



City of Aurora

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Legistar History Report

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In Control: Planning & Development Committee

File Created: 03/02/2017

File Name: Millers Ale House / Final Plan Revision / 778 N. State Route 59

Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a Restaurant Use (2500) (Miller's Ale House - 17-00196 / NA21/2-16.066-Fpn/R - TV - Ward 10)

Notes:

Agenda Date: 04/13/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2017-03-27 - 2017.066.pdf, Exhibit "A-2" Landscape Plan - 2017-03-27 - 2017.066.pdf, Landsape Material Worksheet -2017-03-27 - 2016.066.pdf, Exhibit "A-3" Building and Signage Elevations -2017-03-27 - 2016.066.pdf, Fire Access Plan -2017-03-27 - 2016.066.pdf, Property Research Sheet - ID 71277 and 71278 - 2016-04-04 - 2016.066.pdf, Land Use Petition and Supporting Documents - 2017-03-02 - 2016.066.pdf, Declaration of Restrictions - 2017-03-02 - 2016.066.pdf, Plat of Survey - 2017-03-02 - 2016.066.pdf, Legistar History Report - 2017-04-06 - 2016.066.pdf

Enactment Number:

Planning Case #: NA21/2-16.066-Fpn/R

Hearing Date:

Drafter: tvacek@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	03/07/2017	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 (Planning Council)	03/14/2017					
	Notes: <i>Representatives Present: Colleen Marnell and Theresa McGreevy</i>						

My name is Colleen Marnell and this is Theresa McGreevy. We are with Kimley-Horn. We are the Civil Engineers on the project.

Mr. Sieben said this was a developed lot. Do you want to go over maybe who Miller's Ale House is and then what physically is actually changing? Obviously a new building, but then what with the rest of the site?

Ms. Marnell said so Miller's Ale House is a restaurant, so we are replacing a restaurant with a restaurant. The building square footage is going to be smaller than what was there before. We're maintaining all of the site work, so the parking, the parking lot. We are tying into the existing utilities. When they demoed the original building they cut them back, so they left the stubs there for us to tie back into and those will work great for our use as well. We are replacing the grease trap. We did a tree inventory for the existing landscaping because it wasn't up to the current code, so we are replacing the landscaping to bring it up to code to be compliant there. Miller's is kind of like a bar/restaurant type of facility. They started in Florida and they have probably over 40 locations down in Florida. They recently opened one in North Riverside, if you are familiar with that location. There is one opening in Norridge soon and then there is one in design in Schaumburg as well.

Mr. Wiet said is this the same as the one in Lombard?

Ms. Marnell said yes. That one is one of their first protos, so this proto will look a little bit different than that one, but yes it is the same group. So that's kind of an overview.

Mr. Sieben said so is the parking lot pretty much staying all as is? Is it going to be resurfaced, restriped, or is it all good to go?

Ms. Marnell said it should be good to go. The landlord is the one that did the demolition, so if there are any areas that need repairs based off that or the construction with the new building, obviously they will repair those areas.

Mr. Sieben said is Miller's buying the lot or are they just leasing?

Ms. Marnell said they will be leasing.

Mr. Sieben said from Portillo's?

Ms. Marnell said yes.

Mr. Sieben said so basically you are supplementing landscaping where it was deficient, right?

Ms. Marnell said exactly.

Mr. Sieben said Tracey is going to be the Planner.

Mrs. Vacek said I sent out comments to you. We know that you got those. If you want to talk about any of the comments that we have, we can discuss those or if you want to give me a call we can talk about them that way too.

Ms. Marnell said we just had a couple of questions. We just wanted to make sure when we resubmit that it is everything that you wanted. I think one of the first questions was about the sign, the sign setback. What we are proposing is there is an existing sign out there right now and it is shaped, let me draw it on here for you, the base is like this and then it kind of sticks out, so is the setback to the base?

Mrs. Vacek said no. It is to the front of the...

Ms. Marnell said okay so that distance is only 8.4 feet and the sign is 10 feet tall.

Mrs. Vacek said I guess I had a question. Are you reusing that and just refacing it?

