



# City of Aurora

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

## Legistar History Report

**File Number: 17-00955**

**File ID:** 17-00955

**Type:** Petition

**Status:** Draft

**Version:** 2

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 10/12/2017

**File Name:** Egret Enterprises / Badminton Training Facility / 708 N. State Route 59 / Final Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan on Lot 3 of Meijer Subdivision located at 708 N. State Route 59 being along Drexel Avenue, west of State Route 59, east of Station Boulevard and south of Liberty Street, for a Special Purpose Recreational Institutions (5200) use (Egret Enterprises, Inc. - 17-00955 / NA22/2-17.052-Fpn - JM - Ward 10)

**Notes:**

**Agenda Date:** 11/16/2017

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2017-11-08 - 2017.052.pdf, Exhibit "A-2" Landscape Plan - 2017-11-08 - 2017.052.pdf, Exhibit "A-3" Building and Signage Elevations.pdf, Property Research Sheet - 2017-03-28 - 2017.052.pdf, Land Use Petition and Supporting Documents - 2017-10-12 - 2017.052.pdf, Fire Access Plan - 2017-11-08 - 2017.052.pdf, Legistar History Report - 2017-11-02 - 2017.152.pdf, Address Plat - 2017-10-12 - 2017.052.pdf, Plat of Survey - 2017-10-12 - 2017.052.pdf, CC&R - Declaration of Restrictions - 2017-10-12 - 2017.052.pdf, CC&R. Declaration of Restrictions 2 - 2017-10-12 - 2017.052.pdf

**Enactment Number:**

**Planning Case #:** NA22/2-17.052-Fpn

**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:
1	Committee of the Whole	10/17/2017	Forward to Planning Council	DST Staff Council (Planning Council)			

**Action Text:** This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)

1 DST Staff Council 10/24/2017 Forwarded Planning 11/08/2017 Pass  
(Planning Council) Commission

**Action Text:** A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 11/8/2017. The motion carried by voice vote.

**Notes:** *Representatives Present: Ken Soltis, Brian Ratajczak and Miro Moro*

*I'm Ken Soltis representing Egret Enterprises. I'm the Develop Manager for the project. To my left is Brian with SPACECO. He is the Civil Engineer. To his left is Miro from Ware Malcomb. He is the Design Architect. The owner of Egret is an Olympic champion. She won a gold medal in badminton in China. She currently has 2 facilities, 1 in Lisle and 1 in Schaumburg she is currently operating. After this development is completed, she will be closing down the Lisle facility and this will be her Corporate Headquarters campus. The campus is going to be used for a multi-purpose, which would be badminton, volleyball and basketball. A lot of her clients basically that she teaches are high school students from Naperville. She just was in New Jersey 3 weeks ago and won another medal, so she is pretty good at what she does. She's been very successful. The location is about 23,500 square feet of space that's being utilized with sufficient parking around the building. The design is pretty much a pretty slick design. Miro can go in to the details on the design. I think it's very appealing within the neighborhood.*

*Mr. Ratajczak said it is part of the overall Meijer Subdivision. Meijer is just a little bit to the north and east. The stormwater detention is provided in an existing detention basin to the northwest of the property, so the drainage goes to that detention basin and sewer and water facilities off of Drexel to the north.*

*Mr. Sieben said the big issues we had in the DST meetings was meeting the parking and that we met setbacks and had proper screening, especially to the west. Do you want to just touch on that?*

*Mr. Ratajczak said Miro can speak more, I guess, to the building modifications, but I know that they had shrunk the building down to get the setbacks, especially on the west side adjacent to the residential, so the 20 foot there. On the east side, there is less. That's proposed to be a future commercial development 5 feet over there on that side. We also have the required setbacks on the north and south.*

*Mr. Soltis said to the west, or where the townhouse development is over there, they have a landscaped berm designed to pretty much buffer. The court area will consist of 12 courts. She also plans on holding international championships from all over the country, which is very appealing because next to her site is also going to be a development for a hotel, so people that will be competing in her tournaments will also have a convenience to stay at the hotel as well or the surrounding area.*

*Mr. Sieben said I believe you meet the landscape, or maybe with a few comments.*

*Mrs. Morgan said they were actually over their CTE's.*

*Mr. Sieben said so you guys did exactly what we talked about, especially on that west side. You've got a combination of evergreens and so on. Do you want to go to the elevations?*

