER ENNES: I have one quick question. Rachel, is there a parcel or a part of this property that's in Mount Prospect, or just a --

MS. HITZEMANN: Yes, there is a, it's not part of their parcel, it is, if you see where those nine parking spaces are to the lower left of this site plan, that is located in Mount Prospect, that is the Park District property. So, it is not located on the subject parcel but it is accessed via their property.

COMMISSIONER ENNES: Are they involved in this approval at all?

MS. HITZEMANN: Yes, they've provided that, one of the conditions is that they work with Mount Prospect to obtain any building permits that would be required for re-striping the parking spaces.

COMMISSIONER ENNES: Thanks, that's all I have.

CHAIRPERSON CHERWIN: Thanks.

Anybody on this side?

COMMISSIONER LORENZINI: I have a question following that to the Petitioner. Could somebody come up? It's just a general question. I'm glad you're expanding, but what's triggering the expansion requirement?

MR. WERDERITCH: Pardon me?

COMMISSIONER LORENZINI: What's triggering this expansion requirement? More work or different types of fabrications?

MR. WERDERITCH: Yes, well, they're going to build their own steel staircases and balconies and that type of thing, and then also increase production with the structural part of the goal here.

COMMISSIONER LORENZINI: So, business is good.

MR. WERDERITCH: Business is good, yes.

COMMISSIONER LORENZINI: That's it. All right, that's all I have, thank you.

MR. WERDERITCH: Yes. Building has increased, since he took over the business in 2019, it has grown substantially.

COMMISSIONER LORENZINI: Very good.

CHAIRPERSON CHERWIN: Okay, anything else before we open it up?

(No response.)

CHAIRPERSON CHERWIN: All right, well, we may have some more questions, but for now I think we'll turn it over to the public comments.

Does anybody on the left side of the room want to comment on the Arlington Steel project here? Anybody, back row? All right, and anybody on this side? Moving back, all right, no one would like to speak to that?

(No response.)

CHAIRPERSON CHERWIN: All right, so since we see no interest in public comment on this project, we'll go ahead and close the public comments and have final deliberation by the Plan Commissioners, which I don't know if anything has happened in the last couple of seconds to bring up other questions.

But anything else or is there a motion?

COMMISSIONER DROST: No, one question I wanted to ask, sort of dovetailing it to what Commissioner Lorenzini had spoken to. If one of the Petitioners or representatives of the Petitioner, are you guys affected by the tariffs? You know, business is good right now, but what do you guys foresee? You have a lot of customers --

MR. DOWNEY: Interestingly, a lot of people have asked about that recently.

COMMISSIONER DROST: Of course, they do.

MR. DOWNEY: In 2016 when President Trump at that time took office, he put tariffs on Chinese steel, and those tariffs stopped the import of Chinese steel and allowed US manufacturing of steel to start to blossom again. So, new steel plants are beginning to open up throughout the United States. President Biden continued that same tariff policy to kind of keep the foreign steel off the shores of the United States.

Again, in 2024 now with President Trump, he's elected to continue those same tariffs on the steel. They have not changed; the current tariff market is not reflected in anything in steel today because of those prior tariff arrangements that were made from 2016 through 2024. So, any talk with the new tariffs that you hear today about China is not relevant to the steel industry.

So, all of our steel is US made now which is really nice to see, and there's opening of new plants throughout the United States that we're getting steel from. We are getting tubing from Canada, so Canada is supplying tubular product. US steel market are providing all the I beam, angle, and everything else that we use in fabrication. So, it's all North American product probably in the last eight years. So, it's really nice to see the resurgence of some of the steel growth throughout the United States.

COMMISSIONER DROST: Okay, thank you. Yes, that's a good summary.

CHAIRPERSON CHERWIN: Anything else?

COMMISSIONER GREEN: I wanted to make a motion.

CHAIRPERSON CHERWIN: Go ahead.

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

A motion to recommend to the Village Board of Trustees approval of PC #24-026, a Planned Unit Development (PUD) to allow multiple buildings on one lot, with the following variations:

- 1. Section 6.12-1.3 to waive the requirement for a traffic study;**
- 2. Section 6.15-1.2B to waive the requirement for landscape islands; and**
- 3. Section 10.2-12.4 to waive the requirement for parking lot curbing.**

This recommendation is subject to resolution of the following:

- 1. The Petitioner will provide striping and signage on the building permit plans, noting that access aisles less than 24 feet wide are one-way.**
- 2. The Petitioner shall work with Mount Prospect to obtain any building permits required for work done on the southern parcel.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER ENNES: I'll second that motion.

CHAIRPERSON CHERWIN: Okay, we have a motion made and it's seconded for approval.

Can we do a roll call for that, please?

MS. HITZEMANN: Yes. Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Well, that is a --

list. MS. HITZEMANN: You're not on there. I just noticed that, you're not on this

COMMISSIONER DROST: Yes.

COMMISSIONER SCHURTZ: I am here.

CHAIRPERSON CHERWIN: Kris is here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sorry.

CHAIRPERSON CHERWIN: Sorry about that.

MS. HITZEMANN: This must be an old list.

CHAIRPERSON CHERWIN: All right, so we still have a unanimous approval. Congratulations. You can just connect with Rachel for the next step which is final approval by the Village Board. So, I would just recommend you continue your dialogue with Staff. They'll get you kind of the timeline and the next steps for your final approval.

MR. WERDERITCH: Okay, very good. Thank you.

CHAIRPERSON CHERWIN: Thanks for investing in Arlington Heights.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Great to see it, thank you.

(Whereupon, at 7:51 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

PLAN

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

COMMISSION

RE: CHEZ HOTEL ROOFTOP - 519 WEST ALGONQUIN ROAD - PC #25-010
 LAND USE VARIATION AMENDMENT

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 14th day of May, 2025 at the hour of 7:51 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

RACHEL HITZEMANN, Development Planner
 MICHAEL LYSICATOS, Assistant Director, Planning and Community Development

CHAIRPERSON CHERWIN: All right, so we have another petition on the agenda. Let's see, that's B; 519 West Algonquin Road, Chez Hotel, for a land use variation amendment public hearing.

Is the Petitioner here for that? Is there a Petitioner here for that?
She just stepped out?

MRS. CAZARES: Sorry. I'm with my son, my apologies.

CHAIRPERSON CHERWIN: Good evening. Staff, have all notices been given on this?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: They have, okay. All right, so next step, we'll have the Petitioner or whoever is going to speak come up and I'll swear you in.

Okay, can you raise your hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: All right, there is a Staff report that has conditions. Let's see, I'm just going to ask you if you agree with everything the Staff has in their report but I don't know if that's going to be the case.

MR. CAZARES: I don't, no.

CHAIRPERSON CHERWIN: Right, okay. So, what we'll do here is, if you could, before you speak, state your name so we have it for the record? We'll start off with the Petitioner presentation and then we'll move on to the Staff. We can see your presentation here on the screen, sir.

MR. CAZARES: I just want to confirm --

MS. HITZEMANN: I did not receive your updated.

MR. CAZARES: Okay, let me give you this.

(Long pause.)

MS. HITZEMANN: Yes, this is new. Yes, because I had to plug this in now, that might not work, so you might just have to point when needed to the slide. Now, you should be able to use the clicker.

MR. CAZARES: Okay, again, thank you so very much.

Ladies and gentlemen of the Plan Commission, thank you so much for taking time out of your schedule and helping our community develop in a thoughtful manner.

Today, I'm here to propose opening up one of Arlington Heights, in general, the Chez Hotel Rooftop. This first slide over here is a recent picture taken of it. The rooftop features an outdoor fully enclosed cover which is motorized. It allows us to retract, open and close for the elements. It has beautiful views of the skyline of Downtown Chicago and our community, and it's able to serve our guests in comfort. The rooftop also features an indoor seating area that's more traditional, it's fully enclosed. It has restrooms and a full service kitchen up there as well.

You know, our hotel features Starck architecture, the interior design and the amenities of which only my downtown hotel has something to offer. There isn't anything like this in this community, in any of the suburbs, and I will tell you week after week and just of today I have calls from other cities and other municipalities that want my business and want me to develop something nicer, something bigger, something better. I always have their numbers and we'll see how that goes, but I've brought you a diamond to this community.

We have a rooftop with a retractable enclosure that no one outside of downtown in the State of Illinois has. I want you to take that into perspective. The key that I gave

you is actually an electronic RFID card. You know, when you go to the hotel, they give you those flimsy, ugly cards? Well, we give guests access to their rooms and our amenities in such a special way that it, you know, it shows what thoughtfulness we've taken into every account. This has the precedent of thinking beyond the box and sets an elegant tone for a special experience.

I have meetings with my staff on a regular basis, and I tell them like I tell you, people come to our hotel and choose to spend their hard-earned money with us, and we need to make this special. Everything that I have done with this hotel is special, from the mattress to the shower to every detail, even to the sheets. I went personally and inspected those sheets far, far away. Trust me, it was a long time.

The request today is simple, and it is to amend the land use variation #18-028. If you look at this original land use variation that's in your packet, I didn't want to put it on the screen because it's hard to look at, it clearly states that any change to make the space available for the general public will require an amendment to this land use variance, not what Staff is proposing. The reason is, as we've gone through this earlier before, we've talked about this, we've had multiple presentations and there is no need to reiterate all the dog and pony show, and that's what this is becoming.

I propose what the Board unanimously approved and I believe most of the Plan Commissioners over here approved in the past, that modifications to this PUD, I'm sorry, land use variation is that now instead of the sixth floor space being open for private events, it would be open to the public. That's Section 2 modification, well, Section 3 is that the sixth floor space be open to the public provided that the main banquet hall remains unused during that timeframe. So, if there isn't a banquet, we can open the rooftop to the public. In the previous agreement, it was we can have an event up here.

Then, I wanted to add another section, that the sixth floor be open to the public concurrently with banquet hall operations for a term of five years contingent on parking overflow agreements. These agreements have been placed for over 18 years. I've shared this over and over with you, and you know, this is the Village of Good Neighbors. If I wasn't a good neighbor, I guarantee you that my next-door neighbors would have never given me these agreements.

The hotel has been open now for over a year. There are no parking issues or complaints on the record with the Police Department in over 25 years of operation. This Plan Commission approved a 249 parking space variation for 172. Today's request is very minimal and it's been justified by us operating the hotel responsibly, you know, valet service covers a 253-space overflow that is within millimeters of our property line. Let's take that into consideration.

I have a study picture over here to show you, you know, me and Charles, we barely agreed on anything, and the reality is really unfortunate. I took this picture a couple of days ago and, as you can see, our parking lot is empty. You know, the prior Staff was so completely obsessed with the idea of parking that they failed to take into consideration that there are a share of uses in this facility and that we were, I don't know what year it was, 2020-21, whatever it was, and that something such as ride share in our location to that matter, and I would have arguments, I would show a hotel that had 100 percent variation of parking spots that was in Des Plaines, and Mr. Perkins would come back and tell me what did Schaumburg, listen, well, we're not Schaumburg and we're not Des Plaines. That's the correct answer, and we are in the southern part of Arlington Heights in which we are less than 10 minutes from the airport. The highway has been expanded now to over four lanes on each side, and as you can see on this day

at 98.4 occupancy, I have a problem. I have a really big problem.

I want you to take a look at it. How does that reflect the highest rated hotel in Arlington Heights and northern suburbs? How does that reflect having an empty parking lot? The parking lot needs to have more cars. It's a shame that the previous administration was so focused on that and so we see that in real life over here.

I'd like you to pass by my hotel, I know I invited all of the Commissioners to come, and the Village Council did send you notice that you shouldn't attend and I understand that but, you know, you have the right to drive by my hotel, and I really think you should because six days of the week that's how the parking lot looks. So, we do have a problem and it needs to be resolved and I'm asking for your help on that.

But to loosen it up over here, I've been here so many times, I'm not sure if you're aware but I'm a commercial pilot. I've been one for over 20 years. I took a picture of the screen on my airplane, and you know, the hotel is very similar to how an aircraft works. We as owner/operators control all aspects of the operation, as I would an aircraft, okay. You can see those levers in the middle, I have multiple levers in which I can increase, I can reduce, to get optimal flight conditions. We do the same thing in a hotel. Not every weekend is the same. It isn't the same type of group, we don't have the same type of event, but you know what, the one thing we are, we're prepared because we're in charge, we're the pilot and we have control of levers and every lever can fluctuate.

So, if I have a group and I know it's a tighter hotel, I can shut down reservations from the public. You know, where it seems like it's being presented by Staff in the past, it shows that they want to present that we don't have full control. Then, you know what, you go online and you look at our reviews, what is out there is totally counterintuitive to what they say. We have the highest ratings, and you know what, we wouldn't have that if we would have complaints about parking. We would have a complaint, people who are writing online, I took ChatGPT and I said go look at every single review from our hotel. I said tell me how many complaints there are against parking -- zero.

You know what, we're a step ahead. We're a step ahead of customers. We're a step ahead of parking demand, and that's the reason why we offer a five-star experience.

As an example for this weekend on Expedia, we have sold out, you can see we have a wonderful review over here. We're sold out. Why? The customer decided to book the entire hotel. What does James do? James pulls the throttle back on the online travel agency, you're no longer able to book. Just like I can pull the throttle back on reservations for the rooftop, oh, it looks like we're busy, we can reduce the amount of reservations, or when the customer comes two years in advance further away, I can say, you know what, it's going to be a condition of you to book so many rooms in a hotel because it's in our benefit for your guests to stay multiple nights who have come from a different community to enjoy Schaumburg, Downtown Arlington Heights, and stay multiple nights and agree to this amenity, and we have the right to request that from our customers. If they decline, well, then they'll have to go somewhere else, but we have control, we have control to make this a safe and effective flight.

You know, our plan works simply because we have those controls. What you are going to see on the Staff report is they're going to lead you to believe that what is three percent of the year and no more than 10 events is the actual situation, but that isn't, ladies and gentlemen, that really isn't. The Staff has never ever asked me or considered in regards to multiple uses, so the guests coming in to the hotel, attending the banquet and going to the

rooftop. Actually, I've never had a meeting with our Director of Planning, I've only had a 15-minute conversation with these two people over here in six months, and you know, that's not how it used to be over here.

Let's talk about our overflow because we're going to focus on that three percent. We're going to focus on those 10 days of the year, that's what we're going to, we're not going to focus on, you know, 320 days for my parking lot. We're going to focus on that three percent because, you know what, we're in the Village of Good Neighbors and I should have a plan in case there's a big storm ahead.

Look at our location, we have two overflow locations. 18 years, 18 years, an agreement with these two people. Do you know how many times in the last year I've used these overflow parking spots? I'm going to give you, I'm going to tell you a crazy number over here -- the number is zero. Even opening this rooftop to the public, it's going to be zero, too, because, remember, we have control.

You know, these are the assumptions, right, you know. After being open for a year, it's safe to say that the presumptions and the demands for the cars were totally wrong. Guests who attend the function stay at the hotel, and in fact over and over our hotel is filled out in which over 80 percent of the guests share the usage of the amenities. That's a simple exercise over here.

I'm going to give you an example with my family. I recently went to a wedding in Naples. There's four of us, my wife and my two children, we attended the wedding. I arrived on a Thursday; it was a Saturday wedding. On Friday I went to the rehearsal, on Saturday I attended the wedding, on Sunday I went to brunch. You know, according to the Village's calculation, I would have used over nine spots in my period, and that's how we've achieved it over here. Guess how many was used? Zero. That's what happened week after week.

So, we have a big discrepancy over here. 171 parking spots, 23 valet spots that this Plan Commission and Board approved unanimously with our valet plan. Nothing has to change. There doesn't need to be a new valet plan, it's been working perfectly fine. You have approved it. There's no need to beat a dead dog over here. Staff wants to revisit that again. We can't change anything. The Fire Department has approved it. All the egresses, all the life safety issues cannot be redone.

Now, realistically, I have three scenarios over here for you. We have a scenario where there's a hotel and a banquet and not looking at the rooftop. If you take a look at these numbers over here, you can see the demand. This is much less than what we have, the 171 parking spots on site. It's very simple, back to the banquet guests attend the hotel.

We have a second scenario where we have the hotel rooftop. This is most likely going to happen six days of the week, right? Most of our business is on Saturday. I would say every Saturday we're probably booked out for the next two years. So, from Sunday to Friday, if the hotel is totally sold out and we would have a totally full rooftop, then we would have about 86 spots that would be in our demand over here, because it would be common sense that our guests want to use the amenity that we provide.

Our last scenario, this is the worst case scenario. This is what happens very minimally. It's very rare that we have a wedding for 300 people. I've presented it to you before. I've made a list, I've shown you that it's less than 10 times. You know, the majority is about 150 to 220, okay, and that we'd have a full hotel, very fantastic, it's happening this weekend. We have our banquet guests at full capacity, and then we have our rooftop. You

know, we're a little bit tight here, 173 to 181 spots. That's right, you know, I have 171, I'm 10 short, but I have 253 spots that I've been using or have access for the last 18 years and haven't used, and you know, my neighbors are willing to give it to me.

I don't know much about the new Staff over here. I haven't worked with them. I've had a 15-minute phone call and I've had no meetings with them. Mostly, I discussed, you know, maybe I've passed some basic assumptions. Maybe Staff thinks that these are three separate businesses, right, because that's how the Arlington Heights Municipal Code and that's how the parking and traffic study was presented. It was presented in the extreme way.

So, you know, I'm running a restaurant, I hear there's going to be a big wedding, or I'm at the hotel, oh, there might be a party at the rooftop. But you know what, I'm still going to do what I want, I'm going to try to sell out my restaurant and I'm going to try to fill the hotel with guests who are not staying at the event, but that's not what it is, okay. That's absolutely not what it is and we've run the hotel for a year. We've been here for over 25 years and you know that us as Petitioners are very responsible.

In the last call with Staff, they demanded something that has actually never been, never ever, never once in the history which I could find with anybody actually that it be leased in perpetuity. I've told them like I've told Charles; it's absolutely not on the negotiating table. It's impossible. If that's going to be the determining factor, then we can end the presentation and we can just finish. No one would give that, it's impossible. It's a dead fish over here.

Then I said to Staff, listen, I've done a lot of things. I've gone to Northbrook recently. I got a beautiful warehouse that was a former Lou Malnati's warehouse. They gave me a tax thing and they gave me many variations. Recently, I got a call from one of our neighbors who said, you know what, why don't you build here a 200-room hotel and a larger banquet and we want a rooftop, too. I went off and I said, well, there's banquet hall first of all over here, still I may be would like to do something because our project is doing so fantastic, we're sold out for two years and I can't keep up, what can you offer me? Well, we can offer you a temporary agreement where you can try it out and we can see how it works. That wasn't unreasonable personally I thought from the people over here, well, I don't want to deal with me.

You know, back to ride share and back to never considering co-mingling uses, the study is complicated. The study is complicated, you know, I had to go with Mr. Corcoran and I had to meet with him. I said I am a regular person, and some of these words on this study seem to mean co-mingling, but they don't. I said I need you to explain to me what ride share means because maybe Staff assumes that that is the same word as the co-mingling use, but it isn't. Mr. Corcoran is here in case anyone does have those questions because he is the expert.

You know, I've presented you with the support my neighbors. This land use variance has been reviewed and approved by most of all of you over here, also by the Board. It clearly states what I need to do. I have leases that have been in place for over 18 years and I continually renewed from my good neighbors over here. I have a perfect track record in parking. I have an approved valet plan to which you all agreed and accepted.

You know, I've given you the key to our hotel. The key that you have represents one of the most beautiful amenities our community has. I've proven to you that we've planned for the worst with this hypothetical representation of less than three percent of the time if no shared usage is considered. I've shown you my historical track record. You have seen it, you live here, you know me.

Everything was approved and I was given direction by everyone on what to do, because we know you're coming back, James, we know that. If I was not a good neighbor, the fact is the leases that we've had for over 18 years would have not been renewed. On top of that, when Mr. Redhaus contacted me yesterday saying that Staff asked me for that, which was not the case, by the way, I immediately went to my neighbors, and within an hour both of them gave me a modified five-year agreement.

I don't want you to let the false representations of parking deficits sway your decision, okay. These have not occurred. The fact is the real issue here is the hotel needs more cars 98 percent of the year. It desperately needs more cars.

I really hope you all vote in favor of this. I know it's a contentious subject, but here is the thing. I wanted to let you know that I am not only in control, I have a co-pilot, my mother who is the owner and operator of the hotel. It is her life's work, her life's ambition, and our \$20 million investment in the community. I told Charles, Charles, I am not stupid enough to put a \$5 million rooftop, and trust me it wasn't easy because, you know what, it's never been done and you know, God bless, Mr. Torres. Thank God he's gone, but we did it.

I ask for everyone's unanimous approval and definitely to send a message to our new Director of Planning that in order for this community to move in the correct direction, it would behoove her to meet with the Petitioners. Thank you so much for this presentation. Thank you so much for your time, I appreciate it so much. Thank you.

CHAIRPERSON CHERWIN: Thank you. We will move to the Staff presentation.

MS. HITZEMANN: Thank you.

The subject property is located at 519 West Algonquin Road. The site is 2.59 acres and is located within the M-2 Limited Heavy Manufacturing District. The building is currently being used as a hotel and banquet hall, and the Petitioner is requesting a land use variation to allow a restaurant in the M-2 District. Along with the land use variation, the Petitioner is also requesting a variance from Section 6.12-1.3 to waive the requirement for a traffic study, and a variation from Section 10.4-4 to reduce the required number of off-street parking spaces from 257 to 171.

Here is an aerial of the site, and then some project background. In 2000, the Village Board approved a land use variation via Ordinance #00-012, which allowed the banquet hall within the M-2 Limited Manufacturing Zoning District. In 2018, the Petitioner received a land use variation to operate a six-story hotel per Ordinance #18-028. In 2019, an amendment to the land use variation was granted under Ordinance #19-005, and as part of that amendment, the Petitioner received approval for a sixth-floor amenity which functioned as an additional rooftop banquet/restaurant space exclusively for guests.

The following variations were also approved:

- A variation from 10.4, *Schedule of Parking Requirements*, to allow a reduction for the required number of parking spaces from 249 spaces to 172 spaces; and
- A variation from Section 10.2-8, *Additional Regulations-Parking*, to allow a reduction to the required width of a two-way drive aisle from 24 feet to 22 feet for the northernmost drive aisle.

The sixth floor space was approved with the following conditions:

- 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 make this space available to the general public will require an amendment to the land use variation.

- 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 space).

The hotel and banquet hall have been operating for approximately one year, and the owners would now like to open the sixth floor space to the general public in the form of a restaurant. This request is to use the sixth floor concurrently with the banquet hall use, thus removing the two conditions on which the sixth floor space was approved in Ordinance #19-005 and requiring an amendment to the existing land use variation.

Chapter 28 of the Village Code defines a restaurant as any building or part thereof where food is cooled or prepared for consumption for the general public and immediate consumption on or off premises. The product description submitted with the application as well as the website for the rooftop space labeled the use as a restaurant/bar. Based on this, Staff has concluded that the appropriate classification is a restaurant.

The outdoor rooftop will have a glass enclosure. The Design Commission reviewed this proposal as part of a building permit and approved the structure. If the Petitioner does move forward, they will need to apply and receive a new business license to be able to serve alcohol to the public. Their current license was uniquely created for their rooftop as an amenity to their hotel guests. It would not cover selling to the general public.

The site plan remains unchanged, but I do want to highlight the areas where the valet parking is being proposed. This will be on the left side and right side of the plan.

Per Chapter 28, Section 10.2-6, collective provision of the Village Code off-street parking facilities for separate uses within a single development may be provided collectively if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each. To simplify, that means that when multiple uses are located within a building or a development, the parking requirement for all individual uses must be met.

The Petitioner provided a parking study per code. The study incorrectly classifies the rooftop use as an amenity and provides that the required parking is based on 30 percent of the occupancy of the space. However, as noted before, the correct classification is for a restaurant which requires one space per 45 square feet of dining space. With the correct classification, the required parking spaces is 257, which equates to an 86-space deficit. Staff asked the Petitioner to provide an updated study to reflect this new classification, but the Petitioner has refused.

The Petitioner's traffic study indicates that the peak parking demand would be 224 spaces. Staff has indicated to the Petitioner they would be willing to work with the Petitioner on the parking requirements if the Petitioner can provide a way through long-term agreements to accommodate the deficit of 53 parking spaces based on peak demand.

The site plan and parking study identifies 23 valet spaces to be used during an overflow. Although valet increases the on-site parking, it also blocks access to approximately 54 parking spaces and makes access difficult for an additional 24 spaces, thus impacting more than 100 spaces through the valet operations. The SDC's preference is that all valet and employee parking be accommodated on lots with parking agreements, allowing those 100 spaces to be open to the public. Staff has requested a valet operations plan that would outline in detail how the valet service would work, but we have not received one to date.

Staff has repeatedly asked the Petitioner to provide updated parking agreements with the neighboring properties. Yesterday evening, the Petitioner did provide Staff

with two letters which have been provided to you on the dais, from adjacent property owners expressing willingness to provide parking spaces on their property for a term of five years. Staff has reviewed the letters and has deemed them insufficient. Standard parking agreements should include but are not limited to mutual term and condition, the number of parking spaces provided, the number of years that the agreement is active, and signatures by both parties. The private letters do not include all of these items although they do include a couple of them.

Furthermore, Brite-O-Matic is one of the businesses that provided a letter offering parking. Staff would just like to note that the lot they are offering is their north lot which is currently gravel and unstriped. This does not meet the parking lot standards outlined in the code, and the lot appears to be used as storage area for materials and trucks, so it's unclear how many spaces would actually be provided on this site.

This list is the criteria for variation approval. The Petitioner did not supply a new response to criteria but informed Staff that the previous response would be acceptable. Staff reviewed that response which focused on operating a hotel and banquet hall. Since the proposed use is for a restaurant to operate concurrently with the hotel and the banquet hall, which increases the capacity and intensity of the existing hotel use, Staff determined it is appropriate to require the Petitioner to demonstrate compliance with the land use variation standards for this public restaurant use.

The Staff Development Committee recommends DENIAL of the land use variation to allow a restaurant in the M-2 District and a variation to Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces for the following reasons:

1. The Petitioner has failed to provide Staff with requested documentation to review this request.
2. There is a parking deficit caused by the proposed use that has not been appropriately addressed, resulting in concerns the proposed use cannot adequately and safely meet the needs of visitors patronizing the facility for the concurrent uses being requested under the amendment to the land use variation.

With that, I'll turn it back to Mr. Chair.

CHAIRPERSON CHERWIN: Thank you, Rachel.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. The Staff report is admitted.

Before we open to public hearing, I'd like to ask the Plan Commissioners if they have any initial questions, starting down at the end.

Kris, did you have anything? Kris?

COMMISSIONER SCHURTZ: I guess I'm just kind of confused why you didn't meet all the requirements. You didn't, that's the general question.

MR. CAZARES: Sure. Now, that's a mis-leading statement over here; I did provide all the documentation they asked for. The traffic study included the rooftop. Maybe Mr.

Corcoran can tell you in his previous traffic study, all of that was provided.

Some of the minor documents, keep in mind, I don't really have much communication with Staff over here, I just got an e-mail. I've been talking to -- listen, I'm having an issue why I'm not able to communicate with your Staff and, you know, this five-year lease, I don't know if the Planning Staff has even the legal authority to determine what's on there. I mean, it's an agreement that me and my next-door neighbor have said we've had it for 18 years, and I don't know if I can demand that. I mean, I believe I don't need it. I don't need any of these agreements. I believe I possibly might if, you know, basically, all hell breaks loose and my employee does things that I can't control. That would be very unlikely because, fortunately, we manage and we own operate this property.

So, unfortunately, I have to disagree. All the information was provided. The valet plan was provided previously and was approved. Mr. Corcoran provided the traffic study as well as the parking study which incorporated the rooftop amenity as well. There may be some small things, you know, some shade trees at the end of a parking lot. Well, unfortunately, we haven't completed the project. There are still items that aren't resolved; there are items that are delayed. We have a generator, a life safety generator that's delayed and we can't do that. I've talked to the Director of Buildings and he's understood that those will be included.

So, I don't really disagree. I just feel that that's not in the context where it shouldn't be discussed where we are. Your time is valuable and so is mine, but that should be really resolved in a different manner, but all of the items that are in regards to amending this land use was provided and has historically been submitted.

I would love to meet with the new director and I would love to have a sit-down conversation. I've invited her to come and debrief her about this because it is very complicated. So, I still welcome the opportunity.

COMMISSIONER LORENZINI: Excuse me, as long as you're staying there, let me ask just a couple of clarifications. You've mentioned you've been there for 25 years or so, but the hotel has only been here a year.

MR. CAZARES: But remember, this was the European Crystal Banquet. It was a Polish restaurant.

COMMISSIONER LORENZINI: Got you, okay.

MR. CAZARES: And actually, that was one of the oldest buildings in the Busse District. That's where Busse himself; that was his home.

COMMISSIONER LORENZINI: Okay, and so, yes, I have seen your parking lot. It looks pretty empty. So, when is it full? Does it ever get full?

MR. CAZARES: It's really, the front is full on Saturday, it's really the only day. It's never completely full, but Saturday would be a day that the front of the lot, I would say 60-70 percent, would be full.

COMMISSIONER LORENZINI: And that is due to people staying at the hotel?

MR. CAZARES: It's due to the wedding. So, the patrons that don't stay in the hotel, like the local guests, right, one of the Trustees, their daughter would get married, right? They have so many out-of-town guests, they stay in the hotel, but the ones who are local are going to be utilizing really the parking spots.

COMMISSIONER LORENZINI: Even in your busiest days, you're not, your parking, the existing parking lot is never full?

MR. CAZARES: I can't tell, I mean, I don't attend every single event, but I can tell you that we've never used the overflow.

COMMISSIONER LORENZINI: Okay, all right.

MR. CAZARES: So, the valet is more of a convenience for a guest who doesn't want to walk, you know, the 200 steps. It's a perception of elegance that we provide. It's not really used for a mechanical purpose or to resolve a deficit. It's more of a facade that you've arrived with that key. So, yes.

COMMISSIONER LORENZINI: Okay, Rachel, could you bring up that one slide that shows the parking study? Right there. Yes, right there. So, the restaurant would require 81 spaces, but the amenity space is 62. So, the increase is actually the difference between the 62 and the 81 which is 19.

MS. HITZEMANN: Correct.

COMMISSIONER LORENZINI: So, why is the deficit 86?

MS. HITZEMANN: Right, it's the difference in the code, so the 86 deficit is between the 257 spaces that's required and the 171 spaces that they provide.

COMMISSIONER LORENZINI: And the restaurant, the 81 spaces for the restaurant, does that take into account that some of the people in the restaurant may be staying at the hotel?

MS. HITZEMANN: It does not, because our code requires that all of the uses have, based on this percentage, we have to account for all of the different uses.

COMMISSIONER LORENZINI: Has there been any complaints in the past about the banquet parking?

MS. HITZEMANN: Not that we know of, but the rooftop amenity has not been open to the public.

COMMISSIONER LORENZINI: Okay, thank you. That's all I have.

MR. LYSICATOS: Commissioner Lorenzini, just to add to that, so the 257 is what's required by code. The Petitioner's traffic consultant provided data, trip generation data based on ITE which is a little bit more, let's just say it's a little more liberal. So, they came up with 224 which all the concurrent uses, which Staff was amenable to considering.

So, to your point, it does sort of give a discount if the code mainly would get it down to 224, which would still be more than the 171. So, we are trying to meet what the traffic consultant is saying and what the Petitioner is trying to present. Yes, we understand that not everyone is going to be included and then it's a restaurant/hotel/banquet, but it likely would exceed the 171. That's what we're concerned about.

COMMISSIONER LORENZINI: All right, so one final question. So, ideally, what does Staff need from the Petitioner to approve?

MS. HITZEMANN: Ideally, Staff is just looking for a natural parking agreement with the stuff that was outlined as a typical parking agreement would have to accommodate those 53 spaces that would be over the provided parking. So, if he can provide an agreement that is, you know, longer term, you know, five years, et cetera, that it outlines that those 53 spaces are provided and provides a valet plan for how that will operate if they need to utilize those 53 spaces, Staff would be willing to work with the Applicant to move this forward.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON CHERWIN: Michael, did you have --

MR. LYSICATOS: No.

CHAIRPERSON CHERWIN: All right. Joe, anything else?

COMMISSIONER LORENZINI: No, that's all.

CHAIRPERSON CHERWIN: Commissioner Green?

COMMISSIONER GREEN: I have a question for Staff. The basic question is why are we here tonight? If you have a petitioner who doesn't provide the information, why are we looking at this tonight when it doesn't have the information that was required? In other words, why am I sitting here for an hour-and-a-half listening to this and it's not a full report? Could somebody answer that, please?

MS. HITZEMANN: Yes. So, essentially, Staff can only deny them moving forward with a public hearing if they do not provide the items that are outlined within our Plan Commission guide within the ordinance. He has provided that information and insisted on moving forward with the Plan Commission hearing.

Staff had asked for additional information to better support his application and so we could move to, you know, a Staff recommendation of approval. That is the information that he has refused to provide, but it is his right to move forward with a Plan Commission hearing, and that's why we're here.

COMMISSIONER GREEN: I get that. It's just that now we have to take this individual's word for everything.

MR. LYSICATOS: Yes, to your point, and I think to what Commissioner Lorenzini was asking about on what we need at this point, that was our preference is to get what we needed. There is an avenue for that, there can be a continuation of the hearing. That will allow us to get a little bit more of this information. We are on the right path. He talked about his relationship with his neighbors and the way he operates his business. We understand all those things.

We know those as facts. We know they're a good business; they're a valued business. Recently, the Village has approved the construction of the rooftop enclosure. We want this to succeed, so it's a matter of, a continuance would allow us the time to get those documents back in the way that we need them. Clarification in the traffic study, that would also provide the information we need. Nothing in the traffic study showed the utilization of events.

To your point, we understand he's talking to us. We're not saying that it's not true, but we don't have the information in the traffic study that says on these dates this is how it was utilized on those dates. Staff has been to events recently where the parking lot was relatively full for an event just at the banquet hall. So, we know that it could get tight, and the Staff's job is to protect the Village in those instances where it's going to be overflow parking.

That's why these conditions existed in the first approval, because they understood that concurrent uses could create a problem with the 171 parking spaces. So, an avenue for that would be a continuation. That would be up to the Petitioner to request that though.

COMMISSIONER GREEN: That was actually my next question for you. Can we continue this, get this information so we'd have a full report to look at, and then he can deny or if the Petitioner wishes to do something, excuse me, and we'd have a full report? Are you willing to do that?

MR. CAZARES: You know, I've been doing this for six months.

COMMISSIONER GREEN: This is a yes or no question.

MR. CAZARES: I'd have to take it into consideration and then I'd have to see, need to talk to --

COMMISSIONER GREEN: Well, I can just tell you as a Plan Commissioner

here, if this is the report and this is what you're asking, I'm going to deny it.

MR. CAZARES: Understood.

COMMISSIONER GREEN: That's all I have to say.

CHAIRPERSON CHERWIN: Thank you, Bruce.

John?

COMMISSIONER SIGALOS: I would agree with what Commissioner Green is suggesting, that this be a continuation until you get the sufficient information you requested from the Petitioner to allow us to make the proper decision on this. That would be my suggestion, for a continuation of this hearing.

MR. CAZARES: Let's discuss it, shall we? I do agree with you, but there should be a timeframe. There shouldn't be where I come in December and we're still here today and I am not allowed to have a meeting and wanting to discuss to collaborate and resolve this issue.

COMMISSIONER GREEN: Let's not negotiate, please. Let's not negotiate everything that the Staff is doing for you. I don't want to hear that. I really don't.

MR. CAZARES: I understand that.

COMMISSIONER GREEN: And I'm sorry, John, I didn't mean to jump in, but if there is a continuance, you then deal with the continuance and whatever the timeframe is. We are not here to keep you happy, and everything you're saying about the Staff, I don't agree with. I don't like, I've been doing this a long time and there's a couple of individuals like you who come in and badmouth everybody here on the Staff and I don't like it, and I'm being very frank with you, but --

MR. CAZARES: And I disagree with you. I have a totally --

COMMISSIONER GREEN: -- that's it.

MR. CAZARE: Through the Chair --

MR. LYSICATOS: To the Petitioner's concern and point and to your point, we would recommend a date certain. I think that's required that if we are going to continue the hearing, we would continue it to a date certain. Our next meeting would be the 28th.

MS. HITZEMANN: Yes, May 28th.

MR. LYSICATOS: So, May 28th would be the next available meeting. This would entail the public notice for that meeting. That would give us about a week to get all the information from the Petitioner and then get it into the report and make it available to the public. The meeting after that would be the first meeting in June. So, if the Petitioner wishes to request a continuation, we would offer them the soonest meetings, either the May 28th meeting, or --

MS. HITZEMANN: I believe it's June 11th.

CHAIRPERSON CHERWIN: Will they have to publish another notice if it's continued? No, you wouldn't have to publish that.

MS. HITZEMANN: No, this would be this.

MR. LYSICATOS: No, as long as it was a date certain. I'm sorry.

MS. HITZEMANN: Yes, this would be the notice.

CHAIRPERSON CHERWIN: All right, just for clarification. I appreciate it.

MR. LYSICATOS: So, they wouldn't have to go through that one process.

CHAIRPERSON CHERWIN: Yes, exactly. All right, just wanted to verify that.

Okay, so any other questions of the Petitioner?

COMMISSIONER SIGALOS: Now, can we get assurance from the

Petitioner you'll provide this information that Staff has been requesting and you have not provided to date by continuing this hearing?

MR. CAZARES: Mr. Sigalos, I have done, I have bent over backwards for this Village. I have millions of dollars invested in this. It's in my vested interest to pursue it with the Staff. Unfortunately, it's been a little bit disappointing of how it's come about. You know what, I don't hold grudges. I will move forward and tomorrow we can start a wonderful conversation. I'd be happy to meet with her and I will try to expedite and provide them all information so they can --

COMMISSIONER SIGALOS: Well, I would encourage you to do so.

MR. CAZARES: Yes, absolutely.

COMMISSIONER SIGALOS: That's all I have.

COMMISSIONER ENNES: Make sure you provide every historical rehab of the, sort of the activities that have occurred with this. We approved this in the past with the rooftop being an amenity.

MS. HITZEMANN: Correct.

COMMISSIONER ENNES: And then that went to the Village and they approved it.

MS. HITZEMANN: Yes, they approved it with these conditions.

COMMISSIONER ENNES: My recollection of that is there were some pending parking agreements, and there was a parking agreement which included Pace across the street?

MS. HITZEMANN: That is correct.

COMMISSIONER ENNES: Okay, and my understanding was the Village Board had approved this, and then that was changed, they denied it. Was that when this was going to be a restaurant open to the public?

MS. HITZEMANN: So, I don't know, I wasn't here when this went through. I don't know if the intention from the start was to have this rooftop restaurant?

MR. LYSICATOS: It wasn't. It wasn't, yes. The intention was a little bit different.

MS. HITZEMANN: Okay, so I think that they, in anticipation of it being a rooftop restaurant open to the public was going to create issues, they had the forethought to create these conditions to make it a hotel amenity only to the guests, and then noted that if the Petitioner wanted that changed, he would have to come back before the Plan Commission and the Village Board.

COMMISSIONER ENNES: And that's basically what this is.

MS. HITZEMANN: And that's what this is, yes.

COMMISSIONER ENNES: So, those two other parking agreements never came to be? I mean, this is a huge parking variance, this is a 33 percent variance from what our code is.

MS. HITZEMANN: So, he provided those two letters that I gave to everybody up there last night to us for that five-year term. A typical parking agreement has more information on it in terms and conditions, a timeframe, both signatures by both parties, I have an example one here, and any other kind of things that the grantee and the grantor would need to make this an official parking agreement. That's what we're looking for moving forward.

COMMISSIONER ENNES: Somewhat similar to a hearing we had within the last couple of weeks between the Park District and the restaurant where the Park District had

granted that.

MS. HITZEMANN: Correct, yes.

COMMISSIONER ENNES: What was the term? Do you know what the term on that lease was, or I shouldn't say that lease, that parking agreement?

MS. HITZEMANN: Yes, it was not my project so I'm not aware.

COMMISSIONER ENNES: So, I mean, this happens from time-to-time. Okay, that's all I have.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, I like the idea of the rooftop restaurant. I think that would be another distinguishing characteristic for the community. We've had a little history here going back to sort of the first rooftop restaurant at what's now Salsa 17 and Carlos and Carlos which would have been a second floor rooftop restaurant. Then when we had 425, the lot when the builders had it, that there could be a provision for not only a rooftop restaurant but a partial use like a hotel space like they do with the Ritz Hotel where, and we need a hotel space that's in this community.

So, it seems to me that the devil is in the detail here. We've got an owner/operator that has a long history, and I think most of us have been to that site for Hearts of Gold or for Chamber events, and we know it's a tight space, but there's also sort of a concept of self-regulation; if it doesn't work, no one is going to come.

So, the tag of responsibility is really on the owner/operator as long as that accommodation can be made. Maybe Mr. Corcoran can add a couple of enlightenment to this Commission that maybe it can work. I've seen it work where there's valet parking off site where you have under-parked areas, that once the owner/operator can take control of it, that it works, and the operator/owner is going to want to be successful. They want to make money and they want to help this community have a certain distinctive feature to make Arlington Heights not only a Village of Good Neighbors, but a cool place to have.

You know, I think I see the elements, and this isn't really our job here to work out these details, but it seems like it's eminently workable. The other factor is that that site has been sort of evolving and it becomes sort of informal, and now that there's a rush of creating formality to it might not make it as feasible with getting legally binding documents there. But there is something that I think that could work out, but there is a little bit of custom and usage that, you know, is sprinkled on this piece of property. Again, it seems to me that it can work out, get the documents together, get the documentation together.

Then the final sort of point would be that we would condition it on the ownership, as long as the current owners are in control, you used that a few times so you must be a big A personality, you've got to have control, you know, kind of relax, and maybe cooler heads can work something out that works out. You've got a great place; you've got a cool place.

MR. CAZARES: I agree with you a 100 percent and I would accept that condition. I would even go to the extent, to the point of if I would lose these informal agreements, I would shut down the restaurant to the public, you know, I have to work with the community and everyone. If I don't work with anyone, then I'm not --

COMMISSIONER DROST: Well, I guess the point is that what you're looking at is a restaurant that can take 80 people, I mean, that's essentially what you're looking for, open to the public.

MR. CAZARES: Right, and I will tell you --

COMMISSIONER DROST: And that to me doesn't sound like an unsolvable

problem where, you know, the Pharisees are going to get you as opposed to common sense.

MR. CAZARES: Absolutely. Absolutely, and it isn't a difficult task to attract patrons to even a rooftop that's not a freestanding restaurant. I know the challenge of having charge of whatever hotel downtown and, you know, there maybe an initial room, things we'll regulate and it will be not an easy management or proposition to attract people to a building which is not freestanding and they don't know a restaurant that's there.

COMMISSIONER DROST: Yes. No, it's just, and a continuance can kind of, you know --

MR. CAZARES: And I'm agreeing to that, absolutely.

COMMISSIONER DROST: Mr. Corcoran, he's here, do you want to have the man --

CHAIRPERSON CHERWIN: Well, do you want to ask him now?

COMMISSIONER DROST: Well, he's the witness.

CHAIRPERSON CHERWIN: Right.

COMMISSIONER DROST: He was sworn in and, you know, if he has something to say to support the parking situation, let's get them while they're hot, you know.

MR. CORCORAN: Good evening, Steve Corcoran with Eriksson Engineering. I prepared the parking study in your packet as well as worked on the original amendment eight years ago with the hotel addition.

Again, as Staff has mentioned, you're going through it, and just like I was here a few weeks ago or a month ago, the Park District was basically, you take the maximum occupancy of every use on the property for grounded parking and that's your code parking requirement. We know for many different, not just Park District, but shopping centers, restaurants, you know, there tends to be overlap both in time of day as well as interaction between uses. That's what we're kind of talking about.

Just regarding the amenities based on how we accreted it, that's how we accreted it at the original plan over eight years ago, and that's why we kept it that way because that was in the agreement with the Village back then. Now, I give you whether we change it to restaurant or not, it's just going to change the size of the variation, I mean, because it's square footage you need to park cars and people, but I think we got it covered either way.

Then, again, what he's been said so many times, there's interaction between banquet, between a hotel and rooftop facility. We've seen this at other hotels, to stay and then go to the banquet in the same facility. That's great for traffic and the guests at that point because that reduces any chance of DUIs and things like that as a convenience, and especially for people coming from out of town, they don't have to rent a car.

In terms of the traffic study, you know, again, like I always do, we calculate by code, we calculate by ITE, we calculate it by surveys and then any other information we have. You know, again, taking the worst case, everyone is maxed out, yes, we need additional parking. But our client has provided mechanisms for overflow parking, and I'm not going to get into the, it's beyond me as far as the actual wording of the agreement between them and their neighbors.

So, I think we're in good shape again because they are providing more, providing a lot more overflow parking than they really need. Then, I think work out the parking agreements and we should be in good shape.

CHAIRPERSON CHERWIN: Could I ask you a question? I guess in your professional opinion, given the change from being just an amenity, to this rooftop space, to open

to the public, I mean, we're looking here at Arlington -- no, I was just going to say, I mean, realistically, what's your estimate of the difference, the net difference between having that just as an amenity and operating it as it is now to Friday-Saturday night open to the public, realistically?

MR. CORCORAN: Well, that's the weird part, because currently, my understanding of the amenity space is that they're using it for internal use only. They have their own kitchen up there, so it kind of acts like a restaurant, it's just not where they're getting their people from.

CHAIRPERSON CHERWIN: Well, so that's the crux of this thing.

MR. CORCORAN: Yes.

CHAIRPERSON CHERWIN: Like the concern is, I mean, you know, we've kind of gone through, I mean, we know it's a great hotel and they're doing a great job running it and it's very popular, but the question we're presented with is what is the demand on the site and the neighboring streets and essentially what's then the difference between how it's managed now and now that we have, you know, people coming in from outside in some way? Is there any estimate that you have?

MR. CORCORAN: Yes, well, the difference, so essentially, the parking then and now is zero because they've already come on site for one reason. Then when you open it up to the public, if we use the ITE, the top there is 61 if it is a typical week night, and 70 spaces on a Saturday. If we go back to the code, that's 81, so code is a little higher.

CHAIRPERSON CHERWIN: I'm not talking about the code, I mean, we've seen that.

MR. CORCORAN: Yes.

CHAIRPERSON CHERWIN: I'm saying from a practical perspective because it's not going to all of a sudden, nobody from the hotel is going to start, you know, that everybody is going to start occupying this, it's going to be a hundred percent from outside, right?

MR. CORCORAN: Yes.

CHAIRPERSON CHERWIN: There's going to still be whatever, a lot of people are using it as an amenity from the hotel, you're just going to have some more individuals.

MR. CORCORAN: I mean, my best guess at this point would be like 50 cars at most, you know, assuming some usage by the hotel/banquet users.

COMMISSIONER DROST: Yes, and there's, you know, these other services that you've got. You're going to have Waymo later and, you know, Ubers and stuff.

MR. CORCORAN: Yes, I mean, that's discounting ride share.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Yes.

Anything to follow up?

COMMISSIONER DROST: No. That's pretty much it.

MR. CORCORAN: All right, thank you.

COMMISSIONER DROST: Thank you.

CHAIRPERSON CHERWIN: Okay, so we had some additional questions from Plan Commissioners. We do need to open this up for public comments on this topic because this is a public hearing. So, we're going to start at this side of the room. In the back row, are there any public comments on this petition? No, nobody?

Okay, seeing none, we're going to move over. I don't think the Arlington Steel guys have any comments. We're going to move back here. I think we have one gentleman coming up.

Yes, sir?

PUBLIC COMMENTARY FOR PC #25-010

MR. MOENS: Yes, thank you, sir. So, I would just recommend that we work to get this project in. This is a, I think it's a benefit to our community here. It's a well-known place and I think that rooftops are really cool. So, I mean, it would be a shame to lose this on a parking requirement. I think parking has become a little overstated lately, because we do have other ways to get around now with ride share and taxis and so forth.

So, I would ask that you either approve this as is asked or to postpone it so that they can work this out in a sensible way, but postpone it to a specific time for it to come back so it doesn't languish on and on and gives the Petitioner time to work through this. Thank you.

CHAIRPERSON CHERWIN: Thank you. Wait, no, I'm sorry. Your name please, sir.

MR. MOENS: Keith Moens. Keith Moens, M-o-e-n-s.

CHAIRPERSON CHERWIN: Thank you.

All right, and I don't think we see any other public comments, I think? No, all right.

We're going to close the public hearing and we're going to come back. I guess, you know, I just asked Mr. Corcoran a few questions but, yes, I mean, I think I generally agree with, you know, Mr. Moens, you know, in a sense that I think this is a project that we'd all like to see accommodated. It's a good business; they've been doing well. I think that the Petitioner is frustrated with sort of the process and the communication and the thinking that, well, you know, we should just be able to do this. But, yes, realistically, where you're coming from is we need to have a little bit more than just a letter on a weekend. Typically, when I, you know, do commercial deals, we would want something, like I would not want to buy a property without a substantive agreement that gives me something, you know, assurance.

So, these are required, and I think the Petitioner was saying, well, you know, we've been doing this for a while. I agree that you don't need to take anything in perpetuity, but it sounds like that's, you know, it varies a little here when you say, okay, well, if these folks are willing to give us five years on this, then let's get something in place that says it. Maybe the agreement is if you lose your parking, then this thing reverts to an amendment. I mean, he doesn't have to tear it out, it doesn't have to go away. But if you open it to the public, I think from my perspective, I would like to see something that says, okay, here are things in place, nobody is getting perpetual use, I don't think we need it in perpetuity, but I do think we have to say if you do want to have it open to the public, as long as you have it open to the public, you know, we should have something in place. It can be a page, or two pages, but it should just be something that says, hey, these are the parties, we're saying that we know that the hotel traffic is on and you can use it.

