VILLAGE OF NORTH AURORA

COMMITTEE OF THE WHOLE MEETING
MONDAY, MARCH 19, 2018
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. 94 Alder Site Plan and Variance
2. Silo Concept

EXECUTIVE SESSION

ADJOURN

Initials _____

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: PETITION 18-03: 194 ALDER DRIVE PARKING VARIANCE/SITE PLAN REVIEW

AGENDA: 3/19/2018 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Abelei, Inc is proposing a 21,130 square foot addition to their existing 11,865 square foot facility located at 194 Alder Drive, for a total of 32,995 square feet.

Section 13.13 of the Zoning Ordinance 'Required off-street parking spaces' establishes the minimum number of off-street parking spaces to be provided for each designated land use. The use of the facility is classified as Light Industrial. Per Section 13.13 of the Zoning Ordinance, Light Industrial uses are required to provide two (2) off-street parking spaces per 1,000 square feet of gross floor area of manufacturing and office area. At 32,994 total square feet, sixty-six (66) parking spaces would be required. The subject property currently provides a total of forty-two (42) parking spaces. As such, another twenty-four (24) parking spaces would be required to accommodate the additional square footage of the building expansion.

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for any commercial, office, manufacturing or multifamily structural addition that constitutes more than twenty-five (25) percent of total square footage of an existing structure.

A public hearing was held before the Plan Commission on March 6, 2018. After discussing the request, the Plan Commission unanimously recommended approval of the petition, subject to the following conditions:

1) *In the event that a) the current use of the subject property (Light Industrial) was to change to a use requiring a greater amount of parking b) any parking issues were to arise from the deficient parking on the subject property or c) the number of employees was to increase, the Village maintains the right to first review the conditions and then determine whether or not to require the minimum number of off-street parking spaces to be provided for the designated use.*

2) *The area located directly to the north of the proposed building addition shall be mass graded to accommodate the land banked twenty-five additional parking spaces.*

3) *The Village shall record the approving ordinance with the Kane County Recorder's Office.*

Staff would like to take this opportunity to solicit feedback from the Village Board on the proposed variance and site plan review.

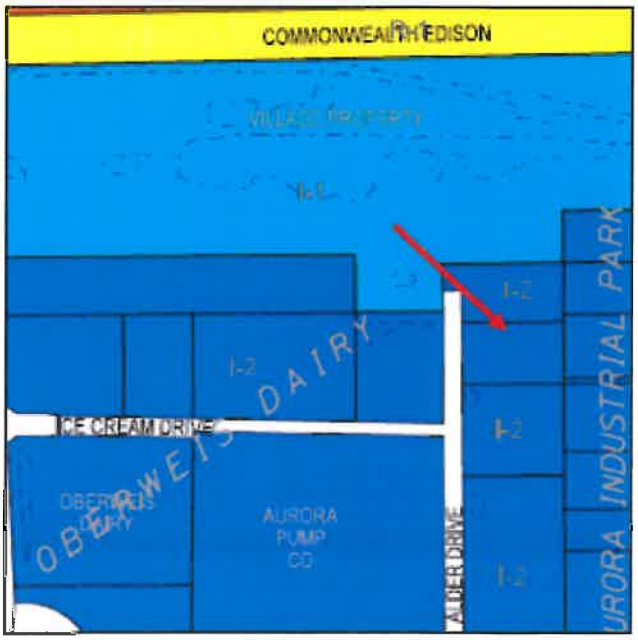
Attachments:

1. Staff report to the Plan Commission

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION



Meeting Date: March 6, 2018

Petition Number: 18-03

Petitioner: Abelei, Inc

Request(s): 1) Variance to allow a reduction in the amount of required parking 2) Site plan review

Subject Property(s): 194 Alder Drive

Parcel Number(s): 15-05-476-003 and -004

Size: Approximately 3.48 acres

Current Zoning: I-2 General Industrial District

Contiguous Zoning: North – I-1 Limited Industrial District, South – I-2 General Industrial District, East - I-2 General Industrial District, West - I-2 General Industrial District

Comprehensive Plan Designation: Office/Industrial

BACKGROUND

Abelei, Inc is proposing a 21,130 square foot addition to their existing 11,865 square foot facility located at 194 Alder Drive, for a total of 32,995 square feet.

Section 13.13 of the Zoning Ordinance 'Required off-street parking spaces' establishes the minimum number of off-street parking spaces to be provided for each designated land use. Abelei, Inc, is a manufacturer and supplier of flavoring for foods, beverages, dairy, confectionary, bakery, pharmaceuticals, and nutraceutical applications. The use of the facility is classified as Light Industrial. Per Section 13.13 of the Zoning Ordinance, Light Industrial uses are required to provide two (2) off-street parking spaces per 1,000 square feet of gross floor area of manufacturing and office area.

At 32,994 total square feet, sixty-six (66) parking spaces would be required. The subject property currently provides a total of forty-two (42) parking spaces. As such, another twenty-four (24) parking spaces would be required to accommodate the additional square footage of the building expansion.

SITE PLAN REVIEW

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for any commercial, office, manufacturing or multifamily structural addition that constitutes more than twenty-five (25) percent of total square footage of an existing structure. The standards for site plan review are established in Chapter 4.4 - Site Plan Review of the North Aurora Zoning Ordinance.

Upon review of the submitted site, architectural and landscape plans; staff found the site plan review provisions of the Zoning Ordinance satisfactorily addressed.

Should the Plan Commission recommend approval of Petition #18-03, staff suggests the following condition:

1) *In the event that a) the current use of the subject property (Light Industrial) was to change to a use requiring a greater amount of parking b) any parking issues were to arise from the deficient parking on the subject property or c) the number of employees was to increase, the Village maintains the right to first review the conditions and then determine whether or not to require the minimum number of off-street parking spaces to be provided for the designated use.*

2) *The area located directly to the north of the proposed building addition shall be mass graded to accommodate the land banked twenty-five additional parking spaces.*

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Crossroads on the Fox

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www.northaurora.org

RECEIVED
FEB 09 2018
VILLAGE OF NORTH AURORA

APPLICATION FOR VARIATION

VILLAGE OF NORTH AURORA
25 E. State Street
North Aurora, IL 60542

PETITION NO. 18-03

FILE NAME _____

DATE STAMP

I. APPLICANT AND OWNER DATA

Name of Applicant* Abelei, Inc
Address of Applicant 194 Alder Drive
Telephone No. 630 859-1410
Name of Owner (s) * Shelley Henderson
Address of Owner (s) 102 Gorham Ct, North Aurora
Telephone No. 630-205-8777
Email Address shenderson@abelei.com

If applicant is other than owner, attach letter of authorization from Owner

Title of Record to the real estate was acquired by Owner on _____

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 194 Alder Dr., North Aurora, IL 60542
(indicate location of common address)

Legal Description: Lots One and Two in C.W. Cummings North Aurora Industrial Sub, being part of the Southeast quarter of Section 5, Township 38 North, Range 8 East of the third principal meridian, recorded June 22, 2001 as document number 2001K060273, in the Village of North Aurora, Kane County, Illinois

Parcel Size 1.77 acres North (Lot 2) + 1.71 acres South (Lot 1) = 3.48 acres at site

Present Use Manufacturing
(business, manufacturing, residential, etc.)

Present Zoning District I-2 General Industrial District
(Zoning Ordinance Classification)

III. PROPOSED VARIATION(S)

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11. Noise and Odor. The proposed variation will not produce excessive noise or odor as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public.

IV. CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

✓ 25 copies of an 8 ½ x 11" or 8 ½ x 14" plot plan of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements, and adjoining streets or uses. (large sized copies may be requested by Staff)

✓ A list containing the names, address and tax parcel number of all properties within 250 feet of the location for which the variation is requested.

✓ Legal description.

✓ Proof of ownership by deed or title or insurance policy.

_____ Filing fee in the amount of $200.00 - If payment is made by check, it should be made payable to the Village of North Aurora.