*Mr. Moro said well first of all I would like to say what a journey. I would like to thank everybody on the team from different departments; Ed, Steve, Alex, Jill, and from Building; John is not here; and Dan from Engineering. From day one when we met it was like everybody was energized and excited about the project and the responses and the quickness of the responses was just amazing. It was a pleasure to work with you guys again. Steve and I worked on Henkels & McCoy, and the same approach. The entire design, or entire building, is going to be constructed from the product from your neighbors from ATMI, concrete sandwich panels, so again, local business. We tried to utilize colors from Helen's Egret logo, dark blue, orange, which will be shown on the elevations and also on the interior. There were many guidelines/restrictions we had to meet. First of all was the roof and then the setbacks. There were many alterations or options for the building, footprint and elevations, and what we see at the moment, this is the final, which was approved, or hopefully will be approved by*

you guys. This is what goes along with Helen's vision as her headquarters for international tournaments. For the interior, we are still working on it. I guess that's beyond the agenda on this meeting. We met all the requirements as far as the site from Planning and Zoning and also hopefully we are in line with all the requirements from the Building Department as far as height, roof and also for the Fire Department, the access road and everything. I believe we are where we should be or have to be.

Mr. Cross said I spoke with Miro the other day.

Mr. Moro said we had a conversation about it. The comment was that the main feeder or the Fire Department Connection was currently located where we have a handicap spot and we already addressed it. Brian's team is aware of it. We are going to just reconfigure the parking, not losing a single spot, so there is a landscaped island and also hatched areas, so there is a free access to the fire access to the Fire Department Connection right on the front elevation visible from the main street from the approach.

Mr. Sieben said and I think we determined that the actual top of roof is 29 feet max.

Mr. Soltis said 30 was the max and 32 was the parapet.

Mr. Moro said 30 is the max.

Mr. Sieben said so you are no higher than 30?

Mr. Moro said no. We had it on the structural and I really hold them to the quote.

Mr. Sieben said which means that you are fine then with the 24 isles, correct?

Mr. Beneke said 30 is the max number, so you need to be careful because you might want to make it just a little less than that so that in case construction-wise it gets over because that's where the aerial apparatus, 26 foot lanes, all those type of things...

Mr. Moro said you know the construction drawing says one thing. It is hard to control their tolerances, but also to get the international facility status, the 26 plus or minus a few inches has to be held onto. The 30 feet is more stringent than the 26 feet and we have it on the drawings and the structural engineer designed everything to be at 30 feet at the top.

Mr. Feltman said I think we are going to have a couple of comments on utilities, but pretty minor. The one thing we will need to get is a cross access easement for the driveway. I agree with what you said as far as if that motel comes in that's going to be a really good fit for both entities.

Mr. Soltis said Dan I think it compliments both and I think the way we have that cutout right at the entrance of Egret's parking lot that that can shuttle cars back and forth from the hotel.

Mr. Sieben said and I just want to say Miro, thanks for the comments, the same with your team. We worked a lot on this layout with the access to the hotel. We had the hotel plans. I think they are coming in shortly. But I think this is a good layout with good synergy between the uses. So what Dan was saying is we just need a copy of a cross access easement. It is a private issue, so we don't approve that because it is between two private parties, but there just needs to be something there, not that one of you guys decide to put up a barricade or a gate across it at some point in the future and then we have issues with access.

Mr. Soltis said I'll talk to the team about that.

Mr. Moro said and that was already considered when we did the south end at the connecting point right on the northeast corner.

Mr. Soltis said the hotel, does their site plan incorporate that...

Mr. Sieben said yes, the connection.

Mr. Feltman said the only other thing that I had a comment on or that we were going to comment on is we were looking to maybe have some sidewalk in across your frontage because I think eventually when the hotel comes in that's going to be a pedestrian connection between the two properties.

Mr. Soltis said Dan, I thought we showed that if I'm not mistaken.

Mr. Ratajczak said no I don't see it here.

Mr. Soltis said you're talking at the frontage, right?

Mr. Feltman said correct. I thought we discussed that in our meetings, but it just isn't reflected on the plan.

