



**AGENDA**  
**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, APRIL 18, 2016**  
**NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**  
(Immediately following the Village Board Meeting)

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Discussion of Waste Management Contract Amendment
2. Discussion of Valley Green Golf Course Property Concept Plan
3. Budget Discussion Continued

**TRUSTEE COMMENTS**

**EXECUTIVE SESSION**

**ADJOURN**

Initials SS

# Memorandum



**To:** Village President and Village Board of Trustees  
**From:** Steven Bosco, Village Administrator  
**Date:** 4-13-16  
**Re:** Waste Management New Contract Amendment

---

The Village Board approved a new contract with Waste Management at the April 4<sup>th</sup> Village Board meeting. The new contract is for five years with a possible two-year extension and goes into effect on June 1<sup>st</sup>. The new contract retains both the spring and fall cleanup day program which allows residents to place large amounts of garbage not in a stickered container at the curb without stickers two days each year. As in the current contract that is due to expire, the new contract calls for spring and fall cleanup days to be conducted on a Friday, the same day as regular garbage collection throughout the Village.

After the Village Board approved the new contract, Waste Management approached the Village with a proposal to allow Waste Management to conduct both the spring and fall cleanup days over two-days; Friday and Saturday. Per the request, Waste Management stated that the volume of garbage at the curb during the spring and fall cleanup days requires them to pull additional employees from other facilities as far away as Matteson, IL in order to complete the job in one day. Waste Management's proposal includes dividing the Village into two sections for the spring and fall cleanup days, with collection west of the river on Friday and east of the river on Saturday.

Because a two-day spring and fall cleanup day collection would provide Waste Management both operational and financial benefit, they are proposing to drop the monthly 95/96-gallon toter rental rate at least a dollar per month for all five years of the contract. Below is a price comparison of the approved contract and the proposed amendment.

	95-96 Gallon Refuse Toter - Approved Contract	95-96 Gallon Refuse Toter - Proposed Amendment
June 1, 2016	\$23.00	\$22.00
June 1, 2017	\$23.64	\$22.62
June 1, 2018	\$24.30	\$23.25
June 1, 2019	\$24.98	\$23.90
June 1, 2020	\$25.68	\$24.57

Staff is looking for direction as to whether the Village Board would like to accept Waste Management's proposal. If so, staff can amend the recently approved contract for formal approval. Please find attached the letter from Waste Management outlining their contract amendment proposal.



**WASTE MANAGEMENT**  
700 E Butterfield Rd, Suite 400  
Lombard, IL 60148  
800-796-9696

April 8, 2016

Mr. Steven Bosco  
Village Administrator  
Village of North Aurora  
25 E. State Street  
North Aurora, IL 60542

Dear Mr. Bosco,

Waste Management of Illinois, Inc. ("Waste Management") is pleased to continue as the waste services provider for the Village of North Aurora for the next five years. We see ourselves as North Aurora's partner, working together to improve the Village's cleanliness and quality of life while supporting its environmental and economic goals. Waste Management presents this letter/amendment to our proposal for your consideration.

As the volume of North Aurora's two cleanup days has increased it has become more challenging for us to staff and complete the pickup in one day. Presently we are having to pull drivers from as far away as Matteson to ensure the service is completed on time. We propose completing each cleanup day over two days (i.e. west side of the river on Friday, east side on Saturday). This change will allow us to manage the staffing and volume more effectively and productively.

At the April 4 Board meeting, we heard the Board's desire to increase the participation in the cart program. Waste Management is committed to working with the Village in this effort for the many benefits carts offer: cleanliness, uniformity, ease of use and safety. Therefore, with the productivity improvement of managing each cleanup day over two days, we will reduce the monthly rate for the cart program to \$22.00 per month for the first year of the contract. The rate schedule for the cart program over the contract term is detailed below.

Contract Year	Monthly Flat Fee 95/96 Gallon Refuse Toter Service
June 1, 2016	\$22.00
June 1, 2017	\$22.62
June 1, 2018	\$23.25
June 1, 2019	\$23.90
June 1, 2020	\$24.57

Waste Management feels these changes will enhance the quality service North Aurora residents have come to expect. Please confirm acceptance of this proposal.

Waste Management wishes to thank the Village of North Aurora for its support as we have worked together over the years. We very much look forward to continuing our relationship, serving North Aurora's residents and contributing to its bright future. Thank you for this opportunity. If you have any questions or concerns, please do not hesitate to call me.

Sincerely,

Vaughn Kuerschner  
Public Sector Rep  
Waste Management  
[vkuersc1@wm.com](mailto:vkuersc1@wm.com)  
847.980.7648

---

## VILLAGE OF NORTH AURORA BOARD REPORT

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

**SUBJECT:** VALLEY GREEN GOLF COURSE/SLAKER PROPERTY CONCEPT PLAN

**AGENDA:** 4/18/2016 COMMITTEE OF THE WHOLE MEETING

---

### ITEM

Over the past several months, staff has been in contact with Pizzuti Development who is interested in developing the Valley Green Golf Course, and the property located directly to the east ('Slaker Property'), with speculative warehousing/distribution facilities.