N/A Letter of authorization from owner, if applicable.

✓ Disclosure of beneficiaries of Land Trust, if applicable.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending notices by mail to all properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

_____ _____
Applicant or Authorized Agent Date

_____ 2-8-18
Owner Date

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Variation requested (state specific measurements) Requesting a reduced minimum number of off-street parking spaces to be provided

Code Section that pertains to Variation Village of N. aurora Zoning Ordinance: Title 17 / 13.13

Reason for request To avoid the financial hardship and further difficulties associated with the installation of an additional parking lot. To save and preserve the green space surrounding the building and to preserve a lower storm water run-off.

Explanation of purpose to which property will be put

Liquid and dry blending for flavor manufacturing with lab space

IV. Findings of Fact for Variations. A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific findings of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:

1. Hardship. No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

2. Unique Physical Conditions. The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

a. Irregular or substandard size, shape, or configuration; or
b. Exceptional topographical features; or
c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
d. Other extraordinary physical conditions peculiar to, and inherent in, the subject property.

These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.

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3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the property owner, or his/her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.

4. Denied Substantial Rights. The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provisions.

5. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor merely the inability of the owner to gain a greater financial return from the use of the subject property.

6. Conformance with Ordinance and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.

7. No Other Remedy. There is no means, other than granting the requested variation, by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property.

8. Minimum Relief Required. The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the Ordinance.

9. Public Welfare. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located.

10. Public Safety, Light and Air. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.

Village of North Aurora Application for Zoning Variance:

Findings of Fact for Variations:

Abelei Flavors Building Expansion:

1. Hardship: The installation of the 25 additional parking spaces would result in an unnecessary financial hardship of approximately $60,000 - $70,000. This is the estimated cost of the parking installation. This is equivalent to a X% increase in the project's construction cost, a percent increase large enough to jeopardize the entire project.

2. Unique Physical Conditions: Abelei Flavors is bounded to the North by a conservation easement containing wetlands. This variance would preserve green space to the North of the building expansion and to the South of the conservation easement.

3. Not Self-Created: The parking spaces for which the variance is being sought are only required under the condition that the proposed building expansion is installed. The current provided parking is in accordance with zoning for the current built facility. Thus the issue at hand is not due to any action or inaction of the owner and is not self-created.

4. Denied Substantial Rights: This is not applicable to this particular case.

5. Not Merely Special Privilege: This is not applicable to this particular case.

6. Conformance with Ordinance and Plan Purposes: The variance is being sought with the knowledge that the parking spaces will not be needed, and with the knowledge that spaces could be provided in the future if needed.

7. No Other Remedy: The variance is the only way to prevent said hardships from occurring.

8. Minimum Relief Required: The variance is the minimum measure of relief.

9. Public Welfare: The variance being sought would not be detrimental to the public welfare.

10. Public Safety, Light, and Air: The variance being sought would be neutral in terms of public safety, lighting, air. The current 42 parking spaces are more than enough for the current building. Of the 42 spaces 20 are in the lot to the West and 22 are in the lot to the North. The North lot has a utilization of less than 10%. The building expansion will result in the estimated hiring of X employees and the current 42 spaces will still be more than adequate and no employee parking will happen on nearby road ways. To ensure that this remains the case the parking count exhibit contained on the site development plan shows that (25) additional spaces can be added in the future.

11. Noise and Odor: The variance being sought would be noise and odor neutral. The variance will preserve greenspace in lieu of installing asphalt paving.

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Crossroads on the Fox

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STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, Shelley Henderson being first duly sworn on oath depose and say that I am trust officer of abelei, Inc and that the following persons are all of the beneficiaries of the trust

Marcia L Arb
Karen R Criss
Shelley C. Henderson

Trust Officer

SUBSCRIBED AND SWORN TO

Before me this 8th day of February, 2018

Carmen Arevalo
A Notary Public in and for such County.

"OFFICIAL SEAL"
Carmen Arevalo
Notary Public, State of Illinois
My Commission Expires September 25, 2020

[FOR RECORDERS USE]

WARRANTY DEED

Corporation to Corporation

THE GRANTOR, CHARLES W. CUMMINGS, a divorced person not since remarried, of Aurora, Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, Conveys and Warrants to **KMS HOLDINGS, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 550 North Commons Drive, Suite 100, Aurora, Illinois 60504, the following described Real Estate, to wit:

LOT 1 IN C.W. CUMMINGS NORTH AURORA INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PIN NO: 15-05-476-004

Commonly known as: 1.84 acre vacant lot at the north end of Alder Drive
North Aurora, Illinois 60542

hereby expressly declaring that the estate conveyed shall pass, individual to individual, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO general taxes for the year 2002 (due and payable in 2003) and subsequent years, and covenants, conditions, restrictions and easements of record.

DATED this 28th day of May, 2002.

Charles W. Cummings

CHARLES W. CUMMINGS

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that CHARLES W. CUMMINGS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of May, 2002.

Notary Public

Commission Expires

OFFICIAL SEAL
NANCY BROTHERS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 24,2003

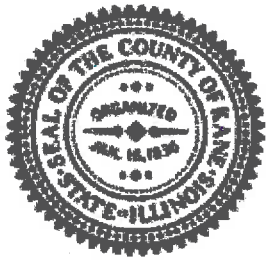
Prepared by:
Attorney Gerald K. Hodge
8 E. Galena Blvd.
P.O. Box 5030
Aurora, Illinois 60507

SEND SUBSEQUENT TAX BILLS TO:
KMS Holdings, LLC
550 North Commons
Unit 100
Aurora, Illinois 60504

MAIL TO:
Attorney William Mohr
Mohr & Gaertner
1300 Iroquois Drive
Suite 230
Naperville, Illinois 60563

[AFFIX REVENUE STAMPS]

Mark D. Armstrong, CIAO
Kane County Supervisor of Assessments



719 South Batavia Ave
Building C
Geneva, Illinois 60134

Kane County Property Assessments

Parcel **15-05-477-001**

Property Location	Mailing Address	Property Class
197 ALDER DR NORTH AURORA, IL 60542-	BOUSQUET, JOYCE . 738 CARIBBEAN CT MARCO ISLAND, FL 34145-3422	0080 -Industrial **Tax Code** AU-016

Subdivision
Lot/Block
Document AC 2016 9/8/2016

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	90,170	107,828	197,998
2017SE	0	0	90,170	107,828	197,998
2017Alt	0	0	0	0	0
2016BR	0	0	77,293	107,486	184,779
2016SE	0	0	77,293	107,486	184,779
2016Alt	0	0	0	0	0

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
01/06/1995	0.00	NONE (87896)	
05/01/2012	210,000.00	2012K035997	

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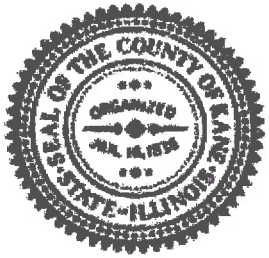
Parcel Tax Information

Aurora Township Assessor

View Property Map

Mark D. Armstrong, CIAO
Kane County Supervisor of Assessments



719 South Batavia Ave
Building C
Geneva, Illinois 60134

Kane County Property Assessments

Parcel **15-05-476-001**

Property Location	Mailing Address	Property Class
200 ALDER DR NORTH AURORA, IL 60542-	LANG, BRIAN W DCLRN OF TR, TRUSTEE, . 42240 N 113TH WAY SCOTTSDALE, AZ 85262-3525	0080 -Industrial **Tax Code** AU-016

Subdivision
Lot/Block
Document 2013K079704 11/8/2013

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	86,471	233,529	320,000
2017SE	0	0	86,471	314,605	401,076
2017Alt	0	0	0	0	0
2016BR	0	0	74,122	245,310	319,432
2016SE	0	0	74,122	245,310	319,432
2016Alt	0	0	0	0	0

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
01/01/2004	2,300,000.00	2004K011956	1/23/2004
06/09/1999	0.00	99KO20612	