Mr. Sieben said we did look at that. There is a sidewalk to the east and west. The west is in the public right-of-way. To the east though there is like a carriage walk in front of Harlem Furniture, the next business to the east, so we would want a ped connection through there.

Mr. Feltman said is there sidewalk up that private driveway on the west?

Mr. Ratajczak said it looks like there is a depressed curb and an ADA ramp with a small stub up to the property line right there and it stops. Are you asking that that would be then within Drexel Avenue, just continue on right there?

Mr. Feltman said yes.

Mr. Ratajczak said to the east property line?

Mr. Feltman said correct.

Mr. Sieben said you are in for building permit, correct?

Mr. Soltis said foundation only.

Mr. Sieben said so your goal is to get going this year?

Mr. Soltis said well we'd love to get going this year depending on the weather and how we'd like to break ground hopefully within the next, I would say by early November if at all possible. We may just delay it and move it to like maybe March of next year. It all depends on how the weather is. But we are in for foundation permit and I think we could have our permit drawings completed within the next couple of weeks.

Mr. Sieben said we are going to move this out of Planning Council today. It will go to the November 8th Planning Commission meeting. It will appear there as a general discussion item. It does still have to go to City Council after that.

Mrs. Morgan said so we'll just vote this out with the condition of adding the sidewalk and documentation on the cross access easement. I make a motion to move this forward to the November 8th Planning Commission meeting. Mrs. Vacek seconded the motion. The motion carried unanimously.

2	Planning Commission	11/08/2017	Forwarded	Planning & Development Committee	11/16/2017	Pass
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**Action Text:** A motion was made by Mr. Pilmer, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 11/16/2017. The motion carried.

**Notes:** Mrs. Morgan said the Petitioner, Egret Enterprises, is petitioning for a Final Plan at 708 N. State Route

59. The subject property is currently vacant with a BB(S) Business Boulevard zoning with a Special Use. The details of the request include the construction of a 22,500 square foot building, which includes approximately 19,800 square feet dedicated to 12 badminton courts and 3,600 square feet for office use. The courts will be designed to meet a national certification requirement for badminton. The facility is also designed to allow for multiple uses, including basketball, volleyball and other indoor activities. There will also be an area for like a work out area for fitness classes, locker rooms and a shop area. The entrance is off Drexel Avenue as you can see. There is also a cross access easement for the future development to the property to the east. The development does meet the required 20 foot setback on the west adjacent to the townhome development. The landscaping provides some additional landscaping than required to the west side, including multiple hedgerows and clusters of evergreens to provide additional buffering for the townhomes. Just some background on the project, and I'm sure the Petitioners can give more, the principal who owns Egret is a former national champion of badminton, so she has many years or experience in teaching as well. They are anticipating holding 2 national level tournaments per year at the location. Staff does recommend that they consider negotiating a parking agreement with the adjacent Meijer, particularly to provide overflow parking for these tournaments just because staff wants to insure that parking does not become an issue during the tournaments for the adjacent neighborhoods. That is just a recommendation that we want them to consider looking into. Just to note, your package does have updated plans. Nothing major has changed, but it does alter some of the conditions that were originally in the staff's comments. Basically the only change, there was an issue for fire that they made some changes to and they added the sidewalk. Are there any questions for staff?

Mr. Pilmer said you mentioned staff is recommending an agreement be put in place for parking. Is that what you are referring to as your cross access?

Mrs. Morgan said no. One of the conditions is the cross access easement, that they have documentation showing that. We are recommending, not conditioning, that they just consider working with Meijer to have like a parking agreement so that Meijer would allow them to use so many parking spaces during tournaments. But that is not a condition. That is just kind of a recommendation.

I'm Ken Soltis. Thank you and good evening. We appreciate the opportunity to present the Egret Badminton development. I'm the Development Manager for the project. Along with me tonight is Brian Ratajczak. He is the Civil Engineer. To my other far right is Miro Moro. He is the Architect representing Mare Malcomb. As previously stated, Helen Zen is an Olympic Champion out of China. She currently teaches the Naperville students and also has won a state championship from 2017 for this year. She continues, and she will continue, to go ahead and educate young talent to make sure that hopefully they could get some type of school scholarship for her classmates. We plan on breaking ground, hopefully, very shortly with the project and would appreciate your approval during this time.