So, I think it's a very minimal request. I think you'd be surprised how easy you can do it, but I think it can be done. We have some good neighbors here that are willing to do it. It sounds like he's had a good relationship with them. I think you should be able to get it. I'm not as concerned about the striping and all that, I am just concerned that there's space available for this overflow. I don't get the sense that this is going to be a real practical issue, but you know, the Village has to have this in place because we don't want people running across the

street. So, I would get that first thing.

The second thing would be maybe a little bit of traffic study with perhaps just an update to what was already done, to maybe provide some of the insight that Mr. Corcoran did and give us a little bit more of a delta between the current state and future state so that we can get a little more comfort around it. That would be the two things I would be looking for.

So, that's just my comment. I don't know if anybody agrees, anybody else have anything down here? I would be all, by the way, I would be for continuing this because I don't want to see it be denied and give the sense that we don't think it's a good place, but I would like to see it be continued because I would like to give it an approval because I think it is a good project. So, that would be my final comment.

So, do we have anything else down here to add to that? No?

COMMISSIONER DROST: I would give it an approval, too, to turn the temperature down. I like the idea of the non-impervious surfaces where we don't need more asphalt if we've got a good compact base and if you've been using it, and history would prove that out. So, you know, it's not trying to reinvent the wheel, it's trying to enhance what you have. I think it's a great project.

CHAIRPERSON CHERWIN: So, I guess the next step would be, it sounds, the Petitioner I believe stated, if you want to step up really quick, sir? That you would want to request that?

MR. CAZARES: Yes, I request for it to be continued, and if it's possible, that Staff would allow me to present to the Board before the second meeting in June. After that, I'm having a procedure and I won't be able to present it for over two months.

MR. LYSICATOS: I mean, I would recommend June 11th just so that, one, it gives you enough time to get all the documents in order with all of the details that we've asked for. It also allows us to craft those conditions because we do want to be drafting conditions of approval. That is where we want to be as well, that's what our goal is.

CHAIRPERSON CHERWIN: So, that would be June 11th at this, the continuation of this public hearing?

MR. LYSICATOS: At this. So, when is the Board meeting?

CHAIRPERSON CHERWIN: So, Petitioner, so June 11th would be here, you'd still have final Board approval after that.

MR. LYSICATOS: Right. I'm just looking at the calendar to see what would --

MR. CAZARES: I understand. I can send my counsel to present. I mean, obviously, no one has the insight knowledge myself, but after June 18th, I will no longer be able to present for at least two months.

CHAIRPERSON CHERWIN: June 18th?

MR. CAZARES: Yes, but you know, if that's the date, then I can just bring someone else to present.

CHAIRPERSON CHERWIN: Okay, all right.

MR. LYSICATOS: Right, because the next Village Board meeting will be the 16th which we can't turn that around --

CHAIRPERSON CHERWIN: Right.

MR. LYSICATOS: -- because their agenda has already been gathered by the time we meet. So, it would be the first meeting in July. Just May 28th might be way over tight

just to get everything together.

CHAIRPERSON CHERWIN: Yes, no, I get that. I just want to make sure. All right, so it seems to me that the June 11th date is probably the best.

MR. LYSICATOS: So, if the Petitioner is open to requesting for a continuance to June 11th, the Staff would concur with that.

CHAIRPERSON CHERWIN: Yes, I guess we would just add it to the motion.

MR. LYSICATOS: Yes, you'd have to make that request and this would be the date.

CHAIRPERSON CHERWIN: Is that your request?

MR. CAZARES: Yes. Yes, sir.

CHAIRPERSON CHERWIN: Okay, is there a motion?

COMMISSIONER DROST: I'll make that motion to continue to the date of June 11th.

A motion to continue the public hearing on PC #25-010 to June 11, 2025.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: Okay, the motion is to continue to June 11th on the floor. If we can have a roll call vote, please?

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, the Petitioner has a continuation on this public hearing to June 11th. So, our suggestion is to work with Staff on the items we've discussed and I think, Michael and Rachel will be, you know, work with you to make sure that it's done.

MR. LYSICATOS: And this would serve as the final public notice for that meeting. You don't have to do any additional mailings or postings for that, all right?

MR. CAZARES: Thank you so much.

CHAIRPERSON CHERWIN: All right, thank you very much. All right, so that gives us the, all right, I guess that's for our public hearing.

(Whereupon, at 8:04 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: FULL CIRCLE COMMUNITIES/GRACE TERRACE
1519-1625 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-007
FINAL PLAT OF SUBDIVISION

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 14th day of May, 2025 at the hour of 9:00 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director, Planning and Community Development

CHAIRPERSON CHERWIN: We do have Item V, Other Business, Full

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Circle Communities/Grace Terrace, Final Plat of Subdivision. That is not a public hearing, but --

MR. LYSICATOS: Correct.

CHAIRPERSON CHERWIN: -- we will listen to the Staff's presentation on that.

MR. LYSICATOS: Thank you, Chair.

So, on January 21st of this year, the Village Board approved Resolution #25-015 which authorized preliminary plat of subdivision for the Full Circle project that's associated with the temporary supportive affordable housing that you saw several months ago. The Petitioner has submitted their final plat for review along with the final building specifications and plans. Engineering and Planning have reviewed those plans and they met all the conditions of Chapter 28 and are satisfied at this point.

In addition, they addressed specific aspects of the approvals, both the Subdivision resolution and the PUD ordinance that addressed the impact fees, vehicular and pedestrian cross access which they provided on the plat. There was a condition about a reimbursement agreement for future public improvements. We've actually worked with the Petitioner; they are going to actually pay for those public improvements and dedicate the land as part of the final plat. So, there will be no need for an agreement since they will be paying for those fees.

So, at this time, we are recommending approval of the final plat of subdivision to then be reviewed by the Village Board with five conditions:

1. Prior to the Village Board meeting, that the final plat, that Petitioner provide those funds that we talked about associated with the dedication for the cul-de-sac at the terminus of Emerson Street;
2. Payment of all applicable engineering fees and the surety bonds, that would be one week before the Village Board;
3. They will also provide the printed mylar with all the signatures that we need before Village Board;
4. Payment of anticipated cash contributions in lieu of the school, library, and park and recreational purposes, that will be done before the time of building permit; and
5. Also, the on-site utility management plan which we've reviewed at this point as well, and that will be done before time of building permit.

At this point, we have actually gone through the vast majority of the building permit review as well, so the project is progressing.

CHAIRPERSON CHERWIN: Thank you, Michael.

Okay, any questions to the Staff on the final plat of subdivision that's within our packet? Anybody have some questions on it?

COMMISSIONER DROST: No, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of the Final Plat of Subdivision, subject to the following conditions:

1. **Prior to Village Board approval of the Final Plat of Subdivision, the Petitioner shall provide the funds needed for the proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the property to the east as determined by the Village or enter into a reimbursement agreement with the Village.**

2. **Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to the Village Board approval.**
3. **The Petitioner will provide a Final Plat, as approved by the Plan Commission, printed on mylar and submitted to the Village, with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Village Board approval.**
4. **Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents be provided at time of building permit.**
5. **An on-site utility management plan be approved by Village Staff as part of and at time of building permit.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: Okay, can we do a roll call vote for the approval of the final plat of subdivision.

MS. HITZEMANN: Yes.

Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin, sorry.

CHAIRPERSON CHERWIN: Yes.

That's okay, it's been a while.

MS. HITZEMANN: It's been a while, yes.

CHAIRPERSON CHERWIN: All right, so thank you. We've got to sign that one after this meeting?

MR. LYSICATOS: We're going to get it before the Village Board meeting, so we'll work with you on that.

CHAIRPERSON CHERWIN: Yes, right.

MR. LYSICATOS: This one we're just, that's not a requirement of Chapter 29 which is traditionally done that way, so we're just moving it.

CHAIRPERSON CHERWIN: Yes, okay. All right, good. So, that's the end of other business.

Is there public comment on anything else? On the left side, anybody want to make a comment? No? On the right side, anybody like to make comment. You guys are

still hanging in there, that's very exciting.

Anybody, any other public comments in the back of the room?
(No response.)

CHAIRPERSON CHERWIN: All right. Okay, no public comments. Then, let's see, I think that's it. Update on previous Plan Commission cases, is there anything that you want to tell?

MS. HITZEMANN: Do we have an update? The Rec Park and the building addition, both of those have moved forward and were approved by Village Board. We're just waiting for final ordinances to be approved. I believe that's it.

MR. LYSICATOS: The same with the East Country Lane Townhomes.

MS. HITZEMANN: Yes, same with the East Country Lane Townhomes. They're working through their final plat.

CHAIRPERSON CHERWIN: Okay, thank you. One issue I just want to bring out, I don't know if the petitioners know it, Lynn Jensen has resigned. Our great colleague for a long time has done a great job and we will miss him dearly, but he has moved on from Arlington Heights. So, we do have a vacancy.

COMMISSIONER LORENZINI: What are we going to do for bike racks?

CHAIRPERSON CHERWIN: I know.

COMMISSIONER DROST: Well, you guys had a bike rack --

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER DROST: You're okay.

CHAIRPERSON CHERWIN: In the spirit of Lynn though, he did bring up a point to me, I think in the last meeting or I don't know before that, about, but he brought up a good point, about how we used to have essentially a tracking mechanism for projects to see where they are, what the progress is, where they're getting stalled, all this stuff. I know Lynn was very on that, and then it went away. I don't know why, but it went away at some point. I'm thinking that, I think in the spirit of Lynn, or if anybody else doesn't object, I think that would be very helpful for us to make sure that we're all holding ourselves accountable to moving projects forward and making sure people aren't getting frustrated.

MR. LYSICATOS: Yes, we can make that part of the, we added the line there, Update on Previous Projects.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: We can make that report part of the packet.

CHAIRPERSON CHERWIN: Yes, and just however you want to lay it out, with a spreadsheet.

MR. LYSICATOS: And then if you have any questions on them, we can just make --

COMMISSIONER DROST: And, Rachel, we're all in compliance with our ethics reports?

MS. HITZEMANN: As far as I heard, yes.

COMMISSIONER DROST: Okay, good. So, we're all ethical.

MS. HITZEMANN: I think we got them in the nick of time.

CHAIRPERSON CHERWIN: Okay, so unless anybody has any comments, is there a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER DROST: Second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, passes.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Meeting adjourned, thank you.

(Whereupon, at 9:08 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)

COUNTY OF KANE) SS.
)

I, RON 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.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
6/11/2025**

Item: 519 W. Algonquin Rd. - Chez Hotel - PC25-010
Land Use Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. Land Use Variation to allow a restaurant in the M-2 Zoning District.

Variations Required

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic study;
2. Variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces.

Recommendation

The Staff Development Committee recommends APPROVAL of a Land Use Variation to allow a restaurant in the M-2 District, and a Variation to Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171, subject to the following conditions;

1. An updated response to the Land Use Variation criteria shall be provided before the Village Board meeting.
2. A revised site plan is provided before the Village Board meeting showing the following:
 - a. The elimination of access aisle valet spaces, except in the southernmost parking access aisle and the adjacent two rows of parking.
 - b. Where specifically "show vehicles" will be parked.
3. The Valet Plan will be updated prior to the Village Board meeting with the following items:
 - a. The southernmost parking access drive aisle and adjacent two rows of parking noted as the primary valet area.

- b. How access to the southernmost two rows of parking will be restricted to patrons if valet is determined to be needed.
 - c. Staging plan for how the on-site valet will be utilized.
 - d. Clarification regarding where the “show vehicles” will be parked.
 - e. Anticipated hours of the valet operation on days that it is implemented.
4. Parking agreements will be updated prior to a Village Board meeting and will have a clause for an automatic renewal every 5 years. The agreements shall note that either party has the right to terminate the agreement at any time.
5. Outstanding landscaping items must be installed this planting season. These include; landscaping that is absent near the northeast corner of the building per the approved landscape plan and three code required trees that have not been installed. Per Chapter 28, a four-inch caliper shade tree must be provided at the end of each parking row.
6. Petitioner must retain off-site parking agreements for 54 parking spaces. If the agreements lapse, the Petitioner must notify the Village. 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 restaurant, 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. If a resolution cannot occur, at its sole discretion, the Village may revoke the Land Use approval.
7. Valet aisle parking may only be used between the south two parking rows on the property. No aisle drives outside of this area may be used for valet parking. All other on-site parking spots can be used for valet services, but must be maintained in striped parking spaces.
8. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

- 1. PC25-010_Revised Staff Report_ 6-6-25
- 2. Revised Parking Study - Revised 2025 (New)

3. Chez Hotel Valet Plan 6.5.2025 (New Submission)
4. Executed Parking Letters / Agreements (New Submission)
5. Aerial
6. Legal Description
7. Project Description
8. PC18-013 LUV Justification
9. PLAT OF SURVEY
10. Site Plans
11. Architectural Plans
12. Rooftop enclosure
13. Round 1 Staff Review Comments
14. Chez Hotel Response to Round 1
15. Petitioner Response to Village Parking Comments
16. Petitioner Response to Round 1 Comments (New)
17. Public Notice
18. Ord. 18-028
19. Ord. 19-005



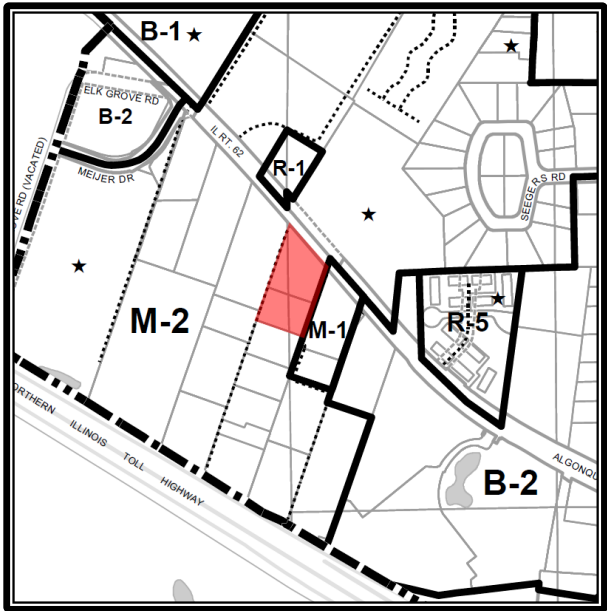
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project Number: PC 25-010
Project Title: Chez Hotel
Location: 519 W Algonquin Rd.
PIN: 08-16-103-008-0000 & 08-16-103-009-0000

To: Plan Commission
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: May 14th, 2025
Date Prepared: April 30th, 2025

Petitioner: Krystyna Cazares
Address: 519 Algonquin Rd.
Arlington Heights, IL 60004

Existing Zoning: M-2: Limited Heavy Manufacturing District
Comprehensive Plan: R&D, Manufacturing, and Warehouse



SURROUNDING LAND USES

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

Requested Action:

1. Land Use Variation to allow a restaurant in the M-2 Zoning District.

Variations Required:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic study;
2. Variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces.

Project Background:

The subject site is approximately 112,000 square feet (2.6 acres) and includes a hotel and banquet hall. In 2000, the Village Board approved, a Land Use Variation via Ordinance #00-012, which allowed the banquet hall within the M-2, Limited Manufacturing Zoning District. In 2018, the petitioner received a Land Use Variation to operate a 6-story hotel per Ordinance #18-028. That original approval was for a 63-room hotel. In 2019, an amendment to the Land Use Variation was granted under Ordinance #19-005. As part of that amendment, the following amenities were added to the hotel use; an exercise room, business center, first floor café/ seating area and an additional 6th floor “amenity”, which functioned as an additional rooftop banquet / restaurant space exclusively for guests. The following variations were also approved:

- A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction for the required number of parking spaces from 249 spaces to 172 spaces; and
- A variation from Section 10.2-8, Additional Regulations-Parking, to allow a reduction to the required width of a two-way drive aisle from 24 feet to 22 feet for the northernmost drive aisle.

The 6th floor space was approved with the following conditions:

- 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 make this space available to the general public will require an amendment to this Land Use Variation.
- 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).

The hotel and banquet hall have been operating for approximately one year, and the owners would now like to open the 6th floor space to the general public in the form of a restaurant. The request is to use the 6th floor concurrently with the banquet hall use, thus removing the two conditions on which the 6th floor space was approved in ordinance #19-005 and requiring an amendment to the existing Land Use Variation.

On February 26, 2025, the Conceptual Plan Review Committee (CPRC) met to discuss the proposed rooftop restaurant space. The Conceptual Plan Review Committee deemed the restaurant an appropriate use, but had concerns about the parking and felt that the parking arrangement that was presented was contrived and wanted to see a solution for the parking before issues occur in the future.

Zoning and Comprehensive Plan

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

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

The petitioner has stated the responses provided in the original application for a Land Use Variation for the hotel use adequately address the standards for the Land Use Variation for the Restaurant Use. The following response was given for the original hotel use;

“Currently European Crystal banquets has a 70 percent vacancy rate. We are unable to attract any meetings or corporate groups as we do not have hotel rooms to accommodate them on site. The Banquet center is mostly empty from Sunday thru Thursday which is the period we are trying to fill with hotel occupants and meetings. If we are not granted both variations the business

will no longer be viable venture and a demolition of 40% of the asset will need to be done since that portion of the banquets has low ceilings and does not have customer appeal.”

Since the proposed use is for a restaurant to operate concurrently with the hotel and the banquet hall, which increases the capacity and intensity of the existing hotel use, staff determined it is appropriate to require the petitioner to demonstrate compliance with the Land Use Variation standards for the public restaurant use. The petitioner has not provided staff with responses to the justification criteria for this specific request.

Chapter 28 of the Village Code defines a restaurant as “any building or part thereof where food is cooled or prepared for compensation, for the general public and for immediate consumption on or off premises”. The petitioner has clearly stated in the Project Description the request to “use the rooftop space for public use as a Restaurant and Bar”. As a result of the request and the concurrent use with the remaining uses on site the staff has deemed a Restaurant use to be the most appropriate to apply in this application.

The Comprehensive Plan designates the site as “Research Development Manufacturing and Warehousing”. Restaurants would typically locate in commercially zoned areas as reflected in the Comprehensive Plan. However, given the location of the property along Algonquin Road near the I-90 interchange, the multiple hotels in the vicinity of the site, and the location within a hotel, staff believes the restaurant would be a suitable complimentary use.

Site Design

The rooftop restaurant will have indoor and outdoor seating and encompass the entire 6th floor. The petitioner has recently installed a glass enclosure covering the outdoor portion of the rooftop. The structure received Design Commission approval and is in the process of receiving final building permit inspections.

No other changes to the building or site are being proposed as part of this Land Use Variation Request.

Traffic and Parking

The petitioner has requested a variance to waive the required traffic study. A traffic study was provided with the original Land Use Variation. Staff is supportive of this request due to Algonquin Road’s designation as a Major Arterial, which already sees high levels of traffic. Chez Hotel accesses Algonquin Road via a private road. The other businesses located on the private road have differing hours from the restaurant, therefore the increased traffic from the restaurant use will not impact other business owners.

The provision of ample onsite parking is key to the success of this project. The existing site contains 171 parking spaces. Per the Zoning Code, a total of 257 parking spaces are needed, as calculated based on the combination of existing and proposed uses outlined in the table below.

Use	Size	Zoning Code	Required Spaces	Proposed Spaces
Banquet/ Convention	5,654 sq. ft.	30% of occupancy	113	
Hotel	63 rooms	1 space per room	63	
Restaurant	3,670 sq. ft.	1 space per 45 sq. ft.	81	
		Totals	257	171
		Deficit	86	

The petitioner is seeking a variation from the requirement to provide the 257 code required parking spaces to the existing 171 spaces already existing on the site. The petitioner hired Eriksson Engineering Associates to conduct a parking study. The study lists the code required parking for the site as 257 spaces and concludes that the parking demand for the site is 224 vehicles during peak demand on Saturday. Village staff is in general agreement with the analysis of the peak demand of 224 vehicles.

The parking study provided by the petitioner's traffic consultant, using ITE/ULI parking requirements, indicates 224 parking spaces would be needed in order to accommodate the proposed concurrent uses on the site as shown in Table 2. The petitioner originally proposed providing 23 valet spaces along the northern and southern drive aisles of the site as the only remedy towards meeting the code required parking. While this increases the on-site parking, it also blocks access to approximately 54 parking spaces and make access difficult for an additional 24 parking spaces, thus impacting more than 100 spaces through the valet operations. The remaining 71, or fewer spaces would then accommodate the remaining parking demand for the banquet use, hotel and rooftop restaurant space concurrently. The parking study provided indicates an additional 124 parking spaces would be needed to accommodate the remaining uses during a peak Saturday use (13 parking spaces would be needed for the banquet use, 41 spaces, for the Hotel use, and 70 spaces for the rooftop restaurant). With only 71 parking spaces, at most, the proposed parking utilization would leave the site deficient by 54 parking spaces using the petitioner's own parking study, and deficient by 87 spaces per Village Code.

**Table 2
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	63 rooms	0.64/0.65 spaces per room	40	41	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Rooftop	3,670 sq. ft. (205 persons)	16.5/19.0 spaces per 1,000 sq. ft.	61	70	
		Total	214	224	171 ⁽¹⁾

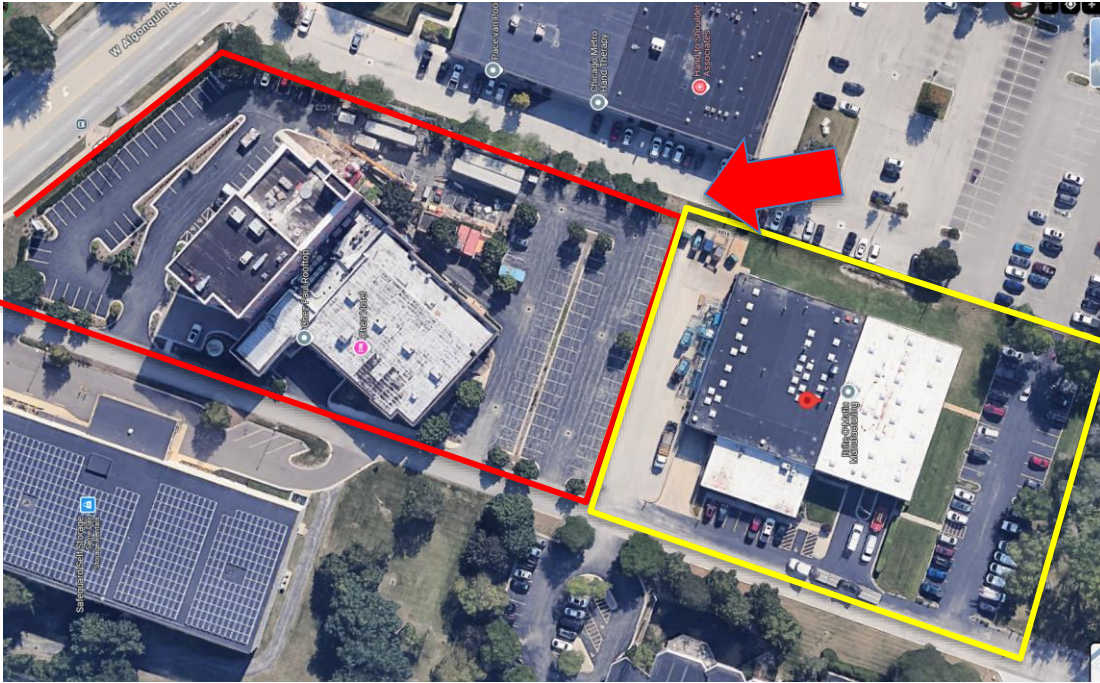
(1) Does not include 23 valet parking stalls

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

- The hotel 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 result in lower parking generation rates for the site.

A valet plan was provided to staff and minimally outlines how the valet operations would run. Staff has requested additional information including a revised site plan illustrating valet parking areas, additional information on "show vehicle" parking and hours of operation.

As noted in the parking study, the petitioner asserts he has entered into agreements with two neighboring properties for additional parking. One agreement provided was for the Brite-O-Matic site located at 527 W. Algonquin Road, directly adjacent to the subject site to the south. The agreement does not define how many spaces will be provided, only that the north parking lot can be used. The image below shows the Chez Hotel property in red and Brite-O-Matic in yellow. The portion of the Brite-O-Matic site bordering the Chez Hotel site which is the subject of the agreement, seems to be a loading area. It is not clear how many additional parking spaces this would provide during peak operations, but staff has estimated it would allow for approximately 25 spaces if there were not conflicts with equipment or trucks associated with the existing land use.



The second agreement with Algo LLC at 515 W Algonquin Rd, which is directly east of the site. The map below outlines the Chez Hotel property in red and the Algo property (The Hand Surgery Center) in yellow. The agreement is for the north lot, which staff has calculated at approximately 29 parking spaces.



While the executed agreements have most of the elements of a parking agreement, staff would like the agreements to have automatic extensions. The agreement language now states, "parties agree to review and consider and automatic extension", which does not meet the standards of staff. The agreements should include language for an automatic extension, but also have language that either party can terminate the agreement at any time.

Due to the limited on-site spaces, staff has requested the petitioner enter into 5-year agreement(s), with automatic extensions to accommodate the additional parking demand. These off-site spaces should

then be used for employee and valet parking only. The on-site access aisle valet parking shall only be maintained in the southernmost parking access aisle and adjacent two rows of parking. This would limit the impact to accessing on-site parking spaces to the two rows directly adjacent to the southern parking aisle, decrease access issues to the rest of the site and minimize potential traffic conflict. However, the valet may park cars in any of the remaining striped parking space on site as long as those spaces remain accessible.

Village staff is amenable to the anticipated peak demand of 224 parking spaces as outlined in the parking study, as long as the Petitioner maintains parking agreements that cover the additional 54 off-site spaces.

RECOMMENDATION

The Staff Development Committee recommends **APPROVAL** of a Land Use Variation to allow a restaurant in the M-2 District, and a Variation to Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171, subject to the following conditions;

1. An updated response to the Land Use Variation criteria shall be provided before the Village Board meeting.
2. A revised site plan is provided before the Village Board meeting showing the following:
 - a. The elimination of access aisle valet spaces, except in the southernmost parking access aisle and the adjacent two rows of parking.
 - b. Where specifically "show vehicles" will be parked.
3. The Valet Plan will be updated prior to the Village Board meeting with the following items:
 - a. The southernmost parking access drive aisle and adjacent two rows of parking noted as the primary valet area.
 - b. How access to the southernmost two rows of parking will be restricted to patrons if valet is determined to be needed.
 - c. Staging plan for how the on-site valet will be utilized.
 - d. Clarification regarding where the "show vehicles" will be parked.
 - e. Anticipated hours of the valet operation on days that it is implemented.
4. Parking agreements will be updated prior to a Village Board meeting and will have a clause for an automatic renewal every 5 years. The agreements shall note that either party has the right to terminate the agreement at any time.
5. Outstanding landscaping items must be installed this planting season. These include; landscaping that is absent near the northeast corner of the building per the approved landscape plan and three code required trees that have not been installed. Per Chapter 28 a four-inch caliper shade tree must be provided at the end of each parking row.
6. Petitioner must retain off-site parking agreements for 54 parking spaces. If the agreements lapse, the Petitioner must notify the Village. 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 restaurant, 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. If a resolution cannot occur, at its sole discretion, the Village may revoke the Land Use approval.
7. Valet aisle parking may only be used between the south two parking rows on the property. No aisle drives outside of this area may be used for valet parking. All other on-site parking spots can be used for valet services, but must be maintained in striped parking spaces.
8. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

May 14th, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Chez Hotel Rooftop Parking Study Arlington Heights, Illinois



Prepared For:



Prepared by:

Eriksson Engineering Associates, Ltd.



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847.223.8404

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1 – INTRODUCTION AND EXISTING CONDITIONS

Eriksson Engineering Associates, Ltd. was retained by the Chez Hotel to conduct a parking study to allow its rooftop space to be open to the public. Currently, their rooftop can only be used by guests of the hotel or banquet space. The purpose of the study was to observe the existing parking patterns around the site, to determine the parking needs of the public use of the rooftop and to develop any recommendations to accommodate the proposed change in use.

Site Location and Area Land-Use

The existing hotel and 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.

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 Chez Hotel 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.

Site Plan

The proposed development plan calls for the existing rooftop space to be available to the public as a restaurant. Hotel and banquet guests are currently permitted to use the space. It will be open in the evening hours. The rooftop restaurant has 3,670 square feet of seating space. The four existing access drives along the north-south private road will remain. The existing parking lot provides 171 parking spaces. Twenty-three additional valet parking spaces can be parked in the drive aisles. No changes in the parking and access are proposed.

2 - PARKING

Existing Parking Supply

The existing plan for the hotel and banquet facility provides a total of 171 parking spaces including 6 accessible spaces. An additional 23 valet parking spaces can be parked in the northern and southern parking aisles to provide additional parking if needed.

Additional off-site parking is available by the site from overflow parking agreements with three adjacent parcels to the property. These additional 253 spaces exceed the total zoning requirement for the whole site or almost four times the shortfall. The peak demand of the hotel, amenity space, and the banquet facility is at night and on weekends when the three adjacent 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 have to cross Algonquin 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.

Village Parking Requirements

The parking requirements based on the Village of Arlington Heights's Zoning Code are summarized in **Table 1**. The proposed 171 space parking plan, not including 23 valet parking stalls, does not meet the zoning requirements. The variation needed now is 86 spaces. Six accessible stalls are provided and meets the ADA requirements.

Table 1
Arlington Heights Zoning Requirements

Use	Size	Zoning Code	Required Spaces	Proposed Spaces
Banquet/Convention	377 persons	30% of occupancy	113	
Hotel	63 rooms	1 space per room	63	
Restaurant	3,670 sq. ft. of seating area	1 space per 45 sq. ft.	81	
Totals			257	171⁽¹⁾

(1) Does not include 23 valet on-site parking stalls

Please note that the Zoning Code assumes each use is at its maximum occupancy. It also does not account for dual usage of a parking space. For example, a hotel patron will also be a guest at a banquet or use the rooftop amenity. Use of ridesharing or shuttle bus by patrons is also not included.

While an 86-space variation is required for the on-site parking total, the 257 total space requirement can mostly be accommodated on site with the 171 spaces (66%) or the 171 spaces and 23 valet spaces (75%). It is exceeded by the total of 194 on-site spaces and 253 off-site spaces.

Please note that the rooftop space will not be open to the public when a large banquet is scheduled.

National Parking Data

The parking requirements for the hotel were also calculated based on data in the Institute of Transportation Engineer's Parking Generation 6th Ed. manual for the hotel rooms and the Urban Land Institute Shared Parking 2nd Edition manual for the banquet/convention space. The results are shown in **Table 2**. 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 or ridesharing that would reduce the overall demand.

Table 2
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	63 rooms	0.64/0.65 spaces per room	40	41	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Rooftop	3,670 sq. ft.	16.5/19.0 spaces per 1,000 sq. ft.	61	70	
		Total	214	224	171 ⁽¹⁾

(1) Does not include 23 valet parking stalls

The national data indicates a restaurant of this size would generate 61 weekday and 70 weekend parked vehicles as a stand-alone facility. Assuming a modest 20% of the hotel patrons are using the restaurant space, there would be 49 additional parked cars. Since the banquet space would be closed while the restaurant is open, the parking demand would be 162 vehicles (113+49) which can be accommodated on-site without overflow parking.

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 3**. The shared parking analysis shows that there is a shortage of 48 to 63 spaces on-site if all uses are fully occupied. It also assumes that interaction between the banquet, hotel, and rooftop guests.

As mentioned under zoning requirements, there are overflow parking provisions for 253 spaces to accommodate those additional vehicles. Please note that the rooftop space will not be open to the public when a large banquet is scheduled.

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 253 additional spaces.
- Replacement Parking – In the event that a parking agreement expires, 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.

Table 3
Shared Parking Analysis

	Banquet Space		Hotel Guest Parking		Hotel Employee Parking		Public Rooftop			
Weekday	Size	5,654	Rooms	63	Rooms	63		Total Parking	Parking Available	Diff.
	Units	20	Units =	0.8	Units =	0.2				
	Peak	113.1	Peak	50	Peak	12.4				
	%	Veh.	%	Veh.	%	Veh.				
6:00 AM	0%	0.0	95%	47.9	5%	0.6		48.5	171	122.5
7:00 AM	0%	0.0	90%	45.4	30%	3.8		49.1	171	121.9
8:00 AM	30%	33.9	80%	40.3	90%	11.3		85.6	171	85.4
9:00 AM	60%	67.8	70%	35.3	90%	11.3		114.5	171	56.5
10:00 AM	60%	67.8	60%	30.2	100%	12.6		110.7	171	60.3
11:00 AM	60%	67.8	60%	30.2	100%	12.6		110.7	171	60.3
Noon	65%	73.5	55%	27.7	100%	12.6		113.8	171	57.2
1:00 PM	65%	73.5	55%	27.7	100%	12.6		113.8	171	57.2
2:00 PM	65%	73.5	60%	30.2	100%	12.6		116.3	171	54.7
3:00 PM	65%	73.5	60%	30.2	100%	12.6		116.3	171	54.7
4:00 PM	65%	73.5	65%	32.8	90%	11.3		117.6	171	53.4
5:00 PM	100%	113.1	70%	35.3	70%	8.8	5	162.2	171	8.8
6:00 PM	100%	113.1	75%	37.8	40%	5.0	15	170.9	171	0.1
7:00 PM	100%	113.1	75%	37.8	20%	2.5	40	193.4	171	-22.4
8:00 PM	100%	113.1	80%	40.3	20%	2.5	61	216.9	171	-45.9
9:00 PM	100%	113.1	85%	42.8	20%	2.5	61	219.4	171	-48.4
10:00 PM	50%	56.5	95%	47.9	20%	2.5	61	167.9	171	3.1
11:00 PM	0%	0.0	100%	50.4	10%	1.3	61	112.7	171	58.3
Midnight	0%	0.0	100%	50.4	5%	0.6	61	112.0	171	59.0
Weekend	Size	5,654	Rooms	63	Rooms	63		Total Parking	Parking Available	Diff.
	Units	20	Units =	0.85	Units =	0.15				
	Peak	113.1	Peak Demand	53.6	Peak Demand	9.5				
	%	Veh.	%	Veh.	%	Veh.				
6:00 AM	0%	0.0	95%	50.9	5%	0.5		51.3	171	119.7
7:00 AM	0%	0.0	90%	48.2	30%	2.8		51.0	171	120.0
8:00 AM	30%	33.9	80%	42.8	90%	8.5		85.3	171	85.7
9:00 AM	60%	67.8	70%	37.5	90%	8.5		113.8	171	57.2
10:00 AM	60%	67.8	60%	32.1	100%	9.5		109.4	171	61.6
11:00 AM	60%	67.8	60%	32.1	100%	9.5		109.4	171	61.6
Noon	65%	73.5	55%	29.5	100%	9.5		112.4	171	58.6
1:00 PM	65%	73.5	55%	29.5	100%	9.5		112.4	171	58.6
2:00 PM	65%	73.5	60%	32.1	100%	9.5		115.1	171	55.9
3:00 PM	65%	73.5	60%	32.1	100%	9.5		115.1	171	55.9
4:00 PM	65%	73.5	65%	34.8	90%	8.5		116.8	171	54.2
5:00 PM	100%	113.1	70%	37.5	75%	7.1	5	162.7	171	8.3
6:00 PM	100%	113.1	75%	40.2	60%	5.7	25	183.9	171	-12.9
7:00 PM	100%	113.1	75%	40.2	55%	5.2	40	198.4	171	-27.4
8:00 PM	100%	113.1	80%	42.8	55%	5.2	70	231.1	171	-60.1
9:00 PM	100%	113.1	85%	45.5	55%	5.2	70	233.8	171	-62.8
10:00 PM	50%	56.5	95%	50.9	45%	4.3	70	181.7	171	-10.7
11:00 PM	0%	0.0	100%	53.6	45%	4.3	70	127.8	171	43.2
Midnight	0%	0.0	100%	53.6	30%	2.8	70	126.4	171	44.6

3 - SUMMARY

The findings of the traffic and parking study for the Rooftop being open to the public ::

1. Parking provided for the combined banquet hall, rooftop amenity, and hotel does not meet the Village of Arlington Heights zoning code requirement of 257 spaces.
2. Review of national parking data and a shared parking analysis indicates the peak parking demand of the combined uses ranges from 214 to 224 vehicles.
3. The peak-occupancy of the banquet facility rarely occurs with the majority of the events under two-thirds of the banquet hall's capacity.
4. With the 23-valet parking and 171 marked spaces, there is sufficient parking on-site to accommodate 194 vehicles.
5. The public roof top will be open in the evening hours and will limit reservations during larger banquets.
6. The peak parking demand would be based on the hotel and rooftop or hotel and banquet hall operating together. This parking can occur on-site without the use of overflow.
7. 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 (253 spaces). One agreement has been in place for 18 years.
8. 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.
9. Assuming a modest 20% of the hotel patrons are using the restaurant space, there would be 49 additional parked cars. Since the banquet space would be closed while the restaurant is open, the parking demand would be 162 vehicles (113+49) which can be accommodated on-site without overflow parking.

APPENDIX

- Site Plan
- 2018 Parking Study without Traffic Text

04.22.2020

1 SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 20'-0"



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



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

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	Diff.
	Units	20	Units =	0.8	Units =	0.2				
	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	Diff.
	Units	20	Units =	0.85	Units =	0.15				
	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**

Chez Hotel Valet Parking Plan

For Anticipated Parking Lot Compression

1. Guest Experience Process

- Greeting and Check-In:

Valet service will be available at the hotel's main entrance. Clear signage will be posted at the hotel portico indicating that complimentary valet service is offered to all guests. Upon arrival:

- Guests will be greeted by a valet attendant.
- Hotel guests will be offered assistance with luggage and given the option to self-park.
- For hotel guests who have not yet checked in and where an event is underway, valet will reserve one parking spot per unregistered room, prioritizing spaces closest to the entrance.
- Non-hotel guests using valet will receive an SMS with an electronic valet ticket.
- All show vehicles (e.g., Rolls Royce, Lamborghini) will be displayed in front of the hotel entrance.
- All patrons of the hotel (i.e). banquet, rooftop and hotel are able to use the hotels valet services.

The hotel valet service will only be offered on peak compression periods anticipated for no more 10-15 times a year at the hotel management direction .

- Vehicle Inspection:

All valet vehicles must be received under the hotel portico. No vehicle will be accepted at any other location. Each vehicle will be video recorded upon arrival and departure to document its condition.

- Vehicle Storage:

Primary valet parking will occur in the north lot of Brite-O-Matic, which will be coned off to restrict access from the general public. In the event that this lot reaches capacity:

1. The hotel's south parking lot will be used as a last option, if available.
2. If further space is needed, valet will utilize the west lot of the Hand Surgery Center as a second option, followed by the southern lot.

Cars utilizing valet will be driven to Brite-O-Matic via the private street owned by the hotel. Hand Surgery Center parking will be accessed from Algonquin Road. These two locations are designated exclusively for use by valet and staff. Valet attendants will return on foot using the sidewalk between the properties. All overflow parking spaces will be designated exclusively for valet and employee use.

- Vehicle Retrieval:

Valet staff will retrieve vehicles within 5 minutes of the guest's request. Updates will be communicated via the hotel's messaging app.

- Customer Service:

Exceptional service is a priority. This includes:

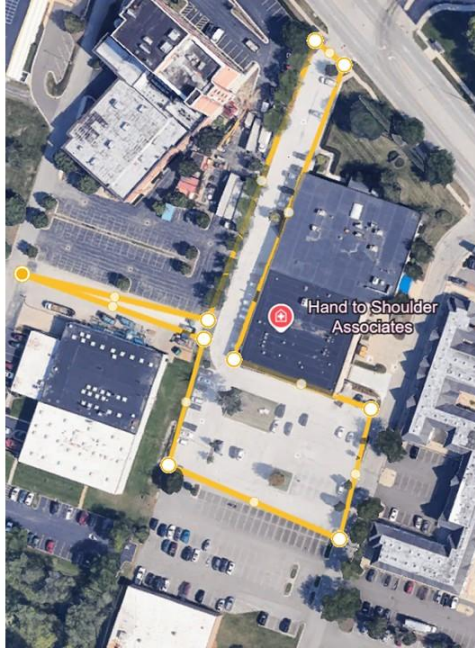
- Using guest name recognition whenever possible.
- Anticipating guest needs.
- Offering a complimentary bottle of water upon vehicle return.
- Providing VIP guests with a Chez Hotel keychain as a thank-you gift.

- Safety and Security:

The safety of guests and their property is our top priority. Staff must follow these procedures:

- If a guest becomes aggressive or staff feel unsafe accepting a vehicle, immediately notify hotel security or the front desk manager.
- When parking, keep hazard lights on until the vehicle is fully parked, keys removed, and the vehicle properly tagged.

The map highlights the overflow parking area in yellow.





Brite-O-Matic Manufacturing, Inc

Krystyna Cazares
Chez Hotel
519 W. Algonquin Road
Arlington Hts., IL 60005

RE: Parking Agreement Clarification for Village of Arlington Heights

Dear Ms. Cazares,

This letter is intended to clarify the terms of our parking arrangement for the Village of Arlington Heights Planning Staff and to confirm our mutual understanding regarding shared parking access.

Terms of Agreement

- Use of Lot: Chez Hotel's valet or staff is permitted to use the north parking lot after closing business on Fridays and Saturdays in the highly unlikely event that the overflow parking is needed. This access is intended as a contingency to support rare peak demand periods and will occur only during times when your staff is not utilizing the lot.
- Insurance: Chez Hotel will maintain a valid liability insurance policy with appropriate coverage and will provide an annual certificate of insurance naming our company as an additional insured.
- Term: The agreement will remain in effect for five (5) years, effective immediately.
- Renewal: Both parties agree to review and consider an automatic extension of (5) years as long as Chez Hotel continues to operate as a responsible and respectful neighbor.

We greatly appreciate your cooperation and partnership.

Sincerely,

Acknowledged and Agreed:

Brite-O-Matic Manufacturing, Inc.

By: Laurel A. Fasser
Name Laurel A. Fasser
Title Treasurer / owner

Date June 4, 2025

Chez Hotel

By: Krystyna Cazares
Name KRYSYNA CAZARES
Title PRESIDENT

Date JUNE 4, 2025

**527 W. Algonquin Road
Arlington Heights, Illinois 60005
800.323.0577 Fax: 847.956.1225**

Chez Hotel

6.2.2025

Algo LLC

515 W. Algonquin Road
Arlington Heights, IL 60005

RE: Parking Agreement Clarification for Village of Arlington Heights

Dear Michael Vender

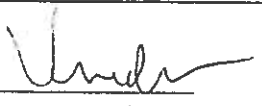
This letter is intended to clarify the terms of our parking arrangement for the Village of Arlington Heights Planning Staff and to confirm our mutual understanding regarding shared parking access.

Terms of Agreement

- **Use of Lot:** Chez Hotel's valet or staff is permitted to use the entire Algo LLC parking lot on weekends when not in use by your company; in the highly unlikely event that overflow parking is needed. This access is intended as a contingency to support rare peak demand periods and will occur only during times when your staff is not utilizing the lot.
- **Insurance:** Chez Hotel will maintain a valid liability insurance policy with appropriate coverage and will provide an annual certificate of insurance naming your company as an additional insured.
- **Term:** This agreement will remain in effect for five (5) years, effective immediately.
- **Renewal:** Both parties agree to review and consider a automatic extension of this agreement for (5) additional years provided Chez Hotel continues to operate as a responsible and respectful neighbor.

We greatly appreciate your cooperation and partnership.

Acknowledged and Agreed:

Algo LLC
By: 
Name: <u>Michael Vender</u>
Title: <u>MANAGING Partner</u>
Date: <u>06/02/2025</u>

Chez Hotel
By: 
Name: <u>KRISTYNA CAZARRES</u>
Title: <u>PRESIDENT</u>
Date: <u>06/02/2025</u>

Subject
Property



Legal/Project Description:

LOT 1 AND LOT 2 IN DONAD LARSONS RESUBDIVISION OF PART OF LOT 7 IN THE RESBDIVISIO OF JOESPH A. BARNES FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SPETEMBER 22, 1967 AS DOCUMENT LR 2349388 IN COOK COUNTY, ILLINOIS

KNOWN AS 519 W. ALGONQUIN RD, ARLINGTON HEIGHTS, ILLINOIS

PERMANET INDEX NUMBER:

08-16-103-008-0000

08-16-103-009-000

PARKING SPACE TABLE

REGULAR: 168 SPOTS

HANDICAP : 4 SPOTS

TOTAL: 172 SPOTS

Project Description:

Chez Hotel's Rooftop Space located on the 6th floor is seeking permission from the Village of Arlington Heights to be permissible and use the rooftop space for public use as a Restaurant and Bar. Currently, the rooftop space can only be used as an amenity by guests of the hotel or banquet space. We are planning for the Rooftop Restaurant and Bar to be open 7 days a week. Monday- Friday from 4:00pm-10:00pm, Saturday-Sunday from 4pm-12:00am

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.

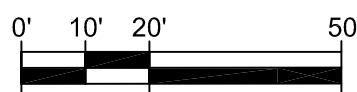
- A. The proposed use will not alter the essential character of the locality as it will meet the criteria for building development and landscaping and will be compatible with existing uses and zoning of nearby properties and will be compatible with existing uses and zoning of nearby properties.
- B. 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



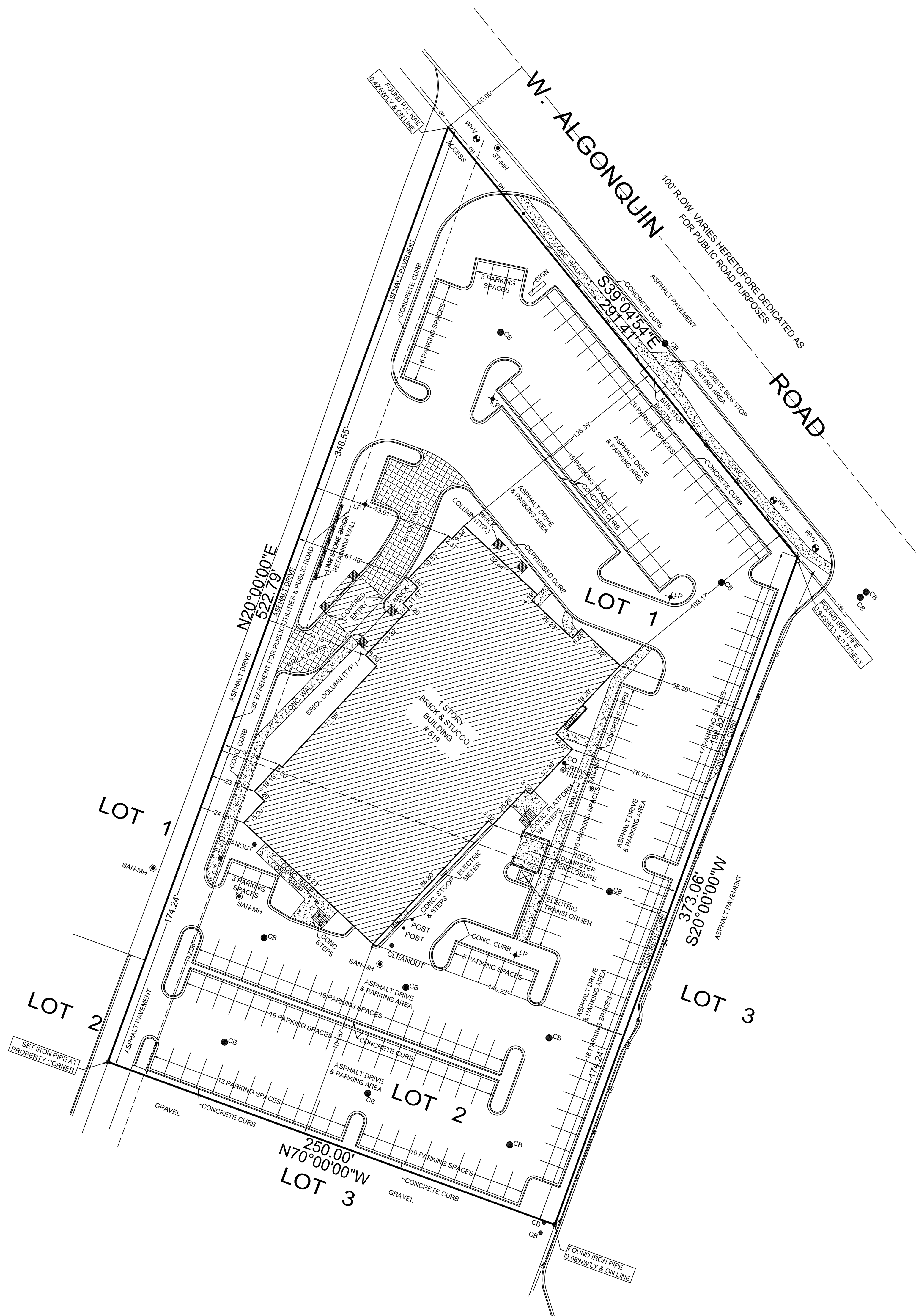
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

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.