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View Property Map

Mark D. Armstrong, CIAO
Kane County Supervisor of Assessments

719 South Batavia Ave
Building C
Geneva, Illinois 60134

Kane County Property Assessments

Parcel **15-05-476-004**

Property Location	Mailing Address	Property Class
ALDER DR NORTH AURORA, IL 60542-	KMS HOLDINGS LLC, . 194 ALDER DR NORTH AURORA, IL 60542-	0080 -Industrial **Tax Code** AU-016

Subdivision
Lot/Block
Document 12/5/2003

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	57,872	180,537	238,409
2017SE	0	0	57,872	180,537	238,409
2017Alt	0	0	0	0	0
2016BR	0	0	49,607	164,053	213,660
2016SE	0	0	49,607	164,053	213,660
2016Alt	0	0	0	0	0

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
05/01/2002	278,779.00	2002K072947	
06/22/2001	0.00	NONE (152977)	6/22/2001

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Aurora Township Assessor

View Property Map

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0 E5.10	ELECTRICAL DETAILS
0 E5.11	ELECTRICAL DETAILS
0 E6.10	SINGLE LINE DIAGRAM
0 E6.20	PANELBOARD SCHEDULES
0 E6.21	PANELBOARD SCHEDULES

abelei flavors

ABELEI FLAVORS FACILITY EXPANSION NORTH AURORA, ILLINOIS

PROJECT SUMMARY

FACILITY EXPANSION INCLUDES THE RENOVATION AND EXPANSION OF AN EXISTING FLAVOR MANUFACTURING FACILITY TO ADD DRY AND WET BLEND PRODUCTION CAPACITY, WAREHOUSE AND LAB AREAS. SCOPE INCLUDES RENOVATION OF EXISTING OFFICE AND LAB AREAS AND THE ADDITION OF EMPLOYEE WELFARE SPACE.

BUILDING CODE INFORMATION

I. CODE AUTHORITY

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND ZONING DIVISION

CHIEF BUILDING INSPECTOR: PAUL ZAGEL
PHONE NUMBER: (630) 897-8226 EXT. 202
EMAIL: pzaGel@aurora.org

BUILDING AND ZONING SPECIALIST: NANCY SARNITY
PHONE NUMBER: (630) 897-8221 EXT. 222
EMAIL: nsarnity@aurora.org

II. GENERAL CODE INFORMATION

APPLICABLE CODES:

BUILDING	2009 INTERNATIONAL BUILDING CODE
ELECTRICAL	2008 NATIONAL ELECTRIC CODE
HVAC	2009 INTERNATIONAL MECHANICAL CODE
PLUMBING	STATE OF ILLINOIS PLUMBING CODE
ENERGY	2010 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE PROTECTION	2009 INTERNATIONAL FIRE CODE
ACCESSIBILITY	CURRENT STATE OF ILLINOIS ACCESSIBILITY CODE
LIFE SAFETY	NFPA 101
FUEL / GAS	2009 INTERNATIONAL FUEL GAS CODE

PROJECT TYPE: ADDITION AND ALTERATION

EXISTING BUILDING IS FULLY SPRINKLERED
ADDITION / ALTERATION AREAS TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER 903.

FIRE EXTINGUISHERS PROVIDED PER SECTION 906 AND 3309

SEISMIC DESIGN CATEGORY: B

III. USE AND OCCUPANCY CLASSIFICATION

USE GROUPS (SECTION 302):

B	BUSINESS
F-1	FACTORY INDUSTRIAL
S-1	STORAGE
H-2	HIGH HAZARD
H-3	HIGH HAZARD

CLASSIFICATION: NON-SEPARATED MIXED USE

REFERENCE HAZARDOUS MATERIAL PLAN AND INFORMATION ON DRAWING GH1.1.

IV. BUILDING HEIGHT AND AREAS

ALLOWABLE BUILDING AREA

BASE AREA (TABLE 503)	16,500 SQUARE FEET
AREA INCREASES (SECTION 506.2, 506)	
FRONTAGE	11,025 SQUARE FEET
SPRINKLER	31,500 SQUARE FEET
TOTAL ALLOWABLE BUILDING AREA	59,025 SQUARE FEET

ACTUAL BUILDING AREA

EXISTING BUILDING AREA:	11,666 SQUARE FEET
BUILDING ADDITION AREA:	21,339 SQUARE FEET
TOTAL BUILDING AREA:	32,995 SQUARE FEET

ALLOWABLE BUILDING HEIGHT: 2 STORIES / 50'-0"

ACTUAL BUILDING HEIGHT: 1 STORY / 23'-0"

V. TYPES OF CONSTRUCTION

CONSTRUCTION CLASSIFICATION: (SECTION 602)
EXISTING AND PROPOSED: TYPE IIB

VI. FIRE-RESISTANCE RATED CONSTRUCTION

FIRE BARRIERS

CONTROL AREAS (414.3)	1 HOUR
1/2 OCCUPANCY (508.4)	2 HOUR
1/2 OCCUPANCY (508.4)	1 HOUR

AT ALL RATED ASSEMBLIES, CONTRACTOR SHALL PROVIDE UL RATED PENETRATION SYSTEM ASSEMBLIES PER SECTION 713 AND JOINT SYSTEM ASSEMBLIES PER 714.

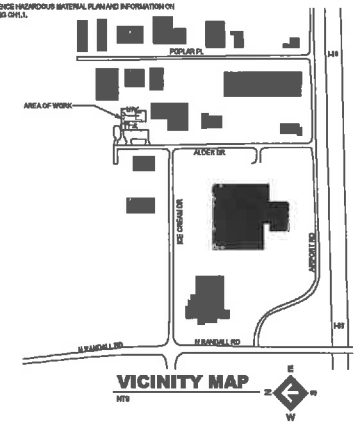
VII. MEANS OF EGRESS

TRAVEL DISTANCES

EXIT ACCESS (WITH SPRINKLER SYSTEM) (1016.1)

F-1	250 FEET
S-1	250 FEET
B	300 FEET
H-2	100 FEET
H-3	100 FEET

REFERENCE LIFE SAFETY DRAWINGS GH.1.1 DRAWING FOR ADDITIONAL INFORMATION.



