



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 18-0498

File ID: 18-0498	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Best Western Premier Hotel / 716 and 724 N. State Route 59 / Final Plan		File Created: 06/06/2018
		Final Action:

Title: A Planning and Development Committee Resolution Approving a Final Plan on Lot 1 of Meijer 2nd Resubdivision located at 716 and 724 N. State Route 59 being along Drexel Avenue, west of State Route 59, east of Station Boulevard and south of Liberty Street, for a Hotel, select service (1360) Use (Peak Construction Corporation - 18-0498 / NA21/2-18.050-Fsd/Fpn/R - JM - Ward 10)

Notes:

Agenda Date: 07/26/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-07-05 - 2018.050.pdf, Exhibit "A-2" Landscape Plan - 2018-07-05 - 2018.050.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-07-05 - 2018.050.pdf, Updated Qualifying Statement - 2018-07-05 - 2018.050.pdf, Market Study - 2018-06-06 - 2018.050.pdf, Land Use Petition and Supporting Documents - 2018-06-06 - 2018.050.pdf, Address Plat - 2018-07-05 - 2018.050.pdf, Fire Access Plan - 2018-06-06 - 2018.050.pdf, Property Research Sheet - ID 54848 - 2017-03-07 - 2018.050.pdf, Property Research Sheet - ID 54847 - 2017-02-27 - 2018.050.pdf, Plat of Survey - 2018-06-06 - 2018.050.pdf, Appeal Form - Final Plan - 2018-07-19 - 2018.050.pdf, Legistar History Report (Final Plan) - 2018-07-11 - 2018.050.pdf

Enactment Number:

Planning Case #: NA21/2-18.050-Fsd/Fpn/R

Hearing Date:

Drafter: jmorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 City Council 06/12/2018 referred to Planning Council

Action Text: This Petition was referred to to the Planning Council

1 Planning Council 06/19/2018

Notes: *Representatives Present: John Reilly, Kenneth Moore, Dan Stevens, Jim Riemma and Fred Barr*

Good morning everyone. My name is John Reilly, President of Peak Construction. I'm here with Kenneth Moore, who is the owner of the hotel, the owner for the project, Dan Stevens from Spaceco, and Jim Riemma from Peak Construction, Project Manager for the project, and Fred Barr. We're here to talk about and present the Best Western Premier project. We've been working for a while and talking with the city on the aspects of the project and the civil engineering design requirements. We are excited to be here to talk about it and get the project moving forward.

Mr. Sieben said do you want to discuss kind of the brand and the amenities you have with this? Let's do that first and then we'll talk about some site issues.

Mr. Reilly said the Best Western Premier is Best Western's most upscale branded hotel that they have. Kenneth, I don't know if there's anything you have to add about that in terms of the hotel components itself.

My name is Kenneth Moore with Aurora Hospitality. It is a 110 room or key hotel with about 6,500 square feet of conference space, restaurant, a dividable conference space, 5 story structure. Best Western has two upscale brands. One is the upscale Premier Hotel by Best Western and the second one being the Premier Collection. So we are just right below the higher tiered branded hotel for Best Western. Best Western over the last 4 or 5 years has revamped their brand and created brand new prototypes, being Best Western Plus, Best Western Premier and Collection. They also have a Vibe, which is sort of an urban brand, downtown brand, and also a Glow, which is sort of a smaller 80 room prototype hotel, which is normally found around the transient exits around the country. We are very excited about this product and this brand. I've visited probably 7 Best Western hotels since we started this project, Premier Collections, and most recently the one in Iowa outside of Des Moines. It is a fabulous product, very high ceilings, big rooms, nice size bathrooms, upscale. We are very excited about the fact that we have conference space, 6,500 square feet of conference space, so we can attract groups, sports teams, corporate business, corporate meetings, banquets, weddings and things of that sort. We are very excited about the project and we are very confident that it will be a successful project.

Mr. Sieben said since I have the elevation up, do you want to touch on the elevation and then we'll go back to the site plan?