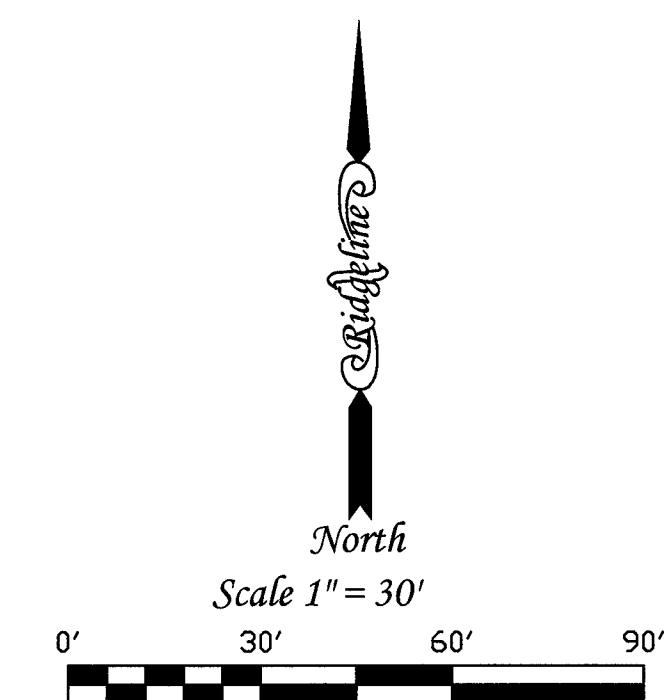
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

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

BY: ROY G. LAWNICZAK
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



Existing Condition and Demolition Plan



LEGEND	
	EXISTING CONTOUR
	EXISTING ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE

	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM SEWER
	SANITARY SEWER
	CLEANOUT
	WOOD UTILITY POLE
	LIGHT POLE (EXISTING)
	LIGHT POLE (PROPOSED)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	PARKING SPACE UNITS
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	TOP OF WALL

PROPOSED GRADE	
	FLOW DIRECTION
	CURB ELEVATION
	GUTTER ELEVATION
	PAVEMENT ELEVATION
	FINISHED SURFACE ELEVATION
	GROUND SURFACE ELEVATION

TOPOGRAPHIC PROVIDED BY: BONO CONSULTING, INC.

SITE BENCHMARK IS CUT CROSS ON NORTHWEST CORNER OF FIRE HYDRANT WEST SIDE OF SITE, ELEV. 716.07, TRANSFERRED FROM ARLINGTON HEIGHTS BM No. 88 AT 412 ALGONQUIN RD., ELEV. 711.57.

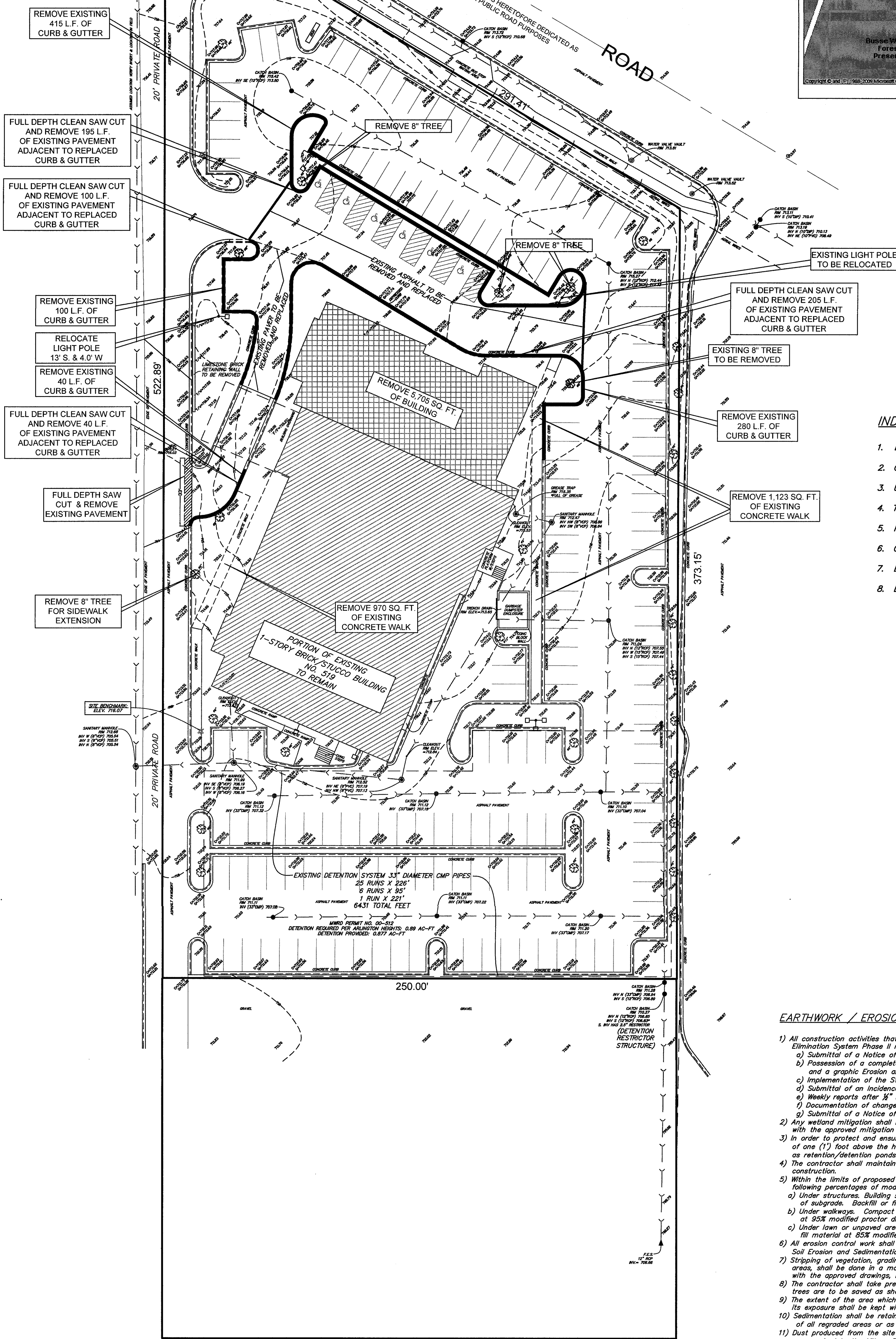
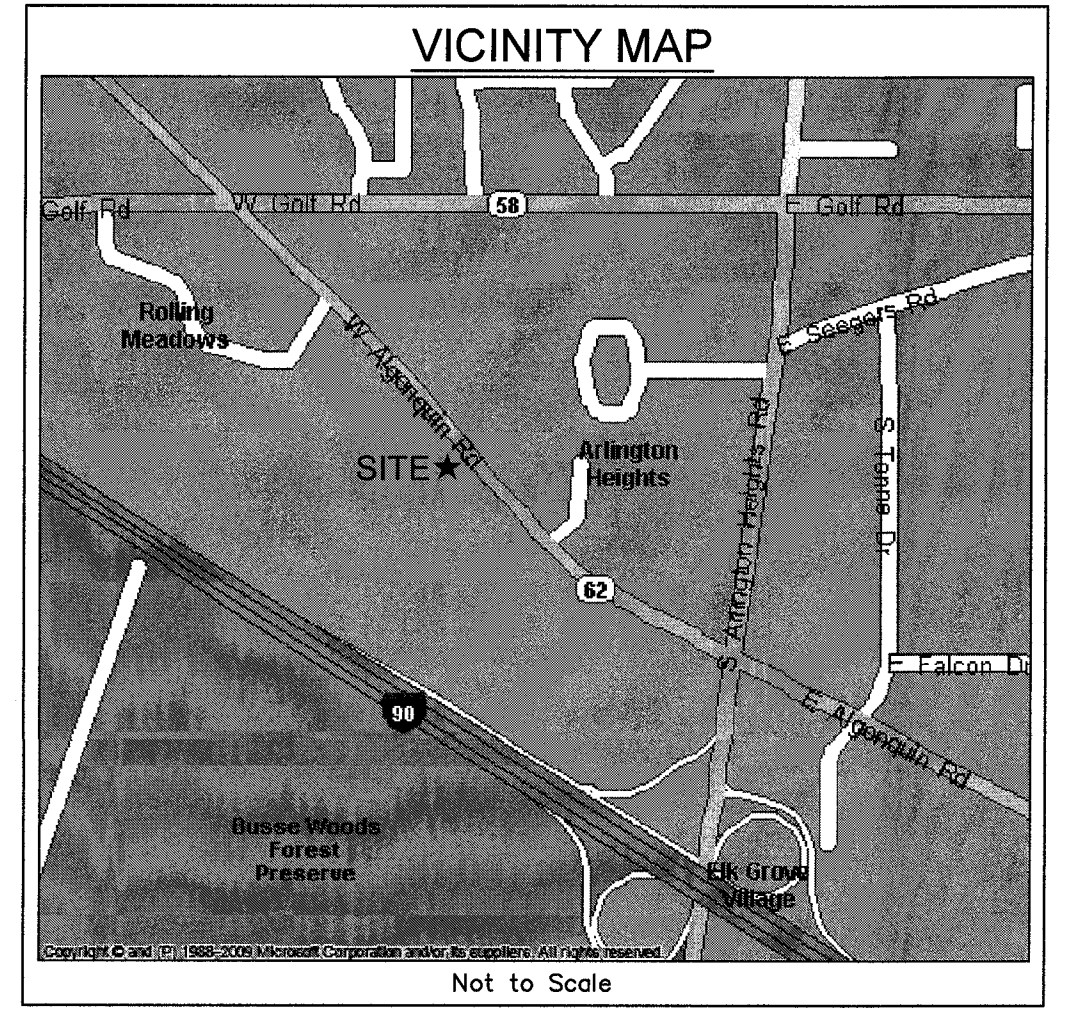
NOTE: EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECORDED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BO'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS.

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

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

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



INDEX OF SHEETS

1. EXISTING CONDITION & DEMOLITION PLAN
2. GRADING & EROSION CONTROL PLAN
3. UTILITY SITE PLAN
4. TRUCK TURNING EXHIBIT
5. PHOTOMETRIC PLAN
6. CONSTRUCTION DETAILS
7. LANDSCAPE PLAN
8. LANDSCAPE PLAN

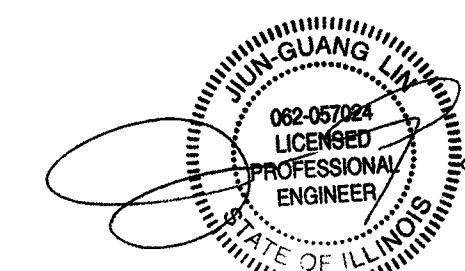
EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements and shall be in accordance with the following:
 - a) Submittal of a Notice of Intent (NOI) to IEPA.
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submittal of an Incidence of Noncompliance (ION) if an even occurs.
 - e) Weekly reports after 1/8\" rainfall or 5\" snowfall.
 - f) Documentation of changes to ESC plan.
 - g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
- 2) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- 3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- 4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
- 5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, building slabs, steps and pavements. Compact six (6\") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways. Compact six (6\") inch maximum lifts of subgrade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6\") inch maximum lifts of subgrade, backfill, or fill material at 95% modified proctor dry density.
- 6) All erosion control work shall comply with \"Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control\".
- 7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- 9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- 10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all graded areas or as required to prevent sediment from entering and/or leaving the site.
- 11) Dust produced from the site shall be kept to a minimum during dry periods of spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- 12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 13) Culverts and drainage ditches shall be kept clean and clear of obstruction during the construction period.
- 14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impact. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 16) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of building. Any and all other site seeding may be used, in some instances particularly for the back yard, only with prior approval by the Village Engineer.
- 17) The contractor shall install all erosion control items prior to commencement of any work.
- 18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. INSTALL TEMPORARY TREE PROTECTION FENCING PER VILLAGE STANDARD SPECIFICATIONS PRIOR TO ANY DEMOLITION WORK.
2. INSTALL TEMPORARY 6\" HIGH CHAIN LINK FENCE AROUND THE PROPOSED WORK AREA.
3. CONTRACTOR SHALL VERIFY THE EXACT ELEVATION AND LOCATIONS OF ALL EXISTING UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION, TO AVOID ANY INTERFERENCES.
4. APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO AND TO PROTECT EXISTING UTILITIES AND APPURTENANCES IN THE VICINITY OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS, ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
5. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
6. CONTRACTOR TO TAKE ALL OSHA REGULATED AND APPLICABLE LOCAL SAFETY PRECAUTIONS TO SAFE GUARD ALL POTENTIALLY HAZARDOUS SITES/WORK.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF EXCESSIVE DEBRIS OF ALL TYPES.
8. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH DAY.
9. ALL EXCAVATION SHALL BE TAPERED, OR SHORED AND MAINTAINED PUMPED DRY.
10. DO NOT CREATE DUST OR OTHER NUISANCE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION.
11. \"NO TRESPASSING\" SIGNS SHALL BE MOUNTED ON THE FENCING IN CONSPICUOUS LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND APPROVED.
12. ANY GATE IN THE PERIMETER FENCE SHALL BE ADEQUATELY HINGED TO PREVENT ENTRY, EXCEPT TO ALLOW INGRESS AND EGRESS TO AND FROM SITE, SUCH GATE MUST BE LOCKED AT ALL TIMES, OTHER THAN PERMITTED HOURS OF CONSTRUCTION.
13. EXISTING GREASE TRAP ON EAST SIDE OF BUILDING MUST BE CLEANED PRIOR TO ANY DEMOLITION.

DATED AT MONTGOMERY, ILLINOIS ON DECEMBER 11TH, 2018.



Expires 11/30/2021
ILLINOIS PE LICENSE NO. 062-05724



CALL BEFORE YOU DIG
800-892-0123

PLANS PREPARED FOR:
EUROPEAN CRYSTAL HOTEL
ATTN: JAMES CAZARES
519 W. ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL 60005

SHEET
1
OF
8

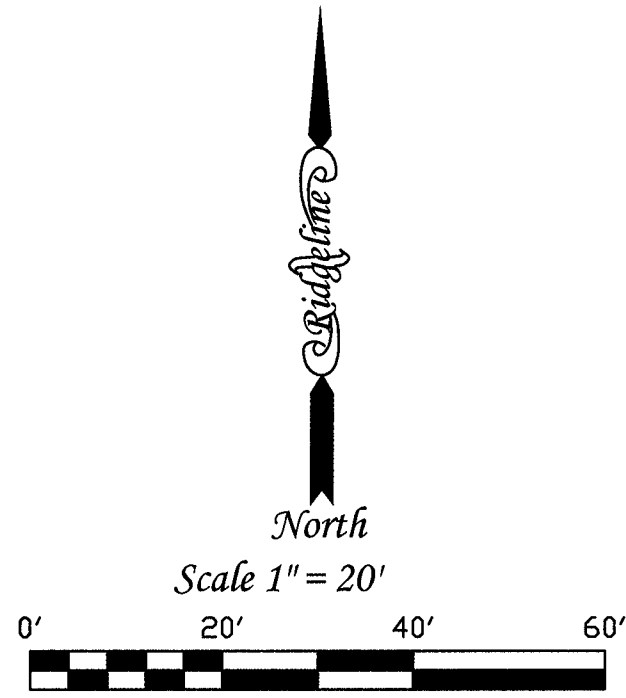
PREPARED FOR:
EUROPEAN CRYSTAL HOTEL
PROPERTY ADDRESS:
519 W Algonquin Road
Arlington Heights, IL 60005

Ridgeline
CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2012
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

REVISION	DATE	DESC	BOOK	DWG. SIZE
4	11/09/18	FINAL ENGINEERING PLAN PREPARATION (REV)	DRAWN BY	CHECKED: JGL
5	11/09/18	PER DESIGN CHANGES (REV)	REFERENCE	
6	12/11/18	NO CHANGE TO THIS SHEET (REV)	PLAN DATE: 6/5/2017	
7	01/18/19	NO CHANGE TO THIS SHEET (REV)	PROJECT NO.	2017-0224
8	02/20/20	NO CHANGE TO THIS SHEET (REV)		

Grading and Erosion Control Plan

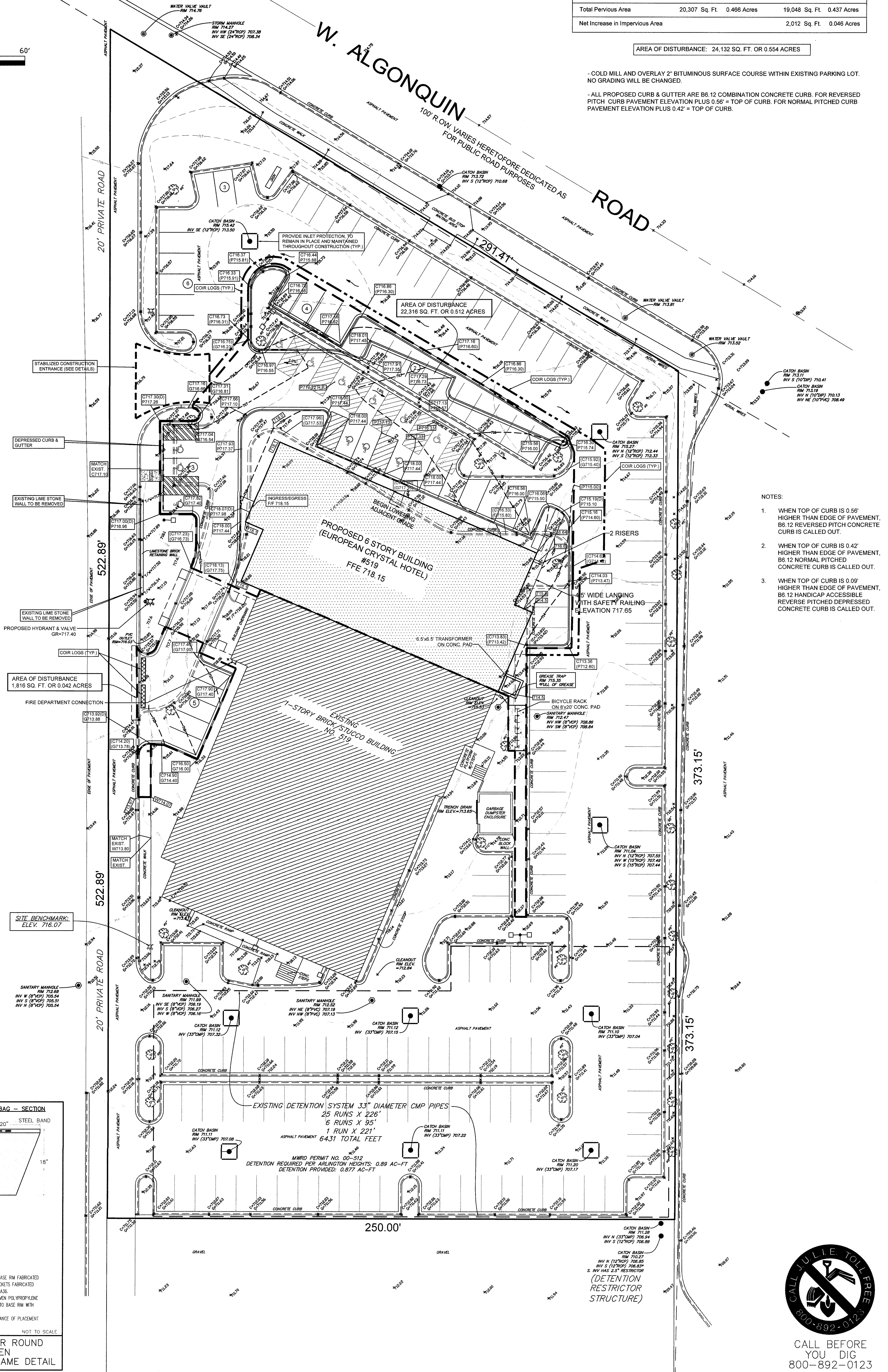


SITE IMPROVEMENT			
	Existing	Proposed	
Project Area	111,993 Sq. Ft. 2.571 Acres		
Building	20,404 Sq. Ft. 0.468 Acres	22,262 Sq. Ft.	0.511 Acres
Pavement (Concrete Curb & Gutter, Asphalt Pavement and Concrete Pavement)	71,282 Sq. Ft. 1.636 Acres	70,683 Sq. Ft.	1.623 Acres
Total Impervious Area	91,686 Sq. Ft. 2.105 Acres	92,945 Sq. Ft.	2.134 Acres
Total Pervious Area	20,307 Sq. Ft. 0.466 Acres	19,048 Sq. Ft.	0.437 Acres
Net Increase in Impervious Area		2,012 Sq. Ft.	0.046 Acres

AREA OF DISTURBANCE: 24,132 SQ. FT. OR 0.554 ACRES

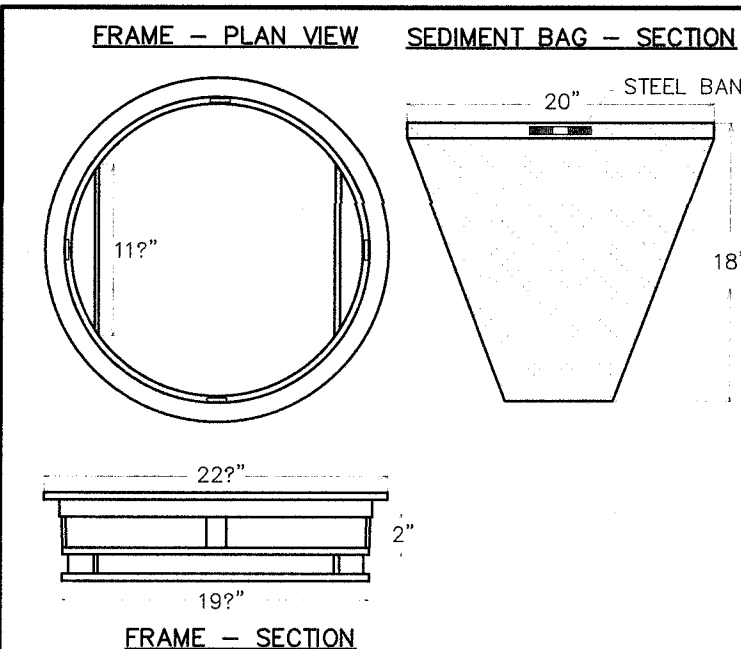
- COLD MILL AND OVERLAY 2" BITUMINOUS SURFACE COURSE WITHIN EXISTING PARKING LOT. NO GRADING WILL BE CHANGED.

- 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.



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 1/2"X1/8" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE. GUTTERLINE 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 ENGINEERS.

NOT TO SCALE

FILTER FOR ROUND OPEN GRATE & FRAME DETAIL



CALL BEFORE YOU DIG
800-892-0123

SHEET

2

OF

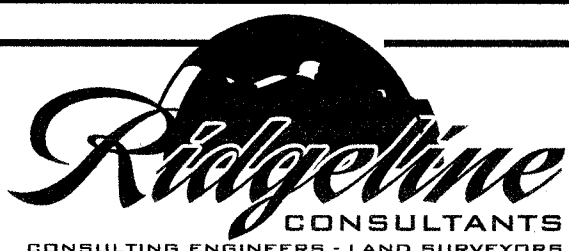
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PREPARED FOR:

EUROPEAN CRYSTAL HOTEL

PROPERTY ADDRESS:

519 W Algonquin Road
Arlington Heights, IL 60005



Ridgeline Consultants LLC

Illinois Professional Design Firm No. 184-004766

1681 August Road, Montgomery, IL 60538

PH: 630.801.7807 FAX: 630.701.1385

George H. Skulavak P.L.S. 2580 Expiration Date 11/30/2012

Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

REVISION

DATE

DESC

1	10/2/18	FINAL ENGINEERING PLAN PREPARATION (REV)
2	10/2/18	PER DESIGN CHANGES (REV)
3	11/1/18	PER DESIGN CHANGES (REV)
4	11/1/18	PER DESIGN CHANGES (REV)
5	02/20/20	PER DESIGN CHANGES (ELECTRIC TRANSFORMER) (REV)

BOOK

DWG. SIZE

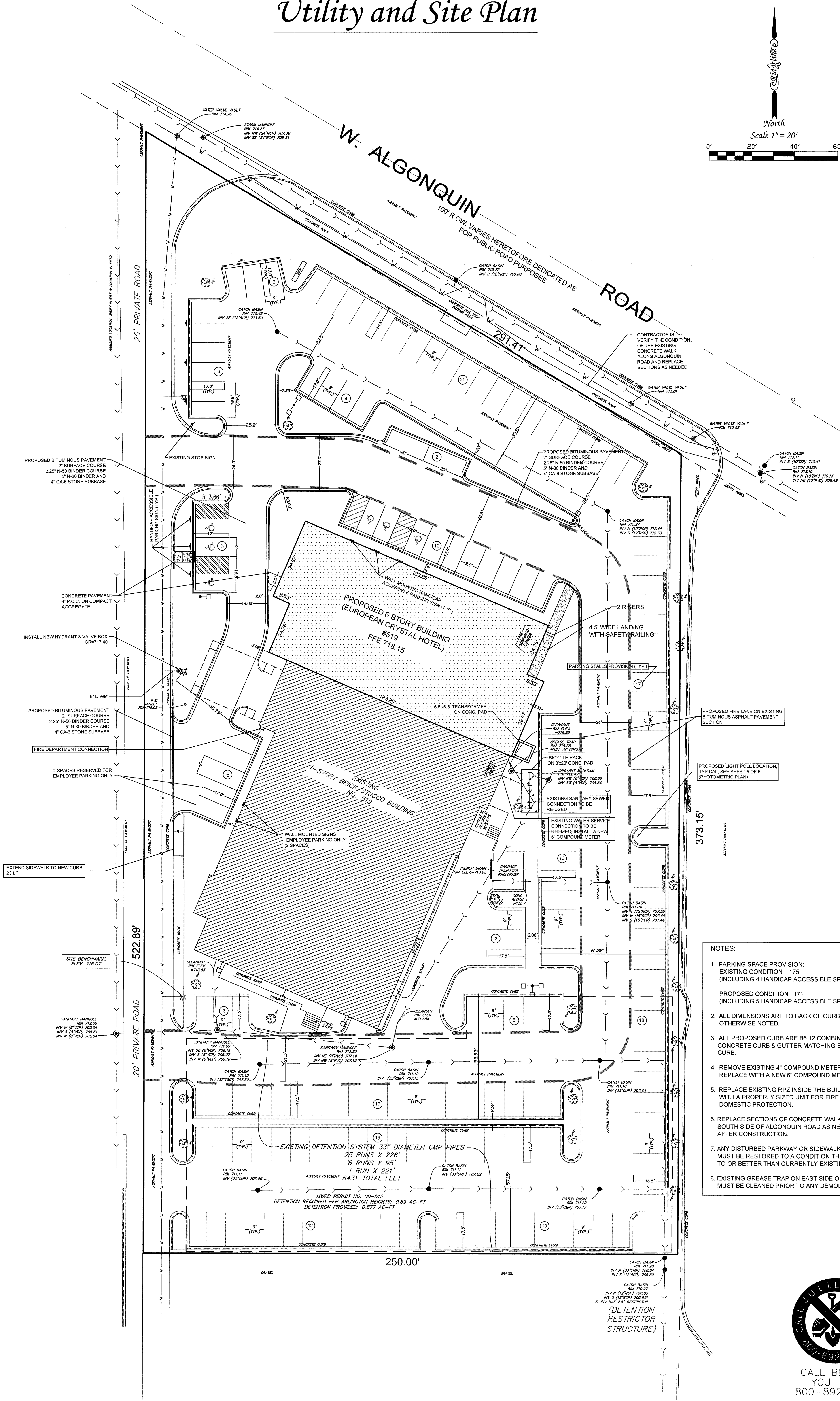
DRAWN: PS CHECKED: JGL

REFERENCE

PLAN DATE: 6/22/2017

PROJECT NO: 2017-0224

Utility and Site Plan



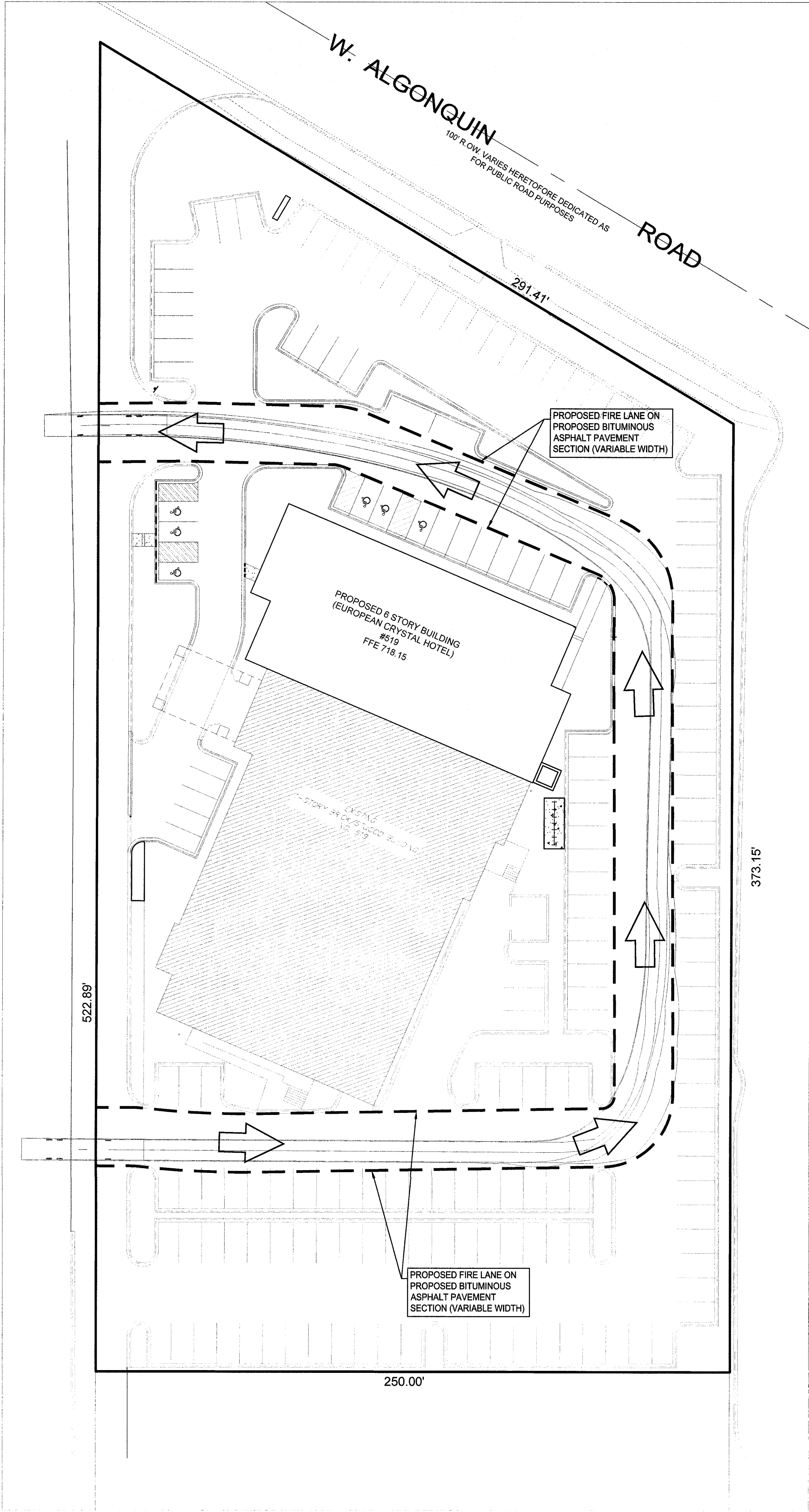
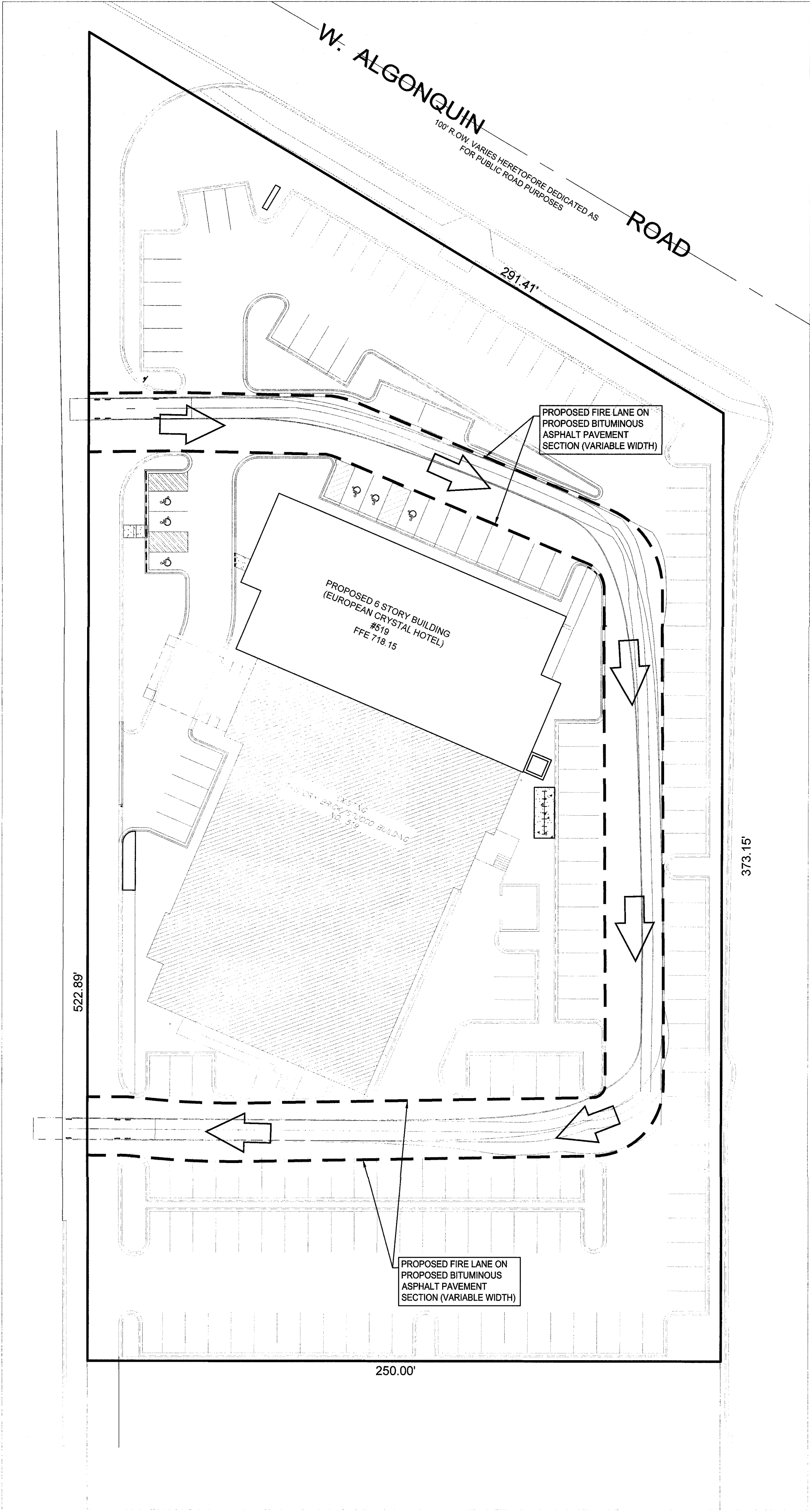
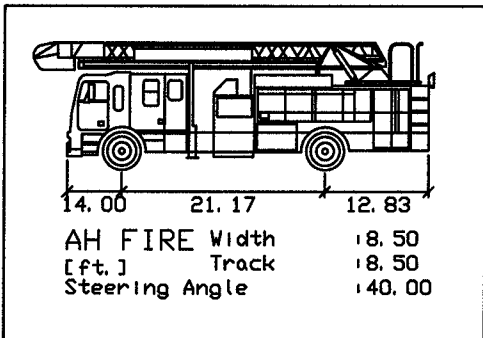
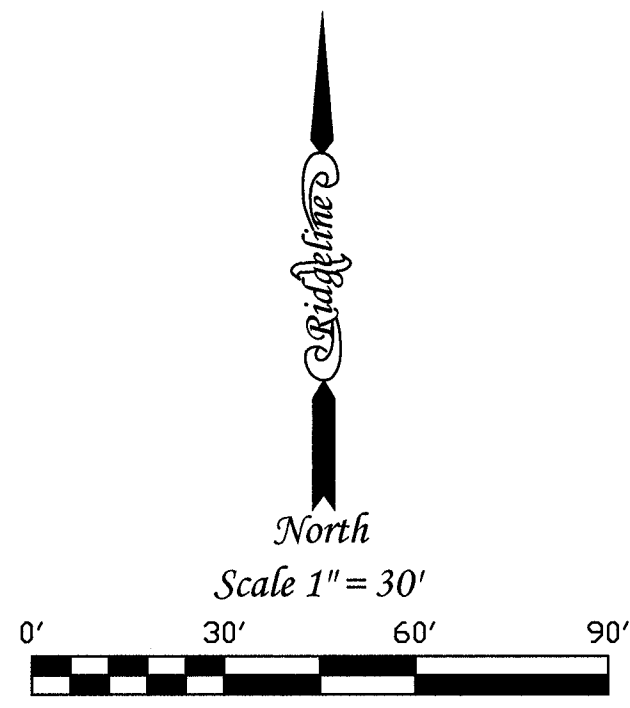
NOTES:

- PARKING SPACE PROVISION;
EXISTING CONDITION 175
(INCLUDING 4 HANDICAP ACCESSIBLE SPACES)
PROPOSED CONDITION 171
(INCLUDING 5 HANDICAP ACCESSIBLE SPACES)
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURB ARE B6.12 COMBINATION CONCRETE CURB & GUTTER MATCHING EXISTING CURB.
- REMOVE EXISTING 4" COMPOUND METER, REPLACE WITH A NEW 6" COMPOUND METER.
- REPLACE EXISTING RPZ INSIDE THE BUILDING WITH A PROPERLY SIZED UNIT FOR FIRE & DOMESTIC PROTECTION.
- REPLACE SECTIONS OF CONCRETE WALK ON THE SOUTH SIDE OF ALGONQUIN ROAD AS NEEDED AFTER CONSTRUCTION.
- ANY DISTURBED PARKWAY OR SIDEWALK AREAS MUST BE RESTORED TO A CONDITION THAT IS EQUAL TO OR BETTER THAN CURRENTLY EXISTING.
- EXISTING GREASE TRAP ON EAST SIDE OF BUILDING MUST BE CLEANED PRIOR TO ANY DEMOLITION.

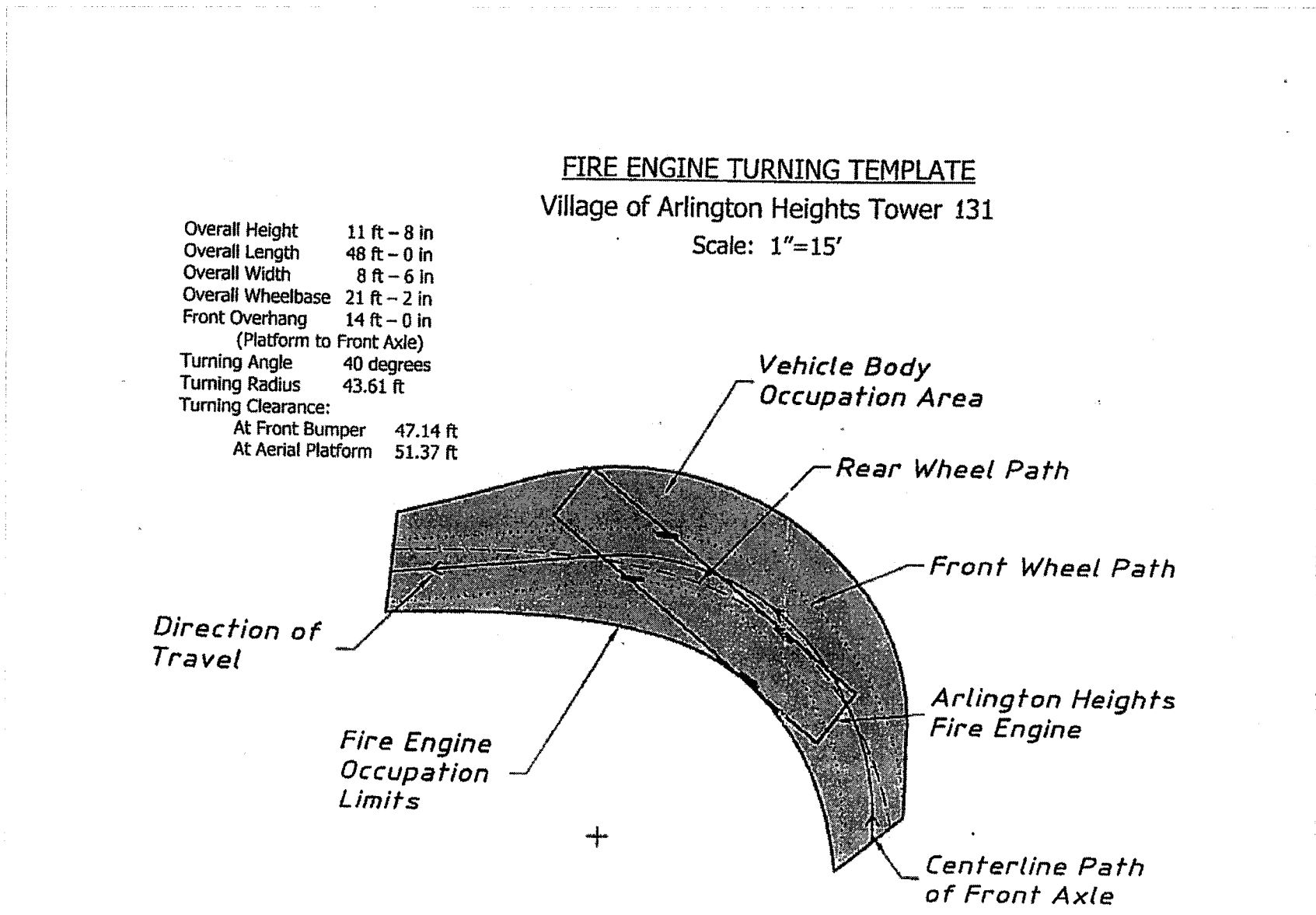


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Truck Turning Exhibit



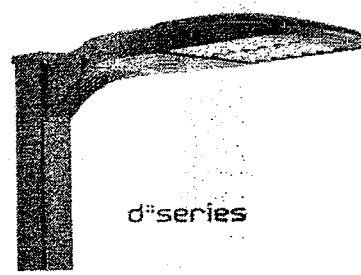
NOTE:
NO OVERHEAD UTILITY OR POWER LINES
ARE TO BE LOCATED WITHIN THE
PROPOSED FIRE LANE SHOWN HEREON.



Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
		A	2	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	LED	1	DSX1_LED_P3_40 K_T3M_MVOLT.ies	12214	0.95	102
		A2	2	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	LED	1	DSX1_LED_P3_40 K_T3M_MVOLT.ies	12214	0.95	204
		A3	1	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	LED	1	DSX1_LED_P3_40 K_T3M_MVOLT.ies	12214	0.95	306
		B	3	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	1	WST_LED_P2_40K_VF_MVOLT.ies	3469	0.95	25

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Site	+	1.0 fc	4.9 fc	0.0 fc	N/A	N/A

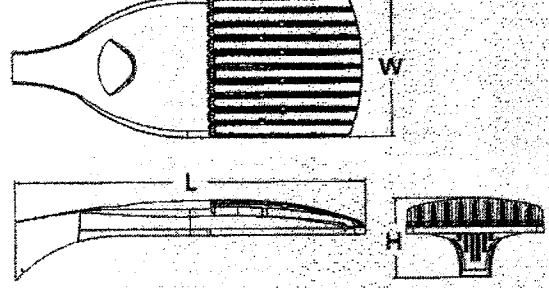
Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	A	1446.60	-605.20	30.00	90.00	0.00
2	A	1651.10	-717.00	30.00	270.00	0.00
1	A2	1620.23	-569.52	30.00	30.00	0.00
2	A2	1490.10	-515.77	30.00	30.00	0.00
1	A3	1601.89	-786.39	30.00	90.00	0.00
1	B	1515.10	-800.79	30.00	203.24	0.00
2	B	1486.73	-788.61	30.00	203.24	0.00
3	B	1457.01	-775.90	30.00	203.24	0.00



D-Series Size 1 LED Area Luminaire



Specifications	
EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (841 mm)
Width:	13" (330 mm)
Height:	7-1/2" (191 mm)
Weight (max):	77 lbs (35 kg)



Capable Luminaire

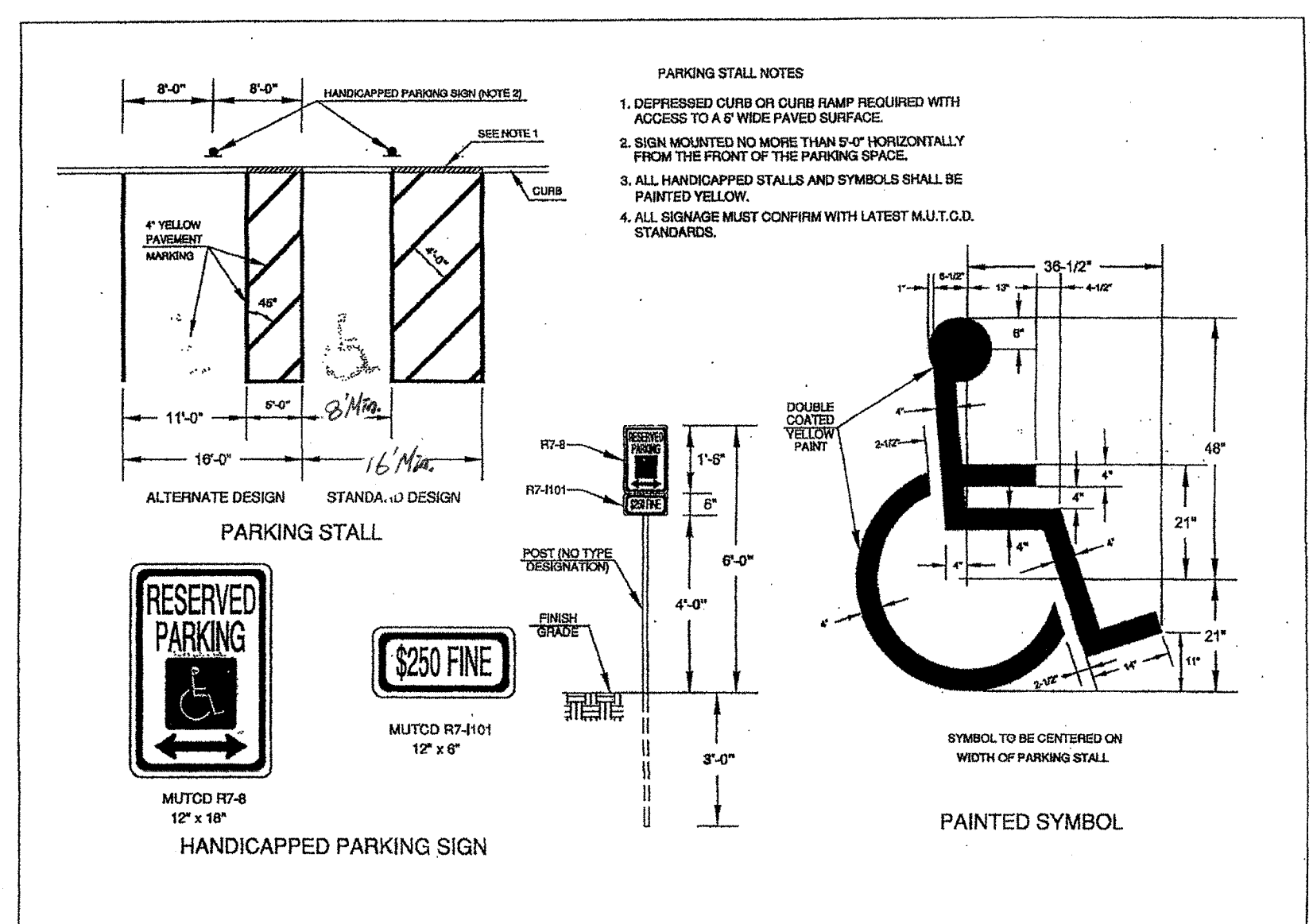
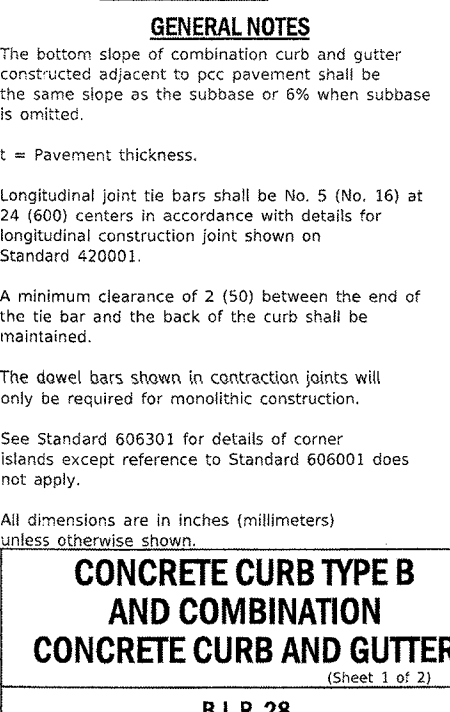
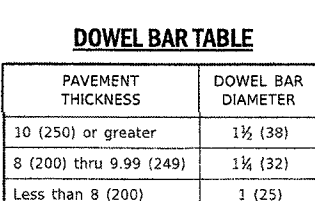
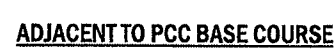
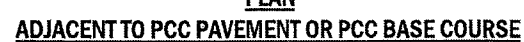
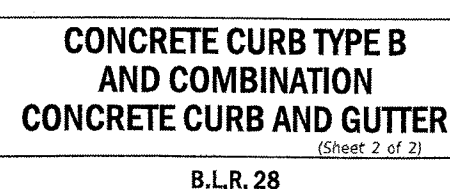
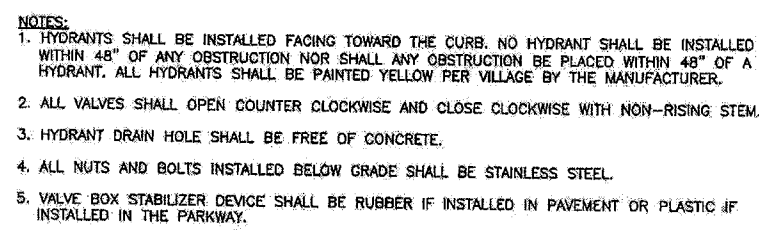
- This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
 - This luminaire is A+ Certified when ordered with DTL® controls marked by a **DTL** on the luminaire. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!
 - This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **ROAM** or **XPOINT** on the luminaire.
- To learn more about A+, visit www.acuitybrands.com/a+.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM; Link to DTL DLL.