VICINITY MAP
NTS

HIXSON
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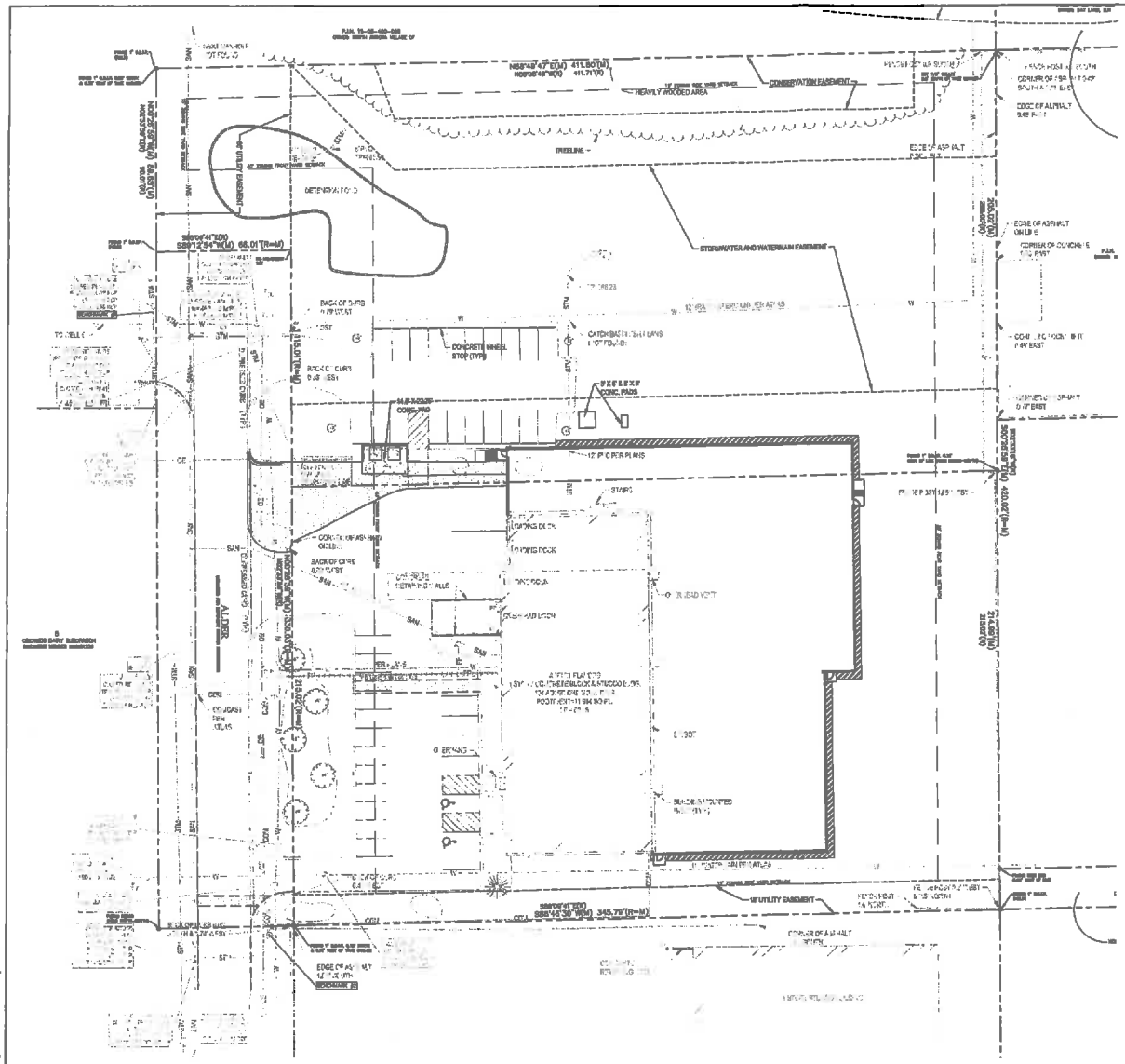
ASBIT REV	
REV DATE	
DRAWING DATE	02/21/17
KSB	
13 NBSB	04.3.40
PROJ DATE	02/21/17 - 10:17 AM

1 of 1



SITE DEVELOPMENT PLAN

1" = 20'

* DIMENSIONS DENOTED BY ASTERISK TO BE USED FOR GRADING LAYOUT AND GENERAL INFORMATION ONLY. REFER TO 'W' DRAWINGS FOR COMPLETE BUILDING DIMENSIONING.

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE: 1-800-892-0123 UTILITY LOCATION SERVICE

GENERAL NOTES

A. DRAWING (TOPOGRAPHIC) INFORMATION BASED ON FIELD VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING WORK AND NOTIFY OWNER OF ANY DISCREPANCIES FROM INFORMATION SHOWN.

B. MAINTAIN AND PROTECT EXISTING UTILITIES DURING CONSTRUCTION. DO NOT INTERRUPT ANY EXISTING UTILITY SERVICE WITHOUT PRIOR APPROVAL FROM OWNER. RESTORE AND REPAIR ANY DAMAGED UTILITIES TO ORIGINAL CONDITION. RESTORE AND REPAIR OTHER EXISTING IMPROVEMENTS (PAVING, SLABS, LAWN AREAS ETC.) WHERE DAMAGED OR REMOVED WITH SIMILAR MATERIALS (SIZE, TYPE, STRENGTH) TO EFFECT A SERVICEABLE INSTALLATION ACCEPTABLE TO THE OWNER. COORDINATE INDICATED WORK WITH OTHER NEW AND EXISTING UTILITIES. PROVIDE ALL BENDS, OFFSETS AND ETC. REQUIRED DUE TO COORDINATION WHETHER SHOWN ON DRAWINGS OR NOT.

C. MAINTAIN FACILITY SECURITY AS DIRECTED BY OWNER. SCHEDULE AND COORDINATE WORK WITH OWNER TO MINIMIZE INTERFERENCE WITH OWNERS OPERATIONS.

D. VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. FIELD VERIFY EXISTING CONDITIONS, PRIOR TO START OF CONSTRUCTION.

E. PRIOR TO PLACEMENT OF STRUCTURES, SLABS, ETC., VERIFY SURROUNDING ELEVATIONS, ADJUST PROPOSED STRUCTURES/SLAB ELEVATIONS TO PROVIDE POSITIVE DRAINAGE CONDITIONS.

F. LEGALLY DISPOSE OF ALL EXCAVATED MATERIAL, WASTE AND OTHER DEBRIS, OFF OWNER'S PROPERTY.

G. BACKFILL ALL UNDERGROUND STRUCTURES WITH COMPACTED GRANULAR BACKFILL MATERIAL.

H. PIPE BEDDING AND BACKFILL PER __/__.

I. PREVENT MUD AND DEBRIS FROM BEING DEPOSITED ON PUBLIC STREETS.

J. PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE PROVISIONS OF BUILDING CODE, OSHA, AND LOCAL CODES AND ORDINANCES. COMPLY WITH ALL REQUIREMENTS FOR PERMITS LICENSES, FEES AND CODES, AND PAY ALL ASSOCIATED COST.

K. COMPLY WITH LOCAL UTILITY, ENVIRONMENTAL AND EROSION CONTROL REGULATIONS.

L. CONCRETE: 28-DAY COMPRESSIVE STRENGTH OF __ PSI, 3%-6% ENTRAINED AIR AND A SLUMP OF 4"± 1".

M. REINFORCING: ASTM A-615 GRADE 60.

N. NEATLY SAWCUT AND REMOVE EXISTING PAVEMENT FOR UTILITY RELOCATION AND INSTALLATION. PAVEMENT RESTORATION PER __/__.

O. NOTIFY AND SECURE APPROVAL FROM GOVERNING AUTHORITIES PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT OF WAY.

P. DIMENSIONAL LAYOUTS AS SHOWN ARE FROM OUTSIDE FACE OF FOUNDATION WALL, FACE OF CURB, FACE OF WALL, CENTERLINE/EDGE OF PARKING, EDGE OF PAVEMENT OR OTHER FIXED POINT. MINIMUM RADIUS ON CURBS OR PAINTED ISLANDS ARE __ UNLESS NOTED OTHERWISE OR CONTROLLED BY DIMENSIONAL LAYOUT.

Q. BUILDING DIMENSIONS SHOWN ARE FOR ROUGH GRADING, LAYOUT AND COORDINATION ONLY. REFER TO ARCHITECTURAL SERIES DRAWINGS FOR FINAL BUILDING DIMENSIONS.