Ms. Marnell said that's their plan right now is just to change the panel. But I did get a call from Miller's last night saying I know we are already this far in the process and we don't want to slow anything down, but they wanted to just ask if they did decide to scrap this sign and go with a new one, do we

have to start the process over?

Mrs. Vacek said no. I guess that was my question. I didn't see an elevation in there. I saw that you had the table in there, but you didn't have an elevation. So if you want to submit an elevation that is different than that, that's fine. We can look at a new elevation. I'm sure it is going to be fine. The 8.4 is to the proposed new setback, right?

Ms. Marnell said right.

Mrs. Vacek said so go ahead and just resubmit it and then we will take a look at it.

Mr. Sieben said but we realize that right-of-way was taken by the state to widen Route 59 after the original Luigi's House sign was done. So obviously, it is what it is where the location is.

Ms. Marnell said then for the landscape plan, we wanted to understand, and I think it might be something with the spreadsheet, how it kind of auto calculates it and we don't have control of what's going on, so that's why we submitted the additional spreadsheet because the actual calculations on the landscape plan did calculate as 67 CTE's, so that's why we just wanted to talk through that because I know the comment was that it was only 66 and we weren't sure if that was just a bust in the spreadsheet.

Ms. McGreevy said we kind of made our own. I submitted that with the Petition.

Mrs. Vacek said first of all, what I think you need to do is instead of doing the existing, just put these with the count. It is the same thing.

Ms. Marnell said that's what we did kind of here. We were just outlining that.

Mrs. Vacek said what I calculated out, I think it was like 66.3 I think, so we just rounded it down to 66. Really the only thing that I was really asking you to do was put some shrubs around the monument sign and I think that would kind of get you up that 67. Then there was just some changing out of some of the deciduous shrubs to kind of put some evergreen shrubs in there just to get some variety. I think that was like the two big things. The landscaping looked pretty good otherwise. It was just making sure that the table matched our table and then making sure that we have a little bit more variety.

Ms. Marnell said that makes sense. We can make that update. It looked like the landscape material worksheet added in some Swamp White Oak.

Mrs. Vacek said yes and we added in a couple down here too. We ask for you to have, again, variety, so we want at least to see some. If you don't want the Swamp Oak, just tell me what you want or redo it and put something else in there. We just picked something that was on our approved list. If you don't want that, pick something else. We are totally fine with that. We just like to see at least 4 as a minimum to get some kind of variety in there. Obviously, with all the stuff that is kind of happening with some of the species of the trees, we don't want just one type of tree or a couple types of trees, so if something does happen that it doesn't wipe everything out.

Ms. Marnell said there are Lindens existing on the site, so we were counting that as the 4th, but it sounds like you just want proposed to be 4.

Mrs. Vacek said if you want to put what you have existing in there too, I think that is probably fine.

Ms. Marnell said so total there will be 4. It is just some are existing and some are proposed.

Mrs. Vacek said which is totally fine. The evergreens too, if you want to add those in there. I know they are existing, but if you want to add those in there then that would just kind of show that you do have additional variety. Then I think the same thing with the evergreen shrubs down at the bottom. I think we added 2 of the evergreen shrubs on that thing, so if you want to change those out you are more than, I'm sure, capable of deciding what kind of shrubs you want.

Ms. Marnell said everything else was pretty straightforward.

Mrs. Vacek said this is tentatively set for the April 5th Planning Commission.

Mr. Sieben said which means you would be done by the end of April then, so permits can be pulled

and released if they are ready to go then.

Mr. Sieben said Souts is Mary the one that's...

Mr. Thavong said yes, Mary Garza. Did you get her latest review comments? One of the comments relates to the hydrant lead.

Ms. McGreevy said I think we submitted back on that. She was concerned because we had too many bends, so we straightened it out a little bit, but I'm not sure of the length.

Mr. Thavong said the length of the hydrant, our standard is like 150 for the hydrant lead.

Ms. Marnell said the last interaction we had with her was that basically things were approved pending this process as well as the bond. We'll follow up on that and make sure that that comment was part of one of the ones that were addressed.

Mr. Thavong said but overall, I think you addressed a lot of her comments and I think that she was ready to approve this thing.

Mr. Beneke said and based on that, there are actually some fire comments that are going to make some changes.