A+ Capable systems indicated by the color background.

Ordering Information

DSX1 LED	Forward optics	Color temperature	Mounting kit	Options	Shipped included
P1	P1	4000 K	T15	SP	SPA
P2	P2	5000 K	T25	SP	SPA
P3	P3	5000 K	T35	SP	SPA
P4	P4	5000 K	T45	SP	SPA
P5	P5	5000 K	T55	SP	SPA
P6	P6	5000 K	T65	SP	SPA
P7	P7	5000 K	T75	SP	SPA
P8	P8	5000 K	T85	SP	SPA
P9	P9	5000 K	T95	SP	SPA
P10	P10	5000 K	T105	SP	SPA
P11	P11	5000 K	T115	SP	SPA
P12	P12	5000 K	T125	SP	SPA
P13	P13	5000 K	T135	SP	SPA
P14	P14	5000 K	T145	SP	SPA
P15	P15	5000 K	T155	SP	SPA
P16	P16	5000 K	T165	SP	SPA
P17	P17	5000 K	T175	SP	SPA
P18	P18	5000 K	T185	SP	SPA
P19	P19	5000 K	T195	SP	SPA
P20	P20	5000 K	T205	SP	SPA
P21	P21	5000 K	T215	SP	SPA
P22	P22	5000 K	T225	SP	SPA
P23	P23	5000 K	T235	SP	SPA
P24	P24	5000 K	T245	SP	SPA
P25	P25	5000 K	T255	SP	SPA
P26	P26	5000 K	T265	SP	SPA
P27	P27	5000 K	T275	SP	SPA
P28	P28	5000 K	T285	SP	SPA
P29	P29	5000 K	T295	SP	SPA
P30	P30	5000 K	T305	SP	SPA
P31	P31	5000 K	T315	SP	SPA
P32	P32	5000 K	T325	SP	SPA
P33	P33	5000 K	T335	SP	SPA
P34	P34	5000 K	T345	SP	SPA
P35	P35	5000 K	T355	SP	SPA
P36	P36	5000 K	T365	SP	SPA
P37	P37	5000 K	T375	SP	SPA
P38	P38	5000 K	T385	SP	SPA
P39	P39	5000 K	T395	SP	SPA
P40	P40	5000 K	T405	SP	SPA
P41	P41	5000 K	T415	SP	SPA
P42	P42	5000 K	T425	SP	SPA
P43	P43	5000 K	T435	SP	SPA
P44	P44	5000 K	T445	SP	SPA
P45	P45	5000 K	T455	SP	SPA
P46	P46	5000 K	T465	SP	SPA
P47	P47	5000 K	T475	SP	SPA
P48	P48	5000 K	T485	SP	SPA
P49	P49	5000 K	T495	SP	SPA
P50	P50	5000 K	T505	SP	SPA
P51	P51	5000 K	T515	SP	SPA
P52	P52	5000 K	T525	SP	SPA
P53	P53	5000 K	T535	SP	SPA
P54	P54	5000 K	T545	SP	SPA
P55	P55	5000 K	T555	SP	SPA
P56	P56	5000 K	T565	SP	SPA
P57	P57	5000 K	T575	SP	SPA
P58	P58	5000 K	T585	SP	SPA
P59	P59	5000 K	T595	SP	SPA
P60	P60	5000 K	T605	SP	SPA
P61	P61	5000 K	T615	SP	SPA
P62	P62	5000 K	T625	SP	SPA
P63	P63	5000 K	T635	SP	SPA
P64	P64	5000 K	T645	SP	SPA
P65	P65	5000 K	T655	SP	SPA
P66	P66	5000 K	T665	SP	SPA
P67	P67	5000 K	T675	SP	SPA
P68	P68	5000 K	T685	SP	SPA
P69	P69	5000 K	T695	SP	SPA
P70	P70	5000 K	T705	SP	SPA
P71	P71	5000 K	T715	SP	SPA
P72	P72	5000 K	T725	SP	SPA
P73	P73	5000 K	T735	SP	SPA
P74	P74	5000 K	T745	SP	SPA
P75	P75	5000 K	T755	SP	SPA
P76	P76	5000 K	T765	SP	SPA
P77	P77	5000 K	T775	SP	SPA
P78	P78	5000 K	T785	SP	SPA
P79	P79	5000 K	T795	SP	SPA
P80	P80	5000 K	T805	SP	SPA
P81	P81	5000 K	T815	SP	SPA
P82	P82	5000 K	T825	SP	SPA
P83	P83	5000 K	T835	SP	SPA
P84	P84	5000 K	T845	SP	SPA
P85	P85	5000 K	T855	SP	SPA
P86	P86	5000 K	T865	SP	SPA
P87	P87	5000 K	T875	SP	SPA
P88	P88	5000 K	T885	SP	SPA
P89	P89	5000 K	T895	SP	SPA
P90	P90	5000 K	T905	SP	SPA
P91	P91	5000 K	T915	SP	SPA
P92	P92	5000 K	T925	SP	SPA
P93	P93	5000 K	T935	SP	SPA
P94	P94	5000 K	T945	SP	SPA
P95	P95	5000 K	T955	SP	SPA
P96	P96	5000 K	T965	SP	SPA
P97	P97	5000 K	T975	SP	SPA
P98	P98	5000 K	T985	SP	SPA
P99	P99	5000 K	T995	SP	SPA
P100	P100	5000 K	T1005	SP	SPA

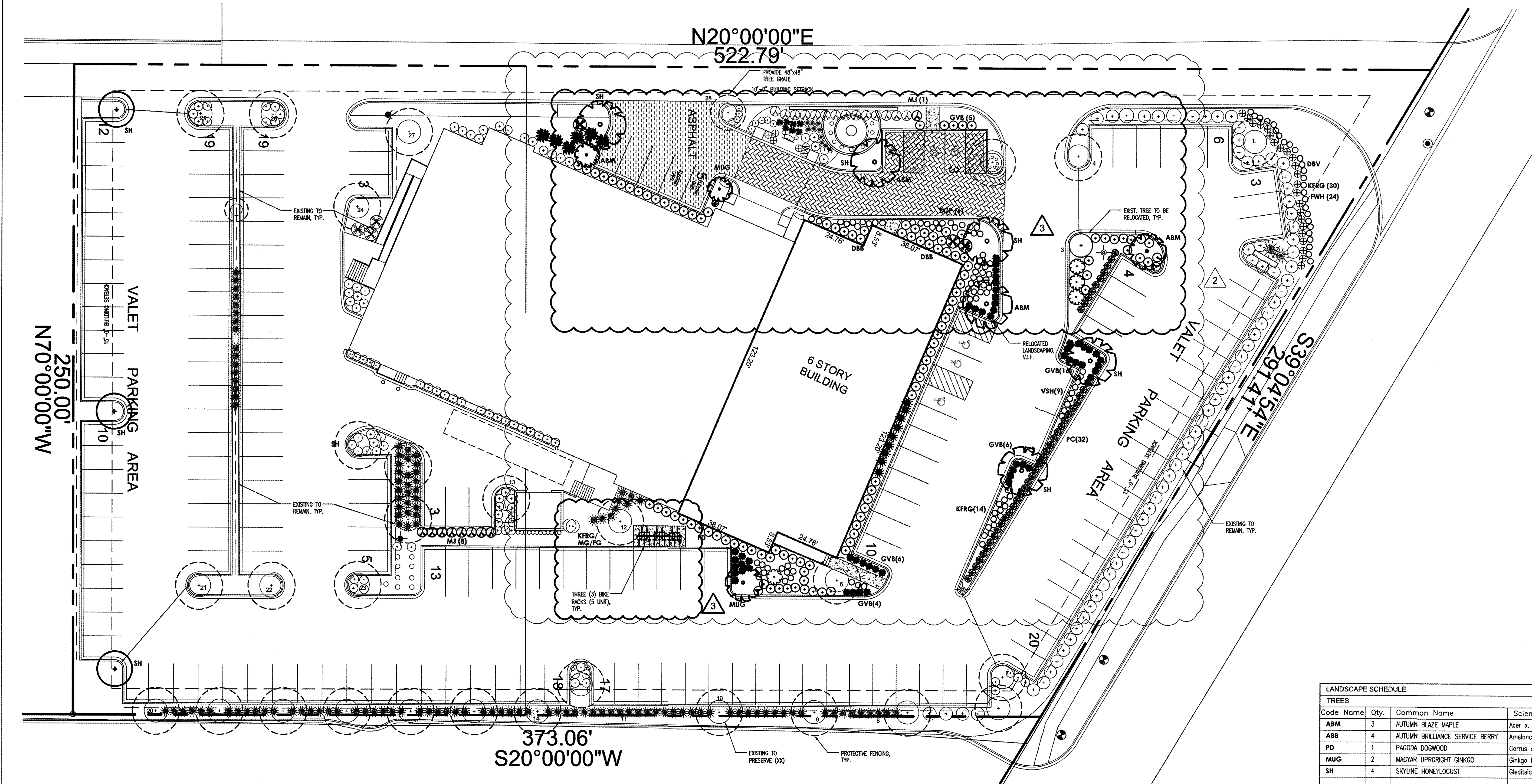
Shipped included		DSX1 LED	Forward optics	Color temperature	Mounting kit	Options	Shipped included	DSX1 LED	Forward optics	Color temperature	Mounting kit	Options	
RETR22	1x 1/2" x 1/2" x 1/2" 22mm	RETR22	1x 1/2" x 1/2" x 1/2" 22mm	5000K	T25	SP	SPA	RETR22	1x 1/2" x 1/2" x 1/2" 22mm	5000K	T25	SP	SPA
PER5	1x 1/2" x 1/2" x 1/2" 5mm	PER5	1x 1/2" x 1/2" x 1/2" 5mm	5000K	T25	SP	SPA	PER5	1x 1/2" x 1/2" x 1/2" 5mm	5000K	T25	SP	SPA
PER6	1x 1/2" x 1/2" x 1/2" 6mm	PER6	1x 1/2" x 1/2" x 1/2" 6mm	5000K	T25	SP	SPA	PER6	1x 1/2" x 1/2" x 1/2" 6mm	5000K	T25	SP	SPA
PER7	1x 1/2" x 1/2" x 1/2" 7mm	PER7	1x 1/2" x 1/2" x 1/2" 7mm	5000K	T25	SP	SPA	PER7	1x 1/2" x 1/2" x 1/2" 7mm	5000K	T25	SP	SPA
PER8	1x 1/2" x 1/2" x 1/2" 8mm	PER8	1x 1/2" x 1/2" x 1/2" 8mm	5000K	T25	SP	SPA	PER8	1x 1/2" x 1/2" x 1/2" 8mm	5000K	T25	SP	SPA
PER9	1x 1/2" x 1/2" x 1/2" 9mm	PER9	1x 1/2" x 1/2" x 1/2" 9mm	5000K	T25	SP	SPA	PER9	1x 1/2" x 1/2" x 1/2" 9mm	5000K	T25	SP	SPA
PER10	1x 1/2" x 1/2" x 1/2" 10mm	PER10	1x 1/2" x 1/2" x 1/2" 10mm	5000K	T25	SP	SPA	PER10	1x 1/2" x 1/2" x 1/2" 10mm	5000K	T25	SP	SPA
PER11	1x 1/2" x 1/2" x 1/2" 11mm	PER11	1x 1/2" x 1/2" x 1/2" 11mm	5000K	T25	SP	SPA	PER11	1x 1/2" x 1/2" x 1/2" 11mm	5000K	T25	SP	SPA
PER12	1x 1/2" x 1/2" x 1/2" 12mm	PER12	1x 1/2" x 1/2" x 1/2" 12mm	5000K	T25	SP	SPA	PER12	1x 1/2" x 1/2" x 1/2" 12mm	5000K	T25	SP	SPA
PER13	1x 1/2" x 1/2" x 1/2" 13mm	PER13	1x 1/2" x 1/2" x 1/2" 13mm	5000K	T25	SP	SPA	PER13	1x 1/2" x 1/2" x 1/2" 13mm	5000K	T25	SP	SPA
PER14	1x 1/2" x 1/2" x 1/2" 14mm	PER14	1x 1/2" x 1/2" x 1/2" 14mm	5000K	T25	SP	SPA	PER14	1x 1/2" x 1/2" x 1/2" 14mm	5000K	T25	SP	SPA
PER15	1x 1/2" x 1/2" x 1/2" 15mm	PER15	1x 1/2" x 1/2" x 1/2" 15mm	5000K	T25	SP	SPA	PER15	1x 1/2" x 1/2" x 1/2" 15mm	5000K	T25	SP	SPA
PER16	1x 1/2" x 1/2" x 1/2" 16mm	PER16	1x 1/2" x 1/2" x 1/2" 16mm	5000K	T25	SP	SPA	PER16	1x 1/2" x 1/2" x 1/2" 16mm	5000K	T25	SP	SPA
PER17	1x 1/2" x 1/2" x 1/2" 17mm	PER17	1x 1/2" x 1/2" x 1/2" 17mm	5000K	T25	SP	SPA	PER17	1x 1/2" x 1/2" x 1/2" 17mm	5000K	T25	SP	SPA
PER18	1x 1/2" x 1/2" x 1/2" 18mm	PER18	1x 1/2" x 1/2" x 1/2" 18mm	5000K	T25	SP	SPA	PER18	1x 1/2" x 1/2" x 1/2" 18mm	5000K	T25	SP	SPA
PER19	1x 1/2" x 1/2" x 1/2" 19mm	PER19	1x 1/2" x 1/2" x 1/2" 19mm	5000K	T25	SP	SPA	PER19	1x 1/2" x 1/2" x 1/2" 19mm	5000K	T25	SP	SPA
PER20	1x 1/2" x 1/2" x 1/2" 20mm	PER20	1x 1/2" x 1/2" x 1/2" 20mm	5000K	T25	SP	SPA	PER20	1x 1/2" x 1/2" x 1/2" 20mm	5000K	T25	SP	SPA
PER21	1x 1/2" x 1/2" x 1/2" 21mm	PER21	1x 1/2" x 1/2" x 1/2" 21mm	5000K	T25	SP	SPA	PER21	1x 1/2" x 1/2" x 1/2" 21mm	5000K	T25	SP	SPA
PER22	1x 1/2" x 1/2" x 1/2" 22mm	PER22	1x 1/2" x 1/2" x 1/2" 22mm	5000K	T25	SP	SPA	PER22	1x 1/2" x 1/2" x 1/2" 22mm	5000K	T25	SP	SPA
PER23	1x 1/2" x 1/2" x 1/2" 23mm	PER23	1x 1/2" x 1/2" x 1/2" 23mm	5000K	T25	SP	SPA	PER23	1x 1/2" x 1/2" x 1/2" 23mm	5000K	T25	SP	SPA
PER24	1x 1/2" x 1/2" x 1/2" 24mm	PER24	1x 1/2" x 1/2" x 1/2" 24mm	5000K	T25	SP	SPA	PER24	1x 1/2" x 1/2" x 1/2" 24mm	5000K	T25	SP	SPA
PER25	1x 1/2" x 1/2" x 1/2" 25mm	PER25	1x 1/2" x 1/2" x 1/2" 25mm	5000K	T25	SP	SPA	PER25	1x 1/2" x 1/2" x 1/2" 25mm	5000K	T25	SP	SPA
PER26	1x 1/2" x 1/2" x 1/2" 26mm	PER26	1x 1/2" x 1/2" x 1/2" 26mm	5000K	T25	SP	SPA	PER26	1x 1/2" x 1/2" x 1/2" 26mm	5000K	T25	SP	SPA
PER27	1x 1/2" x 1/2" x 1/2" 27mm	PER27	1x 1/2" x 1/2" x 1/2" 27mm	5000K	T25	SP	SPA	PER27	1x 1/2" x 1/2" x 1/2" 27mm	5000K	T25	SP	SPA
PER28	1x 1/2" x 1/2" x 1/2" 28mm	PER28	1x 1/2" x 1/2" x 1/2" 28mm	5000K	T25	SP	SPA	PER28	1x 1/2" x 1/2" x 1/2" 28mm	5000K	T25	SP	SPA
PER29	1x 1/2" x 1/2" x 1/2" 29mm	PER29	1x 1/2" x 1/2" x 1/2" 29mm	5000K	T25	SP	SPA	PER29	1x 1/2" x 1/2" x 1/2" 29mm	5000K	T25	SP	SPA
PER30	1x 1/2" x 1/2" x 1/2" 30mm	PER30	1x 1/2" x 1/2" x 1/2" 30mm	5000K	T25	SP	SPA	PER30	1x 1/2" x 1/2" x 1/2" 30mm	5000K	T25	SP	SPA
PER31	1x 1/2" x 1/2" x 1/2" 31mm	PER31	1x 1/2" x 1/2" x 1/2" 31mm	5000K	T25	SP	SPA	PER31	1x 1/2" x 1/2" x 1/2" 31mm	5000K	T25	SP	SPA
PER32	1x 1/2" x 1/2" x 1/2" 32mm	PER32	1x 1/2" x 1/2" x 1/2" 32mm	5000K	T25	SP	SPA	PER32	1x 1/2" x 1/2" x 1/2" 32mm	5000K	T25	SP	SPA
PER33	1x 1/2" x 1/2" x 1/2" 33mm	PER33	1x 1/2" x 1/2" x 1/2" 33mm	5000K	T25	SP	SPA	PER33	1x 1/2" x 1/2" x 1/2" 33mm	5000K	T25	SP	SPA
PER34	1x 1/2" x 1/2" x 1/2" 34mm	PER34	1x 1/2" x 1/2" x 1/2" 34mm	5000K	T25	SP	SPA	PER34	1x 1/2" x 1/2" x 1/2" 34mm	5000K	T25	SP	SPA
PER35	1x 1/2" x 1/2" x 1/2" 35mm	PER35	1x 1/2" x 1/2" x 1/2" 35mm	5000K	T25	SP	SPA	PER35	1x 1/2" x 1/2" x 1/2" 35mm	5000K	T25	SP	SPA
PER36	1x 1/2" x 1/2" x 1/2" 36mm	PER36	1x 1/2" x 1/2" x 1/2" 36mm	5000K	T25	SP	SPA	PER36	1x 1/2" x 1/2" x 1/2" 36mm	5000K	T25	SP	SPA
PER37	1x 1/2" x 1/2" x 1/2" 37mm	PER37	1x 1/2" x 1/2" x 1/2" 37mm	5000K	T25	SP	SPA	PER37	1x 1/2" x 1/2" x 1/2" 37mm	5000K	T25	SP	SPA
PER38	1x 1/2" x 1/2" x 1/2" 38mm	PER38	1x 1/2" x 1/2" x 1/2" 38mm	5000K	T25	SP	SPA	PER38	1x 1/2" x 1/2" x 1/2" 38mm	5000K	T25	SP	SPA
PER39	1x 1/2" x 1/2" x 1/2" 39mm	PER39	1x 1/2" x 1/2" x 1/2" 39mm	5000K	T25	SP	SPA	PER39	1x 1/2" x 1/2" x 1/2" 39mm	5000K	T25	SP	SPA
PER40	1x 1/2" x 1/2" x 1/2" 40mm	PER40	1x 1/2" x 1/2" x 1/2" 40mm	5000K	T25	SP	SPA	PER40	1x 1/2" x 1/2" x 1/2" 40mm	5000K	T25	SP	SPA
PER41	1x 1/2" x 1/2" x 1/2" 41mm	PER41	1x 1/2" x 1/2" x 1/2" 41mm	5000K	T25	SP	SPA	PER41	1x 1/2" x 1/2" x 1/2" 41mm	5000K	T25	SP	SPA
PER42	1x 1/2" x 1/2" x 1/2" 42mm	PER42	1x 1/2" x 1/2" x 1/2" 42mm	5000K	T25	SP	SPA	PER42	1x 1/2" x 1/2" x 1/2" 42mm	5000K	T25	SP	SPA
PER43	1x 1/2" x 1/2" x 1/2" 43mm	PER43	1x 1/2" x 1/2" x 1/2" 43mm	5000K	T25	SP	SPA	PER43	1x 1/2" x 1/2" x 1/2" 43mm	5000K	T25	SP	SPA
PER44	1x 1/2" x 1/2" x 1/2" 44mm	PER44	1x 1/2" x 1/2" x 1/2" 44mm	5000K	T25	SP	SPA	PER44	1x 1/2" x 1/2" x 1/2" 44mm	5000K	T25	SP	SPA
PER45	1x 1/2" x 1/2" x 1/2" 45mm	PER45	1x 1/2" x 1/2" x 1/2" 45mm	5000K	T25	SP	SPA	PER45	1x 1/2" x 1/2" x 1/2" 45mm	5000K	T25	SP	SPA
PER46	1x 1/2" x 1/2" x 1/2" 46mm	PER46	1x 1/2" x 1/2" x 1/2" 46mm	5000K	T25	SP	SPA	PER46	1x 1/2" x 1/2" x 1/2" 46mm	5000K	T25	SP	SPA
PER47	1x 1/2" x 1/2" x 1/2" 47mm	PER47	1x 1/2" x 1/2" x 1/2" 47mm	5000K	T25	SP	SPA	PER47	1x 1/2" x 1/2" x 1/2" 47mm	5000K	T25	SP	SPA
PER48	1x 1/2" x 1/2" x 1/2" 48mm	PER48	1x 1/2" x 1/2" x 1/2" 48mm	5000K	T25	SP	SPA	PER48	1x 1/2" x 1/2" x 1/2" 48mm	5000K	T25	SP	SPA
PER49	1x 1/2" x 1/2" x 1/2" 49mm	PER49	1x 1/2" x 1/2" x 1/2" 49mm	5000K	T25	SP	SPA	PER49	1x 1/2" x 1/2" x 1/2" 49mm	5000K	T25	SP	SPA
PER50	1x 1/2" x 1/2" x 1/2" 50mm	PER50	1x 1/2" x 1/2" x 1/2" 50mm	5000K	T25	SP	SPA	PER50	1x 1/2" x 1/2" x 1/2" 50mm	5000K	T25	SP	SPA
PER51	1x 1/2" x 1/2" x 1/2" 51mm	PER51	1x 1/2" x 1/2" x 1/2" 51mm	5000K	T25	SP	SPA	PER51	1x 1/2" x 1/2" x 1/2" 51mm	5000K	T25	SP	SPA
PER52	1x 1/2" x 1/2" x 1/2" 52mm	PER52	1x 1/2" x 1/2" x 1/2" 52mm	5000K	T25	SP	SPA	PER52	1x 1/2" x 1/2" x 1/2" 52mm	5000K	T25	SP	SPA
PER53	1x 1/2" x 1/2" x 1/2" 53mm	PER53	1x 1/2" x 1/2" x 1/2" 53mm	5000K	T25	SP	SPA	PER53	1x 1/2" x 1/2" x 1/2" 53mm	5000K	T25	SP	SPA
PER54	1x 1/2" x 1/2" x 1/2" 54mm	PER54	1x 1/2" x 1/2" x 1/2" 54mm	5000K	T25	SP	SPA	PER54	1x 1/2" x 1/2" x 1/2" 54mm	5000K	T25	SP	SPA
PER55	1x 1/2" x 1/2" x 1/2" 55mm	PER55	1x 1/2" x 1/2" x 1/2" 55mm	5000K	T25	SP	SPA	PER55	1x 1/2" x 1/2" x 1/2" 55mm	5000K	T25	SP	SPA
PER56	1x 1/2" x 1/2" x 1/2" 56mm	PER56	1x 1/2" x 1/2" x 1/2" 56mm	5000K	T25	SP	SPA	PER56	1x 1/2" x 1/2" x 1/2" 56mm	5000K	T25	SP	SPA
PER57	1x 1/2" x 1/2" x 1/2" 57mm	PER57	1x 1/2" x 1/2" x 1/2" 57mm	5000K	T25	SP	SPA	PER57	1x 1/2" x 1/2" x 1/2" 57mm	5000K	T25	SP	SPA
PER58	1x 1/2" x 1/2" x 1/2" 58mm	PER58	1x 1/2" x 1/2" x 1/2" 58mm	5000K	T25	SP	SPA	PER58	1x 1/2" x 1/2" x 1/2" 58mm	5000K	T25	SP	SPA
PER59	1x 1/2" x 1/2" x 1/2" 59mm	PER59	1x 1/2" x 1/2" x 1/2" 59mm	5000K	T25	SP	SPA	PER59	1x 1/2" x 1/2" x 1/2" 59mm	5000K	T25	SP	SPA
PER60	1x 1/2" x 1/2" x 1/2" 60mm	PER60	1x 1/2" x 1/2" x 1/2" 60mm	5000K	T25	SP	SPA	PER60	1x 1/2" x 1/2" x 1/2" 60mm	5000K	T25	SP	SPA
PER61	1x 1/2" x 1/2" x 1/2" 61mm	PER61	1x 1/2" x 1/2" x 1/2" 61mm	5000K	T25	SP	SPA	PER61	1x 1/2" x 1/2" x 1/2" 61mm	5000K	T25	SP	SPA
PER62	1x 1/2" x 1/2" x 1/2" 62mm	PER62	1x 1/2" x 1/2" x 1/2" 62mm	5000K	T25	SP	SPA	PER62	1x 1/2" x 1/2" x 1/2" 62mm	5000K	T25	SP	SPA
PER63	1x 1/2" x 1/2" x 1/2" 63mm	PER63	1x 1/2" x 1/2" x 1/2" 63mm	5000K	T25	SP	SPA	PER63	1x 1/2" x 1/2" x 1/2" 63mm	5000K	T25	SP	SPA
PER64	1x 1/2" x 1/2" x 1/2" 64mm	PER64	1x 1/2" x 1/2" x 1/2" 64mm	5000K	T25	SP	SPA	PER64	1x 1/2" x 1/2" x 1/2" 64mm	5000K	T25	SP	SPA
PER65	1x 1/2" x 1/2" x 1/2" 65mm	PER65	1x 1/2" x 1/2" x 1/2" 65mm	5000K	T25	SP	SPA	PER65	1x 1/2" x 1/2" x 1/2" 65mm	5000K	T25	SP	SPA
PER66	1x 1/2" x 1/2" x 1/2" 66mm	PER66	1x 1/2" x 1/2" x 1/2" 66mm	5000K	T25	SP	SPA	PER66	1x 1/2" x 1/2" x 1/2" 66mm	5000K	T25	SP	SPA
PER67	1x 1/2" x 1/2" x 1/2" 67mm	PER67	1x 1/2" x 1/2" x 1/2" 67mm	5000K	T25	SP	SPA	PER67	1x 1/2" x 1/2" x 1/2" 67mm	5000K	T25	SP	SPA
PER68	1x 1/2" x 1/2" x 1/2" 68mm	PER68	1x 1/2" x 1/2" x 1/2" 68mm	5000K	T25	SP	SPA	PER68	1x 1/2" x 1/2" x 1/2" 68mm	5000K	T25	SP	SPA
PER69	1x 1/2" x 1/2" x 1/2" 69mm	PER69	1x 1/2" x 1/2" x 1/2" 69mm	5000K	T25	SP	SPA	PER69	1x 1/2" x 1/2" x 1/2" 69mm	5000K	T25	SP	SPA
PER70	1x 1/2" x 1/2" x 1/2" 70mm	PER70	1x 1/2" x 1/2" x 1/2" 70mm	5000K	T25	SP	SPA	PER70	1x 1/2" x 1/2" x 1/2" 70mm	5000K	T25	SP	SPA
PER71	1x 1/2" x 1/2" x 1/2" 71mm	PER71	1x 1/2" x 1/2" x 1/2" 71mm	5000K	T25	SP	SPA	PER71	1x 1/2" x 1/2" x 1/2" 71mm	5000K	T25	SP	SPA
PER72	1x 1/2" x 1/2" x 1/2" 72mm	PER72	1x 1/2" x 1/2" x 1/2" 72mm	5000K	T25	SP	SPA	PER72	1x 1/2" x 1/2" x 1/2" 72mm	5000K	T25	SP	SPA
PER73	1x 1/2" x 1/2" x 1/2" 73mm	PER73	1x 1/2" x 1/2" x 1/2" 73mm	5000K	T25	SP	SPA	PER73	1x 1/2" x 1/2" x 1/2" 73mm	5000K	T25	SP	SPA
PER74	1x 1/2" x 1/2" x 1/2" 74mm	PER74	1x 1/2" x 1/2" x 1/2" 74mm	5000K	T25	SP	SPA	PER74	1x 1/2" x 1/2" x 1/2" 74mm	5000K	T25	SP	SPA
PER75	1x 1/2" x 1/2" x 1/2" 75mm	PER75	1x 1/2" x 1/2" x 1/2" 75mm	5000K	T25	SP	SPA	PER75	1x 1/2" x 1/2" x 1/2" 75mm	5000K	T25	SP	SPA
PER76	1x 1/2" x 1/2" x 1/2" 76mm	PER76	1x 1/2" x 1/2" x 1/2" 76mm</										



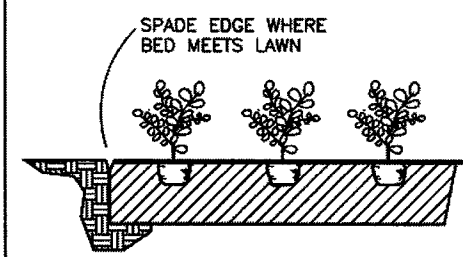
Coir Logs

Coir Logs

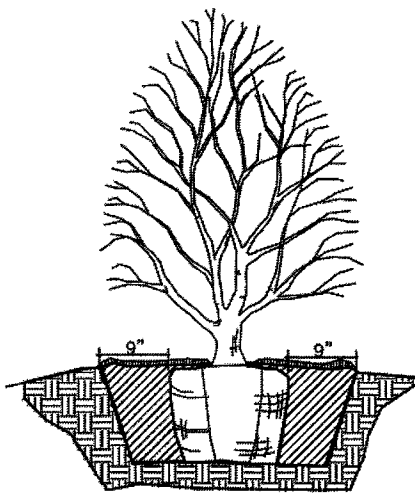
Coir Log Installation



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

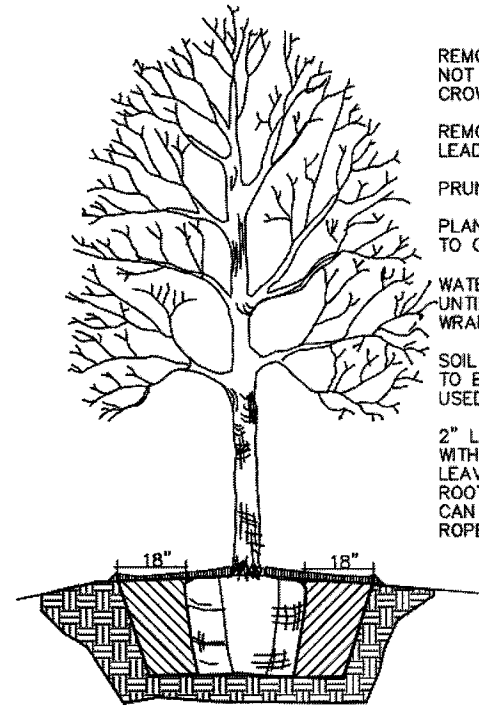


6" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX (SEE SPEC)
PLANTING SOIL MIX LAYER WILL BE HEAVILY ROTOTILLED
GROUND COVER ON 12" CENTERS
PLANT GROUND COVER POTS AND TAMP DOWN SOIL AROUND POT SO POT DOES NOT HEAVE IN FROST
WATER IN BEFORE APPLYING MULCH. 1-1/2" FINELY SHREDDED BARK MULCH DO NOT COVER FOUNGE WITH MULCH.



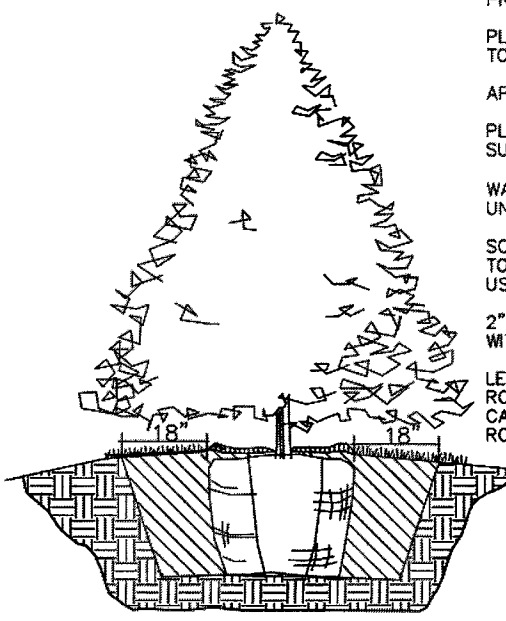
ORNAMENTAL/CLUMP TREE - PLANTING DETAIL

REMOVE ENOUGH WHOLE BRANCHES NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4.
REMOVE "Y" CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING / RUBBING BRANCHES
PRUNE PLANTS AFTER PLANTING
PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED.
SOIL REMOVED FROM PLANT PIT IS TO BE AMENDED (SEE SPECS) AND USED AS BACKFILL
2" LAYER OF SHREDDED BARK MULCH WITH RAISED SAUCERLIP
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY.
NON BIODEGRADABLE ROPE SHOULD BE REMOVED



DECIDUOUS TREE - PLANTING DETAIL

REMOVE ENOUGH WHOLE BRANCHES NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4.
REMOVE "Y" CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING / RUBBING
PRUNE PLANTS AFTER PLANTING
PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED.
SOIL REMOVED FROM PLANT PIT IS TO BE AMENDED (SEE SPECS) AND USED AS BACKFILL
2" LAYER OF SHREDDED BARK MULCH WITH RAISED SAUCERLIP
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY.
NON BIODEGRADABLE ROPE SHOULD BE REMOVED



EVERGREEN TREE - PLANTING DETAIL

PRUNE OUT ANY DEAD OR BROKEN BRANCHES
PLANT SHOULD BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
APPLY ANT-DESICCANT IN LATE FALL.
PLACE BALL ON COMPACTED EXISTING SUBGRADE.
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED.
SOIL REMOVED FROM PLANT PIT IS TO BE AMENDED (SEE SPECS) AND USED AS BACKFILL
2" LAYER OF SHREDDED BARK MULCH WITH RAISED SAUCERLIP
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY. NO WIRE BASKETS CAN BE USED. NON BIODEGRADABLE ROPE SHOULD BE REMOVED

LANDSCAPE SCHEDULE				
TREES				
Code	Name	Qty.	Common Name	Scientific Name
ABM	3	AUTUMN BLAZE MAPLE	Acer x. freemani "Jeffersred"	2.5" cal.
ABB	4	AUTUMN BRILLIANCE SERVICE BERRY	Amelanchier grandiflora "Autumn Brilliance"	5' ht.
PD	1	PAGODA DOGWOOD	Cornus alternifolia	5'-#25
MUG	2	MAGYAR UPRIGHT GINKGO	Ginkgo biloba "Magyar"	2.5" cal.
SH	4	SKYLINE HONEYLOCUST	Gleditsia traincanthos "Skycole"	4.0" cal.
SHRUBS				
BRC	5	BRILLIANT RED CHOKEBERRY	Aronia arbutifolia "Brilliantissima"	#05
GVB	6	GREEN VEILET BOXWOOD	Buxus microphylla x. B.sempervirens "Green Velvet"	24"-#5
GVB	27	GREEN VEILET BOXWOOD	Buxus microphylla x. B.sempervirens "Green Velvet"	24"-#10
GMB	4	GREEN MOUNTAIN BOXWOOD	Buxus microphylla x. B.sempervirens "Green Velvet"	30"-#10
PC	39	PEKING COTONEASTER	Cotoneaster acutifolia	#05
DBB	8	DWARF BURNING BUSH	Eunonymus alatus "Compacta"	30"
TH	3	TARDIVA HYDRANGEA	Hydrangea paniculata "Tardiva"	1.0" STD
VSH	9	VANILLA STRAWBERRY HYDRANGEA	Hydrangea paniculata "Vanilla Strawberry"	#05
MJ	19	MOUNTBATTEN JUNIPER	Juniperus chinensis "Mountbatten"	6.0"
GS	44	GRO-LOW SUMAC	Rhus aromatica "Gro-Low"	#03
KR	10	KNOCK OUT ROSE	rosa x. "Radrazz 2000"	#03
GFS	12	GOLD FLAME SPIREA	Spiraea x. bumalda "Gold Flame"	#03
DJY	5	DENSE ANGIO JAPANESE YEW	Taxus media "Densiformis"	24"
BMV	5	BLUE MUFFIN VIBURNUM	Viburnum dentatum "Christom"	#05
AJV	1	AUTUMN JAZZ VIBURNUM	Viburnum dentatum "Ralph Senior"	#05
ORNAMENTAL GRASSES				
KFRG	107	K FORESTER REED GRASS	Calamagrostis acutiflora "Karl Foerster"	#01
MG	23	MAIDEN GRASS	Miscanthus sinensis "Gracillimus"	#01
FG	47	FOUNTAIN GRASS	Pennisetum alopecuroides	#01
PERENNIALS AND ANNUALS				
KFRG	30	HAPPY RETURNS DAILY	Hemerocallis x. "Happy Returns"	#01
FWH	24	FRANCES WILLIAMS HOSTA	Hosta sieboldiana "Frances Williams"	#01
BGP	8	BRIGHT EYES GARDEN PHLOX	Phlox subulata	#01
EFS	34	EAST FRIESLAND SALVIA	Salvia nemerosa "Ostfriesland"	#01
DBV	103 SF	DARTS BLUE VINCA	Vinca minor "Dart's Blue"	#01



8 OF 8

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EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION
519 W. ALCONQUIN RD

No.	Date	Revisions / Submissions
1	01.16.19	REVISED PER ZONING COMMENTS
2	12.20.18	REVISED PER FOUNDATION PERMIT REVIEW #2
3	10.17.18	REVISED PER FOUNDATION PERMIT REVIEW
4	09.24.18	ISSUED FOR BUILDING PERMIT

ENC
08/08/18
2018-029
AS NOTED
L1

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

GENERAL NOTES

1

DO NOT SCALE DRAWINGS.

2

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

3

NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.

4

ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.

5

ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.

6

ALL PERMITS TO BE BY OWNER

7

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
W/STATE OF ILLINOIS AMENDMENTS
ICC INTERNATIONAL FUEL GAS CODE 2009
NEC NATIONAL ELECTRICAL CODE 2005
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS
NFPA LIFE SAFETY CODE 101 2000

◦ ACCESSIBILITY:

AMERICANS WITH DISABILITIES ACT OF 1990
2018 ILLINOIS ACCESSIBILITY CODE

SHEET INDEX

NO.	SHEET TITLE	NO.	SHEET TITLE
T1	COVER SHEET	S6.2	CFS FRAMING DETAILS
T2	ADA REQUIREMENTS	S7.0	ROOF DETAILS
T3	GENERAL SPECIFICATIONS	S8.0	BRACE FRAME DETAILS
AS1	SITE PLAN (FOR REFERENCE ONLY)	M1	HVAC NOTES
A0.1	EGRESS PLANS	M2	BASEMENT HVAC & PIPING PLANS
A0.2	EGRESS PLANS	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
A12.1	EIFS DETAILS – FEDDERLITE PANELS	P1	BASEMENT UNDERFLOOR PLUMBING PLAN
A12.2	EIFS DETAILS – NEW BRICK	P2	SUMP PUMP DETAILS & NOTES
A13	STAIR PLANS	P3	BASEMENT PLUMBING PLAN
A14	ELEVATOR PLANS & DETAILS	P4	1ST & 2ND FLOOR PLUMBING PLANS
A15	PARTITION SCHEDULE & DETAILS	P5	3RD & 4TH FLOOR PLUMBING PLANS
A16	ROOM FINISH SCHEDULE & DETAILS	P6	5TH & 6TH FLOOR PLUMBING PLANS
A17	OPENING SCHEDULE & DETAILS	P7	PLUMBING SCHEDULES
A18	FIRE STOPPING DETAILS	P8	PLUMBING NOTES
A19	FIRE STOPPING DETAILS	P9	PLUMBING SPECIFICATIONS
A20	STAIR SECTIONS & DETAILS	P10	PLUMBING DETAILS
A21	CAFE & 6TH FLOOR KITCHEN PLANS	P11	PLUMBING DETAILS
A22	LINE OF SITE DRAWING	E0	SINGLE LINE DIAGRAM
A23	UL DESIGNATION PLANS (1ST & 2ND)	E1	BASEMENT POWER PLAN
A24	UL DESIGNATION PLANS (3RD – 6TH)	E2	FIRST FLOOR POWER PLANS
S1.0	STRUCTURAL GENERAL NOTES	E3	2ND-5TH FLOOR POWER PLANS
S1.1	PROJECT INFO/SPECIAL INSPECTIONS	E4	6TH FLOOR & MEZZANINE POWER PLANS
S2.0	FOUNDATION PLAN	E5	BASEMENT LIGHTING PLAN
S3.1	SECOND FLOOR PLAN	E6	FIRST FLOOR LIGHTING PLANS
S3.2	THIRD FLOOR PLAN	E7	2ND-5TH FLOOR LIGHTING PLANS
S3.3	FOURTH & FIFTH FLOOR PLANS	E8	6TH FLOOR & MEZZANINE LIGHTING PLANS
S3.4	6TH FLOOR PLAN	E9	GROUNDING DETAILS
S3.5	SCHEDULES (MEZZANINE NOT IN CONTRACT)	E10	PANEL SCHEDULES
S4.0	ROOF PLAN	E11	NOTES & SCHEDULES
S4.1	EXISTING ROOF FRAMING PLAN	E12	SPECIFICATIONS
S5.0	FOUNDATION DETAILS	E13	SPECIFICATIONS
S5.1	FOUNDATION DETAILS		
S6.0	CFS FRAMING DETAILS		
S6.1	CFS FRAMING DETAILS		

UPDATED BY GREGG & ASSOC.

DESIGN FIRM REG.

184.004272

SITE PLAN

1

NONE

Rehabilitation Services Department

Employment Security Department

Kanematsu USA

IMS Buhrke-Olson

Pace Suburban Bus

PROJECT LOCATION

European Crystal Banquets and...

Motel 6 Chicago North Central - Arlington Heights

1

SITE PLAN

NONE

NORTH

CODE ANALYSIS

PROJECT DATA

◦ ZONING CLASSIFICATION

M-2

◦ OCCUPANCY CLASSIFICATION

MIXED USE R1/A2

◦ CONSTRUCTION TYPE

TYPE 2A

◦ AUTOMATIC FIRE SUPPRESSION

YES

◦ ALLOWABLE BUILDING HEIGHT / STORIES (TABLE 503)

65 FT/4 STORIES

◦ ALLOWABLE BUILDING AREA (BASED ON MOST RESTRICTIVE)

SPECIAL PROVISION SECTION 509.6 (R1) – 100 FT / 9 STORIES

◦ ALLOWABLE SQUARE FOOTAGE

15,500

◦ INCREASE for OPEN PERIMETER

11,005

◦ INCREASE for SPRINKLER

46,500

◦ TOTAL ALLOWABLE S.F.

73,005

◦ 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 (A2 USE)

16,888 Sq.Ft.

◦ R-1 ADDITION BUILDING AREA

GROUND FLOOR AREA – 7,633 Sq.Ft.

◦ SECOND FLOOR AREA

6,636 Sq.Ft.

◦ THIRD – FIFTH FLOOR AREA (7,633 X 3 FL)

22,899 Sq.Ft.

◦ SIXTH FLOOR AREA

4,597 Sq.Ft.

◦ SIXTH FLOOR AREA ROOF DECK

3,036 Sq.Ft.

◦ TOTAL ADDITION AREA

44,801 Sq.Ft.

◦ TOTAL OVERALL AREA

61,689 Sq.Ft.

◦ OCCUPANT LOAD AND EXIT CAPACITY COMPARISON

	OCCUPANT LOAD	EXIT WIDTH (REQ)	EXIT WIDTH ACTUAL	EXIT CAPACITY
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
TOTAL OCCUPANT LOAD (1-5)	395	89.4	360"	1560
6TH FLOOR (1,171 NET 1:15)	78	23.4	38"	260
6TH FLOOR (756 SF KITCHEN 1:200)	4	1.2	–	–
6TH FLOOR (2,377 NET 1:15)	158	47.4	36"	260
TOTAL 6TH FLOOR NUMBERS	242	72.6	74"	520

◦ FIRE RESISTIVE RATINGS

◦ PRIMARY STRUCTURAL FRAME

1 HOUR

◦ BEARING WALLS

EXTERIOR (TABLE 602 GREATER THAN 30 FT) – 0 HOUR

◦ EXTERIOR (TABLE 602 10 FT ≤ X ≤ 30 FT)

1 HOUR

◦ INTERIOR

1 HOUR

◦ NON BEARING WALLS & PARTITIONS

EXTERIOR (TABLE 602 GREATER THAN 30 FT) – 0 HOUR

◦ INTERIOR

0 HOUR

◦ FLOOR CONSTRUCTION

1 HOUR

◦ ROOF CONSTRUCTION

1 HOUR

◦ FIRE WALLS (TABLE 706.4 NOTE "a")

2 HOUR

◦ FIRE BARRIERS

VERTICAL EXIT ENCLOSURES (STAIRS) – 2 HOUR

◦ EXIT PASSAGEWAY

1 HOUR

◦ HORIZONTAL EXIT

NA

◦ INCIDENTAL USE AREAS (TABLE 508.2.5)

HIGH RISE FIRE PUMP ROOM – N/A

◦ LAUNDRY ROOM (OVER 100 SQ. FT.)

1 HOUR

◦ WASTE/LINEN ROOM (OVER 100 SQ. FT.)

1 HOUR

◦ STORAGE ROOMS (OVER 100 SQ. FT.)