R. COORDINATE LOCATION OF ALL PIPE GUARDS AND GUARDRAIL POSTS WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES. VERIFY PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CONTOUR ELEVATION
- SAN — SANITARY SEWER
- STM — STORM SEWER
- P — PROCESS SEWER
- W — WATER MAIN
- G — GAS LINE
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- 728.00 — CONTOUR ELEVATION
- 728.00 — SPOT ELEVATION
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PERIMETER AGGREGATE
- GRAVEL PAVEMENT

REVISION	DATE	BY

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

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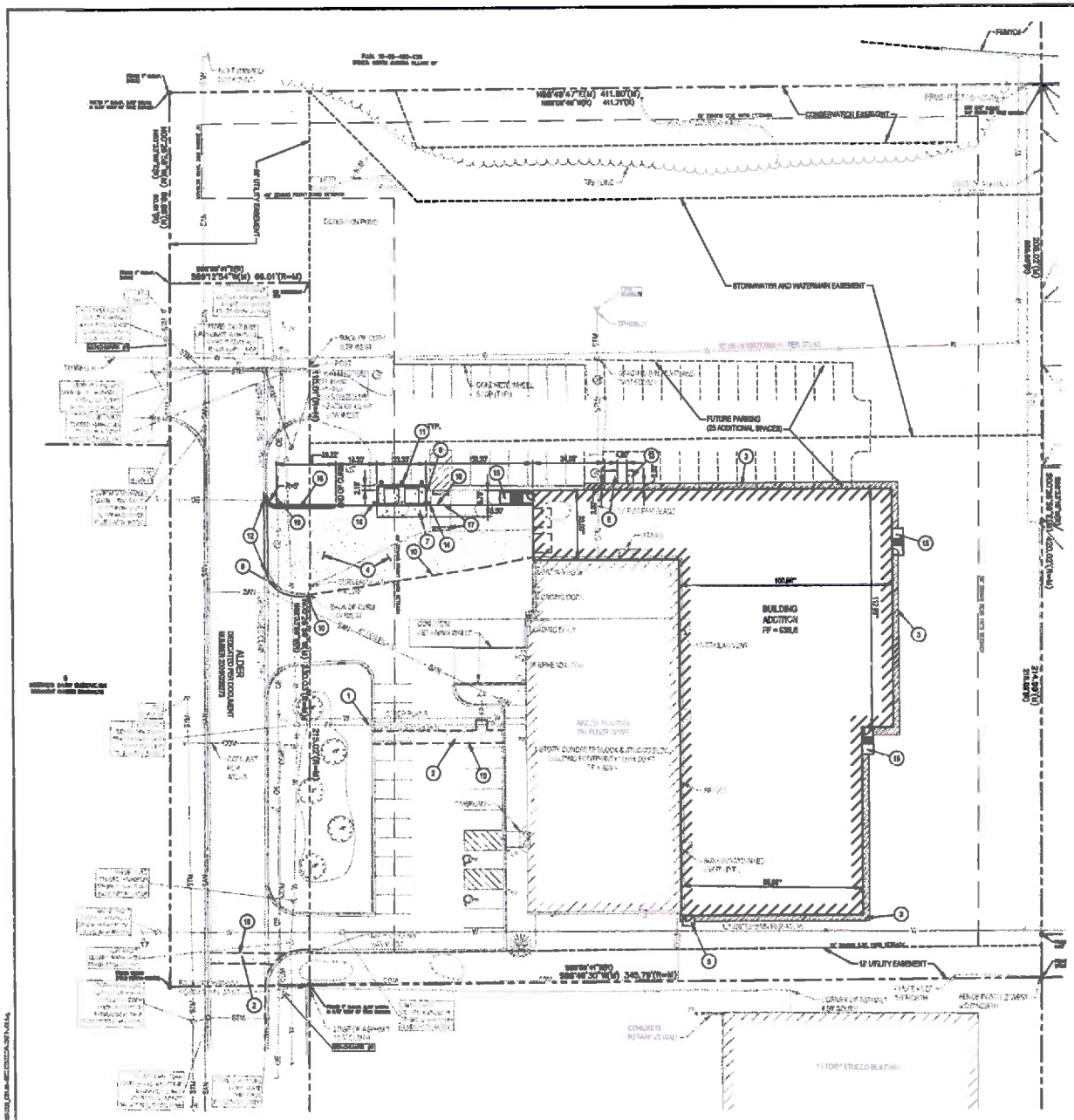
SITE DEVELOPMENT PLAN

FACILITY EXPANSION
ABELEI FLAVORS
NORTH AURORA, ILLINOIS

DRAWN	JRO
DESIGNED	JRO
QC REVIEW	BLD
DRAWING NO.	
JOB NUMBER	9323.30
PLOT DATE	09/19/17 10:29

CS1.10



SITE DEVELOPMENT PLAN

1" = 20.00'

KEYNOTES

1. GROUT FILL AND ABANDON IN PLACE EXISTING 6" DUCTILE IRON FIRE PROTECTION MAIN.
2. MATCH EXISTING PAVEMENT CROSS SECTION DURING TRENCH RESTORATION.
3. PERIMETER AGGREGATE PER IDCIL10.
4. ASPHALT PAVEMENT PER IDCIL10.
5. 6'-0" X 6'-0" X 3" CONCRETE PAD AT DOOR. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATION. PAD FOUNDATION CONNECTION PER 19/CIL10.
6. APPROX. 6'-0" X 6'-0" CONCRETE TRANSFORMER PAD PER COMMONWEALTH EDISON REQUIREMENTS. COORDINATE FINAL DIMENSIONS WITH NEW TRANSFORMER.
7. 23'-0" X 14'-0" X 6" CONCRETE PAD SUPPORTING DUMPSTERS. MATCH ELEVATIONS WITH NEW ASPHALT. PROVIDE SAW CUT JOINTS PER 18/CIL10 AT A 12'-0" MAXIMUM SPACING.
8. PROVIDE 6'-0" HIGH SOLID PANEL WOOD FENCE PER VILLAGE OF N. AURORA ZONING STANDARDS. ON SOUTH SIDE OF ENCLOSURE PROVIDE WOODEN DOUBLE SWING GATE APPROX. 22' WIDE, LOCKABLE, WITH LATCH.
9. DEMOLISH EXISTING CURB TO ACCOMMODATE WIDER APRON.
10. NEATLY SAW CUT EDGES OF EXISTING PAVEMENT/CURB TO REMAIN. MATCH EXISTING PAVEMENT ELEVATION.
11. REMOVE EXISTING PARKING BLOCK. INSTALL PIPE GUARDS PROTECTING SCREEN FENCE (3 LOCATIONS) PER 14/CIL10.
12. WIDEN CURB CUT AND/OR PROVIDE DEPRESSED CURB IN PER VILLAGE OF N. AURORA STANDARDS.
13. APPROX. 3'-0" X 6'-0" X 1'-0" CONCRETE GENERATOR PAD. COORDINATE FINAL DIMENSIONS WITH NEW GENERATOR. PAD TO HAVE TURN DOWNS ON THE NORTH AND SOUTH ENDS PER 17/CIL10.
14. PIPE GUARD PER 14/CIL10.
15. 6'-0" X 6'-0" X 6" CONCRETE PAD AT STAIR LANDING. REFER TO ARCHITECTURAL DRAWINGS FOR STAIR LOCATION.
16. CONCRETE CURB AND GUTTER PER VILLAGE OF N. AURORA STANDARDS.
17. RELOCATE EXISTING DETECTABLE WARNING TO NEW EDGE OF CONCRETE SIDEWALK.
18. NEATLY SAWCUT EXISTING CONCRETE SIDEWALK. NORTHERN HALF OF WALK TO REMAIN.
19. EXISTING UTILITY POLE TO REMAIN.

EXISTING BUILDING AREA = 11,865 SQUARE FEET
BUILDING ADDITION AREA = 21,130 SQUARE FEET
TOTAL BUILDING AREA = 32,995 SQUARE FEET

GENERAL NOTES

A. DRAWING (TOPOGRAPHIC) INFORMATION BASED ON FIELD SURVEY BY COMPASS SURVEYING LTD. DATED JULY 2017. FIELD VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING WORK AND NOTIFY OWNER OF ANY DISCREPANCIES FROM INFORMATION SHOWN.

B. MAINTAIN AND PROTECT EXISTING UTILITIES DURING CONSTRUCTION. DO NOT INTERRUPT ANY EXISTING UTILITY SERVICE WITHOUT PRIOR APPROVAL FROM OWNER. RESTORE AND REPAIR ANY DAMAGED UTILITIES TO ORIGINAL CONDITION. RESTORE AND REPAIR OTHER EXISTING IMPROVEMENTS (PAVING, SLABS, LAWN AREAS ETC.) WHERE DAMAGED OR REMOVED WITH SIMILAR MATERIALS (SIZE, TYPE, STRENGTH) TO EFFECT A SERVICEABLE INSTALLATION ACCEPTABLE TO THE OWNER. COORDINATE INDICATED WORK WITH OWNER NEW AND EXISTING UTILITIES. PROVIDE ALL BENDS, OFFSETS AND ETC. REQUIRED DUE TO COORDINATION WHETHER SHOWN ON DRAWINGS OR NOT.