Mr. Reilly said the elevation is we've designed it in accordance with the requirements for Aurora. We are at least 80% masonry. The very top, starting at the base we've articulated the masonry with just shades of color on the building. The base is masonry. The taller, deeper grey parts are masonry as well. The masonry extends all the way up to 5th floor level and certainly it wraps around the banquet center as well. Above the 5th floor plain it turns into an EIFS project. Then at the main entry we've put a focal point with a (inaudible) porte cochere that slopes in multiple directions. It opens up the elevation of the building with a glass front glass entry bringing light into the entry of the hotel where the registration area is, the lobby, bar and the food amenity part of the hotel lobby exists. Again, signage is shown on the elevations as well. I think that pretty much covers the elevations.

Mr. Sieben said do you guys want to touch on the site plan? One issue we had was where you are showing your western access, I believe, with Egret and Dan I think you were the engineer on that too, it is actually slid over. That access is fully on Egret's property where the cross access is. Are you aware of that? I believe that's what we approved. Souts, do you have the Egret engineering there? Is that accurate?

Mr. Thavong said yes. It just basically shifted a little bit to the west.

Mr. Sieben said because Egret was going to go first. We weren't sure when you guys were coming in,

so I think it just slightly shifted just west fully onto their property with you guys connecting into that. So if you could take a look at that.

Mr. Stevens said we are pretty flexible on where that goes. I don't think we gain much parking. It is just a coordination.

Mr. Sieben said you may actually gain a couple of spots if we move it over. It lines up with their north/south east isle there, but Souts has it there.

Mr. Thavong said like Ed said, Egret was going to be under construction.

Mr. Stevens said is it?

Mr. Sieben said no they are not. They are still trying to get financing. Souts talked to them a month ago. So that's just one real quick site issue.

Mr. Thavong said so it shifted a little bit because they are going to be ahead of you guys, so part of their improvements was they didn't have to have access to your site. Then one of our comments or conditions was some kind of cross access.

Mr. Stevens said is that something we can work out through Final Engineering? We'll put it wherever you want.

Mr. Sieben said we've already got Egret approved so I think we would just want to see it shown as we approved it with Egret. It does line up with their isle. You could even get a couple more spaces in if you need to.

Mr. Stevens said my only concern would be if we went first.

Mr. Sieben said you may want to talk to them. I know Spaceco did both of them.

Mr. Reilly said it was a different Project Manager.

Mr. Stevens said I do know that the project is a little bit stalled.

Mr. Curley said the hotel will need 2 points if ingress and egress for the fire purposes. Egret does not need 2. They can get by with 1 because of their height and their size, but the hotel does need 2, so there might be some coordination you need to do there if you guys are first.

Mr. Sieben said so what John is saying is both of them will have to be built for you guys. I know we first started meeting with Ken a while ago. We did review this for formatting and completeness and Jill did kind of a cursory review, but we'll get into more detail with it in the next week or so. I think in general I think you guys looked like you were meeting setbacks and things like that, so we'll just take a good look at that.

Mr. Stevens said I think at our last meeting we spoke about the drive isle widths and the heights.

Mr. Sieben said except for that access point I think you are pretty much in keeping with what we had talked about. Souts do you want to touch on, I know you guys will start to review this in detail. Any initial comments besides the access?

Mr. Thavong said in terms of stormwater management, stormwater management is provided for this overall development. Just looking at your overall engineering, you do show existing water service lines being used and that's good. Overall, it looks like you have all the utilities and all the storm sewers laid out properly. We'll go into in the detail checking the inverts and the size and the calculations. We'll start looking at the engineering and then get you guys comments and hopefully get you guys going on this.

Mr. Frankino said depending on the level of food preparation inside the building, I'm expecting some sort of a grease interceptor required. If it is a little bit more food prep than what we are suspecting is going to be in there, it might have to be an exterior type model, but most likely an interior one, a couple of hundred gallon under the floor would be more than adequate, but that's to be determined by the card that I gave you, Mr. Rubis. He is the head of pre-treatment and they'll make the decision on the sizing for that. We'll work with you on that at final engineering. I see you show an 8 inch sanitary. I'm assuming because of plumbing code the building drain is probably going to be the same size.

Mr. Stevens said yes.

Mr. Frankino said there's been smaller buildings I've seen that have to be 8, so the 8 is right on. We've seen them try to shrink from an 8 to a 6 inch service outside and you can't do that. It seems like everything is right on for right now.

