



VILLAGE ACTION REPORT

PROJECT: Atwell Suites Precise Implementation Plan

APPLICANT: Troy Hoekstra – Huston Hotel Group

PROJECT LOCATION: 4672 County Highway TT

REPORT DATE: June 11, 2020

PROJECT DESCRIPTION: The applicant is seeking approval of a PUD for a four-story, 97 room hotel with 46 parking spaces in an underground parking level. The hotel will be branded as an Atwell Suites, which is an IHG brand. Amenities will include bar service, food service, and expanded work areas.

PLAN COMMISSION MEETING: June 10, 2020

STAFF REPORT PROVIDED BY: X Planner, X Engineer, ___ Public Works

MOTION: by Ratcliff (1st), Jushchyshyn (2nd)

The Precise Implementation Plan was APPROVED WITH CONDITIONS, with the conditions that follow:

Planning

1. The rezone to a Planned Unit Development applies only to the property designated for the hotel site, as described by the 'Rezone Legal Description' in the submittal. The remaining property under the same ownership remains under RH, Rural Holding zoning.
2. Alterations to existing lot lines will require future approval via certified survey map or plat.
3. Obtain necessary sign permits prior to sign installation.
4. Consider relocating the white oak shown near the southeast corner of the building to avoid constructing the building's signature design element.

Engineering

1. Show proposed lot lines for the site to verify any shared amenities or setback concerns.
2. It is assumed a CSM or plat will be prepared for the area to include the hotel and the proposed stormwater either within the lot or in separate outlots and easements. Verify if any easements will be necessary for a shared use or underground stormwater facility.
3. Grading will be required on the parcel to the west of the property lines. Owner to secure and easement and/or permitting as necessary.
4. Additional erosion control may be necessary depending on the timing of the hotel project with the overall property grading and restoration.
5. Parking (at grade and underground) appears to meet the one parking stall per room plus the anticipated largest shift of employees.

6. Verify trash enclosure can be accessed with gates when swung open and verify trucks turning around for exiting.
7. Lighting plan should be shown with proposed lot lines in order to verify trespass.
8. Section 325-78(D)(2) states the exterior lighting should not exceed 0.5 footcandles at the property line. The current plan exceeds this requirement near the southwest corner of the property based on current property lines.
9. Section 325-78(D)(5) states the areas designated for traffic circulation should have a minimum pf 0.4 footcandles. The south end of the turnaround is deficient in the required lighting.
10. Stormwater appears to be planned as underground storage within the site. Soil borings should be included to support the infiltration analysis.
11. A stormwater plan with pipe sizing should be included along with any outfall details.
12. Calculations to show the rate control and water quality treatment calculations should be provided.
13. Verify the site works within the DOR setbacks. Trans 233 discusses no buildings or improvements within the setbacks of the highway.

VOTE: 5 Aye, 0 Nay, 0 Abstain

PUBLIC COMMENTS:

- (Paul Wagner – Greywolf) – they have concerns about the hotel project. Greywolf is developing a Class A office park across the street on TT. Building elevations were not available for the last meeting. Disappointed by 100% EIFS building at gateway. Standards are lower here than in the Commerce Park. They would like to see upgraded materials on the elevations, especially since this is a PUD request. They believe the survey data from the comprehensive plan referenced in the staff report is no longer valid given another hotel has been approved. They believe this hotel is a direct competitor to theirs after it was presented as a higher level hotel.
- (Joe Wagner – Greywolf) – said their market study indicated a need for 95 rooms in the Village.

APPLICANT COMMENTS:

- (Troy Hoekstra – Huston Hotel Group) – wanted to respond to Greywolf comments. Called upon the project architect to explain the exterior materials. Architect indicated metal panels and two-story glass walls occur at the prominent locations facing the freeway. Explained that their market study indicates they can move forward in the market even with the other hotel. They would not risk millions of dollars if they didn't think there was a market to be successful. There will always be competition, and this is a free market. They consider the whole east side to be the market area, not just the Village.

PLAN COMMISSION COMMENTS:

- (Jushchyshyn) – asked for clarification regarding landscaping points. Ruth explained the ordinance assigns points to various types of landscaping and the ordinance requires certain amounts of points based on the size of the building, amount of parking, etc. The proposed project includes well in excess of the required points.
- (Williams) – asked about the timeline for the project. Hoekstra said they are looking at a late summer, early fall start of construction.
- (Jushchyshyn) – asked Williams if there was a role for the Plan Commission regarding TIF. Williams said no, the Village Board will determine that separately.

STAFF COMMENTS:

- See staff reports.