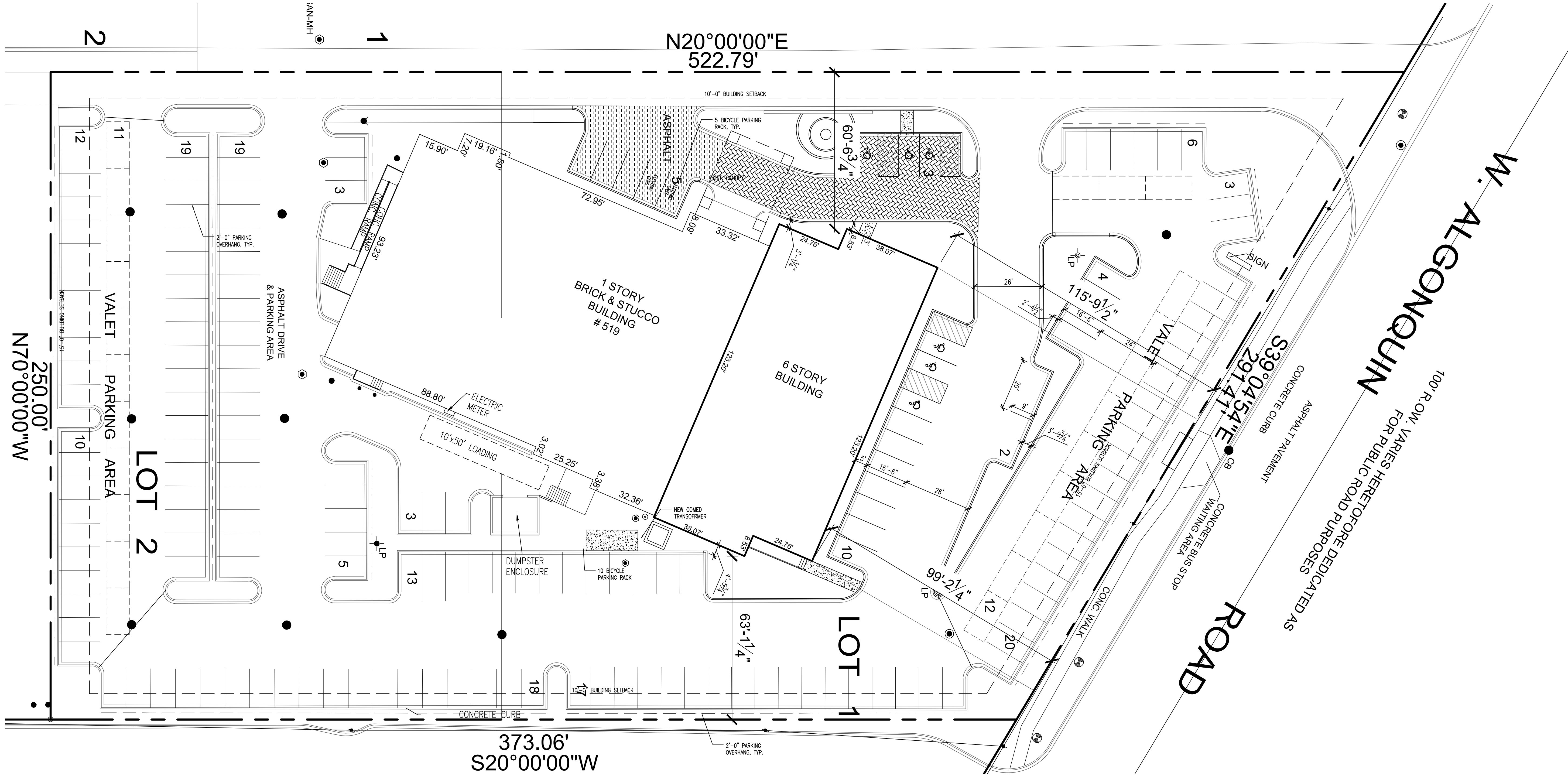
1 HOUR

◦ SEPARATION OF OCCUPANCIES (SECTION 508.4)

1 HOUR

◦ SHAFTS AND VERTICAL ENCLOSURES

2 HOUR



1 SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 20'-0"



04.22.2020



Enrique Castel
LICENSE EXPIRES 11-30-2020

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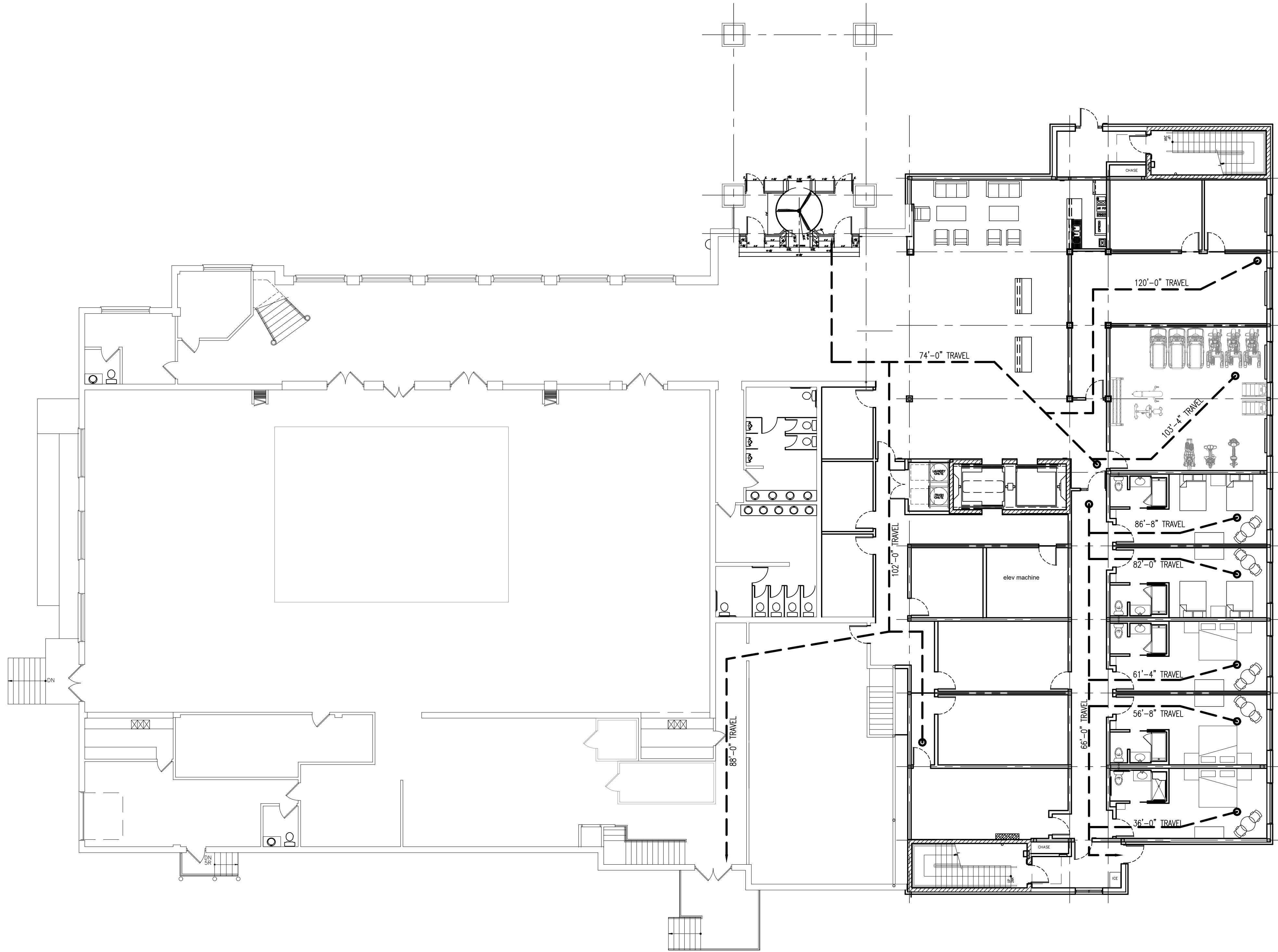
EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION

ARLINGTON HEIGHTS, IL 60005

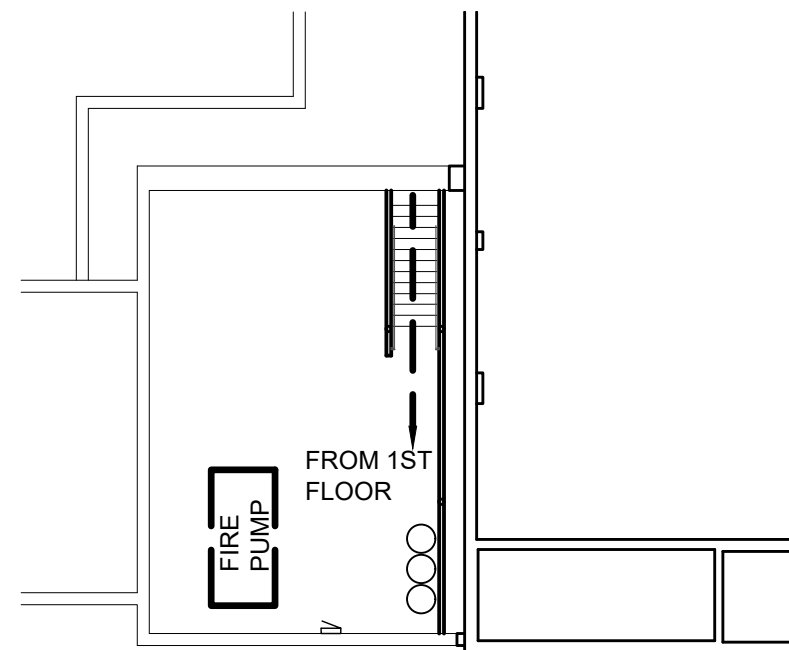
No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST ISSUED FOR BUILDING PERMIT	08.03.21
16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.12.18
17	REVISIONS PER VILLAGE REVIEW	06.15.21
18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22

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

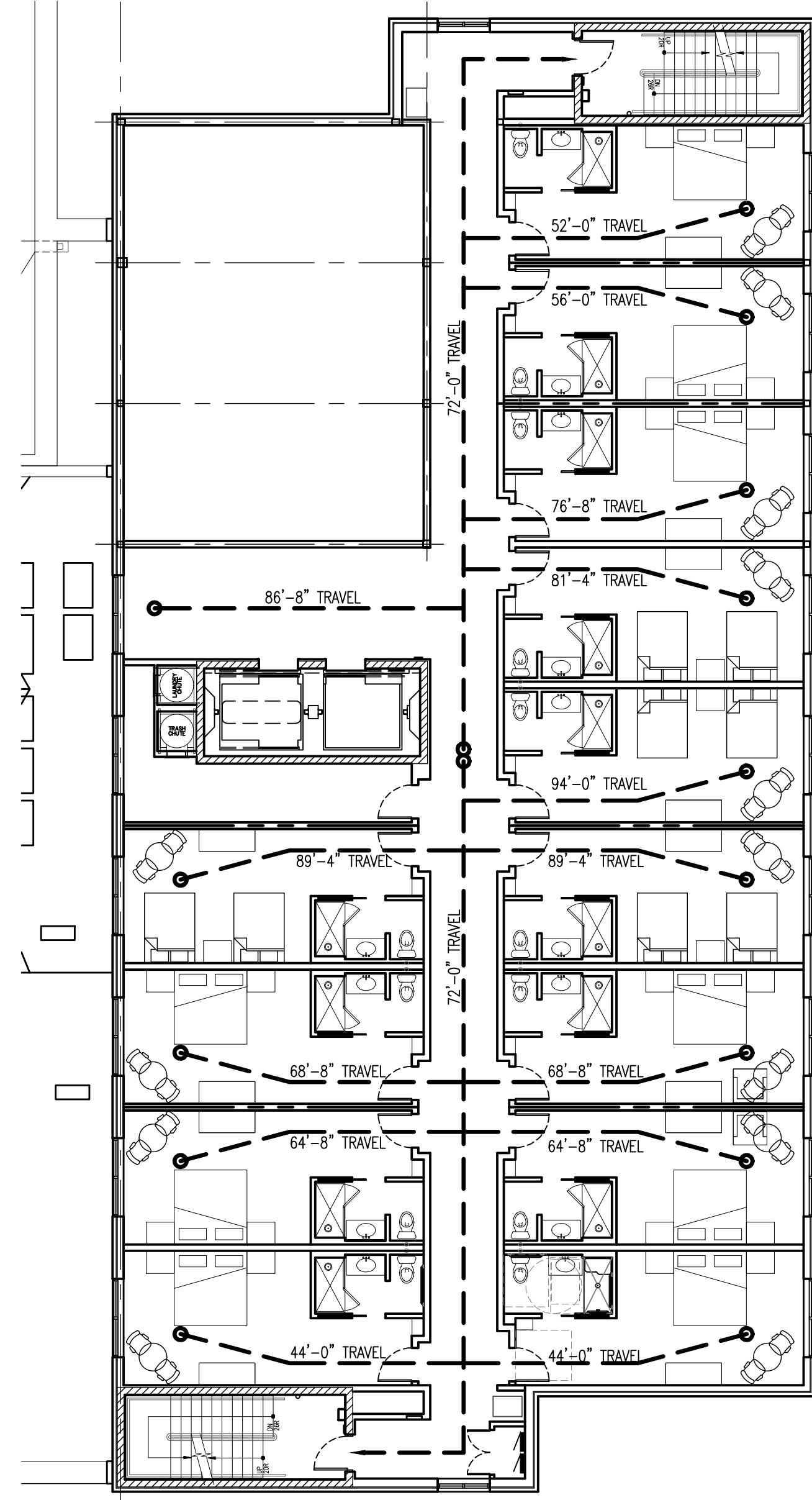
AS1



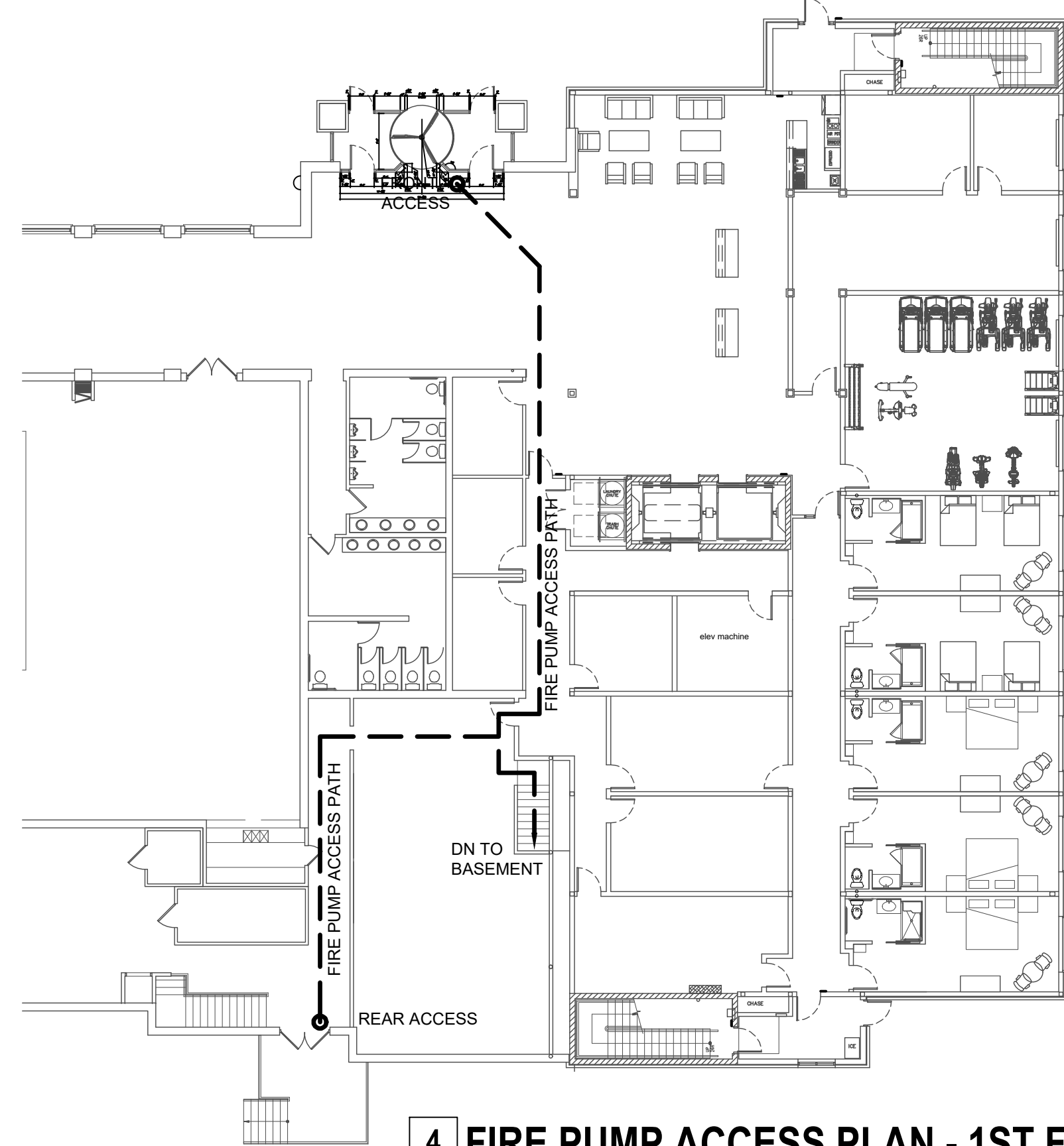
1 1ST FLOOR EGRESS PLAN
3/32" = 1'-0"



3 FIRE PUMP ACCESS PLAN - BMST
1/16" = 1'-0"



2 SECOND FLOOR EGRESS PLAN
3/32" = 1'-0"

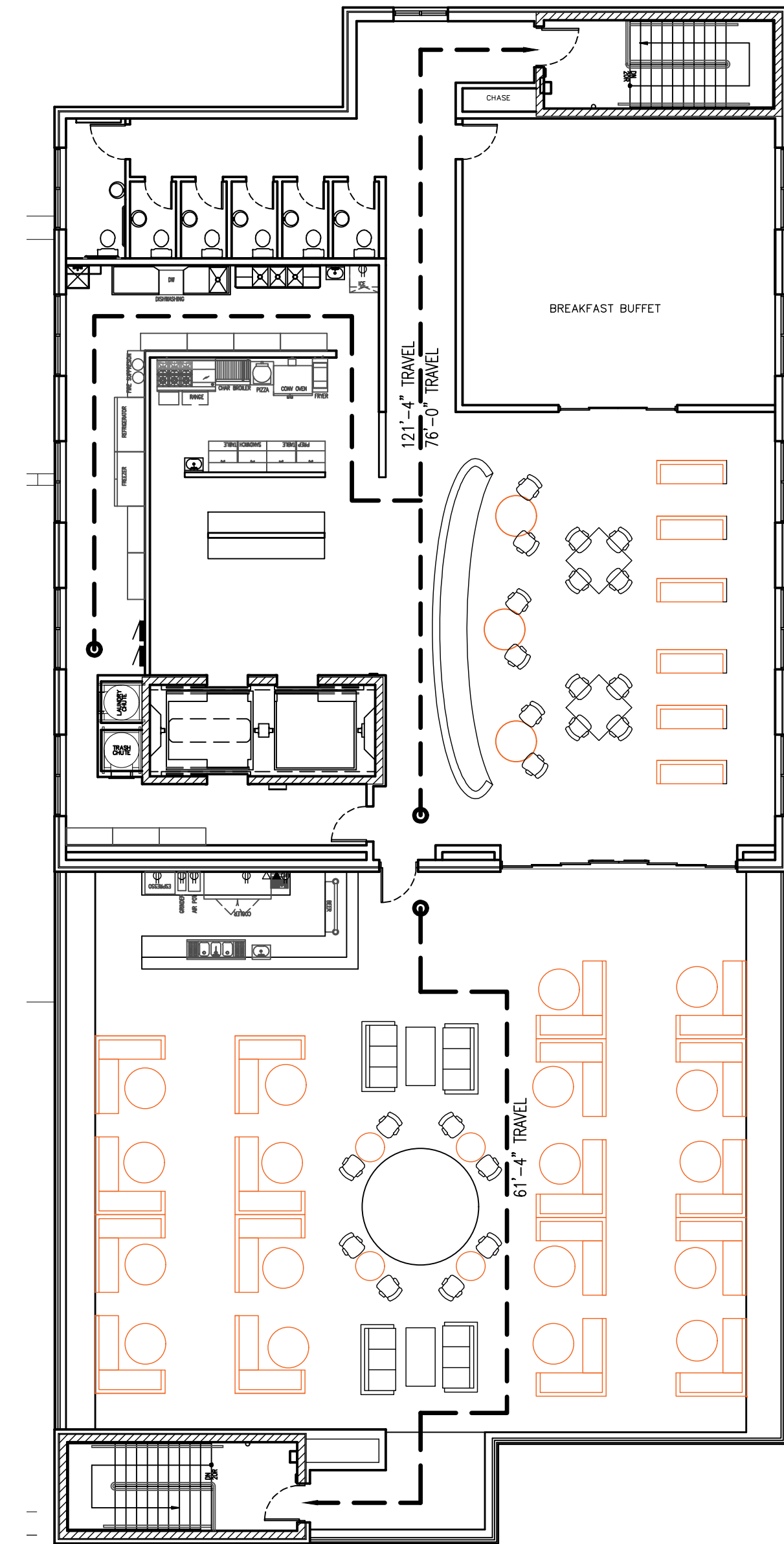
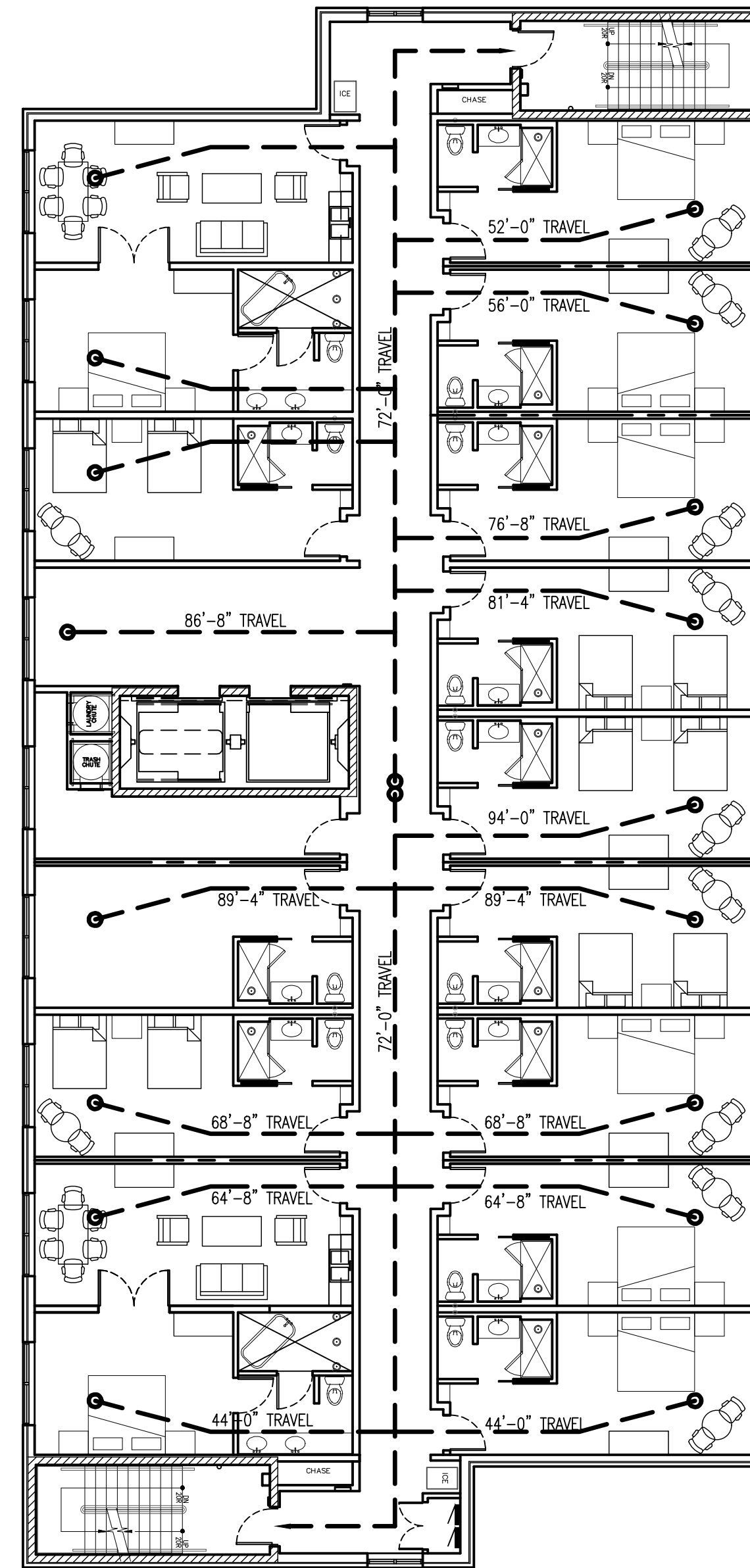
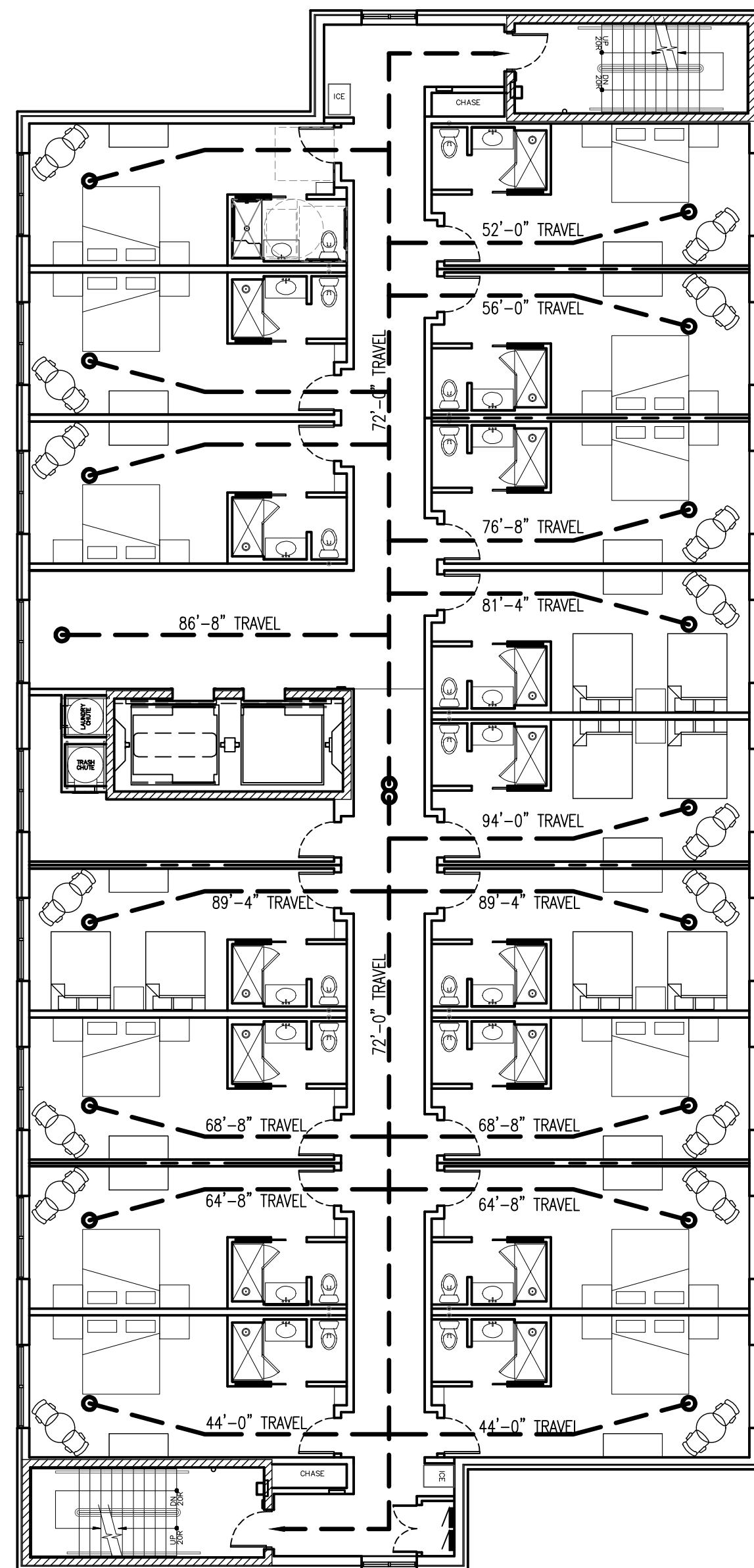
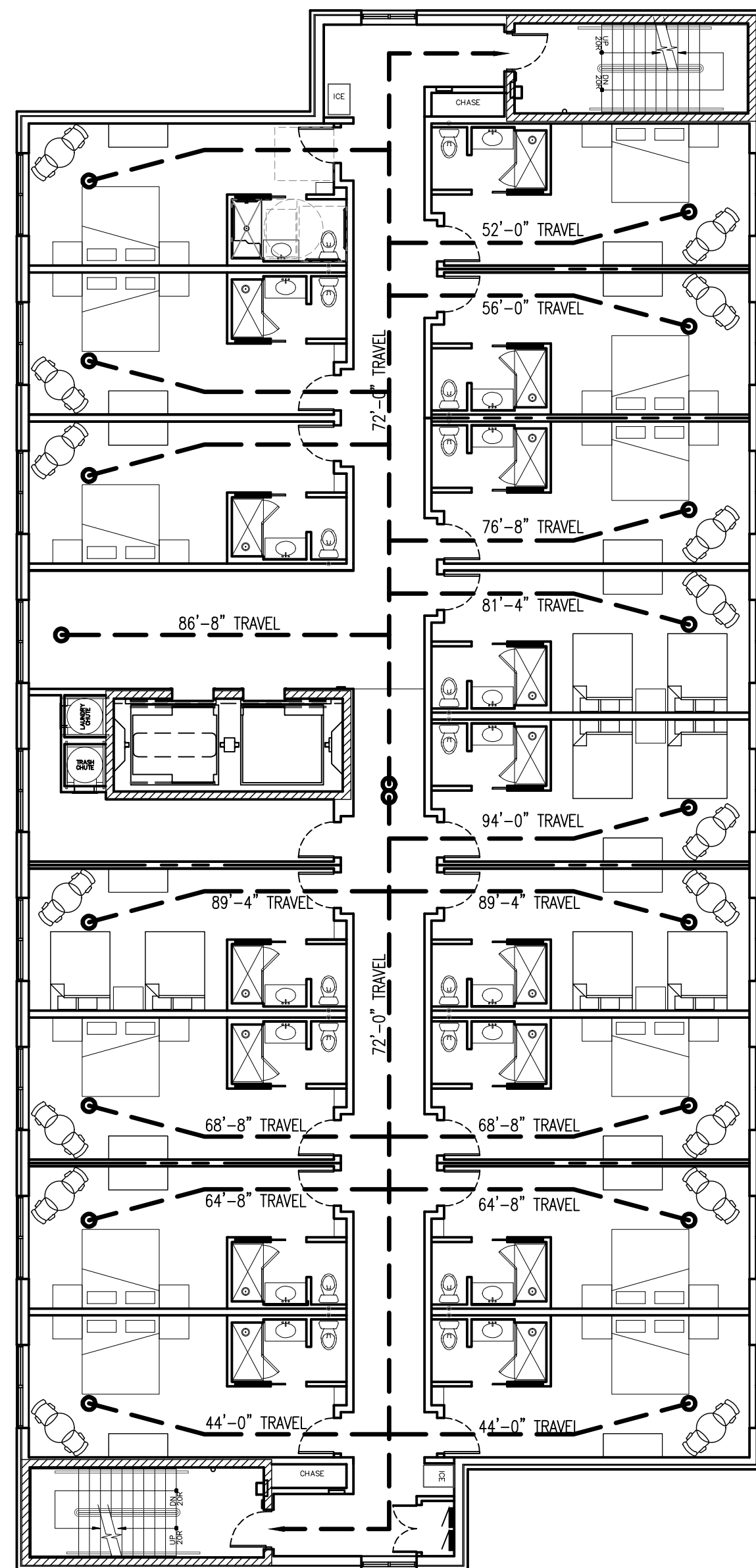


4 FIRE PUMP ACCESS PLAN - 1ST FL
1/16" = 1'-0"

No.	Revisions / Submissions	Date
18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22
17	REVISIONS PER VILLAGE REVIEW	12.08.21
16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21

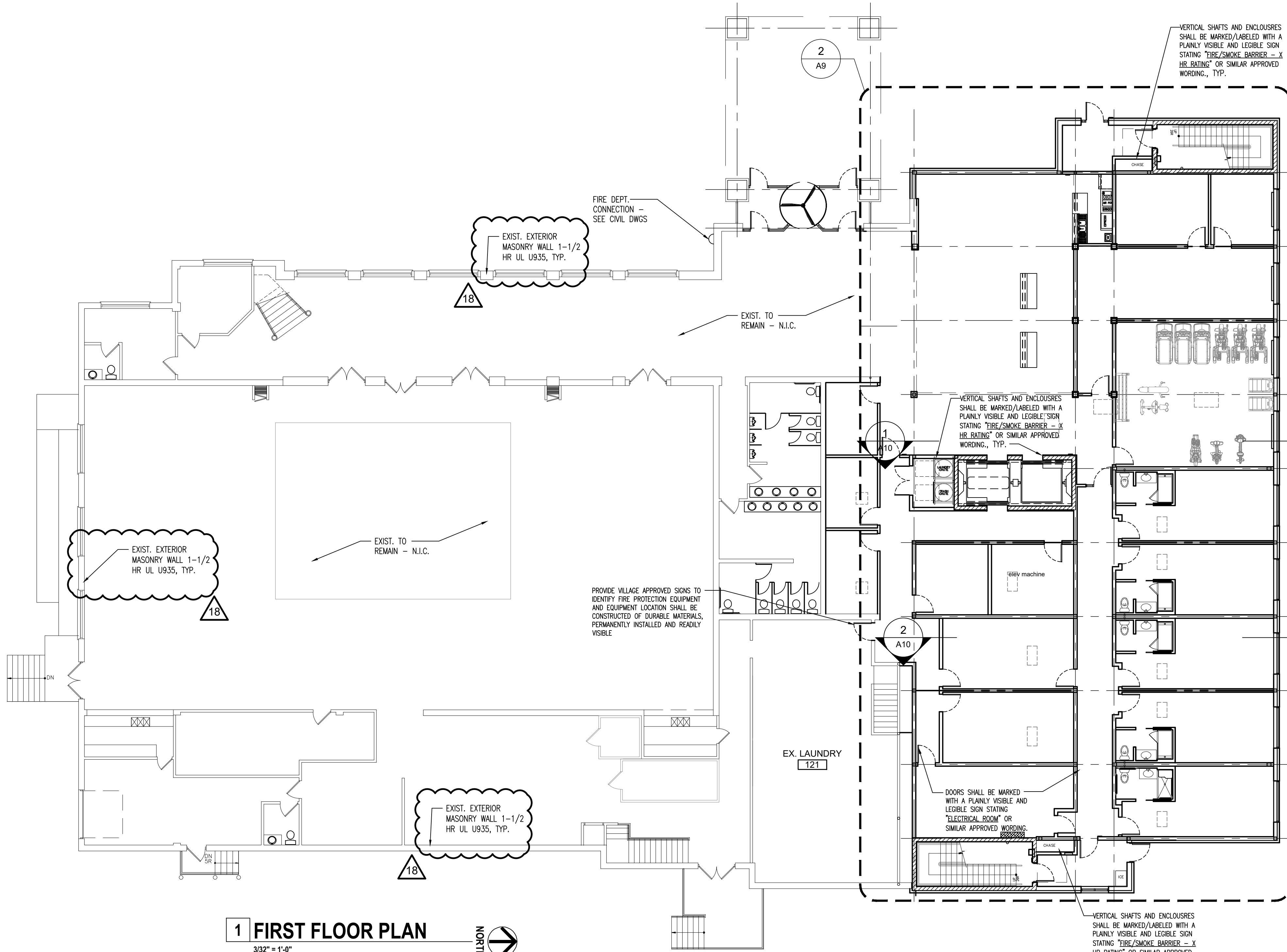
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	09.03.21
14	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	06.15.21
13	ISSUED FOR BUILDING PERMIT	12.12.18

12	REVISIONS / Submissions	No.
11	REVISIONS / Submissions	No.
10	REVISIONS / Submissions	No.
9	REVISIONS / Submissions	No.
8	REVISIONS / Submissions	No.
7	REVISIONS / Submissions	No.
6	REVISIONS / Submissions	No.
5	REVISIONS / Submissions	No.
4	REVISIONS / Submissions	No.
3	REVISIONS / Submissions	No.
2	REVISIONS / Submissions	No.
1	REVISIONS / Submissions	No.



No.	Revisions / Submissions	Date	No.	Date	18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST		09.03.21		17	REVISIONS PER VILLAGE REVIEW	12.08.21
-	RE-SUBMITTAL OF SET PER VILLAGE REQUEST		06.15.21		16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21
	ISSUED FOR BUILDING PERMIT		12.12.18				
No.	Revisions / Submissions	Date	No.	Revisions / Submissions			Date

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



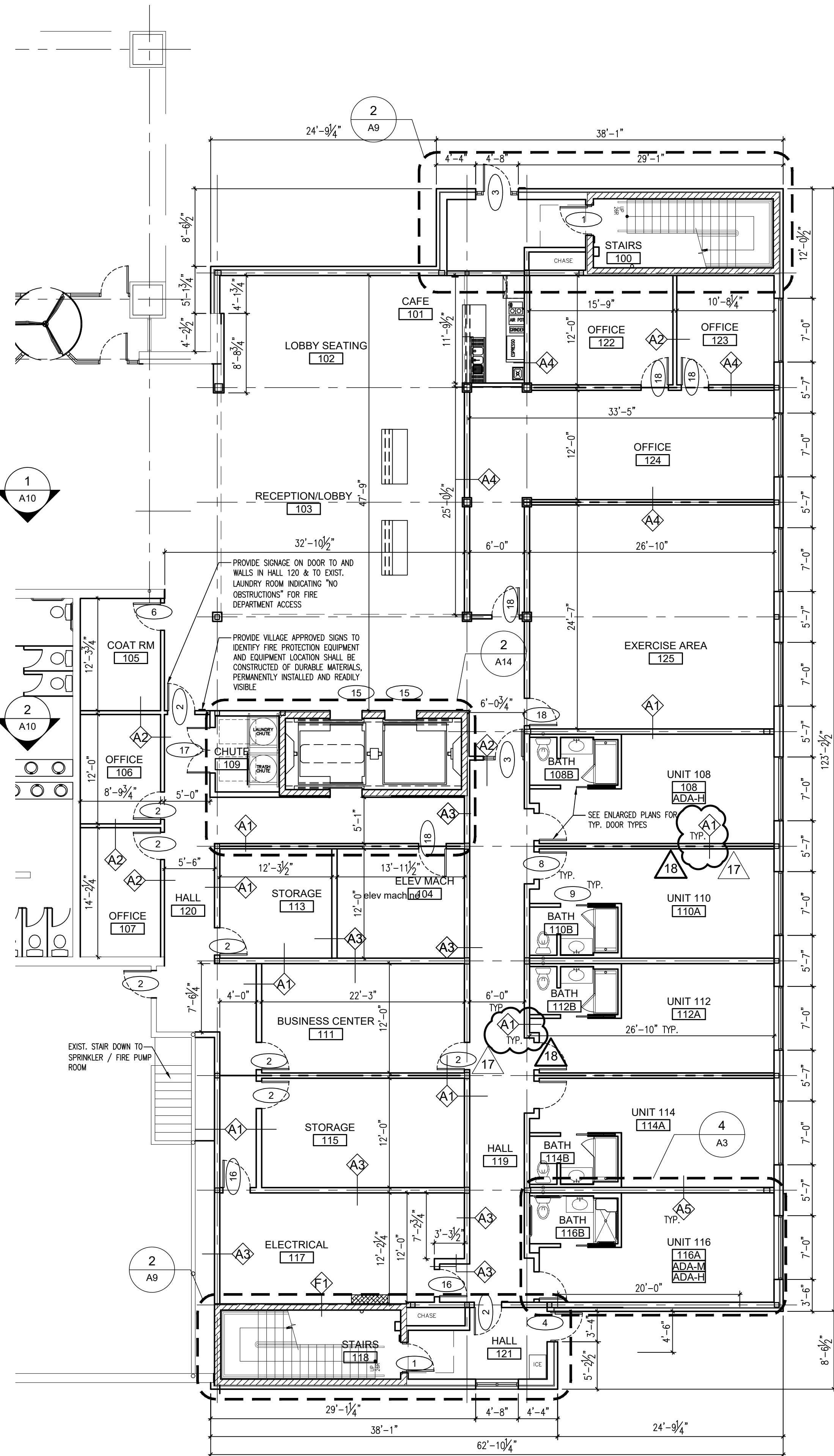
1 FIRST FLOOR PLAN

3/32" = 1'-0"



NOTE:

1. 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.
2. PROVIDE A BUILDING ADDRESS IDENTIFICATION OF AT LEAST 4 INCHES IN HEIGHT ON THE FRONTAGE ON THE STREET SIDE OF THE BUILDING.
3. TEXTILE WALL COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 OR UL723 AND BE PROTECTED BY AUTOMATIC SPRINKLERS. COVERING SHALL MEET THE CRITERIA OF SECTION 803.5.1.1 OR 803.5.1.2 WHEN TESTED IN THE MANNER INTENDED FOR USE IN ACCORDANCE WITH NFPA 265 USING THE PRODUCT-MOUNTING SYSTEM (INCLUDING ADHESIVE) OF ACTUAL USE, OR MEET THE CRITERIA OF SECTION 803.1.2.1 WHEN TESTED IN ACCORDANCE WITH NFPA 286 USING THE PRODUCT MOUNTING SYSTEM (INCLUDING ADHESIVE) OF ACTUAL USE.
4. FIRE PROTECTION EQUIPMENT AND SERVICE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER.
5. APPROVED ACCESS SHALL BE PROVIDED AND MAINTAINED FOR ALL FIRE PROTECTION EQUIPMENT TO PERMIT IMMEDIATE SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT.
6. IN BUILDINGS AND STRUCTURES, WHERE STAND BY POWER IS REQUIRED, OR FURNISHED TO OPERATE AN ELEVATOR THE OPERATION SHALL COMPLY WITH CURRENT CODE REQUIREMENTS



2 FIRST FLOOR PLAN

1/8" = 1'-0"

No.	Revisions / Submissions	Date
18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22
17	REVISIONS PER VILLAGE REVIEW	12.08.21
16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21

No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	08.03.21
14	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	06.13.21
13	ISSUED FOR BUILDING PERMIT	12.12.18

DRAWING NO.

ENC

DATE

08/08/18

PROJECT NO.

2018-029

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ENC

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DRAWING NO.

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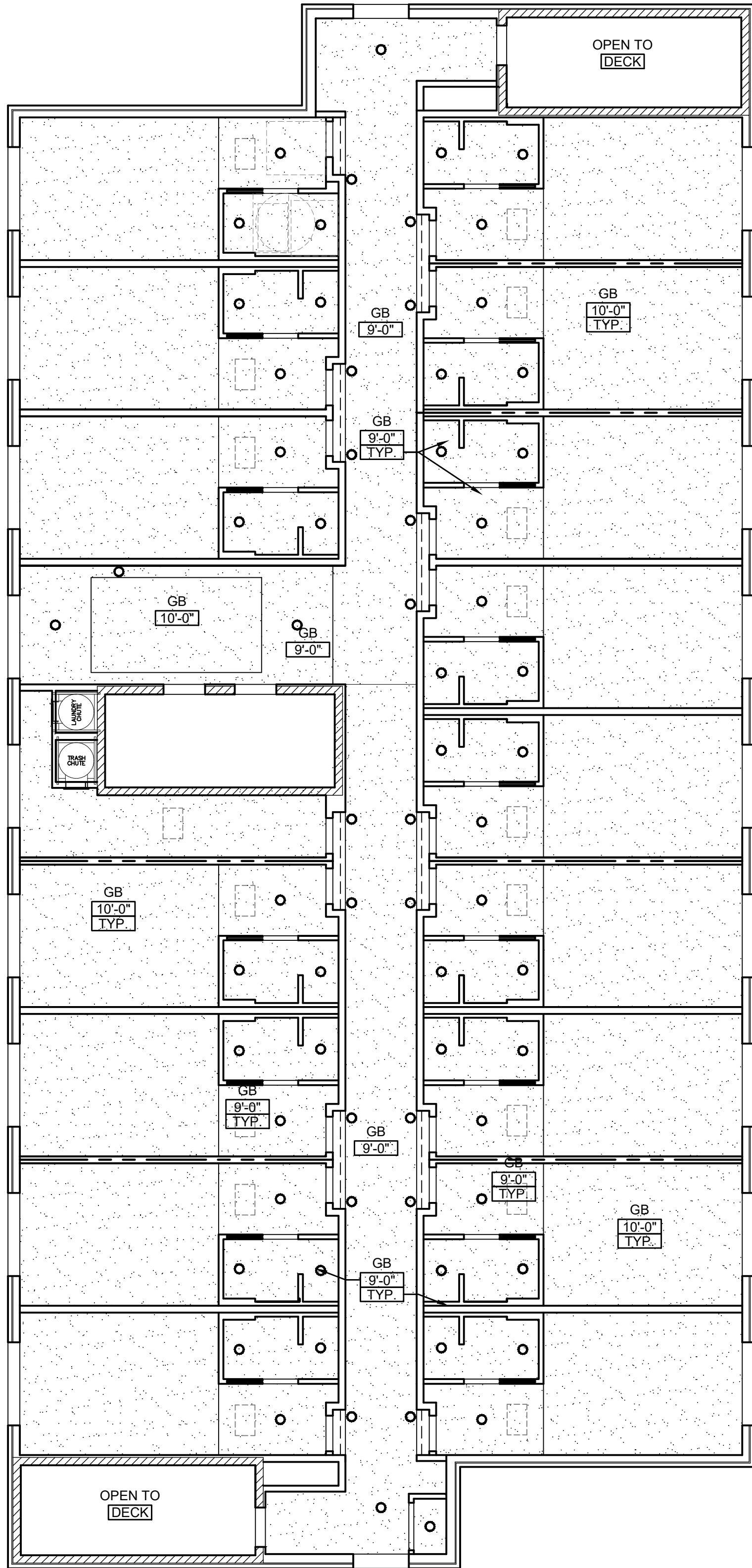
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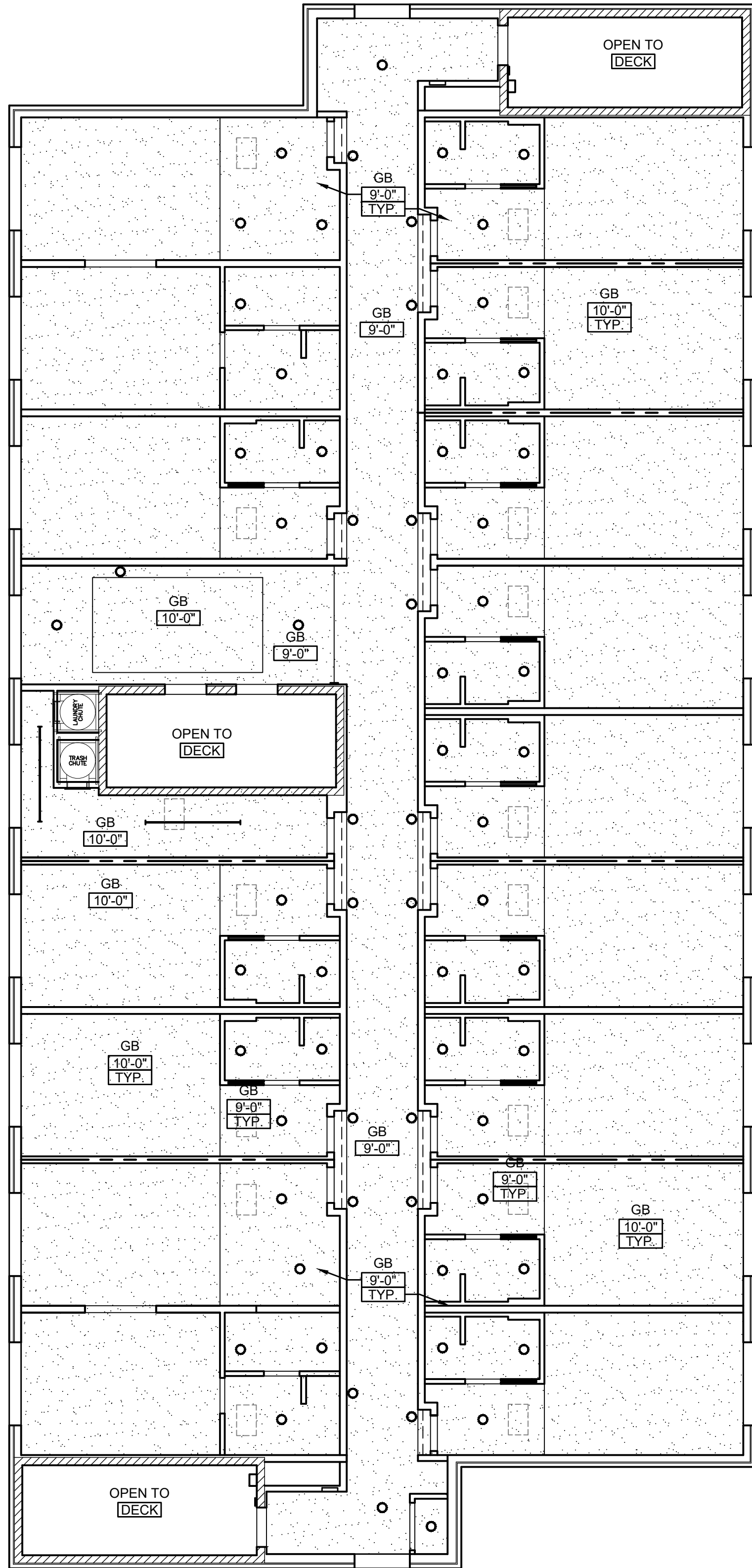
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2018-029

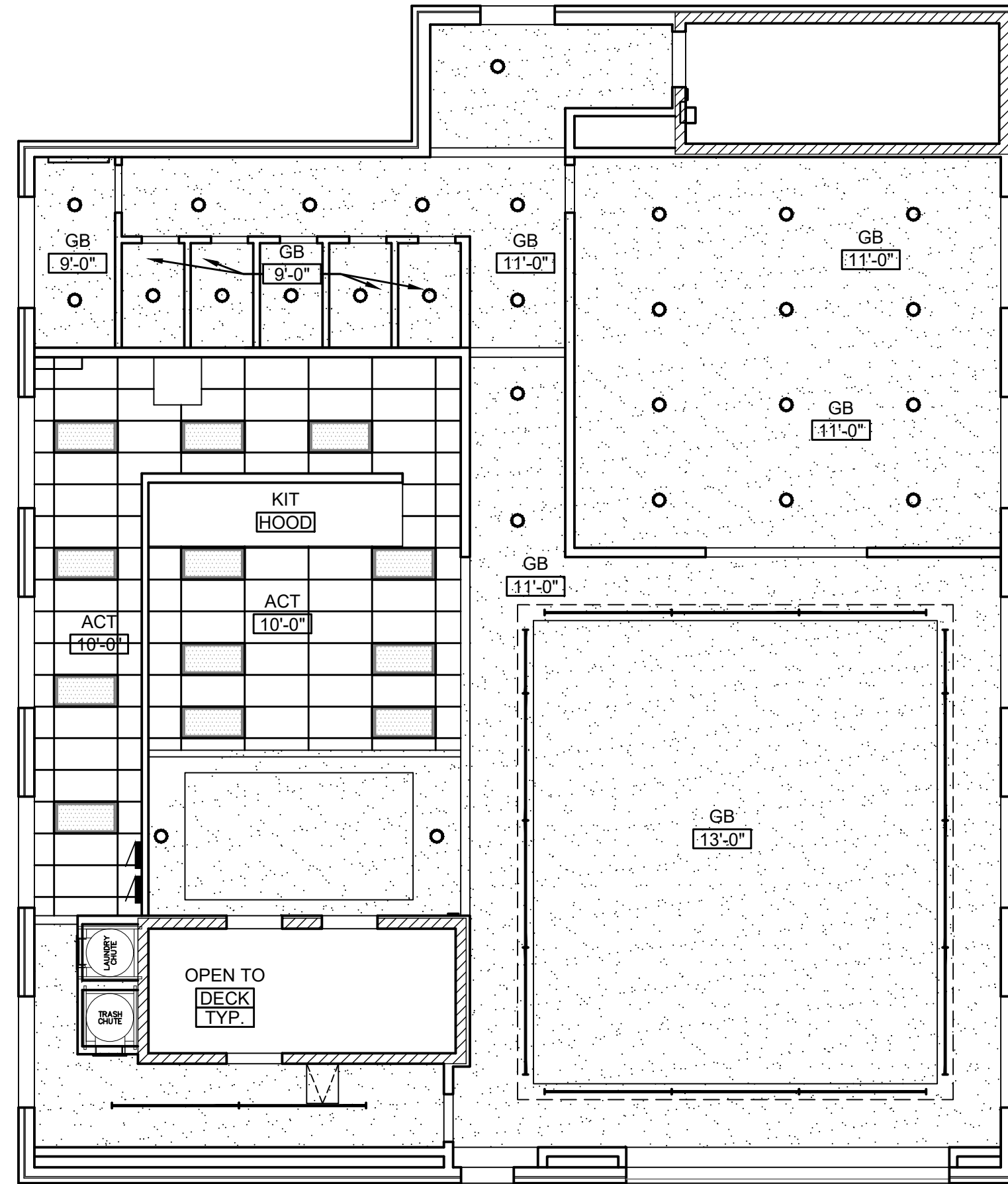
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1 REFLECTED CEILING PLAN - FOURTH FLOOR
1/8" = 1'-0"