Mr. Stevens said there will be a pool on it also. I don't know if you are going to have any comments on that.

Mr. Frankino said the pool drainage, we always ask for the actual pool drains to go to storm and for the backwash, the filter system, that can go to sanitary because that's a polluted water, but I think if you allow chlorine to dissipate, I think it is safe to go to storm.

Mr. Sieben said we do not have our Fire Marshall here. John, are there any comments you have initially?

Mr. Curley said to be honest, it has been a while. I don't recall if the Fire Marshall is going to accept the hydrant on the north side, the driving isle for the Meijer, but I do know that Egret was planning on adding a hydrant that might substitute and actually be more preferable to the Fire Department anyway. Again, that might just end up being a coordination thing and timing between the two projects and then be acceptable. I think in the short run if you could locate that on your engineering plans and show for the Fire Marshall and then detail out the hydrant condition that's in the Meijer lot. As an example, if it is behind parking, if it is buried behind parking, he's not going to want to accept it anyway. He's going to want to see that as an island and accessible to the drive isle and not behind parking spaces. I just can't tell based on what you've shown whether that's true or not.

Mr. DuSell said I see you received you approval already from Kane/DuPage. That's a little bit of the cart before the horse because we haven't even looked at the plans yet, so you may have to make some resubmittals back to them.

Mr. Stevens said I submitted it with the fee and I didn't get a single comment. It says I addressed my comments. I kind of expected them to come back with comments and I'd address them at the same time, but understood.

Mr. DuSell said but usually that submittal doesn't get made until after we've at least issued some comments.

Mr. Sieben said Jill and Souts will be the primary in getting comments back and also the Fire Marshall will get you any comments back on hydrants and so on. I just want to stress in general everything looks good, so in general. We'll look at it in a little bit more detail. You do not need to be here next Tuesday. Jill will coordinate on scheduling when this will go to Planning Commission. This is not a public hearing item. A Final Plan is just a general discussion item, so you will be set for a near future Planning Commission meeting once we make sure we've got everything lined up here. Then your final vote would at the Planning and Development Committee, which is usually the week after. This can be a pretty quick process.

Mrs. Morgan said then you have to wait after the P&D meeting until after the appeal period. Typically it will also be at the Committee of the Whole before that appeal period is over. They typically discuss it, so we recommend also going to that meeting just in case there are any questions.

Mr. Thavong said what is your timeframe for construction? When are you hoping to start?

Mr. Reilly said a couple of weeks ago. Obviously, we want to make sure that we are meeting all the requirements and checking all the boxes, so we are ready to start ASAP. It really is we are just looking to expedite the approval process within reason as much as we possibly can to get the job moving forward.

Mr. Sieben said Jill sent an e-mail out this morning with the licensing thing. I think we are right there, so we'll get that worked out, related, but separate to the zoning entitlements.

Mr. Reilly said I'd like to just stay in touch and make sure that we know when the dates are for the hurdles that we need to jump over.

Mr. Sieben said we should know that in the next week or so what the date is going to be. I think we are pretty close. If you could just work out that access point. That's the main thing I see here and then if there is a hydrant issue.

Mr. Curley said have you submitted to the Building Department yet?

Mr. Reilly said no.

Mr. Curly said you can do that at any point. It is entirely up to you. We'll review concurrently.

Mr. Reilly said we're just straddling the final engineering with where we are at so we don't the cart ahead of the horse.

Mr. Curley said they'll cut up the project to help make your milestones work too with the foundation and some other things as well.

Mr. Moore said I do have one question. So just a rough timeline you're thinking from today's date until we get to the final process.

Mr. Sieben said I would say within 60 days, hopefully closer to 45.

1 Planning Council 06/26/2018

Notes: Mrs. Morgan said Planning sent out comments. Nothing major, just some comments on landscaping and a comment on the location of the entrance.

Mr. Feltman said the far west entrance.

Mrs. Morgan said yes.

Mr. Sieben said the far west entrance will need to move to match what was approved for the Egret Enterprises site.

Mr. Feltman said Engineering is under review, but I don't think there is anything major.

1 Planning Council 07/03/2018

Notes: Mrs. Morgan said Planning staff sent out comments. We are just waiting on a resubmittal.