Mrs. Cole said I do have a question. There was a question about sidewalks. Just where are those sidewalks going to go?

Mrs. Morgan said if you notice in the new plan, the sidewalk is just adjacent to Drexel Avenue. There is currently a sidewalk to the west.

Mr. Sieben said the TV shows the brand new plan. It is a 5 foot sidewalk.

Mr. Chambers said has there been any communication to Meijer to discuss for the overflow for tournaments? Has that been done yet?

Mr. Soltis said yes there have been covenants that we supported with Meijer. Right now the plan does fit the parking requirements and as previously stated, we are in the process of getting an easement agreement made with the future development to the east, which is a hotel development.

Mrs. Owusu-Safo said just another quick question. I didn't see it anywhere, but maybe it is there, but how do you address stormwater for this development?

*I'm Brian Ratajczak with SPACECO, a Site Civil Engineer. There's an existing stormwater basin. It is a little bit to the northwest of the property. It's behind the Meijer building. If you were to continue just past the property north of the townhomes there is a stormwater detention facility that's right there and that was constructed back when the Meijer was built and was designed to accommodate detention for this development as well. In fact, the amount of impervious surface that's proposed for this development is under what was anticipated for this property so there is actually a little bit of excess detention that is even left over for that.*

*Mr. Owusu-Safo said is there any proposed lighting behind the building across from the private drive?*

*I'm Miro Moro from Ware Macomb. We submitted a photometric plan. I have a paper copy.*

*Mr. Sieben said we don't have it downloaded unfortunately.*

*Mr. Moro said we have photometric and I believe we meet all the requirements with the light levels at the surrounding properties. I don't think there should be an issue there. That was one of the requirements to submit for the Planning and Zoning to get to this point.*

*Mrs. Anderson said do you know what the hours would be of the facility?*

*Mr. Moro said it varies. Different classes during the day for smaller kids and then later on as kids get off from school they might go to 8:00 o'clock or something like that.*

*Mr. Soltis said it will be around 9:00 o'clock at night. Currently they have memberships. She also has another facility in Schaumburg. The hours of operation are from noon during the week to probably 9:00 p.m. On weekends it is probably 10:00 a.m. all the way to 5:00 p.m. When she is holding international championships or tournaments, obviously that timeframe may change.*

*Mrs. Owusu-Safo said has there been a lot of coordination with the private residences behind the building and have they provided any feedback to you on this?*

*Mr. Soltis said we reached out to Alderman Lofchie and he was going to mention it to the residents about the development. From what I understand, it is all positive. I haven't heard anything that was negative. I think with our development and with the hotel development they will complement each other. International guests that will be participating in the tournaments will also be staying at the hotel. It is a good amenity, but I have not heard anything negative about the residents.*

*Mr. Sieben said I would concur with what Ken said. We had many pre-development meetings getting to this point. It was a balancing act a little bit with square footage and parking. This does meet all the requirements of the Zoning Ordinance, including setback, parking ratio, etc. Alderman Lofchie was involved at some point during the process. I believe he did reach out to the neighborhood communities, especially Lehigh Station and Station Boulevard just to the west and it was generally positive. We are very aware of the issue adjacent to the residential.*

*Chairman Truax said which lot is the hotel going on?*

*Mr. Soltis said just east of us.*

*Mr. Sieben said nothing formal has been submitted yet, but they are looking at going on the 2 lots combined to the east. We'll just say it is a potential hotel development.*

*Mrs. Morgan said staff would recommend conditional approval of a Resolution approving a Final Plan on Lot 3 of Meijer Subdivision located at 708 N. State Route 59 being along Drexel Avenue, west of State Route 59, east of Station Boulevard and south of Liberty Street for a Special Purpose Recreational Institutions (5200) Use with the following condition:*

- 1. That the documentation provides for a cross access easement with the property to the east.*

*Mrs. Morgan said and that is slightly changed to reflect their updated plans.*

*Mr. Sieben said again, the plan shows the connection to the east. We just need that documented. We've been coordinating through the process with Egret and the proposed hotel, so they are on the same page as far as their planning goes.*

*MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Pilmer*

*MOTION SECONDED BY: Mrs. Anderson*

*AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds*

*NAYS: None*

*Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, November 16, 2017, at 4:00 p.m. on the fifth floor of this building.*

*Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head*

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