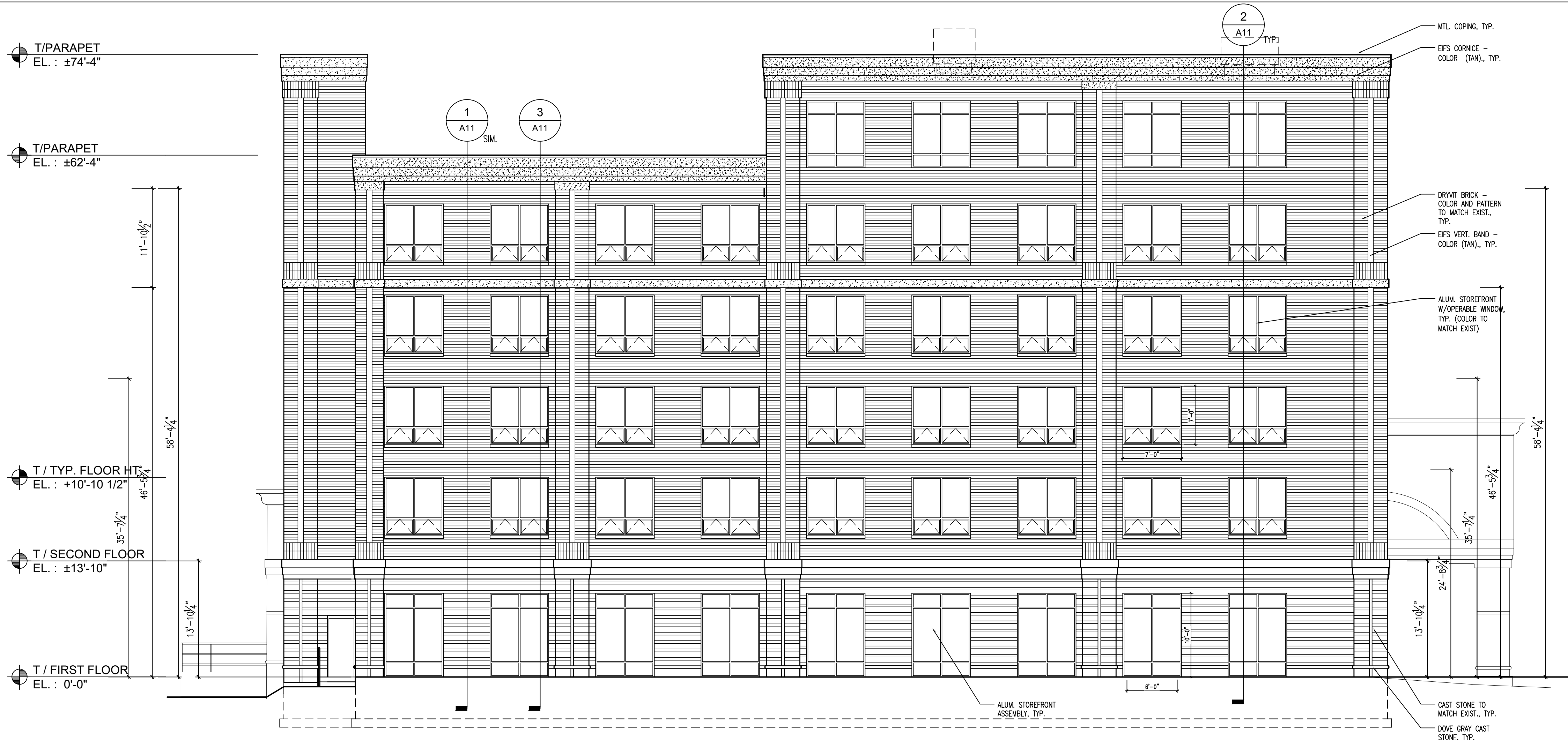
2 REFLECTED CEILING PLAN - FIFTH FLOOR
1/8" = 1'-0"



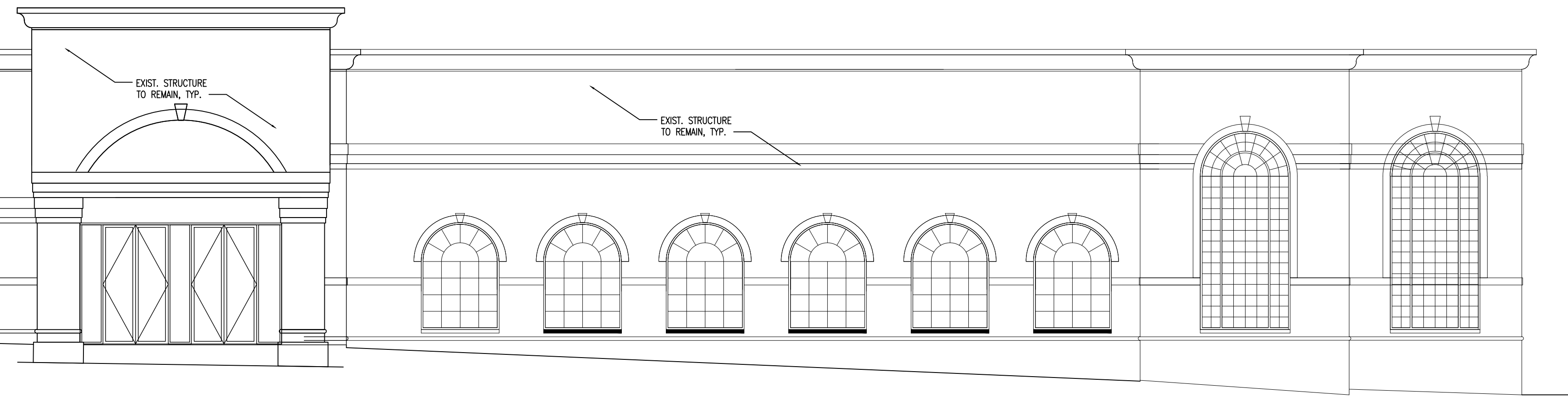
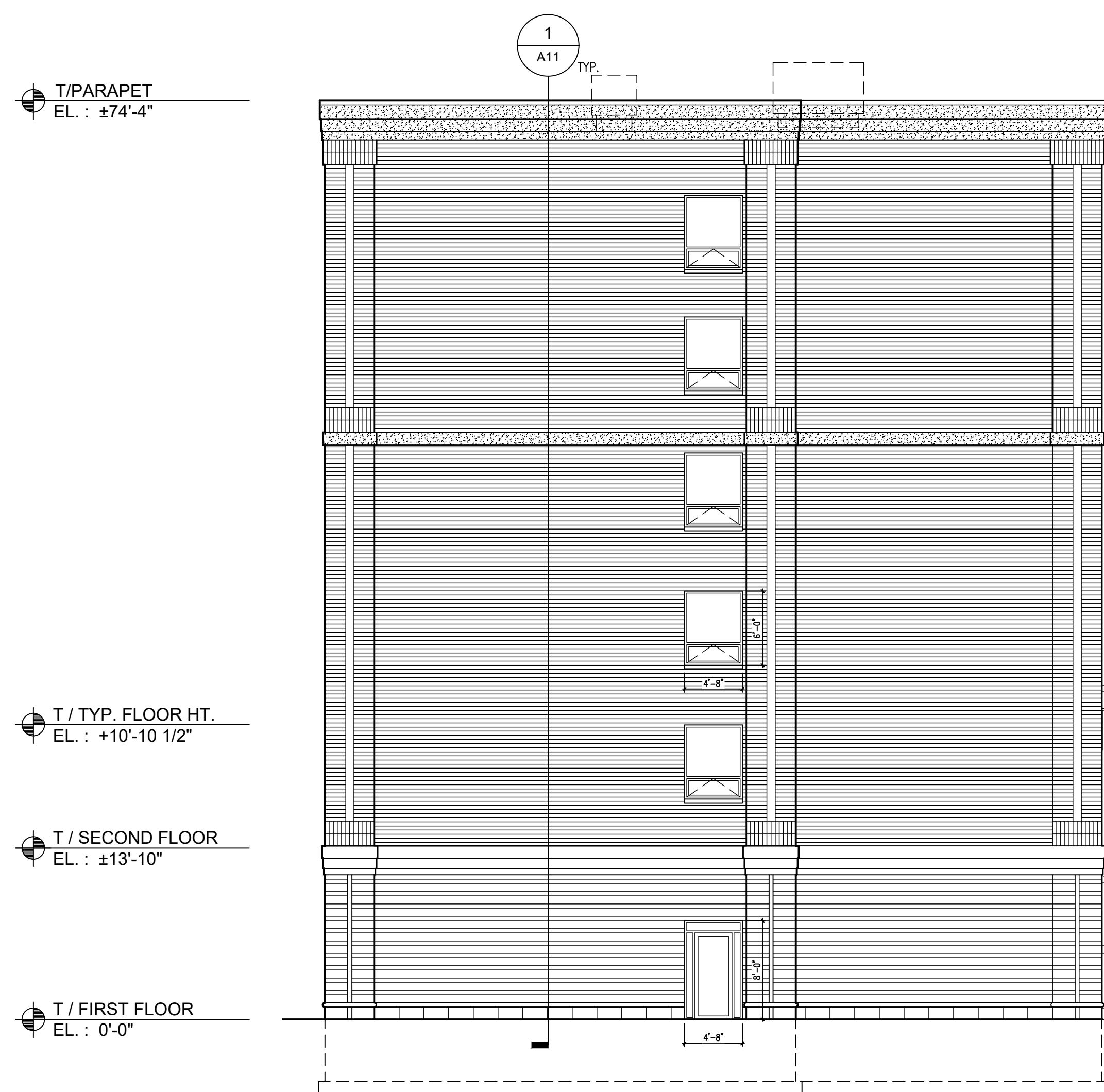
3 REFLECTED CEILING PLAN - SIXTH FLOOR
1/8" = 1'-0"

No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	09.03.21	18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22
-	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	06.15.21	17	REVISIONS PER VILLAGE REVIEW	12.08.21
-	ISSUED FOR BUILDING PERMIT	12.12.18	16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21

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



1 NORTH (FRONT) ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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

EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION

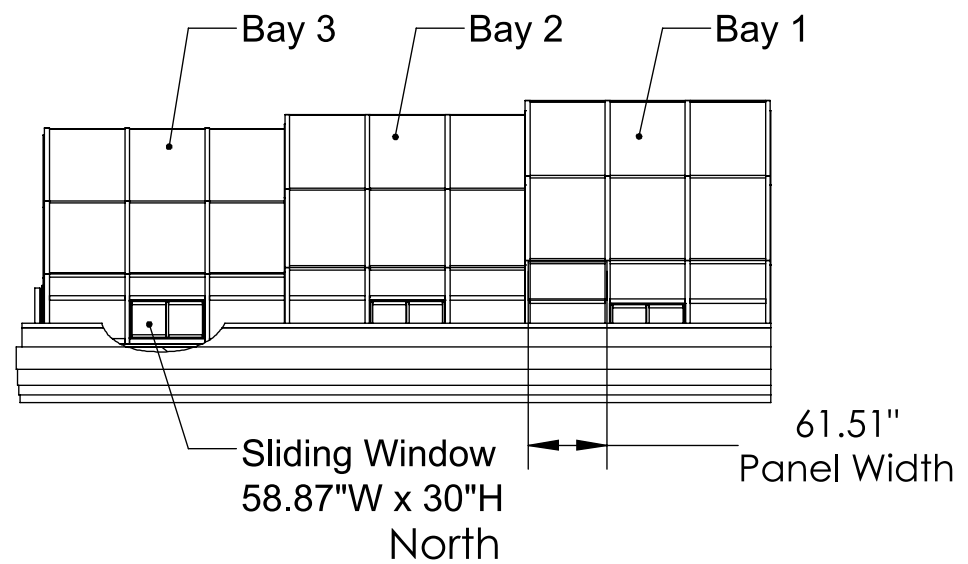
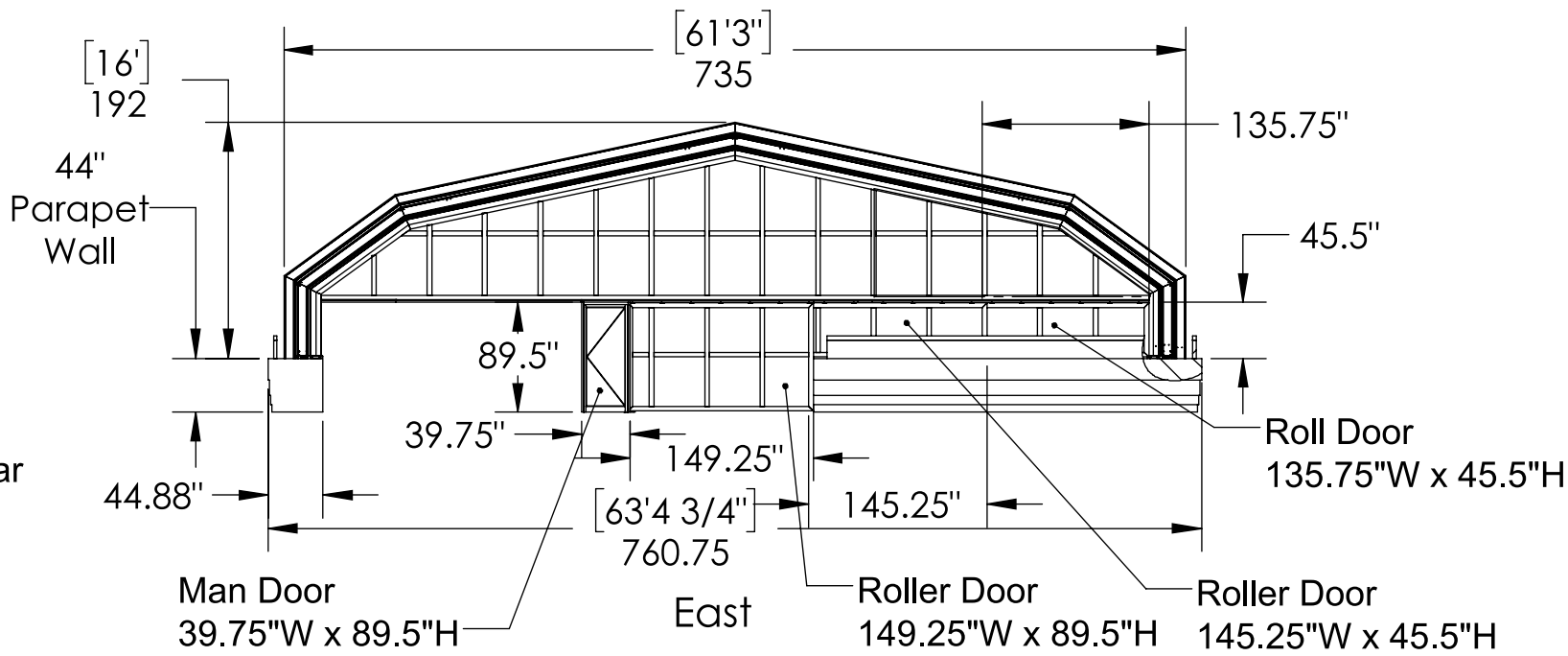
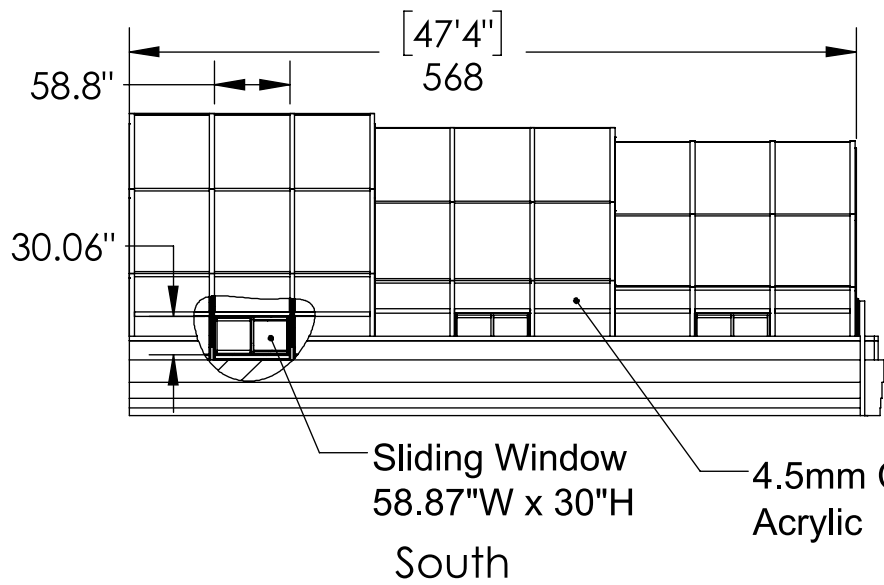
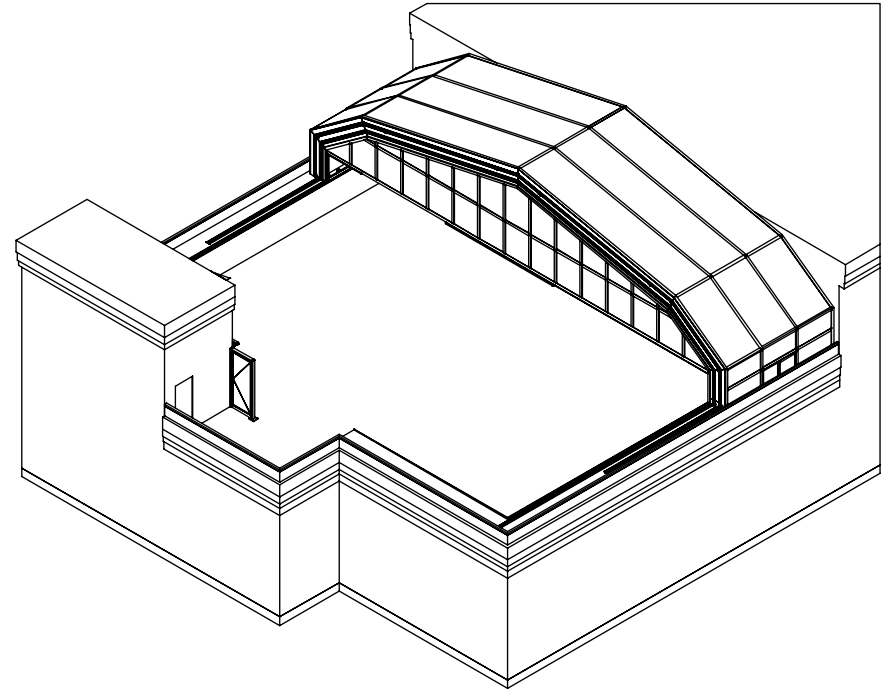
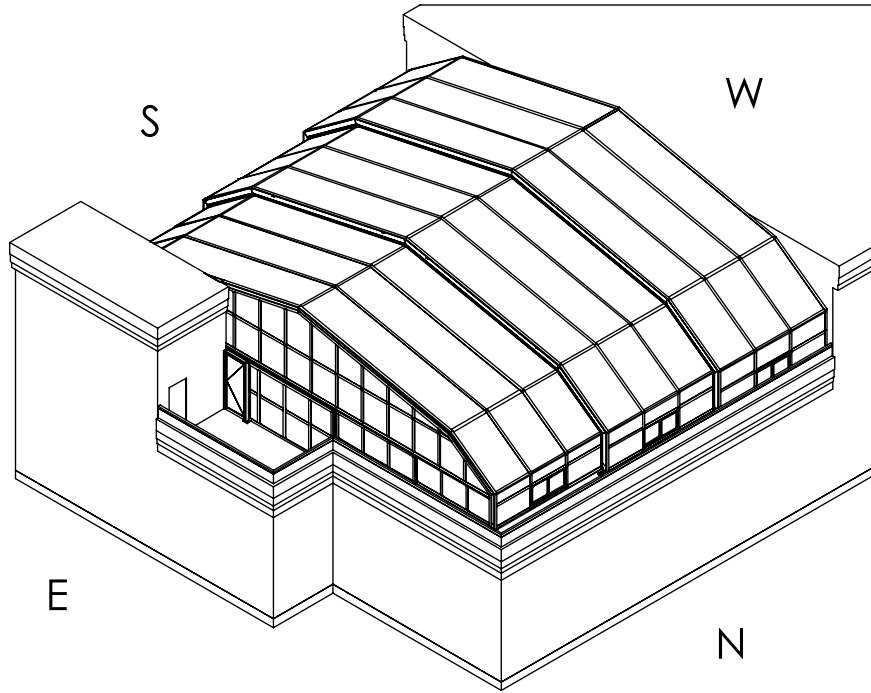
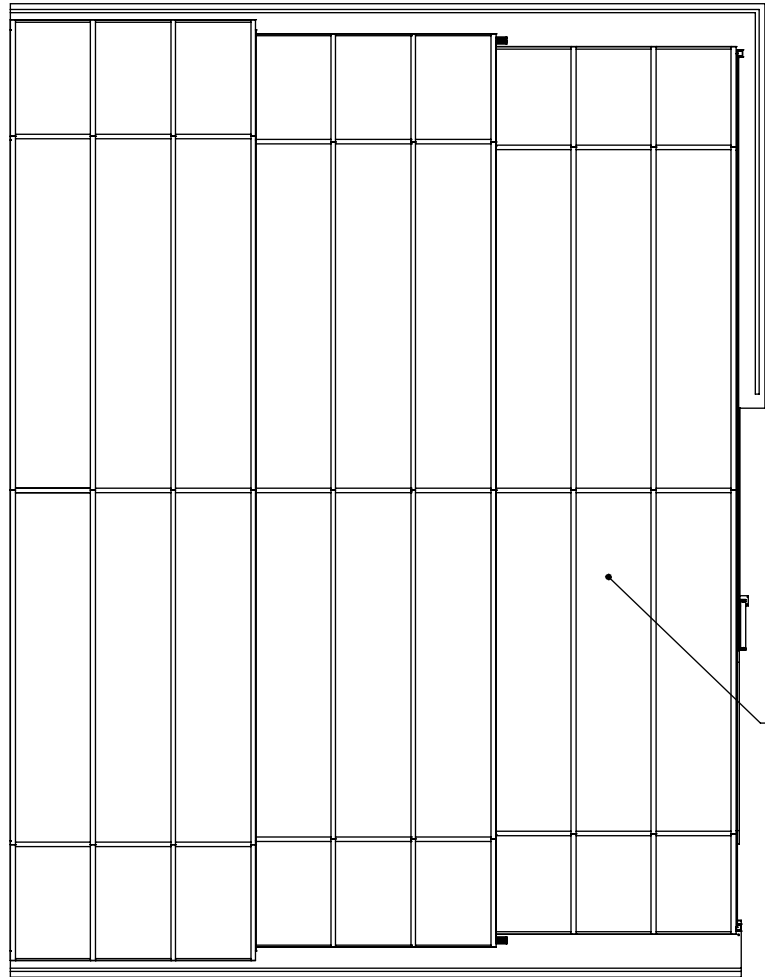
ARLINGTON HEIGHTS, IL 60005
519 W. ALCONQUIN RD

03.09.22	UPDATED COVER SHEET/BUILDING TYPE	No.	Revisions / Submissions	Date
12.08.21	REVISIONS PER VILLAGE REVIEW	17	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21
08.03.21	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	18	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.12.18
06.15.21	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	19	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.12.18
12.12.18	ISSUED FOR BUILDING PERMIT	20	ISSUED FOR BUILDING PERMIT	12.12.18
08/08/18	DATE	ENC	DRAWN BY	ENC
2018-029	PROJECT NO.	AS NOTED	SCALE	DRAWING NO.

A8

- ENGINEERING NOTES:
1. DIMENSIONS MUST BE MAINTAINED FOR PROJECT INTEGRITY
 2. STRUCTURAL LOADING - SNOW LOAD 1.44KPa OR 30PSF
 3. DEAD LOAD 0.13kPa OR 2.75 PSF
 4. SLIPPERY ROOF CONSIDERED

REVISIONS				
REV.	DESCRIPTION	DATE	DRAWN	APPROVED
0	Initial Release	Nov 11/2019	AJ	RS
1	Revised	1/13/2020	AJ	RS
2	Revised	May 12/2020	AJ	RS
3	Revised	May 25/2020	AJ	RS
4	Revised	2021-06-20	AJ	RS
5	Revised	2021-08-19	AJ	RS
6	Revised	2021-10-06	AJ	RS



Framing and Glazing Notes

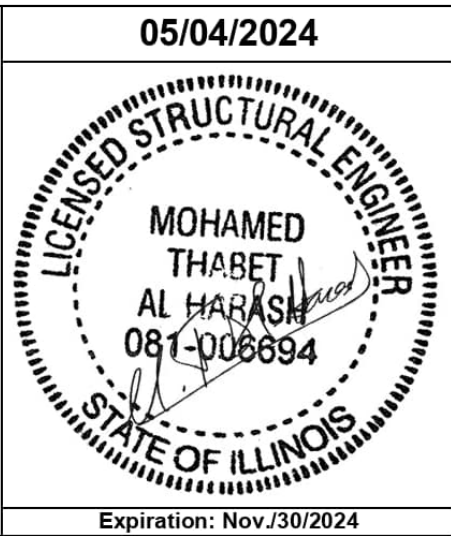
1. Framing Extruded Aluminum 6005A T61 Finish Baked on Powdercoat by Akzo Nobel D2000, Sandstone - Colour Sea Wolf
2. Vertical Glazing 4.5 mm Clear Acrylic
3. Roof Glazing 10 mm Twinwall Polycarbonate

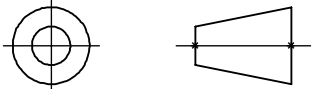
General Notes

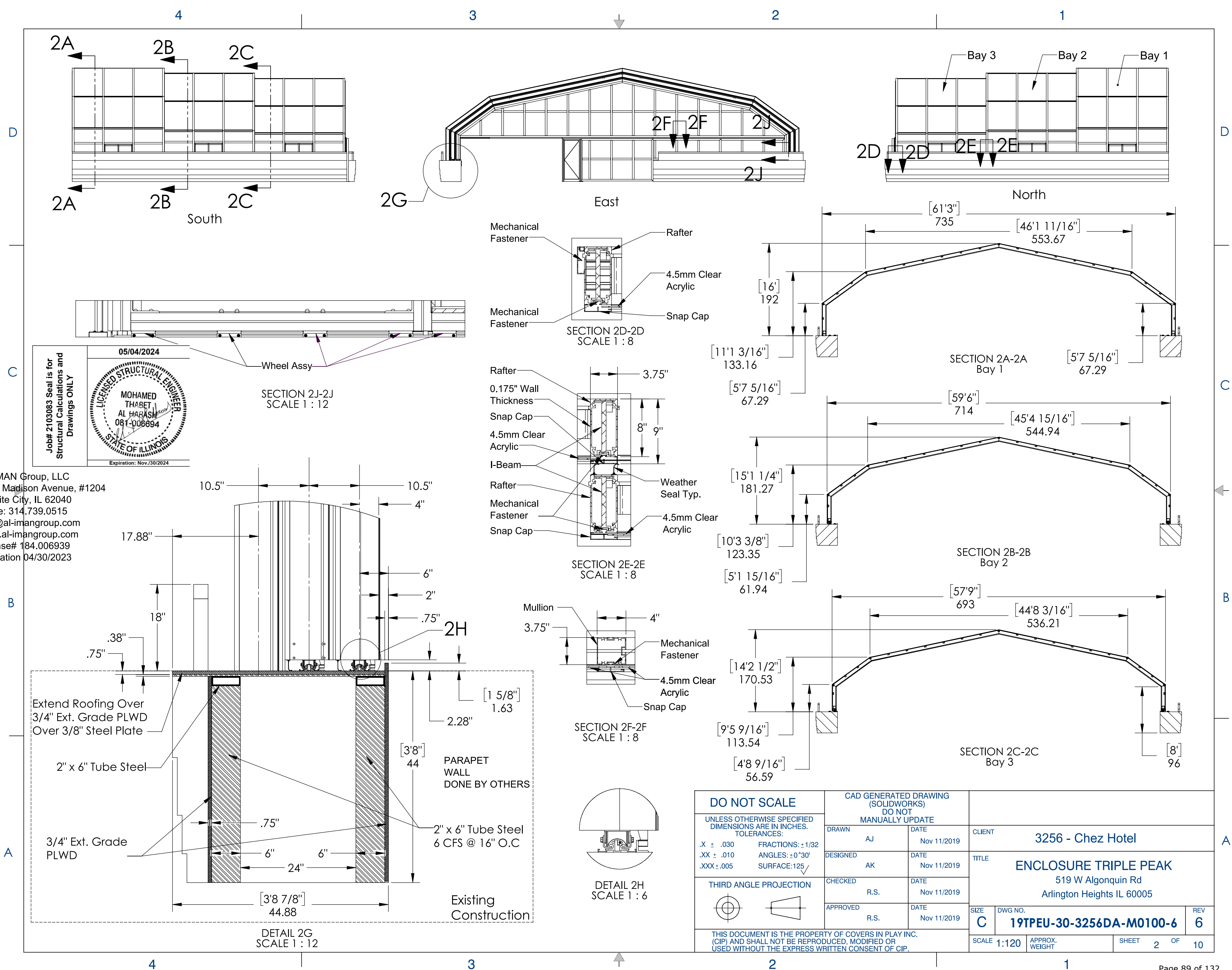
1. In the event of high winds in excess of 50 mph, the enclosure should be completely closed using the electric drive system and should not be operated.
2. This pre-manufactured retractable enclosure requires all concrete for track locations and electrical accessories conduits and drive motor pits to be constructed in accordance with these design drawings. All concrete work shall be square, plumb and within acceptable tolerance of +/-1/8 inch.
3. All site preparation work including foundations (depth and structural dimensions), deck slabs and electrical services shall be in accordance with all local building code, local bylaw and zoning regulations.
4. No fabrication or installation of enclosure (goods or services) shall proceed without the Buyer's acceptance and approval in writing of final drawings and specifications. Upon Buyer's acceptance and approval of final drawings, the Buyer accepts all responsibility for the product and installation according to the final drawings with respect to all site conditions, regulatory statutes and required permissions, permits, inspections and any existing code requirements.
5. Concrete deck (or pavers) and all plumbing and electrical services must be installed prior to delivery.
6. Any work or construction by others, including swimming pools, hot tubs, swim spas, conventional buildings, additions, etc., that is adjacent to or within the Covers in Play Inc. enclosure shall be in compliance with all local building code, local bylaw and zoning regulations and is the responsibility of the owner and his contractors for that work or construction.
7. Structural design, construction quality and all regulatory and code compliance of any materials constructed adjacent to or within the enclosure are the responsibility of the Buyer.
8. All concrete/structural work is responsibility of owner and/or his General Contractor.
9. Any unacceptable preparation work, not meeting the requirements of these design drawings are the responsibility of the owner and/or his General Contractor and shall be made right and acceptable to Covers in Play Inc. immediately.
10. Any house or building interface, when required, to be weatherproofed by others.
11. The prepared work site shall be maintained in a safe and workmanlike manner, allowing for safe and easy access for Covers in Play Inc. personnel, equipment and enclosure components.
12. Any delay to Covers in Play Inc. assembly and installation time on site caused by any deficiency in building to this design or having site prepared to accept delivery of the enclosure system and installation personnel will be charged out at time and material rates over and above the contract price.
13. This enclosure design specification is subject to change, based on parts and components availability and changes.

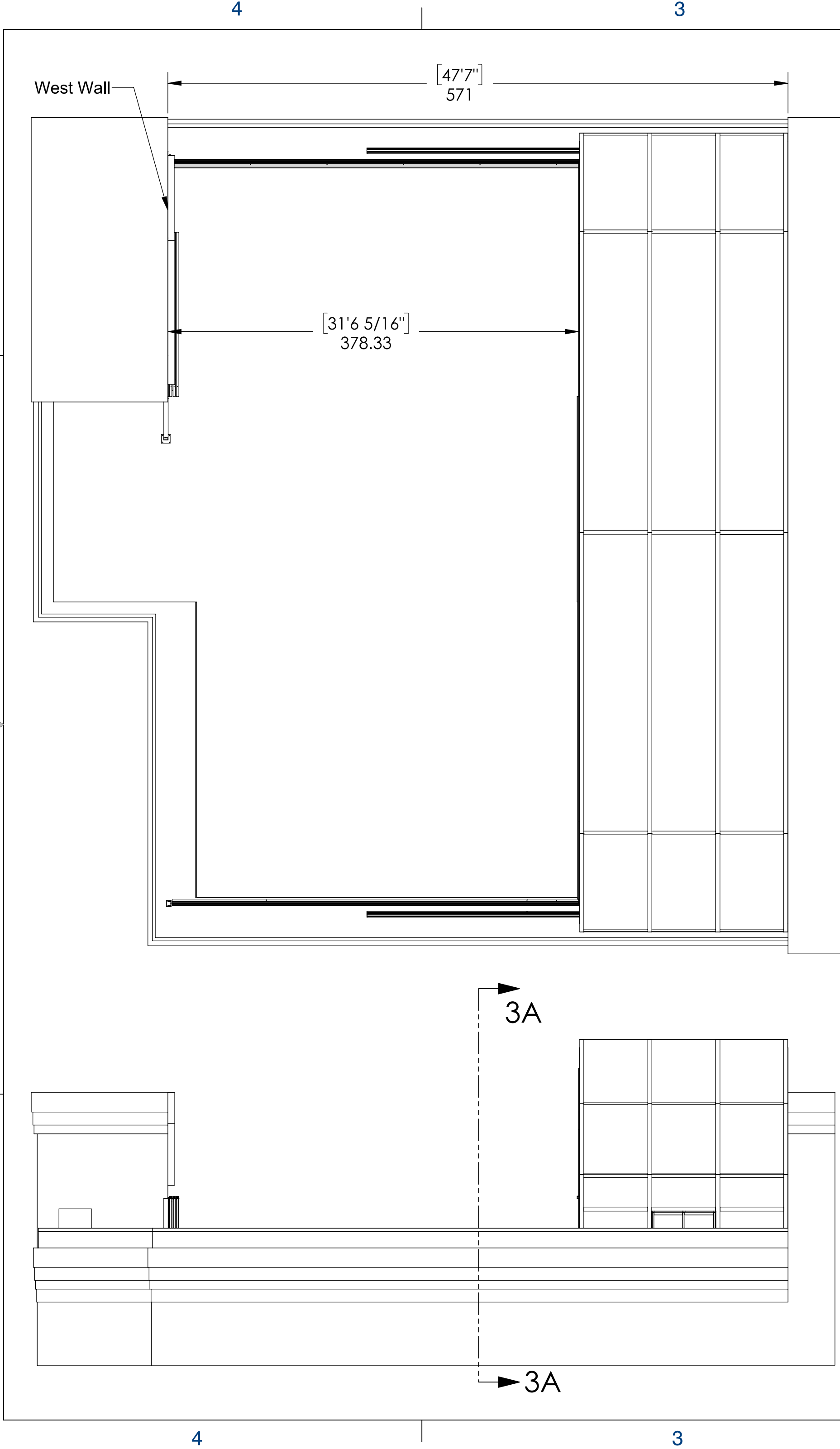
AL-IMAN Group, LLC
2350 Madison Avenue, #1204
Granite City, IL 62040
Office: 314.739.0515
info@al-imangroup.com
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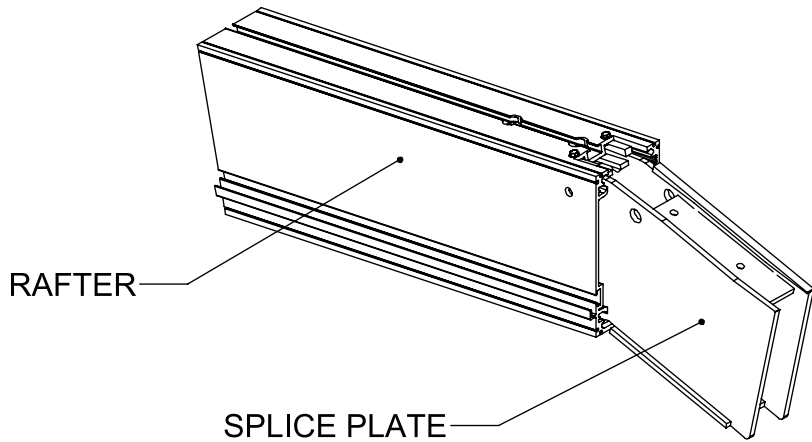


DO NOT SCALE		CAD GENERATED DRAWING (SOLIDWORKS) DO NOT MANUALLY UPDATE				
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. TOLERANCES: .X ± .030 FRACTIONS: ±1/32 .XX ± .010 ANGLES: ±0°30' .XXX ± .005 SURFACE: 125✓		DRAWN	AJ	DATE	Nov 11/2019	
		DESIGNED	AJ	DATE	Nov 11/2019	
		CHECKED	R.S.	DATE	Nov 11/2019	
		APPROVED	R.S.	DATE	Nov 11/2019	
THIRD ANGLE PROJECTION						
						
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				C	19TPEU-30-3256DA-M0100-6	6
				SCALE	1:150	APPROX. WEIGHT





ENCLOSURE OPEN



DETAIL 4B
SPLICE PLATE ASSY. TYP.

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05/04/2024

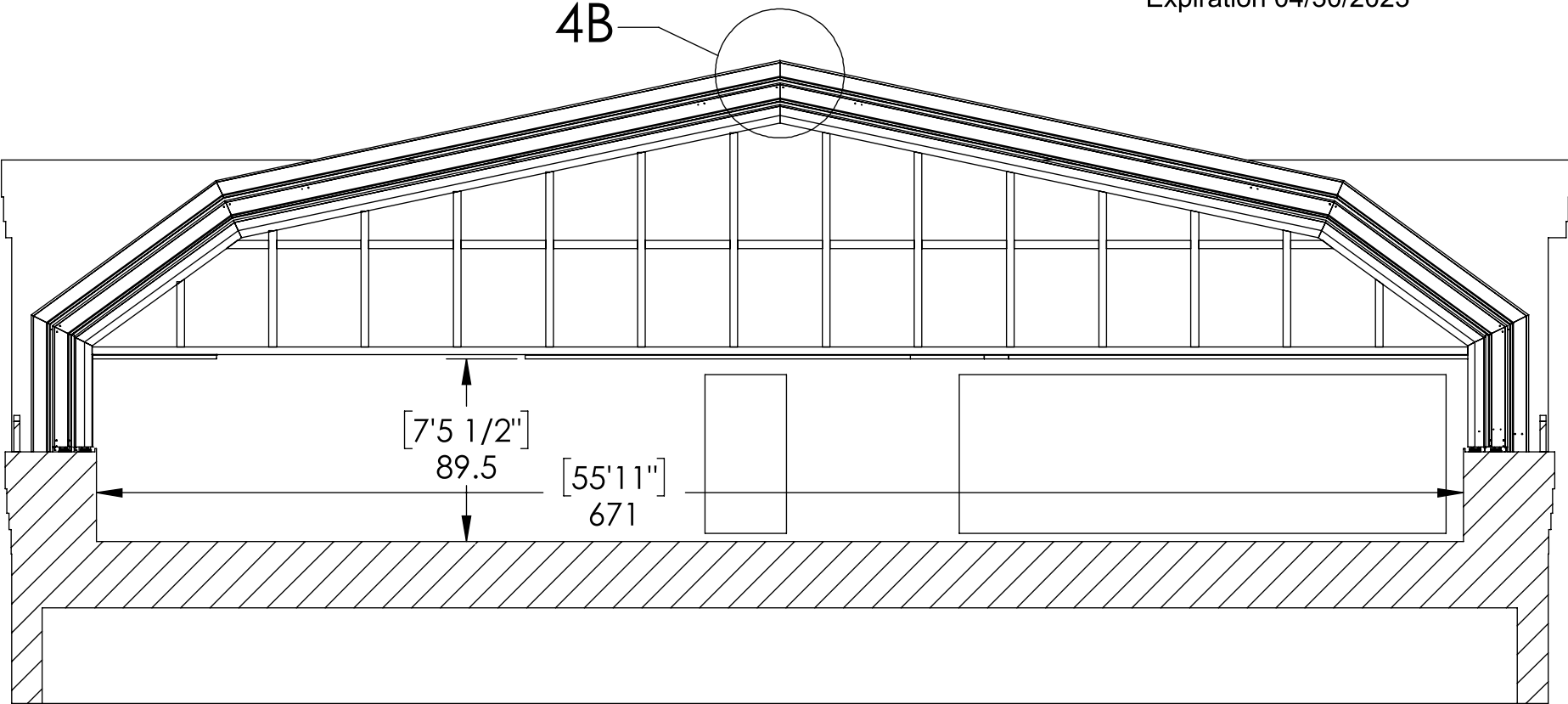
LICENSED STRUCTURAL ENGINEER

MOHAMED
THABET
AL HARASH
081-006694

STATE OF ILLINOIS

Expiration: Nov/30/2024

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SECTION 3A-3A

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.XX ± .010 ANGLES: ±0°30'		DESIGNED	DATE	TITLE		
.XXX ± .005 SURFACE: 125✓		AK	Nov 11/2019	ENCLOSURE TRIPLE PEAK		
THIRD ANGLE PROJECTION		CHECKED	DATE	519 W Algonquin Rd		
		R.S.	Nov 11/2019	Arlington Heights IL 60005		
APPROVED		R.S.	DATE	SIZE	DWG NO.	REV
			Nov 11/2019	C	19TPEU-30-3256DA-M0100-6	6
THIS DOCUMENT IS THE PROPERTY OF COVERS IN PLAY INC. (CIP) AND SHALL NOT BE REPRODUCED, MODIFIED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CIP.		SCALE	1:80	APPROX. WEIGHT	SHEET	3 OF 10

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MOHAMED THABET AL HARASH

081-006894

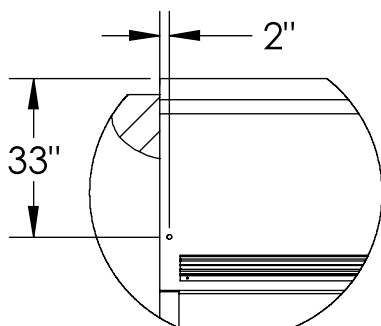
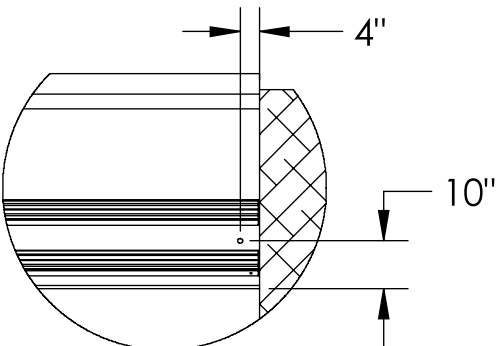
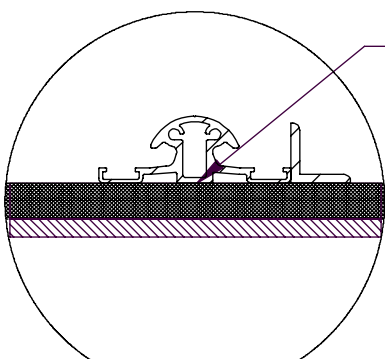
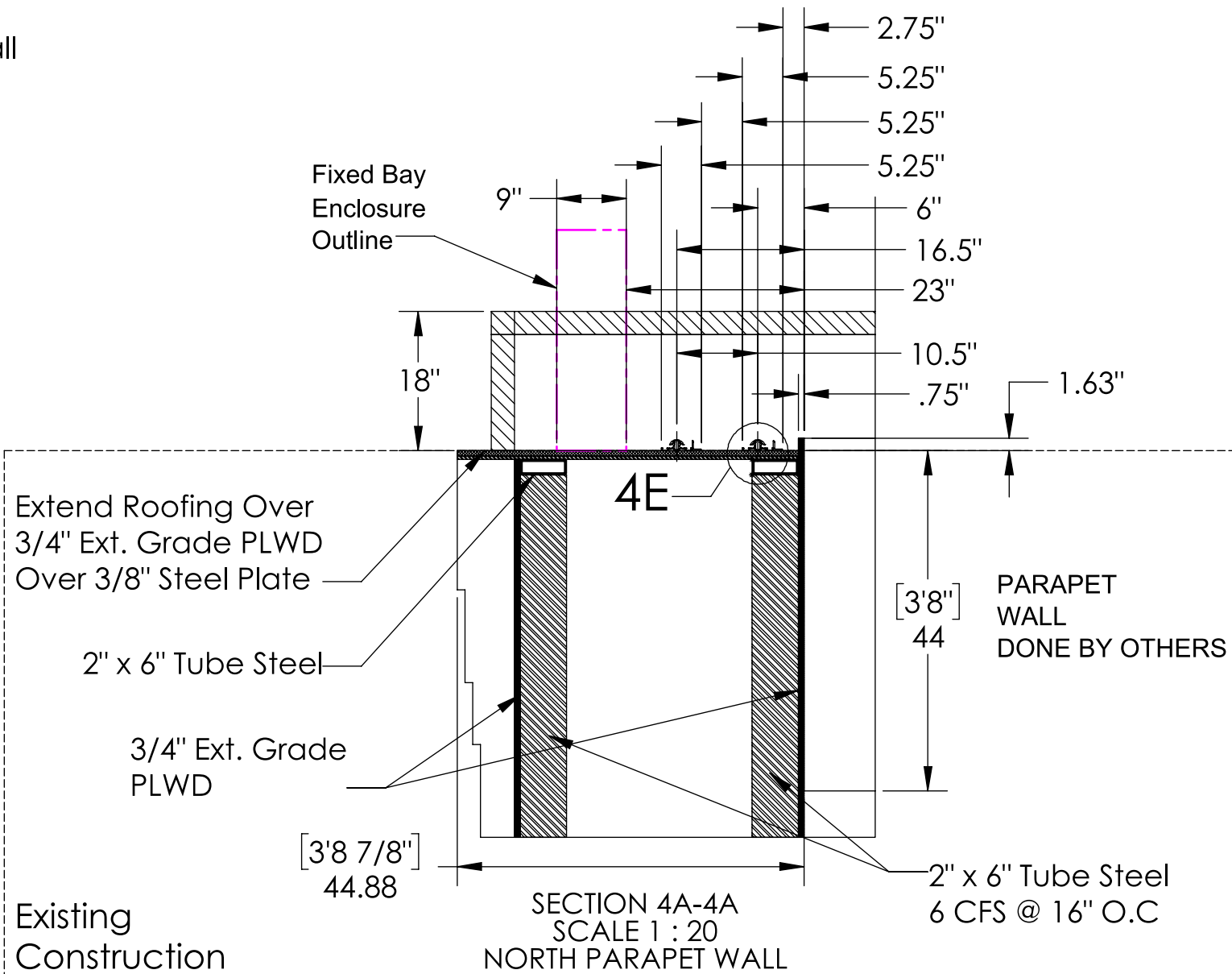
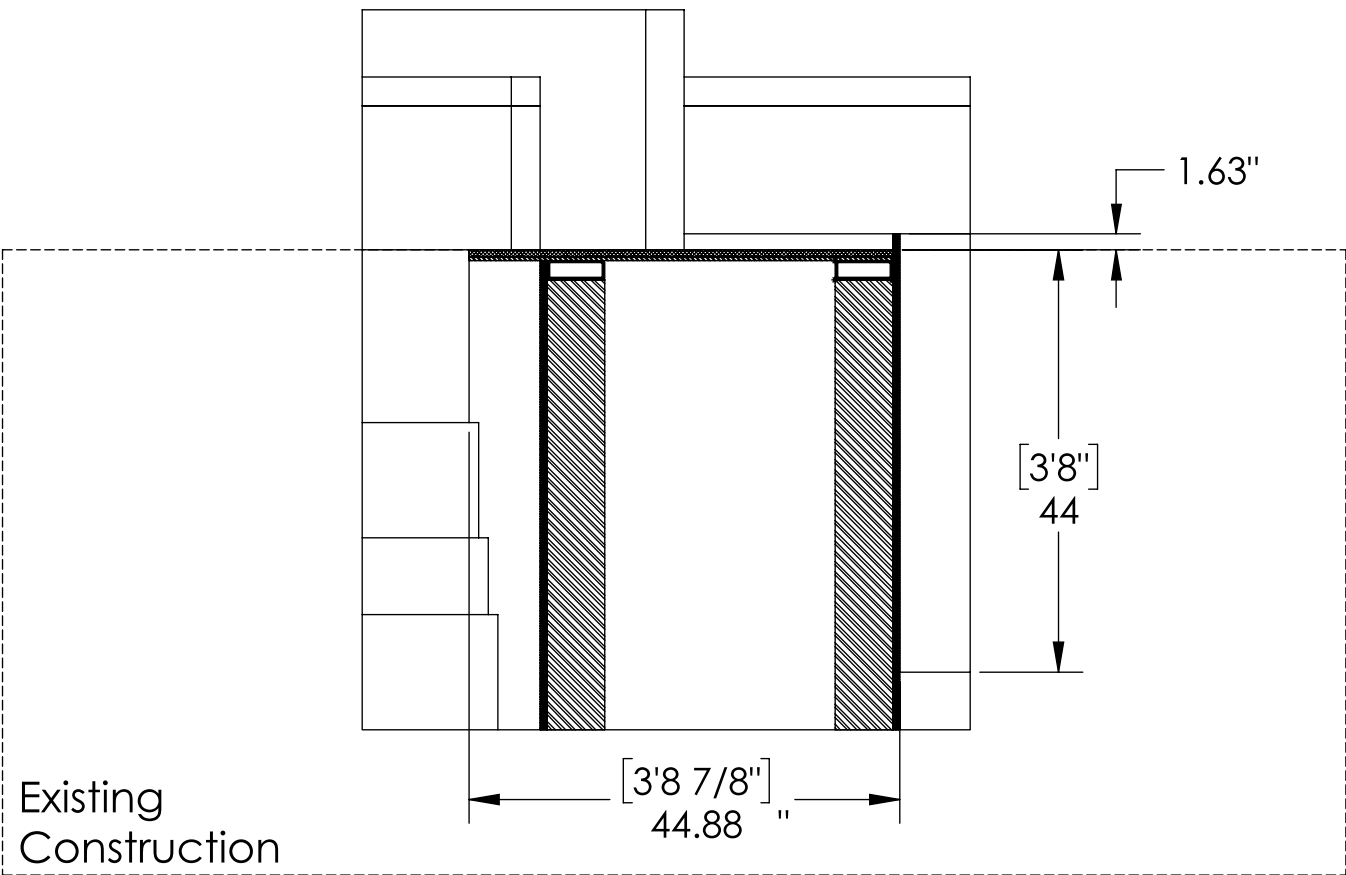
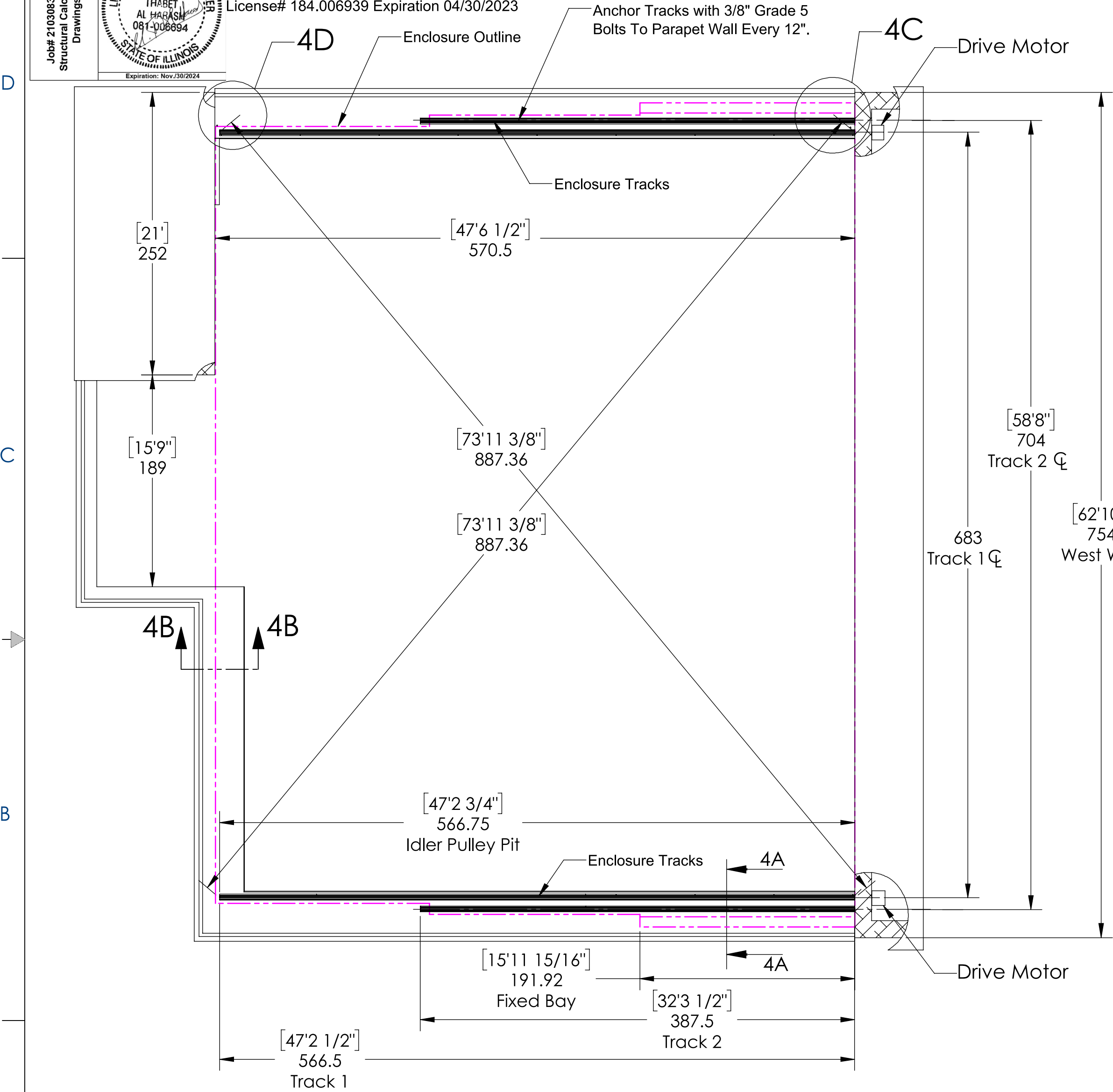
STATE OF ILLINOIS