Mr. Cross said one of them is related to that fire hydrant coming in and making sure that it satisfies what are regulations are for it as well. But then just here in this area where the access to the fire sprinkler room is, just really making it clear that this area here, is this a sidewalk that goes all the way across? Is this all paved here going to the sidewalk that's around?

Ms. Marnell said so hatch it maybe for you?

Mr. Cross said yes just specify because if this is going to be paving then we don't have any comments as far as the access to that fire alarm control panel room.

Mr. Beneke said but the hydrant is going to be more of an issue.

Mr. Cross said right, but I think you've already got comments coming from Engineering. As long as they relax on their end of it what their demands are as far as it being longer than 150...

Mr. Beneke said there are actually two things though, right? Wasn't that hydrant sitting behind a parking space? You can be behind a parking space, so you are going to have to pull that out to an island and it is going to have to be no more than 100 feet and no less than 50 feet from the Fire Department Connection, but you also have the dead-end lead issue because of pressure to that hydrant, so 150 feet is the norm for Engineering and you are beyond that currently and to get it to 150 you may be pushing the 100 foot limit.

Mr. Cross said here are those notes that address that so here is the sprinkler room being clearly outlined, here is that access that talks about that area there and then the requirement on the distance for the supply hydrant.

Ms. Marnell said so basically because of where the existing water is and because of where the building is we are kind of caught between two requirements and so it is just basically put it in the middle so that we're, or which one is more important to meet?

Mr. Beneke said you can't be any more than 100 feet, so you are going to have to talk about the pressure piece of it.

Mr. Thavong said the 50 to 100, that's a Fire requirement, but I think our discussion is could this be more than 150. I think that's something we'll get you an answer to.

Mr. Beneke said if it is more than 150 feet, what we would be looking at from you is to take a look at it, see what kind of pressure you have and make sure you've got enough pressure for that to be operational for the fire flow of the building. That's what you need to present to them to get beyond the 150.

Mr. Cross said then if it goes beyond the 150, so basically this mark here marks 100 feet from the

building, so that supply hydrant can't be any further than that. So one idea would be to put it so that is it within 5 feet of the fire lane and then have a tongue of an island that comes out like that so that it is not in a parking space, it is not obstructed by a parking space at all, and that it is within 5 feet.

Mrs. Vacek said and make sure that you still meet the parking requirement.

Ms. Marnell said we should since the building is smaller, but we'll check.

Mrs. Vacek said you were like 1 parking space over, I believe, but just double check that. Maybe you were 4, so it might be fine.

Mr. Beneke said the code requirement is you have to be within 5 feet of the fire lane. We'll need that resubmitted to us and approved prior to our approval.

Mr. Beneke said we know you are in for permits. We can't release the permit until after Zoning and Engineering can approve it. I know there have been some questions about a foundation only, but we are just starting the process, so that's a question you are going to have to get also through Zoning and Engineering of where, if anything short of the process, you would be allowed to have a foundation permit, but we can't release it.

Mr. Sieben said Mike is with Fox Metro. Mike, do you have any comments?

Mr. Frankino said you have been very good to work with. We've had the plans for a while and I think we are pretty much at the final stages. I think we are waiting for a contractor.

Ms. Marnell said exactly. Basically you guys said it is approved pending bonding and the contractor info.

Mr. Frankino said I failed to look at the list before I came, but I think I recall there being just that one comment. As soon as there is a contractor and they get bonded with us, I think we've got your fee check, we can issue a permit. Everything has been very smooth. Thank you.

1 DST Staff Council 03/21/2017
(Planning Council)

Notes: Mrs. Vacek said I did sent out comments. I didn't have very many comments, a little bit about landscaping. I had a conversation with them this morning, so I know that they should be resubmitting. This should be going to the April 5th Planning Commission.

Mr. Cross said I still have comments that are still outstanding that need to be addressed as well.

Mr. Feltman said Engineering is close on approval.

1 DST Staff Council 03/28/2017 Forwarded Planning 04/05/2017 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/5/2017. The motion carried by voice vote.

Notes: Mrs. Vacek said I am going to make a motion to move this forward to the April 5th Planning Commission. I did receive revisions late last week. I will be reviewing this, but tentatively looking at it, it looked like they did revise everything that I asked for.