According to Pizzuti, a two-phase approach to development of the 86-acres would be preferable -- beginning with the 61-acres comprising the Valley Green Golf Course property and second phase being the Slaker Property. The submitted concept plan indicates a total of 1,242,800 square feet of warehousing/distribution floor area divided amongst three separate buildings, over the course of the two properties. The remaining aggregate of land being reserved for stormwater detention, parking facilities and private drive aisles. Staff notes that the project is in the preliminary phase of engineering due diligence and is still subject to change, pending those results.

In order to facilitate entitlement of the proposed development, both properties would need to be rezoned (also known as a 'map amendment') to a district more suitable for the proposed use, most likely the O-R-I Office, Research and Light Industrial District. Warehousing, Storage, and Distribution Facilities are classified as a permitted use in the O-R-I District. As the properties are non-residential, and are over two acres in size, the development would also be required to be established as a planned unit development. Without a detailed site, landscape or building elevation plan, staff is unable to determine if any variances (or exceptions to the PUD) are needed. Final site plan review authority would be provided to the Village Board, after preliminary review by the Plan Commission.

The 2015 Comprehensive Plan Future Land Use Plan designation for the Valley Green property is *Office/Industrial* and *Village Center/Mixed Use* for the Slaker Property. The Comprehensive Plan also references the possible extension of the Overland Road loop to provide access for industrial development.

While the Slaker Property maintains direct access to Route 31, the Valley Green property is landlocked from any adjacent rights of way, with the exception of the Willow Way access currently being used by the golf course. Staff notes that the Willow Way access has been established by private agreement with Commonwealth Edison and is routed through a residential neighborhood. In order to ensure the proper flow of truck traffic and provide emergency access, the development would be required to have at least two points of egress.

Pizzuti, and other prospective developers before them, have explored every opportunity to obtain an access route directly to the Valley Green property, but all attempts thus far have been unsuccessful. As the Slaker Property would be Phase II of the development, the access to/from Route 31 would not occur until such time. Further, a left turn movement onto the Slaker Property is not considered optimal access for truck traffic.

In order to provide access to the Valley Green site, Pizzuti is now asking the Village if the Village would consider an extension of Poplar Place. Poplar Place is currently located directly west of the Valley Green site and services a number of industrial office businesses. The Village owns the wetlands directly north of Poplar Place; therefore, the Village would have to consider selling or dedicating a portion of the land to the developer in order to establish the extension, as either a private drive or additional public right of way. Either way, consideration for wetland mitigation and permitting would be required with the Army Corp. of Engineers. If the project were to proceed, a full traffic study would eventually be required to determine any potential impacts (from the proposed use) onto the adjacent rights of way.

Staff would like to take this opportunity to solicit the Village Board on the concept development plan, and more specifically, the request to extend Poplar Place to allow access to the Valley Green site.



**PROJECT DATA:**

**APPROXIMATE SITE AREAS:**

BLDG. 1 SITE:	25.72 AC (1,120,165 SF)
BLDG. 2 SITE:	18.42 AC (802,294 SF)
BLDG. 3 SITE:	16.78 AC (730,940 SF)
DET. SITE:	19.19 AC (835,840 SF)
<b>R.O.W. SITE:</b>	<b>5.91 AC (257,364 SF)</b>
GROSS:	86.01 AC (3,746,603 SF)
NET:	70.61 AC (3,075,625 SF)

(LESS DETENTION POND AREAS)

**TOTAL BUILDING AREAS:**

BUILDING 1 AREA:	537,680 SF
BUILDING 2 AREA:	366,600 SF
BUILDING 3 AREA:	338,520 SF
<b>TOTAL BLDG AREA:</b>	<b>1,242,800 SF</b>