Expiration: Nov/30/2024

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info@al-imangroup.com www.al-imangroup.com
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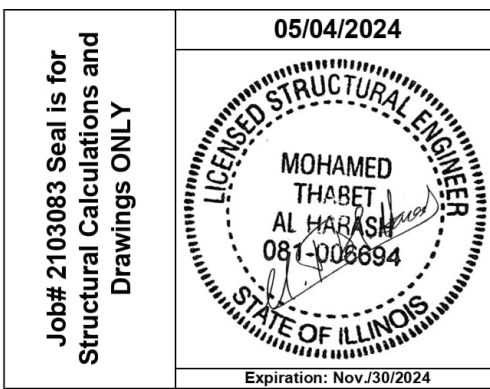
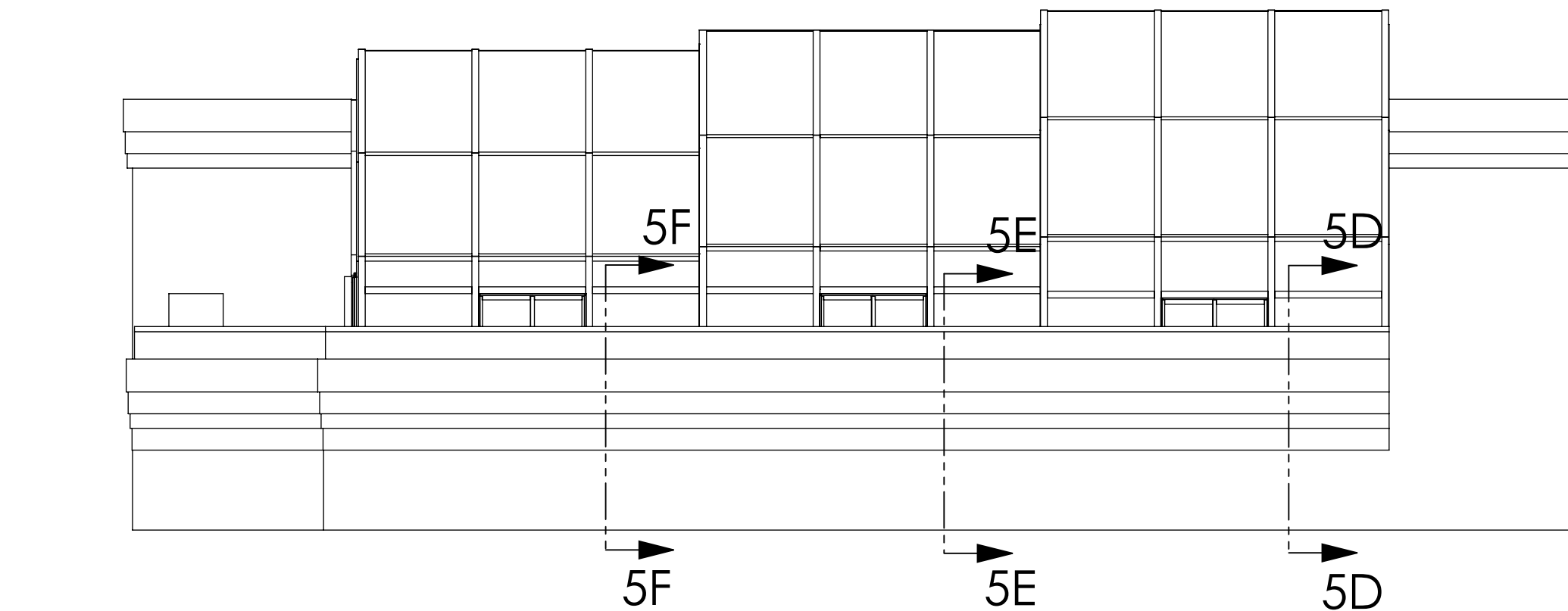
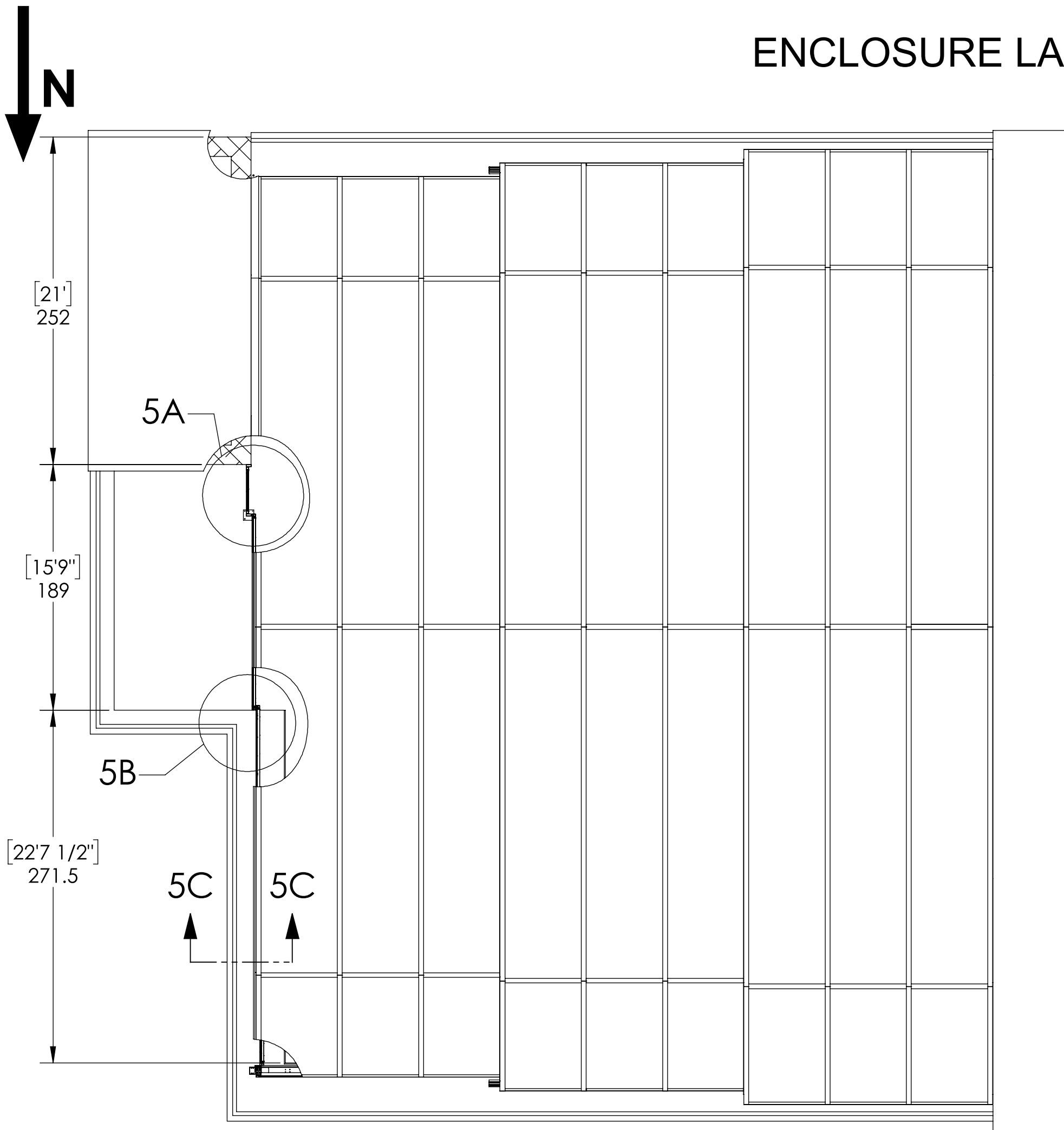
TRACK LAYOUT

- NOTES:
- Structural finish under tracks FF 140 AND FL 100.
 - Structure to be designed for Live and Dead Loads as stated on sheet one.

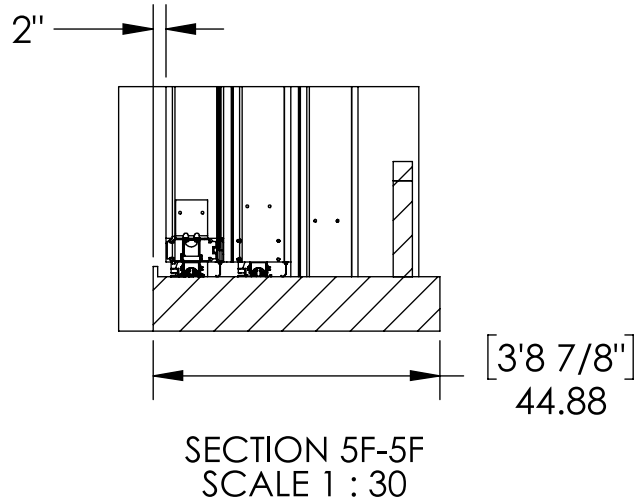
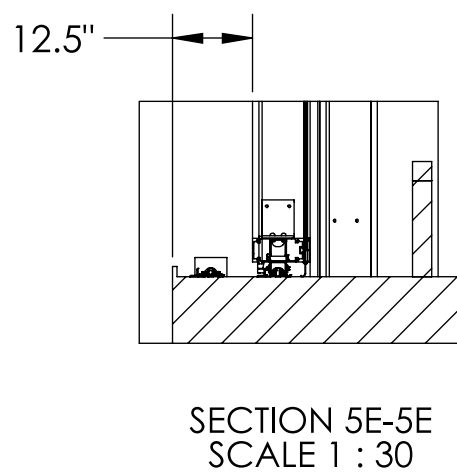
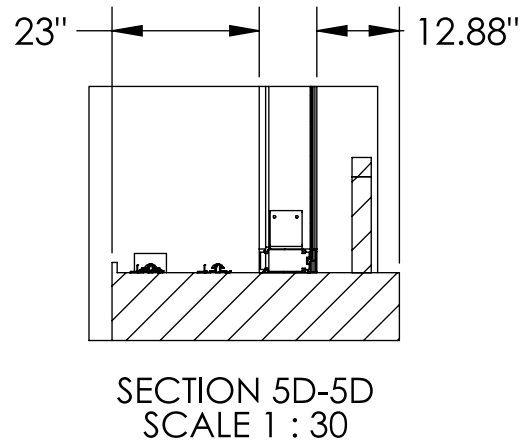
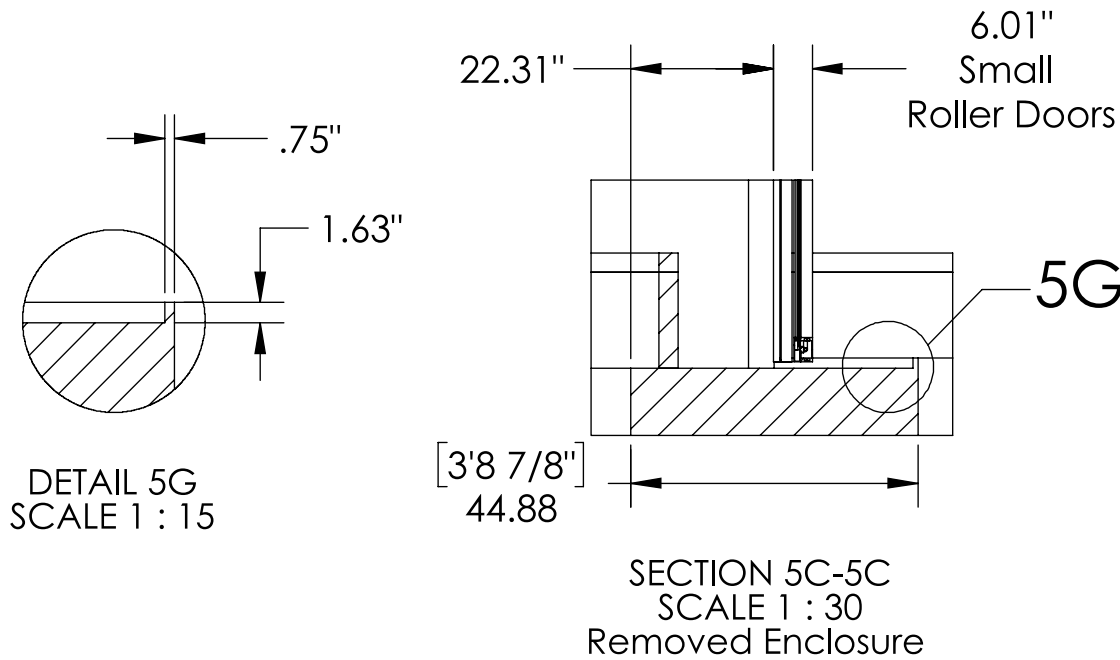
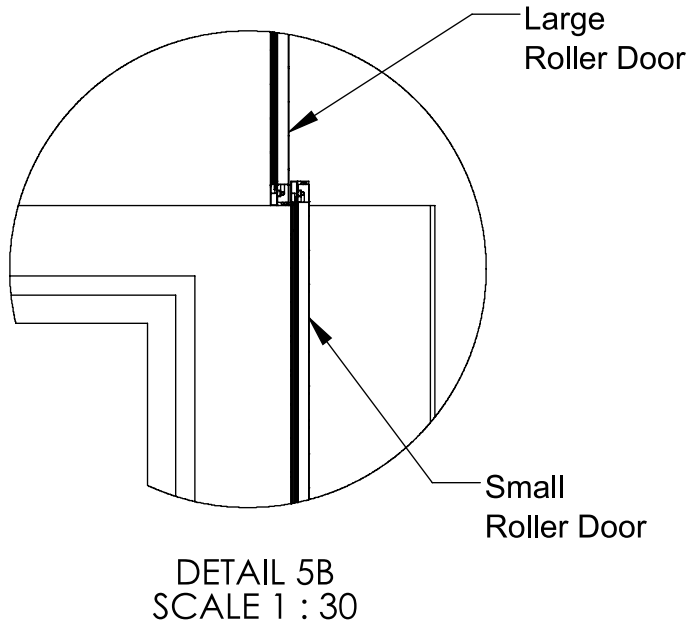
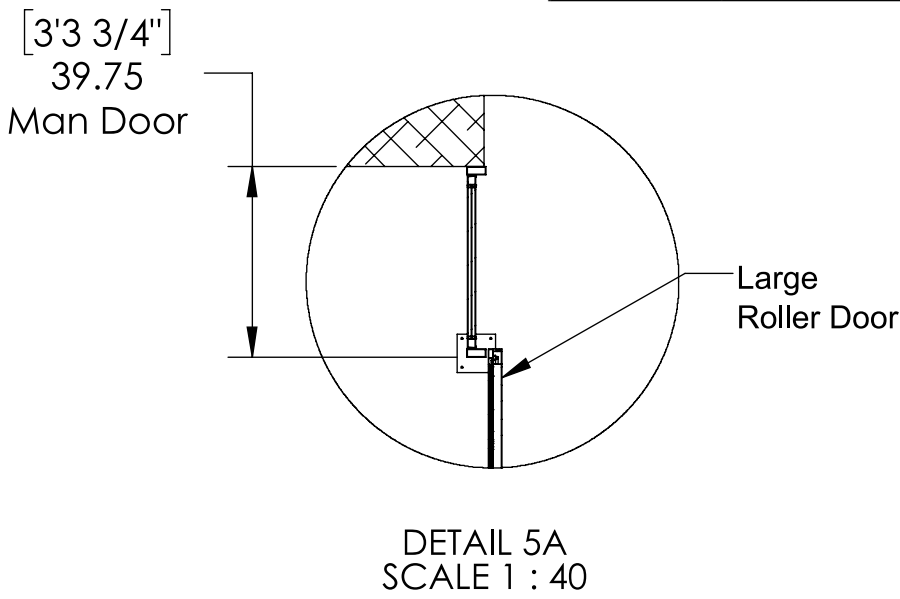


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			DESIGNED	AJ	DATE
			CHECKED	R.S.	DATE
			APPROVED	R.S.	DATE
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			TITLE		
			ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005		
SIZE		C	DWG NO.	19TPEU-30-3256DA-M0100-6	REV
SCALE		1:80	APPROX. WEIGHT		SHEET 4 OF 10

ENCLOSURE LAYOUT ON ROOF

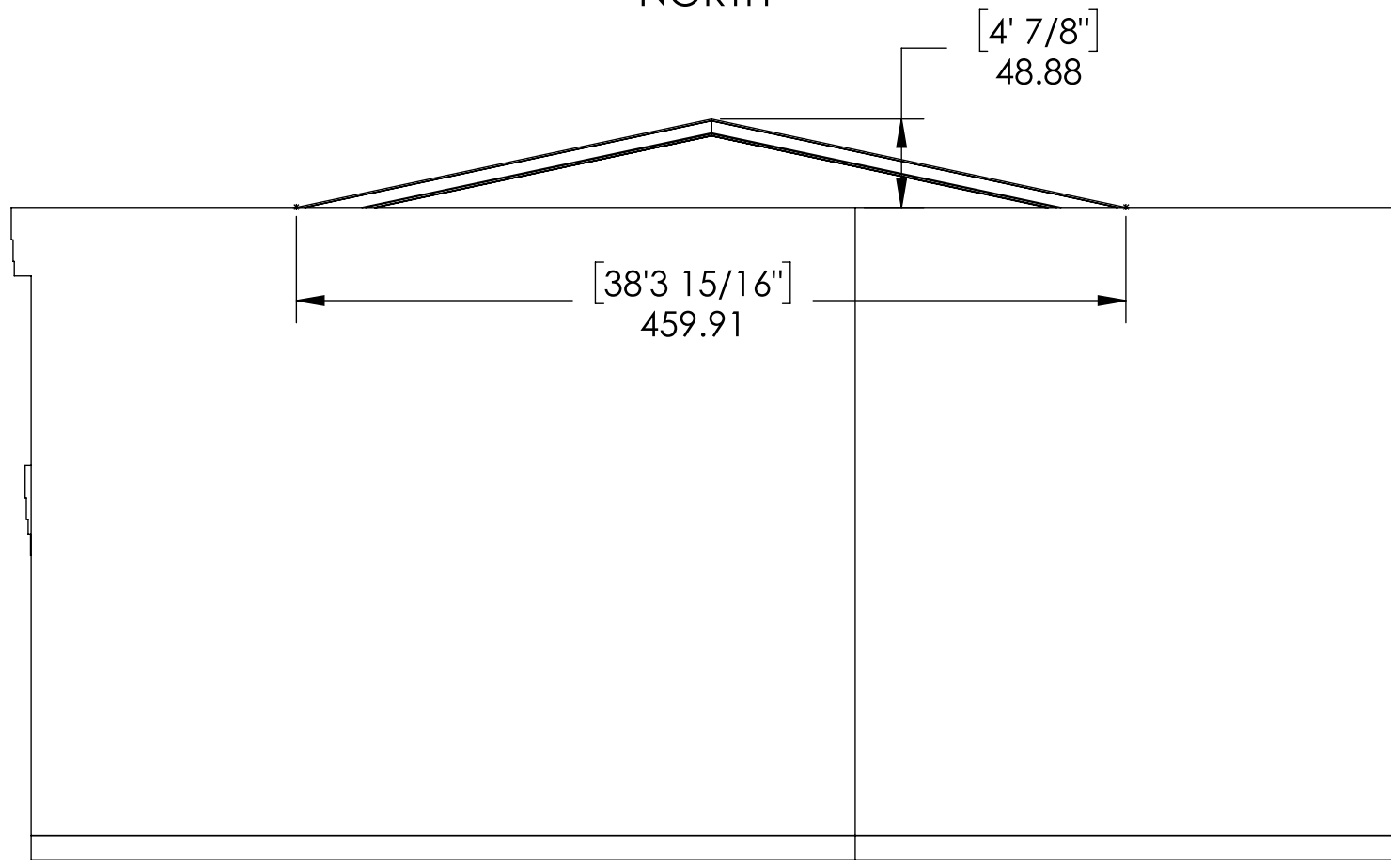
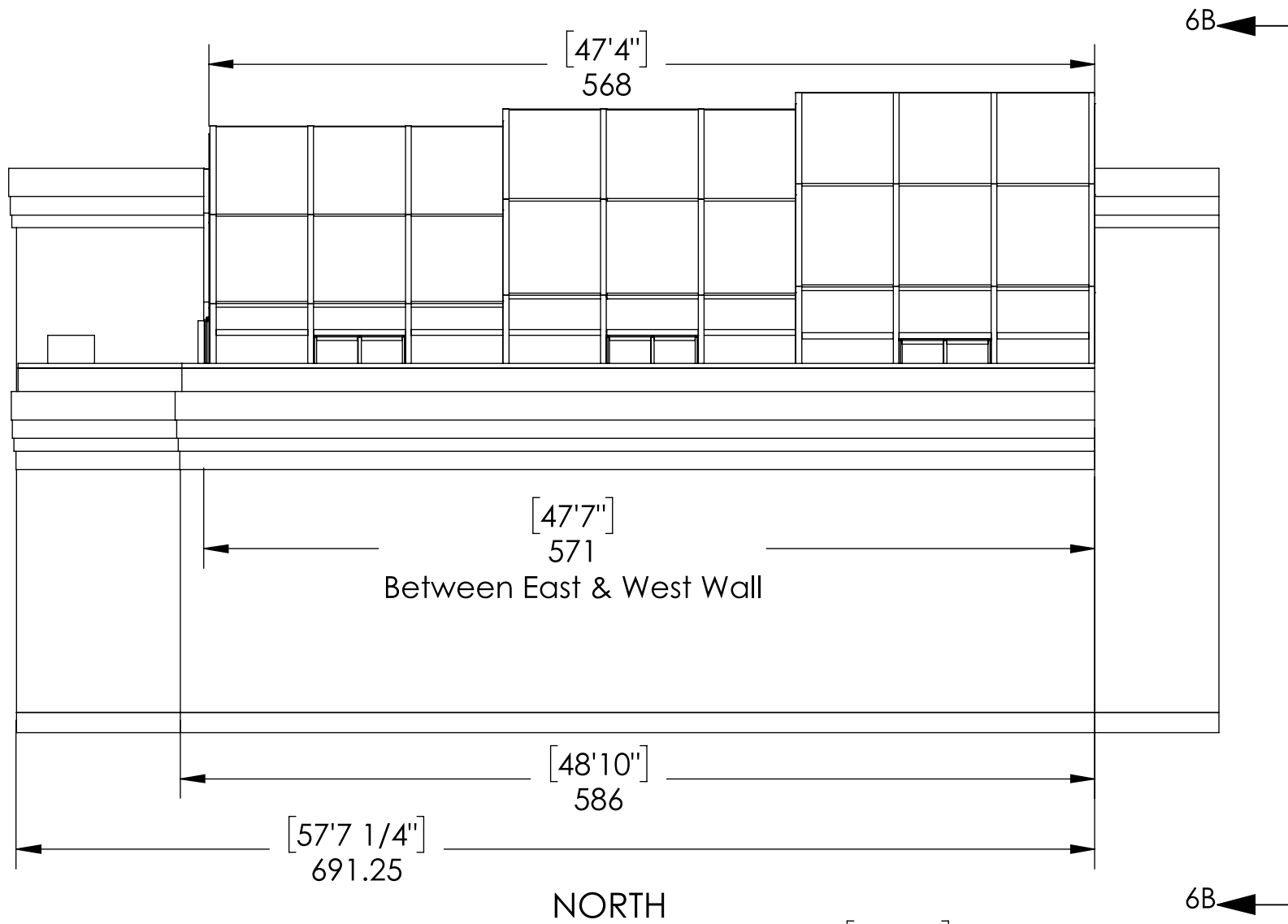
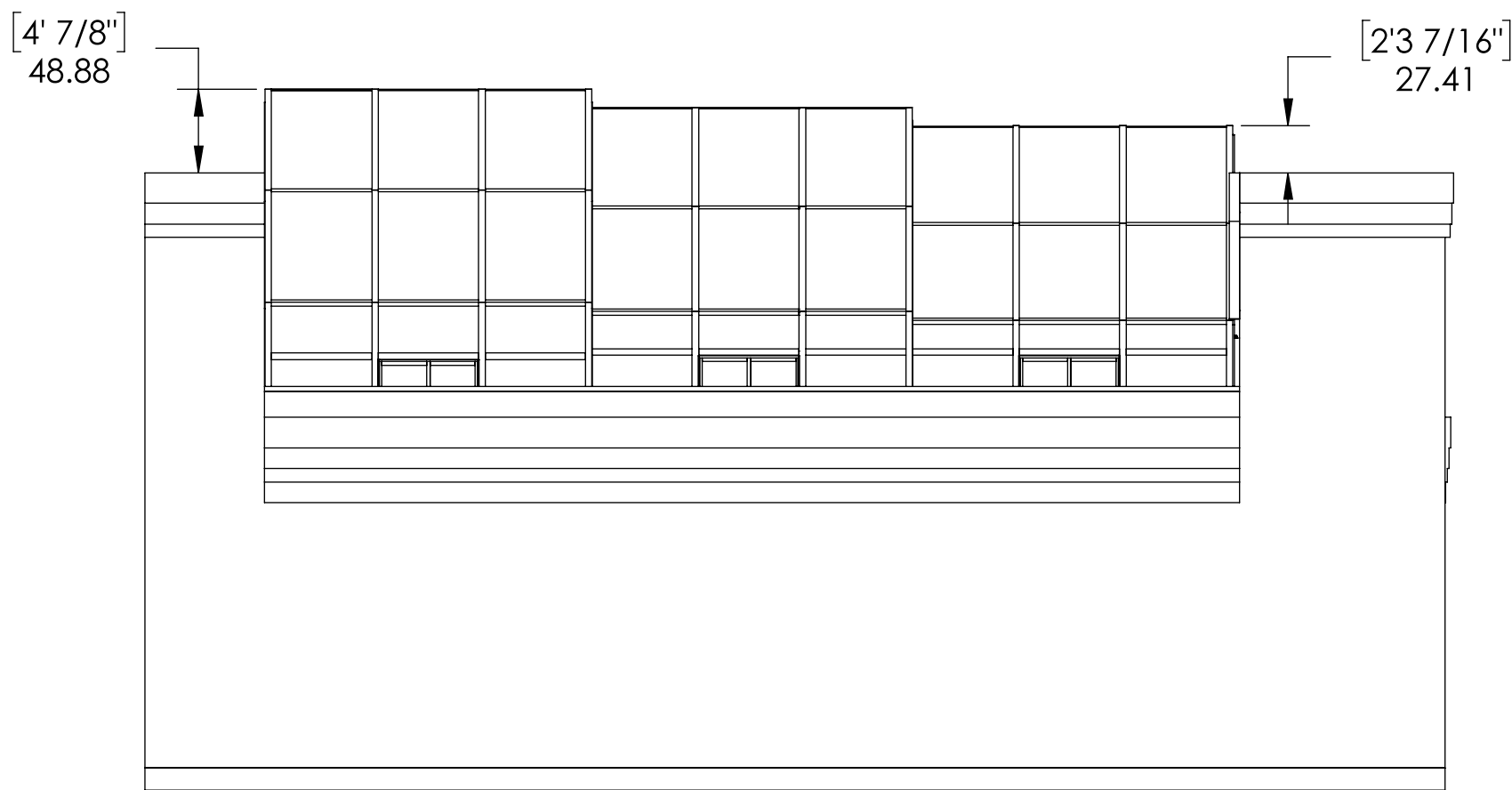
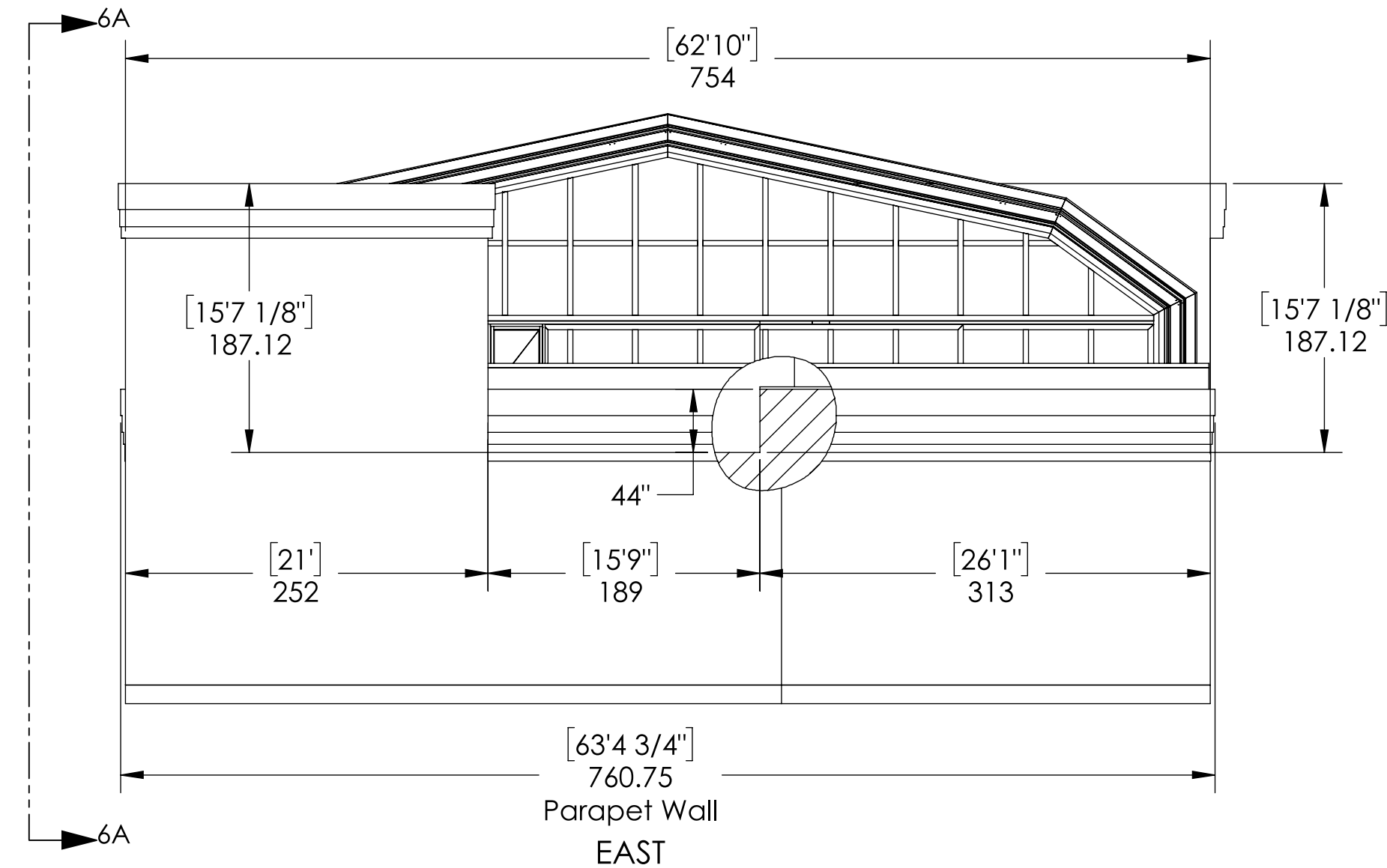


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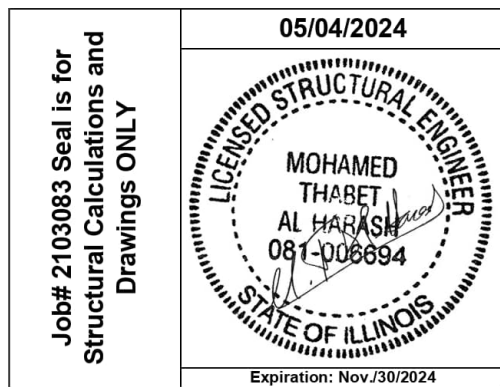
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.X ± .030	FRACTIONS: ± 1/32	AJ	Nov 11/2019	TITLE	
.XX ± .010	ANGLES: ± 0°30'	DESIGNED	DATE	ENCLOSURE TRIPLE PEAK	
.XXX ± .005	SURFACE: 125	AK	Nov 11/2019	519 W Algonquin Rd	
THIRD ANGLE PROJECTION		CHECKED	DATE	Arlington Heights IL 60005	
		R.S.	Nov 11/2019	SIZE	
		APPROVED	DATE	C	
		R.S.	Nov 11/2019	DWG NO.	
				19TPEU-30-3256DA-M0100-6	
				REV	
				6	
				SCALE	
				1:100	
				APPROX. WEIGHT	
				SHEET	
				5 OF 10	

ENCLOSURE ELEVATIONS

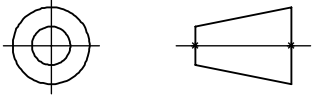


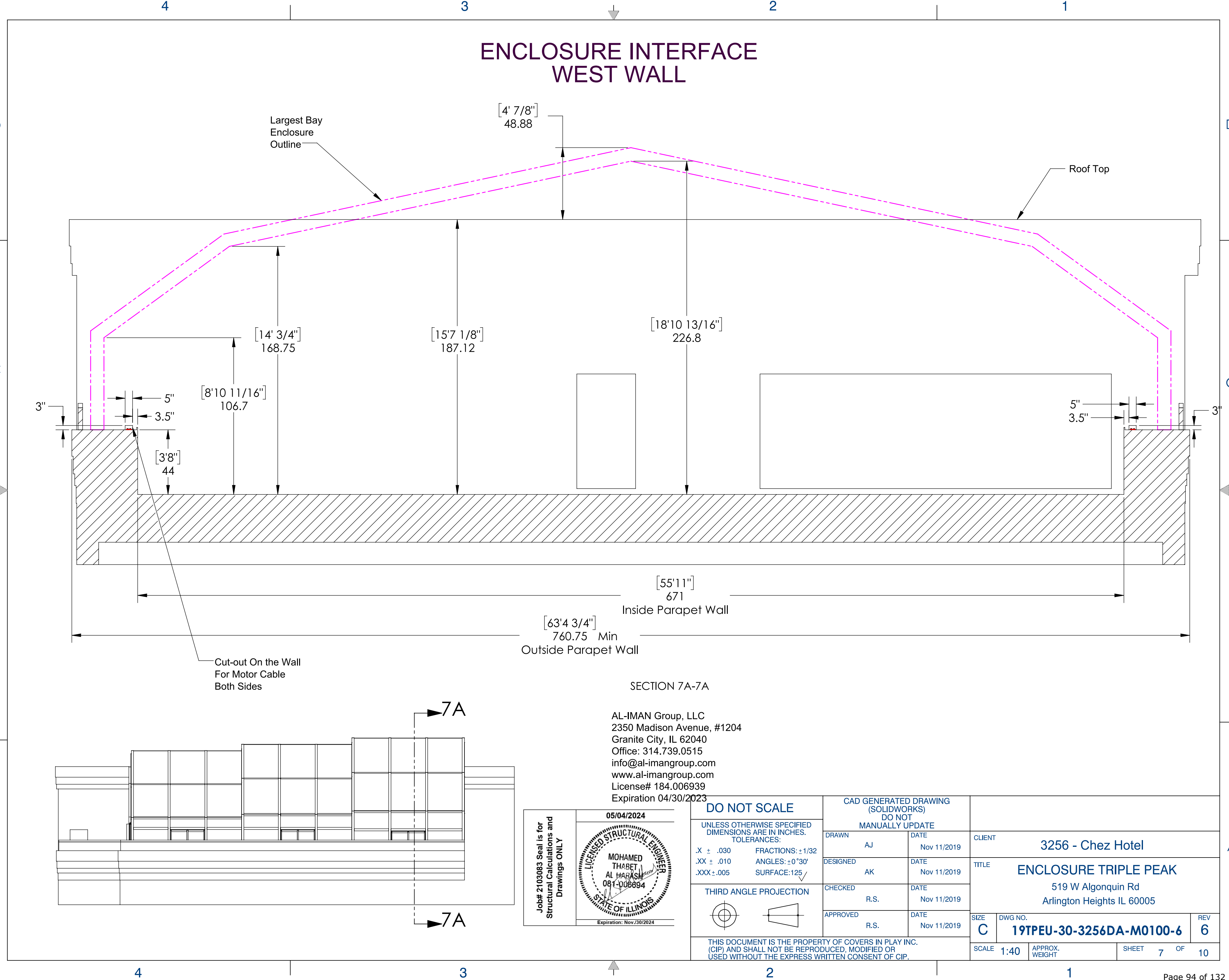
VIEW 6A-6A
SOUTH

VIEW 6B-6B
WEST



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THIRD ANGLE PROJECTION 		DESIGNED AK	DATE Nov 11/2019	TITLE ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005	
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		APPROVED R.S.	DATE Nov 11/2019	SCALE 1:100	APPROX. WEIGHT
				SHEET 6	OF 10



ENCLOSURE INTERFACE WEST WALL

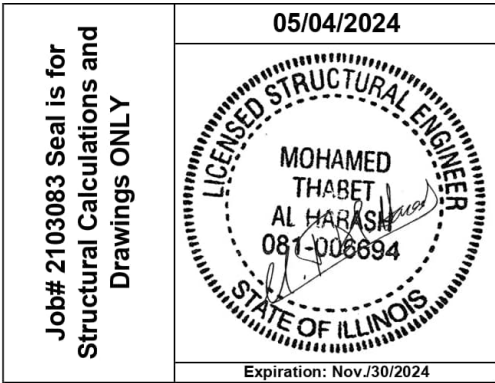
Largest Bay
Enclosure
Outline

Roof Top

Cut-out On the Wall
For Motor Cable
Both Sides

SECTION 7A-7A

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TOLERANCES:
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.XX ± .010 ANGLES: ± 0°30'
.XXX ± .005 SURFACE: 125 ✓

THIRD ANGLE PROJECTION



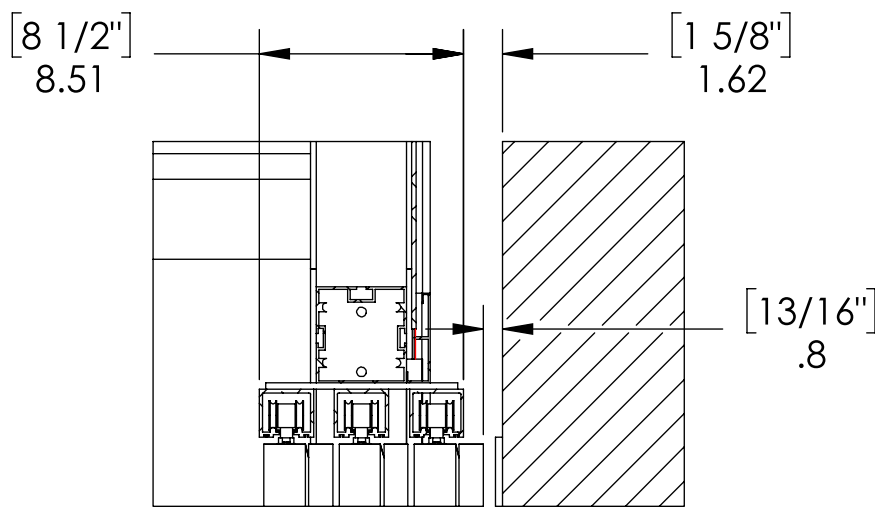
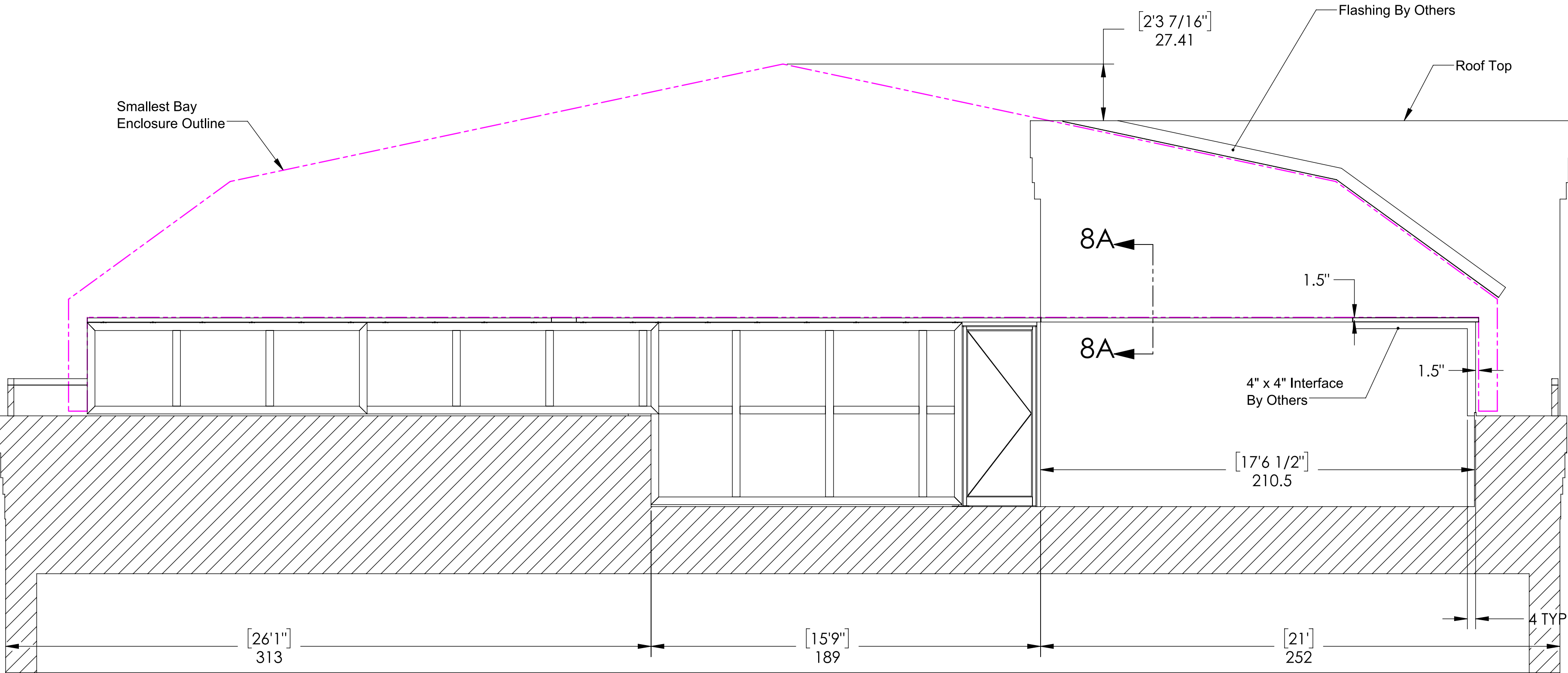
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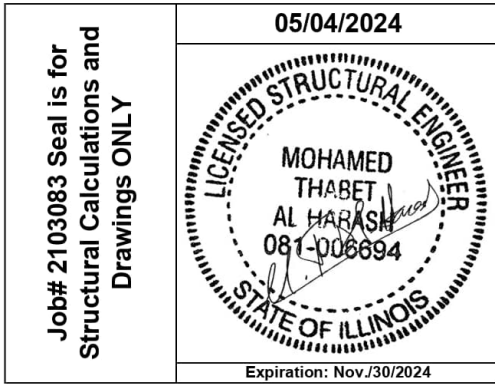
DRAWN	AJ	DATE	Nov 11/2019
DESIGNED	AK	DATE	Nov 11/2019
CHECKED	R.S.	DATE	Nov 11/2019
APPROVED	R.S.	DATE	Nov 11/2019

CLIENT		3256 - Chez Hotel	
TITLE		ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005	
SIZE	DWG NO.	REV	
C	19TPEU-30-3256DA-M0100-6	6	
SCALE	1:40	APPROX. WEIGHT	SHEET 7 OF 10

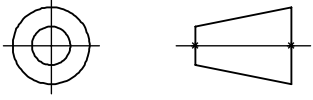
ENCLOSURE INTERFACE & DOORS (CLOSED)
EAST WALL



SECTION 8A-8A
SCALE 1 : 8



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		DRAWN AJ	DATE Nov 11/2019	TITLE ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005		
		DESIGNED AK	DATE Nov 11/2019	SIZE C		
		CHECKED R.S.	DATE Nov 11/2019	DWG NO. 19TPEU-30-3256DA-M0100-6		
		APPROVED R.S.	DATE Nov 11/2019	REV 6		
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ENCLOSURE INTERFACE & DOORS (OPENED)
EAST WALL