C. MAINTAIN FACILITY SECURITY AS DIRECTED BY OWNER. SCHEDULE AND COORDINATE WORK WITH OWNER TO MINIMIZE INTERFERENCE WITH OWNER'S OPERATIONS.

D. VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. FIELD VERIFY EXISTING DIMENSIONS, PRIOR TO START OF CONSTRUCTION.

E. PRIOR TO PLACEMENT OF STRUCTURES, SLABS, ETC., VERIFY SURROUNDING ELEVATIONS. ADJUST PROPOSED STRUCTURE/SLAB ELEVATIONS TO PROVIDE POSITIVE DRAINAGE CONDITIONS.

F. LEGALLY DISPOSE OF ALL EXCAVATED MATERIAL, WASTE AND OTHER DEBRIS, OFF OWNER'S PROPERTY.

G. BACKFILL ALL UNDERGROUND STRUCTURES WITH COMPACTED GRANULAR BACKFILL MATERIAL.

H. PIPE BEDDING AND BACKFILL PER IDCIL10.

I. PREVENT MUD AND DEBRIS FROM BEING DEPOSITED ON PUBLIC STREETS.

J. PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE PROVISIONS OF BUILDING CODE, OSHA AND LOCAL CODES AND ORDINANCES, COMPLY WITH ALL REQUIREMENTS FOR PERMITS LICENSES, FEES AND CODES, AND PAY ALL ASSOCIATED COST.

K. COMPLY WITH LOCAL UTILITY, ENVIRONMENTAL AND EROSION CONTROL REGULATIONS.

L. CONCRETE: 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, 5%-8% ENTRAINED AIR AND A SLUMP OF 4"± 1".

M. REINFORCING: ASTM A-615 GRADE 60.

N. NOTIFY AND SECURE APPROVAL FROM GOVERNING AUTHORITIES PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT OF WAY.

O. DIMENSIONAL LAYOUTS AS SHOWN ARE FROM OUTSIDE FACE OF FOUNDATION WALL, FACE OF CURB, FACE OF WALL, CENTER/INSIDE OF PARKING, EDGE OF PAVEMENT OR OTHER FIXED POINT. MINIMUM RADIUS ON CURBS OR PAINTED ISLANDS ARE 4.00' UNLESS NOTED OTHERWISE OR CONTROLLED BY DIMENSIONAL LAYOUT.

P. BUILDING DIMENSIONS SHOWN ARE FOR ROUGH GRADING, LAYOUT AND COORDINATION ONLY. REFER TO ARCHITECTURAL SERIES DRAWINGS FOR FINAL BUILDING DIMENSIONS.

Q. COORDINATE LOCATION OF ALL PIPE GUARDS AND GUARDRAIL POSTS WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES. VERIFY PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CONTOUR ELEVATION
- SAN — SANITARY SEWER
- STM — STORM SEWER
- PROCESS SEWER
- W — WATER MAIN
- G — GAS LINE
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- 735 — CONTOUR ELEVATION
- 735.00 — SPOT ELEVATION
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PERIMETER AGGREGATE

* DIMENSIONS DENOTED BY ASTERISK TO BE USED FOR GRADING LAYOUT AND GENERAL INFORMATION ONLY. REFER TO "A" DRAWINGS FOR COMPLETE BUILDING DIMENSIONING.

2 WORKING DAYS BEFORE YOU DIG CALL 811 PRIS 1-800-892-0123 JULLIE. UTILITY LOCATION SERVICE

REVISION	DATE	BY

HINSON

SITE DEVELOPMENT PLAN

FACILITY EXPANSION

ABELEI FLAVORS

NORTH AURORA, ILLINOIS

DRAWN	JRD
DESIGN	JRD
SUPERVISOR	RJG
ORIGINAL DATE	06/26/17
JOB	19-3323.300
PRINT DATE	06/26/17 09:00

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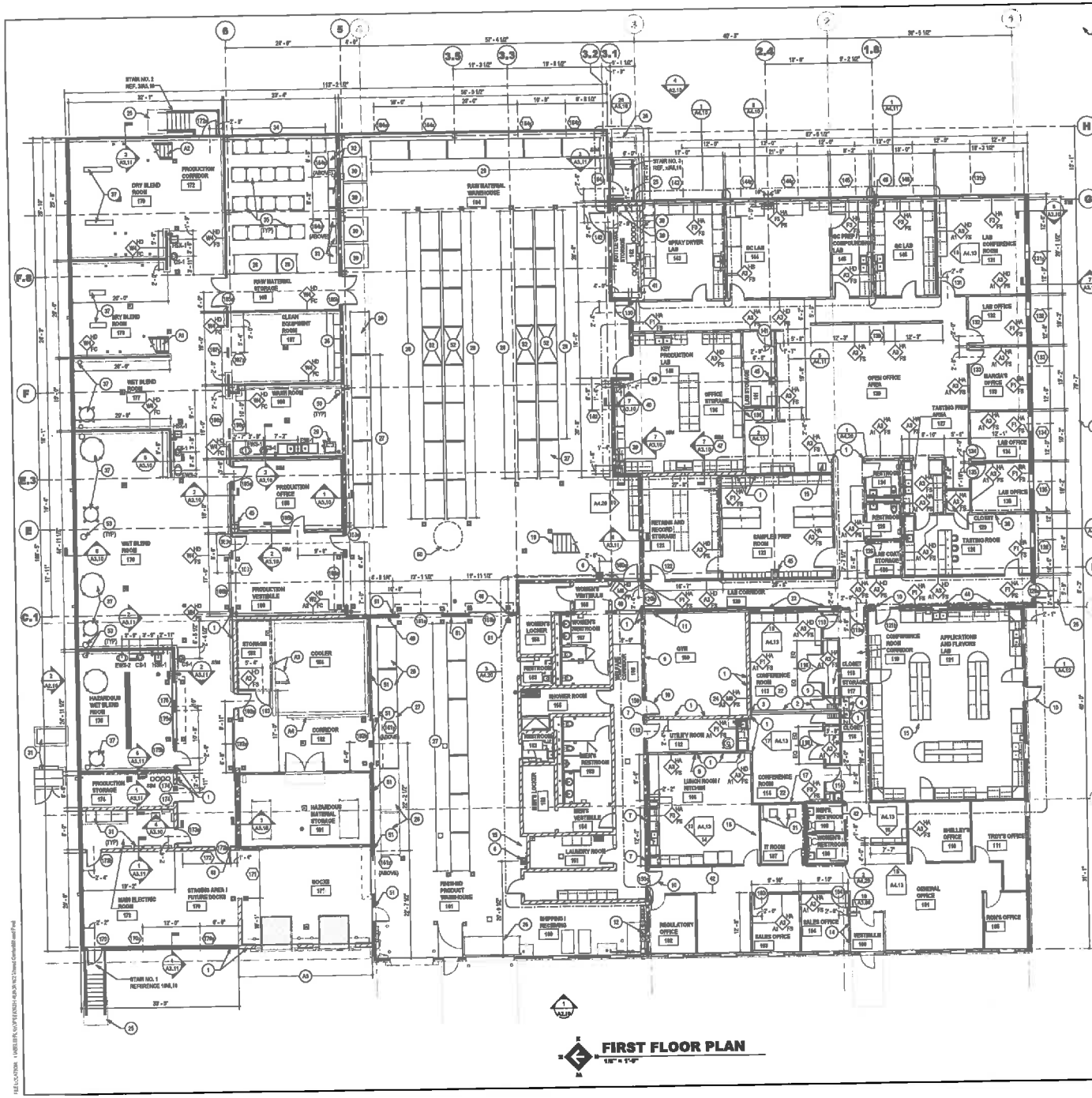

FIRST FLOOR PLAN
1/8" = 1'-0"

ALTERNATES

SPEC (012300)

A1. DRY BLEND ROOM (B170 BLEND PLATFORM) AND STAIR - REFERENCE 1/A5.04 FOR ADDITIONAL INFORMATION.