**COVERAGE:** 40.41% (NET)

**DOCK DOORS:** 280 POSITIONS

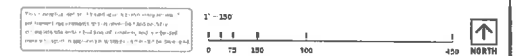
**DRIVE-IN DOORS:** 10 POSITIONS

**AUTO PARKING:** 835 STALLS

**TRAILER PARKING:** 275 STALLS

**SITE LEGEND:**

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR



scheme: 06

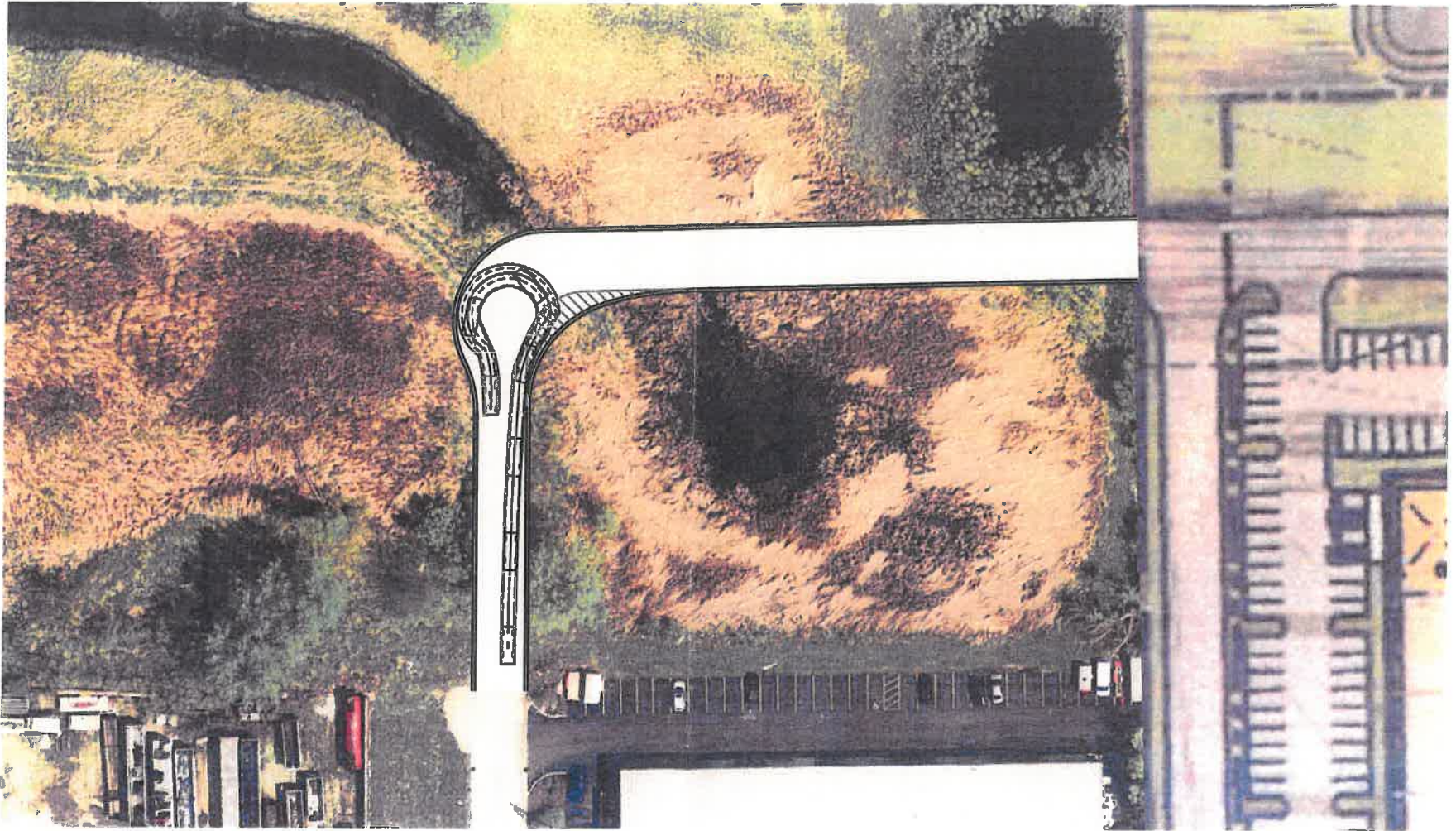
Conceptual Site Plan

Lincoln Highway  
North Aurora, Illinois

**WARE MALCOMB**

CH15-0203-00  
11.13.2015

SHEET  
**#1**



M:\2015\1503\VALLEY GREEN\150303\150303.dwg 11/11/15 JDM

0 1 2 IN

This drawing shall not be used nor reproduced either wholly or in part except when authorized by the engineer-Rempe-Sharpe

ACTION	NAME	DATE	BY
Design			
Drawn			
Checked			

**NOT FOR CONSTRUCTION**


**REMPE-SHARPE**  
 CONSULTING ENGINEERS  
 E. P.D.F. LICENSE NO. 154-00085  
 324 WEST STATE STREET - GENEVA, ILLINOIS 60134  
 TELEPHONE: 630.733.0271 - FAX: 630.733.0272

**PROJECT**  
 VALLEY GREEN  
 PRELIMINARY IMPROVEMENTS  
 NORTH AURORA, ILLINOIS

**SHEET - TITLE**  
 ALDER ROAD  
 EMERGENCY SIMULATION

SCALE	PROJECT NO.	SHEET
1"=50'	NA-5TD	No. _____
	DATE	OF _____
	MAR 2015	