Job# 2103083 Seal is for
Structural Calculations and
Drawings ONLY

05/04/2024

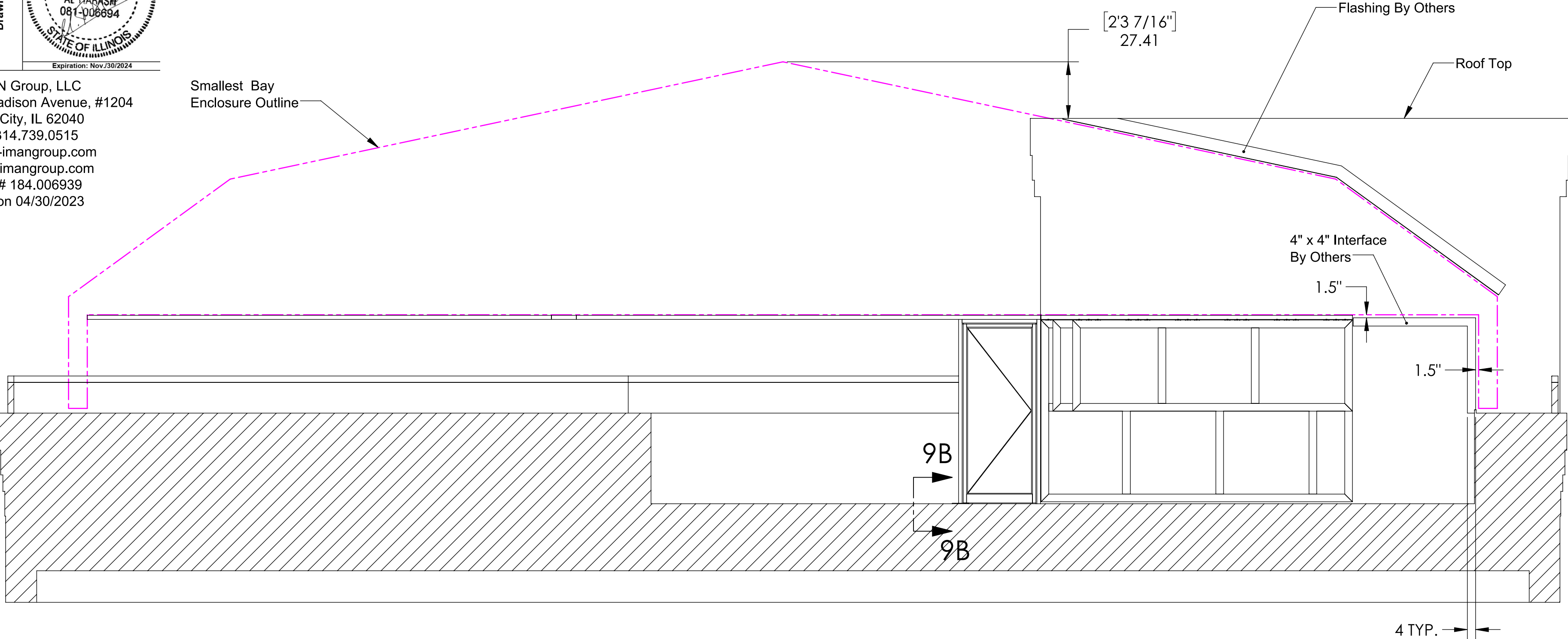
MOHAMED
THABET
AL HARASHI
081-006694

LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS

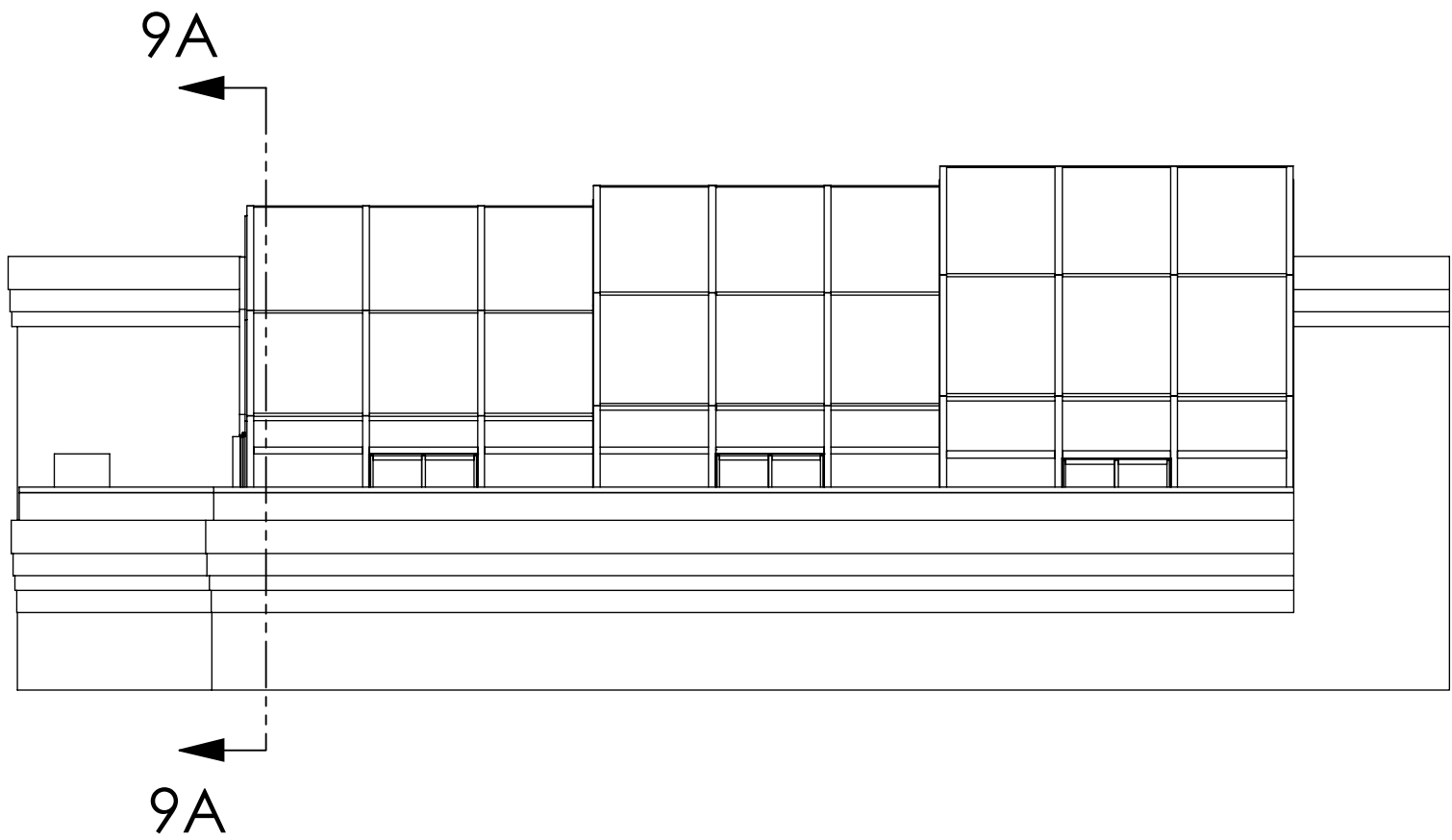
Expiration: Nov/30/2024

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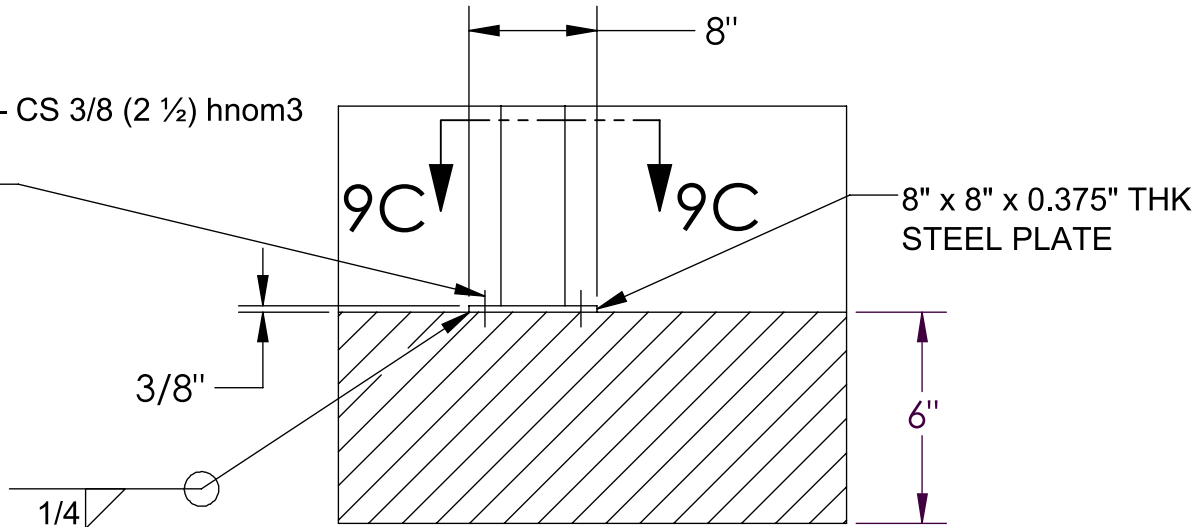
Smallest Bay
Enclosure Outline



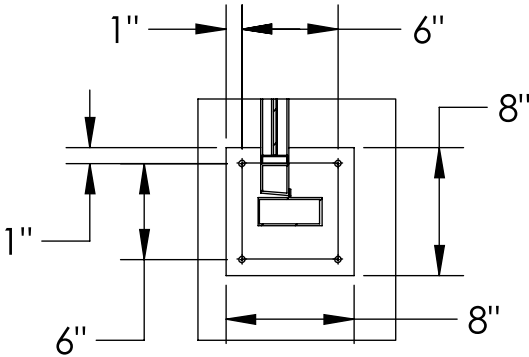
SECTION 9A-9A



Anchor with
4 Kwik Bolt TZ2 – CS 3/8 (2 1/2) hnom3
to concrete deck
3" Embedment

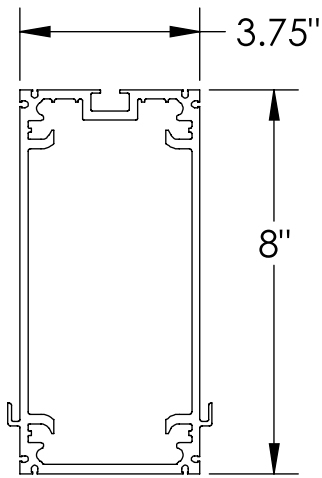


SECTION 9B-9B
SCALE 1 : 12

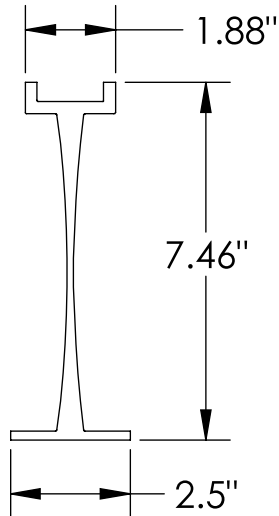


SECTION 9C-9C
SCALE 1 : 12

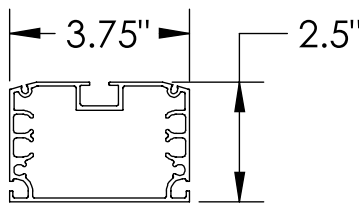
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.X ± .030	FRACTIONS: ± 1/32	AJ	Nov 11/2019	TITLE	
.XX ± .010	ANGLES: ± 0°30'	DESIGNED	DATE	ENCLOSURE TRIPLE PEAK	
.XXX ± .005	SURFACE: 125	AK	Nov 11/2019	519 W Algonquin Rd Arlington Heights IL 60005	
THIRD ANGLE PROJECTION		CHECKED	DATE	SIZE	
		R.S.	Nov 11/2019	C	
APPROVED		R.S.	DATE	DWG NO.	
			Nov 11/2019	19TPEU-30-3256DA-M0100-6	
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		1:40		6	
		APPROX. WEIGHT		SHEET	
				9 OF 10	



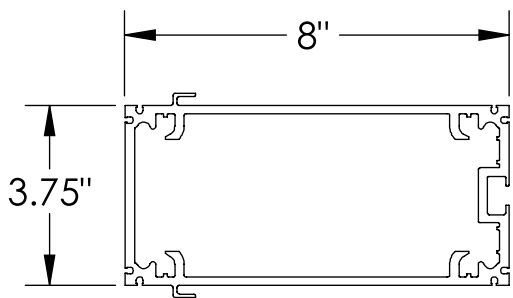
Rafter 8"
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 45.024 \text{ inches}^4$



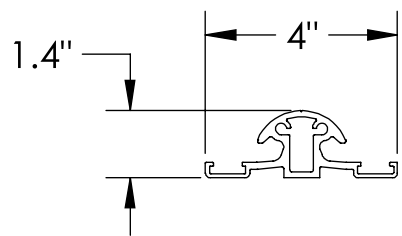
I-beam
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 23.095 \text{ inches}^4$



Purlin (Mullion)
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 1.306 \text{ inches}^4$



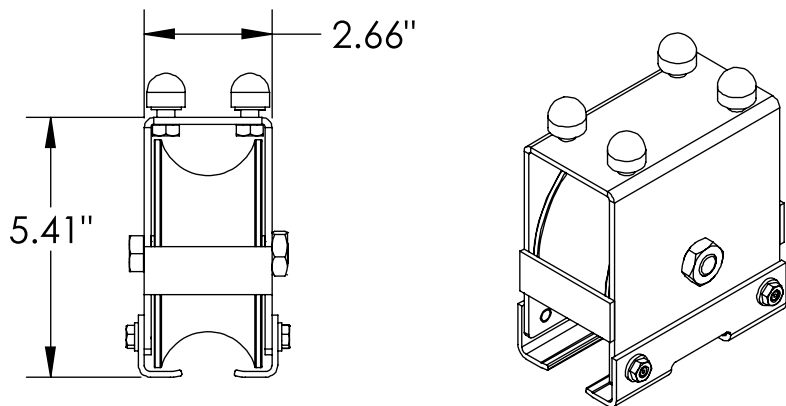
Horizontal Sill
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 12.133 \text{ inches}^4$



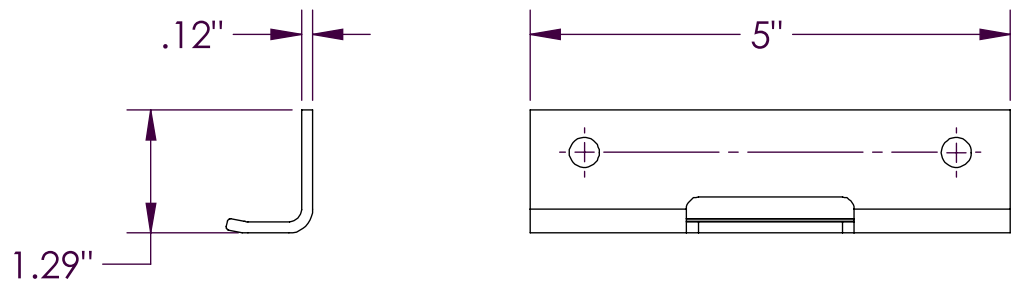
Track
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 0.23 \text{ inches}^4$

Reaction forces for the side wall
Downward force: 6.6 kip
Uplift force: 4.5kip
Horizontal force: 5.4 kip

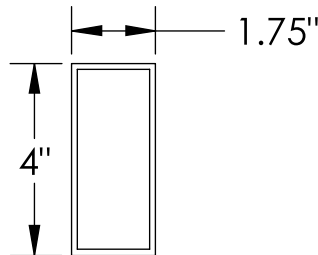
Reaction forces for the Man door
Downward force: 0.211 kip
Horizontal force: 0.247 kip
Horizontal force: 0.936kip-ft



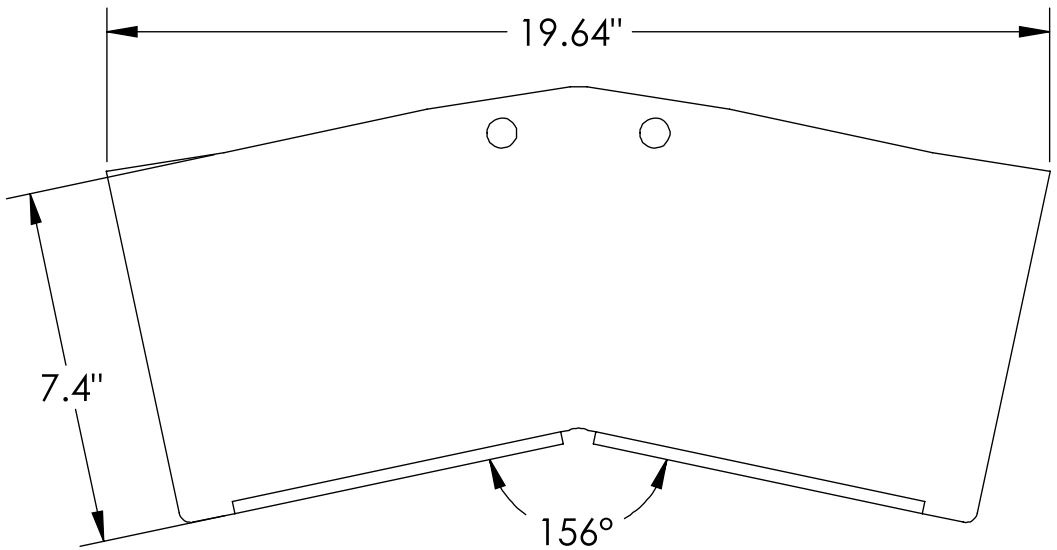
Wheel Assembly (with side lift brackets)



Side Lift bracket



Door Frame
Material: ASTM A36
Material Properties:
Tensile Strength 58 to 80 ksi, Yield 36 ksi min
Section Modulus: 0.81 inches^4



Spice Plate 156 Deg. Angle
Material: ASTM A769 G50W
Material Properties:
Tensile Strength 65 to 95 ksi, Yield 50 ksi min
Section Modulus: 18.877 inches^4

Building Code:
IBC 2009
ASCE 7-05

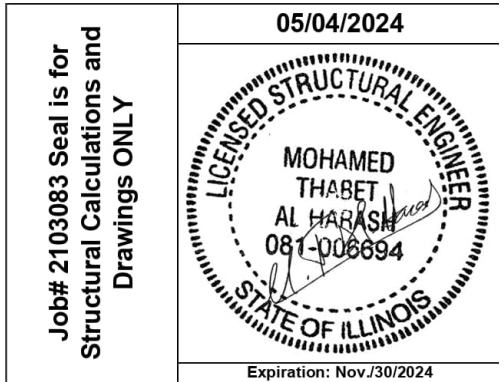
Building use group: R1 – Based on Hotel use – the top floor would be Assembly “A”
Building construction Type: B1
Building maximum Occupant load: Main building 395 – 6th floor 242
Building Risk category: II

Design Loads:
Dead Load: 2.75 psf
Roof Live Load: 20psf

Roof Snow Loads
Ground Snow Load: 30psf
Flat roof Snow Load: 25.2psf
Snow Exposure factor $C_e := 1$
Importance factor $I_s := 1$
Thermal factor $C_t := 1.2$

Wind Loads
Basic Wind Speed: 90 mph
Wind Importance factor $I_w := 1$
Wind exposure: B
Positive Internal Pressure: 0.18
Negative Internal Pressure: -0.18
Components and cladding:
Maximum upward wind pressure 42.06 psf
Maximum downward wind pressure: 22.05 psf

Seismic Design
Seismic Importance factor I
Seismic design Category: B
Seismic Site class: D
 $S_s := 0.169$
 $S_1 := 0.058$
 $S_{MS} := 0.271$
 $S_{M1} := 0.14$
 $S_{DS} := 0.181$
 $S_{D1} := 0.093$
The Response Modification factor: R: 1.25
Seismic response coefficient: $C_s := 0.145$
Design Base shear: 380.569 lb
Analysis Procedure: Equivalent Lateral Force Procedure



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.XX ± .010	ANGLES: ±0°30'	DESIGNED	DATE	519 W Algonquin Rd	
.XXX ± .005	SURFACE: 125√	AK	Nov 11/2019	Arlington Heights IL 60005	
THIRD ANGLE PROJECTION		CHECKED	DATE	SIZE	DWG NO.
		R.S.	Nov 11/2019	C	19TPEU-30-3256DA-M0100-6
		APPROVED	DATE	SCALE	REV
		R.S.	Nov 11/2019	1:4	6
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				10	10

Village of Arlington Heights

Interoffice Memorandum



To: Rachel Hitzemann, Development Planner
From: Alex Kang, Plan Reviewer
Department: Building Department
File Number: PCA00010-2025
Project: Chez Hotel, 519 Algonquin Rd.
Review Round: Round 1
Date: March 31, 2025

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☒	☐
3. REQUESTED ZONING USE	☒	☐
4. SUBDIVISION REQUIRED	☐	☒
5. SIGN CODE	☐	☒

GENERAL COMMENTS:

6. Revise the year of applicable code edition accordingly:
<https://cms2.revize.com/revize/arlington/Departments/Building%20And%20Life%20Safety/Notice%20of%20Building%20Code%20Updated%20List.pdf>
7. Drawings need to be stamped and sealed by a licensed architect and registered engineer for review. Stamps on both the architectural drawing and structure drawing are expired.
8. Provide the floor plan and life safety plan of the rooftop restaurant for review.
9. Provide an updated elevations and sections including the rooftop restaurant and structure for review.
10. Provide the structural calculations for the rooftop enclosure.
11. Special inspection maybe required to verify the temporary/permanent installation for the restraint/bracing members.
12. Based on the total number of parking spaces provided (168 spots), 6 handicap spaces and 1 van accessible space are required



Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00010-2025
Project: Chez Hotel Rooftop Bar, 519 W Algonquin Rd
Review Round: Round 1
Date: April 7, 2025

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☐	d. IEPA.....	☐
b. IDOT.....	☐	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS..... YES ☐ NO ☒ _____
4. SITE PLAN ACCEPTABLE..... YES ☐ NO ☒ _____
5. PRELIMINARY PLATE ACCEPTABLE..... YES ☐ NO ☐ N/A
6. TRAFFIC STUDY ACCEPTABLE..... YES ☐ NO ☒ Show valet parking stalls
7. STORMWATER DETENTION REQUIRED..... YES ☐ NO ☒ _____
8. CONTRIBUTION ORDINANCE EXISTING..... YES ☐ NO ☒ _____
9. FLOOD PLAIN OR FLOODWAY EXISTING... YES ☐ NO ☒ _____
10. WETLAND EXISTING..... YES ☐ NO ☒ _____

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

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.

TRAFFIC:

12. Per the Zoning Code: 1 space per hotel room (63 spaces), an additional 113 spaces for the banquet hall. The total parking requirements is 257 spaces.
 - a. Update the parking requirement to reflect 257 spaces.
 - b. 257 spaces requires 7 ADA-compliant spaces, including 2 van-accessible spaces.
13. Valet parking should be located off-site at a proxy parking facility with a perpetual agreement. The currently proposed valet layout obstructs other vehicles and limits the drive aisle width to 14.5 feet.
14. Provide a valet operation plan.
15. Employee parking should also be located off-site at a proxy parking facility with a perpetual agreement.



April 7, 2025

Nanci C. Julius, P.E.
Senior Civil Engineer

Date

Village of Arlington Heights

Interoffice Memorandum



To: Krystyna Cazares
From: Rachel Hitzemann, Development Planner
Department: Planning and Community Development
File Number: PCA00010-2025
Project: Chez Hotel/ 519 W Algonquin Rd.
Review Round: Round 1 Review
Date: April 1, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

7. Petitioner will need to provide responses to the Land Use Variation Criteria below;
 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 3. The proposed variation is in harmony with the spirit and intent of this Chapter.
 4. The variance requested is the minimum variance necessary to allow reasonable use of the property
8. The Parking Study will need to be modified to reflect that the rooftop use is a restaurant, not an amenity space. Parking requirements and analysis should be changed accordingly.
9. Signed parking agreements for all three entities identified in the Parking Study shall be provided. Staff has only received one signed agreement. The agreements will need to list how many spaces are being provided.
10. Agreement(s) for at least 55 spaces will need to be provided in either a perpetual or longer term time-frame.



Village of Arlington Heights
Interoffice Memorandum

To: Rachel Hitzemann, Development Planner II
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00010-2025
Project: 519 W Algonquin Road
Review Round: Round 1 Review
Date: April 4, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☒	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

1. Please infill the areas where landscaping is absent. There is landscaping that is absent near the northeast corner of the building. The landscaping must be consistent with the approved plan.
2. There are three code required trees that have not been installed. Per Chapter 28 a four inch caliper shade tree must be provided at the end of each parking row.

Response to General Comments – Chez Hotel Rooftop Amenity Space

File Number: PCA00010-2025

Date: April 17, 2025

Building Department Comments

1. 6. Revise the year of applicable code edition accordingly

The submitted plans are based on a prior code edition. As there are no modifications to the existing building structure, we believe the project is grandfathered under the previous code. Therefore, we respectfully decline to update the plans to reflect the latest code edition.

2. 7. Drawings must be stamped and sealed by a licensed architect and registered engineer

Given that the plans remain unchanged structurally, we maintain that updated stamps are not necessary under the grandfathered status. We respectfully disagree with this requirement.

3. 8. Provide the floor plan and life safety plan of the rooftop restaurant

All applicable plans have been submitted. At this time, we do not intend to provide additional documentation beyond what has already been included in the packet.

4. 9. Provide updated elevations and sections including rooftop restaurant and structure

We do not intend to submit additional elevation or section drawings.

5. 10. Provide structural calculations for the rooftop enclosure

We do not intend to submit new structural calculations for the rooftop enclosure.

6. 11. Special inspection may be required for installation of restraint/bracing members

We respectfully disagree with this comment, as no new temporary or permanent installations requiring such inspections are being introduced under this amendment.

7. 12. Accessible Parking Requirements

Per the Illinois Accessibility Code, 6 accessible spaces including 1 van-accessible space are required. We believe this satisfies all applicable requirements.

Engineering Department Comments

8. #6. Valet Parking Stall Locations

The valet parking stalls are shown on the currently approved site plan. A copy of this plan is included in the appendix of the Parking Study and was submitted as part of the CPRC packet.

9. #11. Comment Acknowledged

Acknowledged.

Traffic Comments

10. #12. Parking Requirements

The Parking Study identifies a total of 238 required parking spaces (63 for the hotel, 113 for the banquet hall, and 62 for the rooftop space). If the rooftop is treated as a restaurant space, 81 spaces would be required, totaling 257. In that case, we understand 7 accessible spaces (including 2 van-accessible) would be required.

11. #13. Valet Parking Arrangement

Valet parking is located in areas that do not obstruct emergency access routes. The current configuration was previously approved by the Village.

12. #14. Valet Operation Plan

This item has been discussed and resolved in prior meetings. The plan is reflected in the existing ordinance.

13. #15. Employee Parking

Staff would utilize off-site parking only during high-capacity events, which are expected to occur infrequently throughout the year.

Planning Department Comments

14. #7. Land Use Variation Criteria

This project is an amendment to an existing Planned Unit Development (PUD), and the variation criteria have already been presented and discussed with the Planning Commission and the Village Board.

15. #8. Parking Study Rooftop Classification

We do not agree with reclassifying the rooftop as a restaurant for parking calculations. The current classification remains consistent with previous approvals.

16. #10. Parking Agreements – Term

We do not intend to provide additional or extended parking agreements beyond what has already been submitted.

17. #11. Staff Agreement Comment

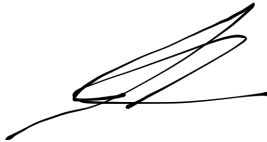
We respectfully decline to provide additional agreements beyond what has already been presented.

Landscape Department Comments

18. Items 1 & 2 – Landscape Infill and Tree Requirements

The overall project is not yet complete. All outstanding landscape items, including infill and required shade trees, will be addressed prior to issuance of final occupancy. These items are unrelated to the current PUD amendment under review.

In conculation we would like to schedule our plan commision presentation as requested on May 14th

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

James Cazares

MEMORANDUM

TO: erodman@vah.com mlyscatos@vah.com rhitzemann@vah.com rrecklaus@vah.com
scorcoran@eea-ltd.com

FROM: James Cazares

DATE: April 23, 2025

RE: Village of Arlington Heights Parking Issues – Chez Hotel Rooftop Amendment

Mr Recklous :

This memorandum addresses critical concerns regarding the Village of Arlington Heights' review of parking provisions for the proposed rooftop amenity space at Chez Hotel, 519 W Algonquin Rd. The Plan Commission's Round 1 comments on the matter are not only inconsistent with prior approvals but also reflect an uncooperative approach toward resolving issues constructively.

1. Unjustified Reclassification of Rooftop Space as “Restaurant”

The Village has reclassified the rooftop space from an amenity area to a restaurant, thus increasing the required parking from 62 to 81 spaces for the rooftop, bringing the total required spaces to 257. This reclassification is problematic for the following reasons:

- Prior Approvals: The rooftop was previously reviewed and approved under the existing PUD without being designated as a restaurant.
- No Change in Use: The function and design of the rooftop remain unchanged — there have been no modifications to food service operations or floor plans that would justify a new classification.
- Unwarranted Burden: This reclassification imposes a significant and unnecessary burden on the petitioner without any change in programming.

2. Unreasonable Parking Agreement Requirements

The Village is demanding perpetual parking agreements for a minimum of 55 off-site spaces, despite the following:

- Multiple Agreements Submitted: The petitioner has already submitted one agreement and identified two others, demonstrating good-faith efforts to comply.

- Event-Based Parking Needs: Parking needs fluctuate based on events, and off-site parking is only required during peak events, which are infrequent.

The request for long-term parking agreements for occasional use is disproportionate and fails to acknowledge the petitioner's efforts to manage parking impacts effectively.

3. Misrepresentation of Valet and Employee Parking

The Village has raised concerns about the valet layout "obstructing other vehicles" and is requesting a revised valet plan. However:

- Approved Valet Design: The current valet configuration was previously approved and has been functioning without issue.

- Unobstructed Emergency Access: The petitioner confirms that all drive aisles and fire lanes remain clear and unobstructed.

Further, the Village's criticism of off-site employee parking is unjustified, as the events requiring such arrangements occur infrequently.

4. Inability or Unwillingness to Collaborate

A particularly concerning aspect of this process is the Village's refusal to engage in constructive collaboration. Despite multiple submissions and clarifications by the petitioner:

- The Village has repeatedly demanded clarifications that have already been addressed.

- Several responses dismiss the petitioner's clarifications outright.

- No alternatives or compromises have been suggested by staff.

This approach signals an institutional resistance to collaboration, which undermines the transparency and solution-oriented nature of the development review process.

Conclusion

The Village's stance on the parking requirements for the Chez Hotel rooftop project is based on misinterpretations, inflexible procedural demands, and an unwillingness to engage with the petitioner in good faith. The petitioner has provided ample documentation, prior approvals, and practical solutions that demonstrate a commitment to compliance.

Importantly, Chez Hotel has been operating for over a year without any documented parking issues, underscoring that the current parking plan is both adequate and effective. This real-world performance directly contradicts the Village's inflated parking projections.

The Village's parking demands are based on an outdated zoning code that fails to account for current hospitality trends. The staff's position fails to recognize:

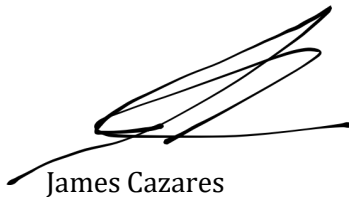
- The proximity of Chez Hotel to O'Hare International Airport, which leads to a high volume of transient travelers who do not drive.
- The nature of the hotel's clientele, many of whom rely on rideshare, taxi, or shuttle services.
- The operational overlap between hotel guests and banquet attendees, which the Village's rigid parking calculations overlook.

In a further demonstration of good faith, the petitioner proposed a 1- to 2-year temporary PUD amendment, with the understanding that it could be renewed based on performance. Staff's denial of this proposal further highlights their unwillingness to collaborate.

Staff has also suggested that approving this request would set a precedent requiring similar treatment for others. This argument misrepresents the nature of the PUD process, which is intended to provide tailored, site-specific solutions. PUDs are not one-size-fits-all; concerns about precedent are not a valid reason to deny a well-supported request.

The petitioner intends to move forward under the current Planned Unit Development on May 14, 2025, as previously approved, and expects that the Village will honor this legally binding framework.

The Village should reconsider its position, correct the rooftop space classification, and engage with the petitioner in a constructive manner to support a successful, compliant hospitality venue that has already demonstrated its effectiveness in operation. Furthermore, the staff's request for a perpetual parking lease is far-fetched and reflects a lack of real-world experience. It is easy to demand long-term commitments without understanding the actual needs or the impact on the petitioner, especially for a requirement that is not necessary. Such requests, based on theoretical concerns rather than practical realities, demonstrate a failure to engage in a meaningful, solution-oriented dialogue.



James Cazares

Response to Comments

5/30/2025

Building

6. Code Edition Reference

The building plans were reviewed and approved under the 2009 IBC, which was the applicable code in effect at the time of permit issuance. All deferred submittals are consistent with the 2009 IBC and were submitted accordingly under the authority having jurisdiction at that time.

7. Expired Architectural and Structural Stamps

No physical alterations have been made to the building. The signed and sealed drawings were submitted as part of the approved permit set, and those professional seals serve as a memorialization of that submission. There is no requirement to restamp unchanged documents.

8. Floor Plan and Life Safety Plan for Rooftop Restaurant

All required floor plans and life safety documentation were submitted and approved under the 2009 IBC and remain consistent with the Village's jurisdictional authority. These are already included in the original permit record.

9. Updated Elevations and Sections

Elevations and sectional drawings for the rooftop space were submitted and memorialized under the approved 2009 IBC permit. No structural changes have occurred that would necessitate updates.

10. Structural Calculations

The structural calculations for the rooftop enclosure were reviewed by the Village's third-party structural engineer and approved. The permit was issued under Director Jorge Torres, and installation has since been completed in accordance with those approvals.

11. Special Inspections

It has been determined by the current authority having jurisdiction that no special inspections are required for the restraint or bracing members, given the nature of the installation and existing approvals.

Response to Security and Alcohol Service Management

As a luxury 4-star hotel, Chez Hotel maintains a strong commitment to guest safety, regulatory compliance, and an elevated hospitality experience. Should rooftop access be extended to the public, we will ensure that all necessary precautions are taken to manage the space responsibly:

- **Security Staffing:** Professional security personnel will be present during all peak times, including weekends and special events, to monitor access, enforce policies, and ensure guest safety.
- **ID Verification:** All guests entering the rooftop venue will be required to present valid identification, which will be verified by trained staff. While we understand the general purpose of ID scanners, we believe they are not consistent with the atmosphere and service expectations of a luxury hospitality setting. Our approach prioritizes both security and a welcoming guest experience, relying on attentive, in-person verification rather than automated scanning.
- **Staff Training:** All employees involved in alcohol service will complete in-person BASSET training, and up-to-date certifications will be maintained on file. Additional internal training ensures staff are equipped to manage compliance professionally and with discretion.
- **Signage and Guest Awareness:** Clear, tasteful signage will be posted to communicate age restrictions and conduct policies in accordance with all applicable laws.

This approach allows us to uphold both the standards of a luxury property and the legal requirements of responsible alcohol service in a manner that respects the guest experience.

Response to Valet Plan

The Valet Parking Plan has been updated to include a site map. Additionally, it now clarifies that the designated overflow parking spaces will be utilized for both valet operations and employee parking.

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON May 14th, 2025 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 25-010, a request for a Land Use Variation to allow the rooftop restaurant to be open to the public with the following variations to Chapter 28; Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces, Section 6.15-1.2.b to waive landscape island trees and Section 6.15-1.2.b to waive the traffic study requirement. The subject property is located at 519 Algonquin Rd., in Arlington Heights, Illinois. The PINs for the subject property are 08-16-103-008-0000 and 08-16-103-009-000. The subject property is legally described as follows:

LOT 1 AND LOT 2 IN DONAD LARSONS RESUBDIVISION OF PART OF LOT 7 IN THE RESUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 22, 1967 AS DOCUMENT LR 2349388 IN COOK COUNTY, ILLINOIS

The Plan Commission will consider any zoning actions or relief from Chapter 28 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald April 29, 2025 (288731)

CERTIFICATE OF PUBLICATION

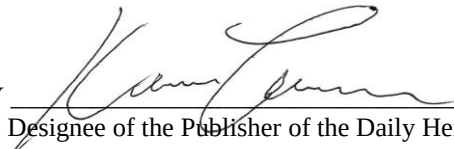
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 288731





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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 12:21 PM PG: 1 OF 3

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND A VARIATION FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on July 11, 2018, pursuant to notice, the Plan Commission conducted a public hearing on the application of James Cazares, ("Petitioner") for a land use variation to allow a 62 room hotel in an M-2 Limited Heavy Manufacturing District and for a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 519 W Algonquin Rd, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance for the subject property; and

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

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

SECTION ONE: That a land use variation is hereby granted to permit a 62 room hotel in an M-2 Limited Heavy Manufacturing District at the property legally described as:

Lot 1 and Lot 2 in Donald Larson's Resubdivision of part of Lot 7 in the Resubdivision of Joseph A Barne's Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

commonly described as 519 W Algonquin Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

18-028

The following plans have been prepared by Enrique Castel, Architect:

Landscape Plan, dated May 4, 2018 with revisions through June 13, 2018, consisting of one sheet;
Demolition Site Plan, dated May 4, 2018, consisting of one sheet;
Proposed Site Plan, dated May 4, 2018 with revisions through June 13, 2018, consisting of one sheet;
Proposed Basement Plan, dated May 4, 2018, consisting of two sheets;
Proposed First Floor Plan, dated May 4, 2018, consisting of two sheets;
Proposed Second-Eighth Floor Plan, dated May 4, 2018, consisting of one sheet;
Demolition Roof/Proposed Roof Plan, dated May 4, 2018, consisting of one sheet;
Demolition-North (Front) Elevation/Proposed North (Front) Elevation, dated May 4, 2018, consisting of one sheet;
Demolition-West Elevation/Proposed West Elevation, dated August 8, 2017/May 4, 2018, consisting of one sheet;
Existing South (Rear) Elevation/Proposed South (Rear) Elevation, dated May 4, 2018, consisting of one sheet;
Demolition East Elevation/Proposed East Elevation, dated May 4, 2018, consisting of one sheet;
Proposed Building Section, dated May 4, 2018, consisting of one sheet;

The following plans dated June 5, 2017 with revisions through August 8, 2018, have been prepared by Ridgeline Consultants LLC:

Existing Condition and Demolition Plan, consisting of one sheet;
Preliminary Grading Plan, consisting of one sheet;
Preliminary Utility and Site Plan, consisting of one sheet;
Truck Turning Exhibit, consisting of one sheet,

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

SECTION TWO: That a variation is hereby granted from Chapter 28, Zoning Regulations, Section 10.4-5, Schedule of Parking Requirements, to allow a reduction from the required number of on-site parking spaces from 175 spaces to 171 spaces.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the Petitioner shall not schedule events to the 377-occupant capacity and shall work with

staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the Petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

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

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

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

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

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

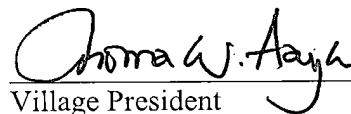
SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

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

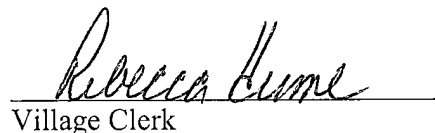
AYES: BALDINO, BLACKWOOD, ROSENBERG, LABEDZ, SIDOR, SCALETTA, HAYES

NAYS: NONE

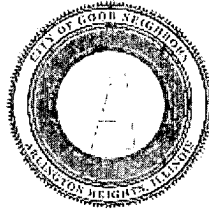
PASSED AND APPROVED this 20th day of August, 2018.


Village President

ATTEST:


Village Clerk

Land Use Variation: European Crystal Hotel



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

Department: Planning & Community Development

Requested Action

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

Variations Required

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

Recommendation

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

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

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

This approval shall be subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

Bid Section

Item:

Bid Opening Date:

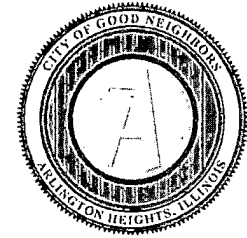
Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

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



Memorandum

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

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 8/2/2018

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

Project Update:

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

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

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

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

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

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

Rooftop Lounge:

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

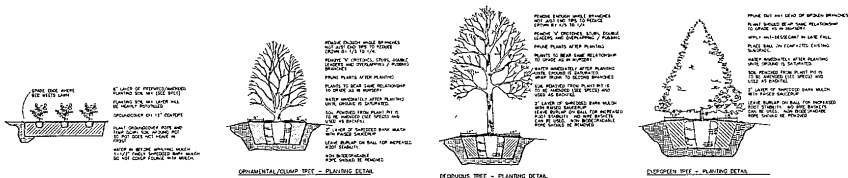
The current plans recommended by the Plan Commission show this proposed rooftop area to be constructed as one large room that would be used for storage. The petitioner is planning on incorporating utilities (plumbing, electric, etc.) within the storage area that would enable the future construction of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

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

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

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

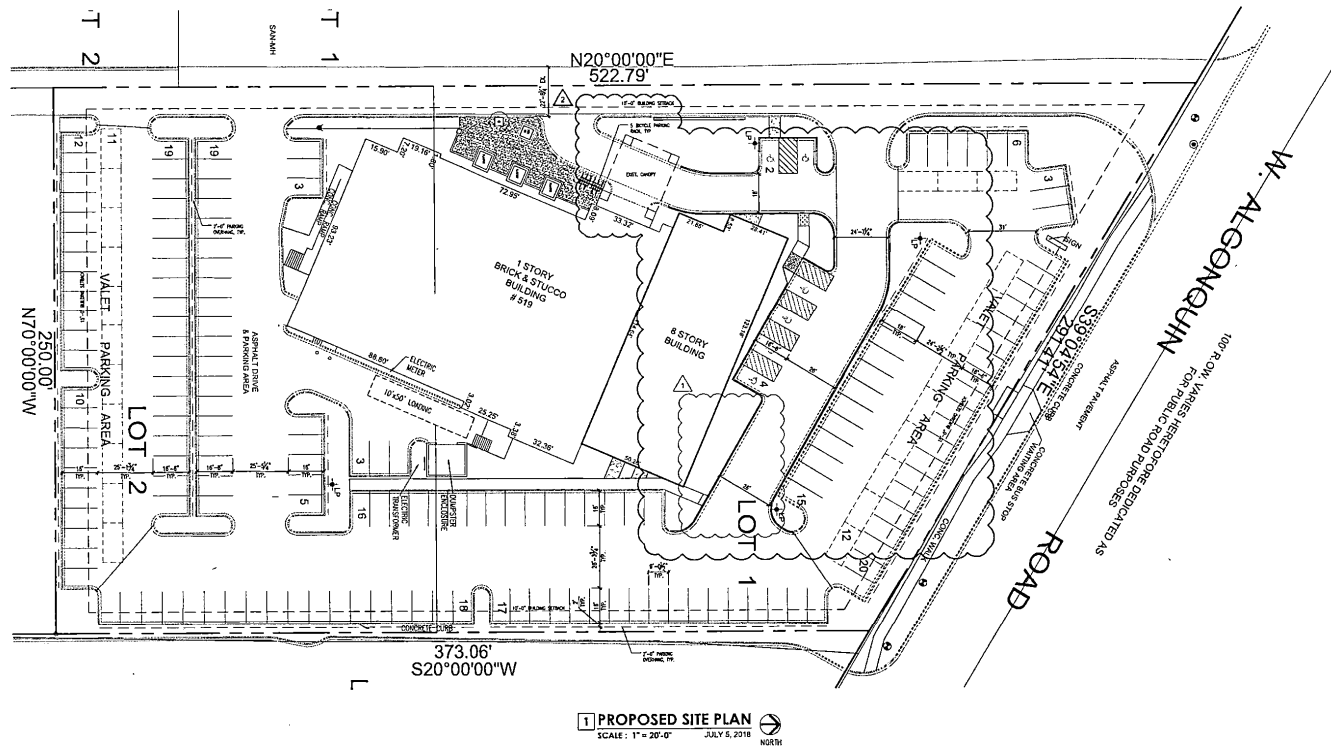
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ARLINGTON HEIGHTS, IL 60007

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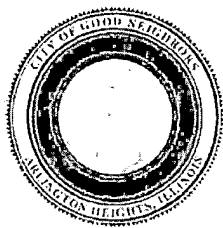
Enrique Castel Architect
660 WEDGEWOOD CIR., LAKE IN THE HILLS, IL 60156.
P 224-253-8027, ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

LOT AREAS		ZONING ANALYSIS		REQUIRED PARKING	
MIN LOT SIZE:	N/A	MIN LOT WIDTH: N/A	MIN LOT DEPTH: N/A	BANGUET ROOM OCCUPANCY:	
EX LOT SIZE:	±111,881 SF (2.57A)	REQUIRED YARDS:	FRONT & REAR: 15 FEET	377' ± 113 CARS	
BUILDING AREAS		MAX. F.A.R.:	(278.953) 250%	HOTEL (1 PER LODGING AIR) 60 CARS	
EXISTING	20,404	PROPOSED F.A.R.:	(61.705) 55.1%	PROPOSED HOTEL ROOMS: 90	
BANGUET HALL		MAX. BLDG COVERAGE: N/A		TOTAL REQUIRED (INCL H/C)	
PROPOSED	5,722	PROPOSED BLDG COVERAGE:	21,009 SF (±18.8%)	175	
DEMOLITION	14,662	MAX. BLDG. HT: N/A		EXISTING PARKING	
TOTAL REMAINING (NET)	47,023	PROPOSED BLDG. HT: 94'-0"		(INCL 6 H/C STALLS)	
HOTEL ADDITION	47,023			175	
TOTAL	61,705			PROPOSED TOTAL PARKING	
				175 (INCL 6 H/C STALLS)	
				25 (VALET STALLS)	
				198	
				BUSINESS AREA & EXHIBITION HALL WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD	



Enrique Castel Architect
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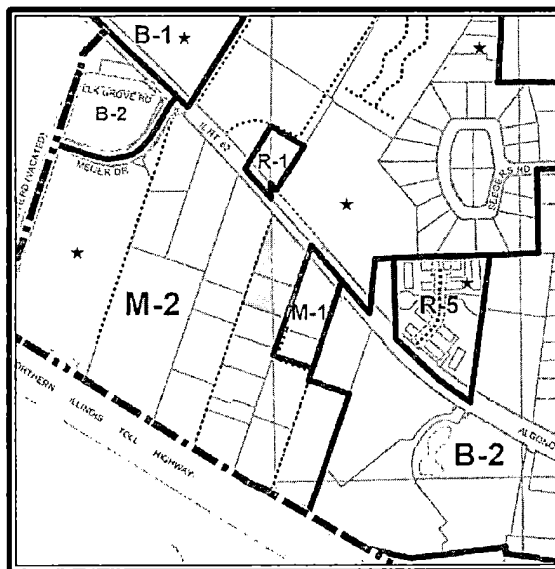
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

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

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 11, 2018
Date Prepared: June 28, 2018

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

Existing Zoning: M-2: Limited Heavy Manufacturing District
Comprehensive Plan: R&D, Manufacturing, and Warehouse



SURROUNDING LAND USES

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

Requested Action:

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

Variations Required:

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

Project Background:

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

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

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

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

Zoning and Comprehensive Plan

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

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

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

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

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

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

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

Site Design

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

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

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

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

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

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

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

Landscaping and Dumpster Enclosure

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

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

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

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

Traffic and Parking

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

Parking Summary

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

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

C. Revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.

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

June 29, 2018

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

**AN ORDINANCE AMENDING LAND USE VARIATION
ORDINANCE NUMBER 18-028 AND GRANTING VARIATIONS
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on August 20, 2018, the President and Board of Trustees of the Village of Arlington Heights approved Ordinance Number 18-028, granting a land use variation for a hotel; and

WHEREAS, pursuant to notice, on January 9, 2019, the Plan Commission, in Petition Number 18-021, conducted a public hearing on a request for an amendment to Ordinance Number 18-028 to allow modifications to the previously approved hotel development plan; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, 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 Ordinance Number 18-028, granting a land use variation to allow a hotel in an M-2 Limited Heavy Manufacturing District, is hereby amended to allow modifications to the previously approved hotel development plan, for the property legally described as:

Lot 1 and Lot 2 in Donald Larson's Resubdivision of part of Lot 7 in the Resubdivision of Joseph A. Barne's Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

commonly described as 519 W Algonquin Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans dated August 8, 2018 with revisions through November 29, 2018, have been prepared by Enrique Castel, Architect:

Cover Sheet, consisting of sheet T1;
Basement Plan, consisting of sheet A1;
First Floor Plan, consisting of sheet A2;
2nd-4th Floor Plans & Details, consisting of sheet A3;
5th & 6th Floor Plans & Details, consisting of sheet A4;
Roof/Mezzanine Plans, consisting of sheet A5;
Reflected Ceiling Plans - 2nd to 3rd Floor, consisting of sheet A6;
Reflected Ceiling Plans – 4th to 6th Floor and Mezzanine, consisting of sheet A7;
Exterior Elevations, consisting of sheets A8 and A9;
Building Cross Sections, consisting of sheet A10;

The following plans dated June 5, 2017 with revisions through December 11, 2018, have been prepared by Ridgeline Consultants LLC:

Existing Conditions and Demolition Plan, consisting of sheet 1;
Grading and Erosion Control Plan, consisting of sheet 2;
Utility and Site Plan, consisting of sheet 3;
Truck Turning Exhibit, consisting of sheet 4;
Construction Details, consisting of sheet 6;

The following plans dated August 8, 2018 with revisions through October 26, 2018, have been prepared by Enrique Castel, Architect:

Landscape – Demolition Plan, consisting of sheet L0;
Landscape Plan, consisting of sheet L1;

Lighting Plan, prepared by KSA Lighting & Controls, dated November 13, 2018, consisting of sheet 5,

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

SECTION TWO: That the following variations from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, are hereby granted:

1. A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction for the required number of parking spaces from 249 spaces to 172 spaces.

2. A variation from Section 10.2-8, Additional Regulations-Parking, to allow a reduction to the required width of a two-way drive aisle from 24 feet to 22 feet for the northernmost drive aisle.

SECTION THREE: That the amendment to the Land Use Variation in Ordinance Number 18-028 and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions, to which the Petitioner has agreed:

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 make this space available 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, etc.), 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 café 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, etc.
6. The site landscaping shall be revised to conform with the December 19, 2018, landscape review comments from the Village's Landscape Planner.
7. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, Ordinance Number 18-028 shall remain in full force and effect.

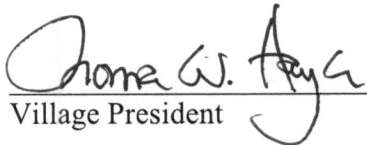
SECTION FIVE: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

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

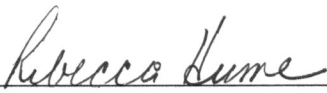
AYES: SIDOR, LABEDZ, PADOVANI, TINAGLIA, ROSENBERG, BALDINO, BLACKWOOD,
HAYES

NAYS: NONE

PASSED AND APPROVED this 4th day of February, 2019.


Village President

ATTEST:


Village Clerk

Land Use Variation:European Crystal Hotel Amendment