Mr. Feltman said Engineering is in review it right now.

1 Planning Council 07/10/2018 Forwarded Planning Commission 07/18/2018 Pass

Action Text: A motion was made by Mrs. Morgan, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/18/2018. The motion carried by voice vote.

Notes: Mrs. Morgan said Planning sent out comments. We did get a resubmittal. I was quickly able to look at it and it seems like most of the comments were addressed. This is going to go to Planning Commission July 18th. Some of the conditions Planning has will just be that they do continue to

have amenities like the ballroom/conference room center and the restaurant and that they also provide a cross access easement for the isles for Egret to use.

Mr. Feltman said we are in review. It is pretty straightforward. All the utilities are available. I think it is really just going to be a matter of looking at the grading and that's minor.

Mrs. Morgan said in the resubmittal, they did move the access to conform with Egret's. I do make a motion to move this forward to the July 18th Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	07/18/2018	Forwarded	Planning & Development Committee	07/26/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/26/2018. The motion carried.

Notes: See Attachment for Items 18-0497 and 18-0498.

Aye: 7 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers and SD 129 Representative Head

Attachment for Items 18-0497 and 18-0498:

14 The first item is a Planning and
15 Development Committee Resolution approving the
16 revision to the final plat for Lot 4 and 5 of
17 Meijer Subdivision being vacant land located at
18 716 and 724 North State Route 59, being along
19 Drexel Avenue, west of State Route 59, east of
20 Station Boulevard and south of Liberty Street,
21 and establishing Lot 1 of Meijer 2nd
22 Resubdivision by Peak Construction Corporation in
23 Ward 10.

24 MS. VACEK: Can you also do the

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1 second one?

2 CHAIRPERSON TRUAX: Sure. The second
3 related one is a Planning and Development
4 Committee Resolution approving a final plan for
5 Lot 1 of Meijer 2nd Resubdivision located at 716
6 and 724 North State Route 59 being along Drexel
7 Avenue, west of State Route 59, east of Station
8 Boulevard and south of Liberty Street for a
9 hotel, select service by Peak Construction, Ward
10 10.

11 MS. MORGAN: The Petitioner is
12 requesting approval of a Final Plat Revision
13 consolidating Lots 4 and 5 of Meijer Subdivision
14 located at 716 and 724 North State Route 59 and
15 establishing Lot 1 of Meijer 2nd Resubdivision.
16 The details of the request include consolidating
17 two lots into a 140,361 square foot lot along with
18 granting any needed easements.

19 Concurrently with this proposal, the
20 Petitioner is requesting approval of a Final Plan
21 for Lot 1 of Meijer 2nd Resubdivision for a
22 Hotel, select service use. The details of the
23 request include the development of a 29,756
24 square foot select service, 5-story, and 110

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1 guestroom hotel with a conference center. The
2 hotel will be the Best Western Premier Hotel,
3 which is one of the top two deluxe collections
4 that Best Western offers.

5 Best Western Premier hotels offer upscale
6 amenities. This hotel will provide the
7 surrounding area with a location for conferences,

8 weddings, business events, and other social
9 events. It will provide a 5500 square foot
10 ballroom that can be divided into breakout rooms
11 with a full service kitchen for catering. The
12 hotel will also provide guests with an indoor
13 pool, full service kitchen for catering. The
14 hotel will also provide guests with an indoor
15 pool, restaurant and lobby bar, fitness room,
16 business center, board room, and guest laundry.
17 The hotel will be accessed from Drexel
18 Avenue, off of Route 59. It's a private road.
19 It will have one access on site and a second
20 shared access with the lot to the west, which was
21 final planned last year for a badminton facility.
22 The building has a one-story section that
23 contains the banquet facility and other amenities
24 and a five-story portion that houses the

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1 guestrooms. Guests will be able to pull up under
2 a porte cochere to the glass entrance. The
3 one-story portion is clad in blond brick while
4 the five-story section is a combination of blond
5 brick darker brick, EIFS along the fifth story,
6 and concrete horizontal bands below the fifth
7 story and above the first story. A sidewalk with
8 street tress will be added along the frontage.
9 The Landscape Plan provides heavy landscaping to
10 the south and to the west, buffering the parking
11 from the neighboring lots. The building's
12 entrance also features shrub beds beside the
13 door.