A2. DRY BLEND ROOM (B170 BLEND PLATFORM) AND STAIR - REFERENCE 1/A5.04 FOR ADDITIONAL INFORMATION.

A3. CONVERT EXISTING STORAGE INTO FREEZER. REMOVE PORTION OF EXISTING GYP BOARD AND METAL STUD WALL FURRING AS REQUIRED FOR FREEZER INSTALLATION. REMOVE PORTION OF EXISTING COOLER WALL AS REQUIRED FOR FREEZER DOOR INSTALLATION. PROVIDE PRE-ENGINEERED / PRE-FABRICATED WALL INFREEZER WITH 36" WIDE, MANUAL COLD STORAGE DOOR OPENING INTO EXISTING COOLER. FLOOR TO BE FREEZER MANUFACTURER'S FLOOR PANELS. PROVIDE MANUFACTURER'S FLUORESCENT LIGHTING. ALL FINISHES TO BE STUCCO-EMBOSSED GALVALUME STEEL. MINIMUM OVERALL FREEZER DIMENSIONS: 19'-9" LONG x 7'-4" WIDE x 10'-0" FALL. FREEZER ALTERNATE NEGATES THE REQUIREMENT FOR DOOR 103 AND ASSOCIATED GYP BOARD AND METAL STUD WALL CONSTRUCTION.

A4. PROVIDE HEAT TRACE IN EXISTING COOLER DOOR FRAME AND INDOOR SILL SLAB ON GRADE. REFERENCE "E" DRAWINGS FOR ADDITIONAL INFORMATION.

A5. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) OVER EXISTING SPLIT FACE MASONRY TO MATCH EXISTING AND NEW PRECAST WALLS. REFERENCE SPECIFICATION 07246A. REMOVE AND SALVAGE EXISTING DOOR, HEATER, LIGHT, AND CAMERA. REMOVE PARAPET SHEET METAL CAP FLASHING. PROVIDE NEW MASONRY WALL GROUTED SOLID ON TOP OF EXISTING SPLIT FACE MASONRY WALL CONSTRUCTION TO MATCH PARAPET HEIGHT. APPLY EIFS WALL SYSTEM TO FACE OF NEW AND EXISTING MASONRY. PROVIDE NEW BLOCKING AND METAL COPING TO TOP OF WALL. TERMINATE EXISTING ROOF MEMBRANE AT MASONRY RESULT 7'-9" (MIN) ABOVE FINISHED ROOF. PATCH AND REPAIR EXISTING ROOF MEMBRANE AS REQUIRED. PAINT EXPOSED FACE OF MASONRY ABOVE THE ROOF MEMBRANE TO MATCH ADJACENT PRECAST. PROVIDE TREATED BLOCKING AS REQUIRED TO REINSTALL DOCK SHELTER. REINSTALL LIGHT FIXTURE AND CAMERA. REFERENCE A2.18 FOR ADDITIONAL INFORMATION.

DRAWING NOTES

A. DIMENSIONS ARE TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.

B. REFERENCE ROOM FINISH SCHEDULE ON DRAWING A4.1 FOR ALL INTERIOR FINISHES.

C. REFERENCE DRAWING A3.00 FOR ALL INTERIOR WALL TYPES.

D. REFERENCE "S01.1" SERIES DRAWINGS FOR CONCRETE FLOOR SLAB INFORMATION.

E. REFERENCE DETAIL 1/A2.04 FOR TYPICAL CLOSURE TRIM AND SEALANT APPLICATION AT COLD STORAGE WALL PANEL CONSTRUCTION.

F. PROVIDE PIPE AND OR CONDUIT PENETRATION(S) THROUGH NEW AND/OR EXISTING WALLS. REFERENCE "P", "M", AND "E" DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE RATED UL DESIGN FIRESTOPPING SEALANT ASSEMBLIES FOR ALL PENETRATIONS THROUGH RATED WALLS SCAN, TO THE RATING OF THE WALL. REFERENCE PLANS FOR RATED WALLS.

G. PATCH AND REPAIR WALLS, CEILINGS, AND FINISHES AS REQUIRED PROVIDE MOULTON AND NEW CONSTRUCTION WORK. PREPARE EXISTING AND NEW SURFACES AS REQUIRED TO RECEIVE NEW WALL, FLOOR, AND CEILING FINISHES.

H. AT AREAS OF EXISTING FLOOR SLABS TO RECEIVE NEW FLOOR FINISH, PREP EXISTING FLOOR PER MANUFACTURER'S INSTALLATION REQUIREMENTS TO PROVIDE WARRANTED FLOOR SYSTEM.

I. VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES THAT MAY AFFECT NEW WORK.

J. PROVIDE BULLNOSE CORNER AT ALL GYP BOARD OUTSIDE CORNERS. MATCH EXISTING DETAIL AT CEILING AND FLOOR.

K. TOP LEVEL OF EXISTING, RELOCATED, AND NEW RACKING TO BE SET AT SAME HEIGHT AS REQUIRED FOR SHRINK SPIRAL SEAL. REFERENCE "F" DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND

EWS-1	EYE WASH AND SAFETY SHOWER (EWS-1) - REFERENCE "P" DRAWINGS FOR ADDITIONAL INFORMATION
EWS-2	EYE WASH AND SAFETY SHOWER (EWS-2) - REFERENCE "P" DRAWINGS FOR ADDITIONAL INFORMATION
HSC-1	HANGING (HSK-1) - REFERENCE "P" DRAWINGS FOR ADDITIONAL INFORMATION
CS-1	CLEANING STATION (CS-1) - REFERENCE "P" DRAWINGS FOR ADDITIONAL INFORMATION