Mr. Beneke said Fire has also looked as this and we approved it.

Mr. Feltman said you are good with the Fire Plan?

Mr. Beneke said yes.

Mr. Feltman said we just need to follow up with the length on the hydrant lead.

Mr. Frankino said Fox Metro's approval on this has already been completed.

Mrs. Vacek said so I do make a motion to move this to the April 5th Planning Commission. Mr. Beneke seconded the motion. The motion carried unanimously.

2 Planning Commission 04/05/2017 Forwarded Planning & Development Committee 04/13/2017 Pass

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 4/13/2017. The motion carried.

Notes: *Mrs. Vacek said the Petitioner is requesting approval of a Final Plan Revision. The request includes the construction of an 8,010 square foot building for Miller's Ale House Restaurant. The new building will be constructed in the same general location as the old restaurant, so the existing 115 space parking lot can be reused. The parking lot will be resurfaced and restriped and the Petitioner is proposing a new 10 foot monument sign pretty much in the same location as the existing sign that was up there. The Final Plan does include some building elevations. There is also landscaping being supplemented throughout the site. The building would be pretty much in the same location. It is just a little bit of a smaller building. This used to be the Luigi House. The Petitioner is here.*

Mrs. Cole said is Drexel Avenue a public or private street?

Mrs. Vacek said it is a public street up until it comes into the Meijer area, then it goes private. So right behind the Meijer it goes private.

Mrs. Cole said right behind the Meijer?

Mrs. Vacek said right. For the residential portion it is a public street. It is Lehigh Station. When it comes into the Meijer Subdivision then it would turn into a private.

Mrs. Owusu-Safo said is Luigi's getting demolished?

Mrs. Vacek said it is already demolished. Luigi House is demolished so they are putting up a new restaurant.

My name is Colleen Marnell. I live at 3014 N. Sheffield Avenue in Chicago, Illinois. I'm the Civil Engineer for the project. I work for Kimley Horn & Associates and I'm here representing Miller's Ale House. So just some background on Miller's, they are based out of Orlando. They have many restaurants in Florida, but here locally there is a location in Lombard, North Riverside, Chicago Ridge, and there is one that is about to be open in Norridge as well. Then there is one that is kind of running concurrently with this project in Schaumburg. So if you are familiar with any of those, that's what you can expect. It is a family friendly restaurant with a nautical theme and a sports theme. It is about 70% food, 30% alcohol, so it is a restaurant, but they do have the bar area there as well. About 150 new local jobs will be created with this restaurant. There are TV's in there, so that's part of the sports theme, so you can go there to watch sporting events. They have 48 beers on tap. The menu price is a good price point. It is really affordable for what you get. That's what Miller's is about.

Mrs. Anderson said will there be any outside seating for this?

Ms. Marnell said yes. There is a patio. It is going to be roughly in the same area where Luigi's had kind of that outdoor area.

Mr. Cameron said what's the mix on restaurant tables against bar?

Ms. Marnell said there are 3 separate dining area the way that it is broken out. They've got the main interior dining room and bar, which has about 179 seats. Then they have what they call the Florida room dining and bar area. It is a conditioned space, but it can be opened to the outside during nice days, so they can kind of open up the windows there. That is about 111 seats. Then the patio with the TV's is covered and has 44 seats. It is not like there is separate bar area only. It is all kind of combined together.

Mr. Reynolds said is there any entertainment like Luigi House?

Ms. Marnell said I guess I'm not familiar with what entertainment Luigi's has had, but other than the TV's and the food, nothing that I'm aware of.

Mrs. Anderson said I have a question. Once everything is approved, when is the opening?

Ms. Marnell said that is a great question. I think all the meetings, I think, are going to be done by the middle of May I want to say, so they will start construction and be open by the end of the year.

Mrs. Vacek said staff would recommend approval of the Resolution approving the revision to the Final Plan on Lot 8 and 9 of the Meijer Subdivision located at 778 N. State Route 59 for a restaurant use.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Cole

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. Vacek said this will next be heard at the Planning and Development Committee on Thursday, April 13, 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 Twtnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