14 Is there any questions for staff?
15 (No questions.)

16 CHAIRMAN TRUAX: I guess not. If the
17 Petitioner would like to add anything, here is
18 your chance to do that. If not, are there any
19 other questions?

20 I guess we need recommendation.

21 MS. MORGAN: As I wanted to mention,
22 they are providing 204 parking spaces out of 195
23 required. So they do meet the parking
24 requirements.

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1 So for the final plat, Staff would
2 recommend Conditional Approval of a Planning and
3 Development Committee Resolution Approving a

4 Revision to the Final Plat for Lot 4 and 5 of
5 Meijer Subdivision being Vacant Land located at
6 716 and 724 North State Route 59, being along
7 Drexel Avenue, west of State Route 59, east of
8 Station Boulevard and south of Liberty Street,
9 and Establishing Lot 1 of Meijer 2nd
10 Resubdivision, with the following condition:
11 1.) That the Final Plat be amended to
12 include a cross access easement to Lot 3 of
13 Meijer Subdivision and any other easements deemed
14 necessary by the City Engineer.
15 CHAIRPERSON TRUAX: You have heard
16 the Staff recommendations. What's the wish of
17 the Commission? This is on the final plat.
18 MR. CAMERON: Vote for approval with
19 conditions.
20 MS. ANDERSON: Second.
21 CHAIRPERSON TRUAX: Moved and
22 seconded. Would you call the roll, please.
23 MS. JACKSON: Mrs. Anderson?
24 MS. ANDERSON: Yes.

13

1 MS. JACKSON: Mr. Chambers?
2 MR. CHAMBERS: Yes.
3 MS. JACKSON: Mrs. Cole?
4 MS. COLE: Yes.
5 MS. JACKSON: Mr. Divine?
6 MR. DIVINE: Yes.
7 MS. JACKSON: Mrs. Head?
8 MS. HEAD: Yes.
9 MS. JACKSON: Mr. Reynolds?
10 MR. REYNOLDS: Yes.
11 CHAIRPERSON TRUAX: Motion carries.
12 We need a recommendation on the final plan.
13 MS. MORGAN: For the final plan,
14 Staff would recommend Conditional Approval of a
15 Planning and Development Committee Resolution
16 Approving a Final Plan on Lot 1 of Meijer 2nd
17 Resubdivision located at 716 and 724 North State
18 Route 59 being along Drexel Avenue, west of State
19 Route 59, east of Station Boulevard and south of
20 Liberty Street, for a Hotel, select service Use,
21 with the following condition:
22 1.) That the hotel will continue to offer
23 amenities, including the conference
24 center/banquet hall, restaurant, full-service

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1 kitchen, and indoor swimming pool.

2 CHAIRPERSON TRUAX: Okay. If there
3 are no questions, you've heard the Staff
4 recommendations, what is the wish of the
5 Commission?

6 MR. CHAMBERS: Move for approval with
7 the conditions listed in the Staff report.

8 MS. COLE: Second.

9 CHAIRPERSON TRUAX: Moved and
10 seconded. Would you call the roll, please.

11 MS. JACKSON: Mrs. Anderson?

12 MS. ANDERSON: Yes.

13 MS. JACKSON: Mr. Cameron?

14 MR. CAMERON: Yes.

15 MS. JACKSON: Mr. Chambers?

16 MR. CHAMBERS: Yes.

17 MS. JACKSON: Mrs. Cole?

18 MS. COLE: Yes.

19 MS. JACKSON: Mr. Divine?

20 MR. DIVINE: Yes.

21 MS. JACKSON: Mrs. Head?

22 MS. HEAD: Yes.

23 MS. JACKSON: Mr. Reynolds?

24 MR. REYNOLDS: Yes.

15

1 CHAIRPERSON TRUAX: Motion carries.

2 On these two items we will go forward.

3 Ms. Morgan: Next, the Planning and
4 Development Committee meeting Thursday, on July
5 26th, at 4:00 o'clock on the fifth floor, City
6 Hall.

7 CHAIRPERSON TRUAX: Thank you.