KEYNOTES

1. ALIGN FINISHED FACE OF WALL WITH FINISHED FACE OF WALL.
2. OPERABLE PARTITION AND POCKET DOORS BY PARTITION MANUFACTURER - REFERENCE SPECIFICATION 102239.
3. PROVIDE BLOCKING BETWEEN FACE OF MASONRY WALL AND INSIDE FACE OF GYPSUM BOARD TO ALLOW FOR COMPRESSIVE SEAL PRESSURE OF OPERABLE PARTITION.
4. VERIFY OVERALL OPERABLE PARTITION STORAGE POCKET DIMENSIONS WITH FINAL APPROVED PARTITION SUBMITTAL PRIOR TO CONSTRUCTING POCKET WALLS.
5. REFERENCE "P" DRAWINGS FOR HSS POST TO SUPPORT OPERABLE PARTITION BEAM. PROVIDE BLOCKING TO FILL ANY GAPS BETWEEN FACE OF HSS AND INSIDE FACE OF GYPSUM BOARD TO ALLOW FOR COMPRESSIVE SEAL PRESSURE OF OPERABLE PARTITION. REFERENCE DETAIL 9/A2.04.
6. RELOCATED PLUMBING FIXTURE - REFERENCE "P" DRAWINGS FOR ADDITIONAL INFORMATION.
7. INFILL EXISTING WALL OPENING TO MATCH ADJACENT WALL CONSTRUCTION.
8. PROVIDE BLOCKING IN WALL TO ALLOW MOUNTING OF SIGNAGE AND ARTWORK - REFERENCE ELEVATION 16/A4.13.
9. WALL MOUNTED MONITOR, BY OWNER. AT METAL STUD WALLS, PROVIDE BLOCKING IN WALL TO ALLOW MOUNTING. COORDINATE FINAL LOCATION WITH OWNER.
10. INSTALL NEW DOOR WITHIN EXISTING OPENING. ENLARGE OPENING AS REQUIRED FOR NEW WORK.
11. MIRRORS BY OWNER.
12. FIRE PROTECTION PIPING - REFERENCE "P" DRAWINGS FOR ADDITIONAL INFORMATION.
13. WRAP EXPOSED EDGE OF INSULATED METAL PANEL WITH CLOSURE TRIM. REFERENCE 1/A2.04 FOR ADDITIONAL INFORMATION.
14. PROVIDE WINDOW FILM ON OFFICE SIDE OF GLASS. REFERENCE SPEC. SECTION 088888. FILM TO COVER LOWER GLAZING PANE.
15. WATER COOLER TO BE PROVIDED BY OWNER.
16. NEW WALL TO MATCH EXISTING CONSTRUCTION.
17. INFILL GYP BOARD AND METAL STUD WALL ASSEMBLY AS REQUIRED BY DOOR REMOVAL. WALL INFILL CONSTRUCTION TO MATCH EXISTING ADJACENT GYP BOARD AND METAL STUD WALL AND REALTY CONSTRUCTION (EAST).
18. SALVAGED WAREHOUSE PRE-FABRICATED BAR GRATING STAIR AND PLATFORM.
19. INSTALL SALVAGED PRE-FABRICATED BAR GRATING STAIR AND PLATFORM FROM EXISTING WAREHOUSE.
20. PROVIDE BLOCK FRAMING FOR FUTURE MONITOR MOUNTING. COORDINATE LOCATION OF FUTURE MONITOR AND BLOCKING WITH OWNER.
21. OWNER PROVIDED APPLIANCES.
22. AT WALLS THIS ROOM TO EXTEND FULL HEIGHT TO UNDERSIDE OF ROOF DECK WITH SOUND ATTENUATION BLANKET IN METAL STUD WALLS.
    - AT NEW MASONRY WALLS, MATCH EXISTING MASONRY HEIGHT (APPROX. 5'-0") AND PROVIDE WALL TYPE A3 WITH SOUND ATTENUATION BATT FROM TOP OF MASONRY TO UNDERSIDE OF ROOF DECK.
    - AT EXISTING MASONRY WALLS, FIELD VERIFY EXISTING WALL ASSEMBLY AND AS REQUIRED PROVIDE WALL TYPE A3 WITH SOUND ATTENUATION BATT FROM TOP OF MASONRY TO UNDERSIDE OF ROOF DECK.
    - AT EXISTING METAL STUD WALLS, PROVIDE SOUND ATTENUATION BATT AND EXTEND TO UNDERSIDE OF DECK AS REQUIRED.
    - NO MODIFICATIONS ARE REQUIRED AT EXISTING PRECAST WALL (END).
    - AT WALLS NO RED TO RECEIVE FURRING, PROVIDE RESILIENT FURRING IN LIEU OF METAL.
    - REFERENCE DETAIL 5/A2.1 FOR WALLS TO BE PROVIDED ABOVE THE OPERABLE PARTITION.
23. INFILL OPENING REMAINING FROM WINDOW DEMOLITION - REFERENCE DETAILS 12, 13, AND 14/A4.30 FOR ADDITIONAL INFORMATION.
24. TOP OF MASONRY WALL = 9'-4" AFF. TOP COURSE TO BE BOND BEAM.
25. EXTERIOR CONCRETE PAD - REFERENCE "C" DRAWINGS FOR ADDITIONAL INFORMATION.
26. EXISTING RACKING TO REMAIN.
27. RELOCATED RACKING SALVAGED FROM EXISTING WAREHOUSE. COORDINATE FINAL LOCATION WITH OWNER.
28. NEW RACKING TO MATCH EXISTING. COORDINATE FINAL LOCATION AND QUANTITY WITH OWNER.
29. FUTURE DISHWASHER BY OWNER.
30. PALLET WRAPPER BY OWNER.
31. ELECTRICAL EQUIPMENT - REFERENCE "E" DRAWINGS FOR ADDITIONAL INFORMATION.
32. RELOCATED FIRE CABINETS SALVAGED FROM EXISTING RAW MATERIAL STORAGE ROOM.
33. NEW FIRE CABINETS TO MATCH EXISTING. COORDINATE FINAL LOCATION AND QUANTITY WITH OWNER.
34. RELOCATED SHELF SALVAGED FROM EXISTING RAW MATERIAL STORAGE ROOM. COORDINATE FINAL LOCATION WITH OWNER.
35. NEW SHELF BY OWNER.
36. CABINETS BY OWNER.
37. EQUIPMENT BY OWNER.
38. MATCH MASONRY WALL CONSTRUCTION FROM 1/A2.19. AT WALL LOCATIONS NOT INDICATED AS FIRE RATED, DO NOT PROVIDE METAL STUD WALL ABOVE.
39. PROVIDE 4" MASONRY COLLAR WRAP-UP TO ADJACENT WALL HEIGHT.
40. FIRE RATED WALL CONSTRUCTION BETWEEN COLUMN LINE "E.3" AND "F" SHALL MATCH 1/A2.19 (RM).
41. MATCH MASONRY WALL CONSTRUCTION FROM 1/A2.19 (RM).
42. PROVIDE METAL STUD HEADER AS REQUIRED BY EXISTING WALL DEMOLITION. PATCH AND REPAIR GYP BOARD AS REQUIRED BY WALL REMOVAL.
43. ALIGN DOOR FRAME WITH OPENING.
44. REFERENCE DETAILS 11, 18, AND 17/A4.30 FOR DETAIL @ AT EXISTING WINDOWS.
45. PROVIDE WALL TYPE F1 FROM TOP OF SLAB TO ABOVE CEILING PER WALL TYPE LEGEND. HOLD AS TIGHT TO COLUMN AS POSSIBLE.
46. JAMB OF DOOR TO ALIGN WITH EXISTING PRECAST PANEL JOINT.
47. ALIGN GYPSUM BOARD FACE WITH RETAINS AND RECORD STORAGE FACE OF MASONRY WALL.
48. EXTEND MASONRY WALL TO UNDERSIDE OF ROOF DECK.
49. INFILL EXISTING MASONRY WALL CONSTRUCTION AS REQUIRED BY EXHAUST DUCT REMOVAL.
50. FUTURE STRETCH WRAPPER.
51. PROVIDE JOINT FIRESTOP SYSTEM AT EXISTING PRECAST CONCRETE PANEL JOINTS FULL HEIGHT. REFERENCE SPECIFICATION 07840 FOR ADDITIONAL INFORMATION.
52. OMIT BOTTOM LEVEL OF RACKING.
53. HVAC DUCTWORK - REFERENCE "M" DRAWINGS FOR ADDITIONAL INFORMATION.

REVISION	DATE	BY

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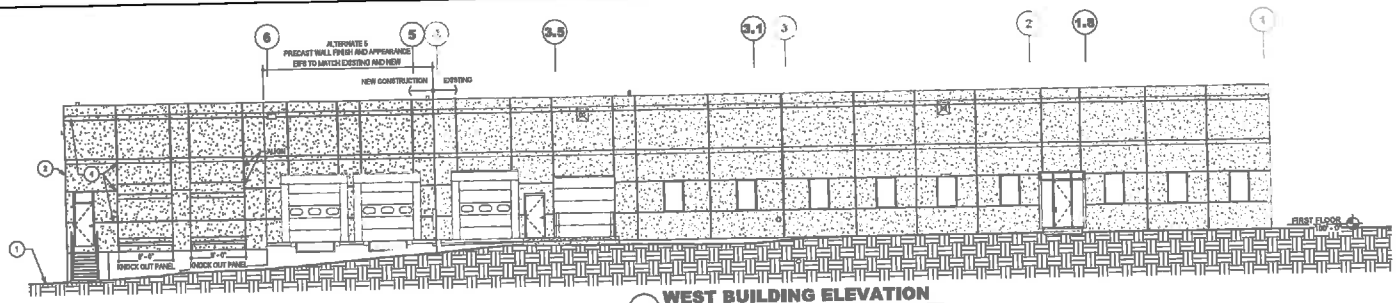
FIRST FLOOR PLAN

FACILITY EXPANSION

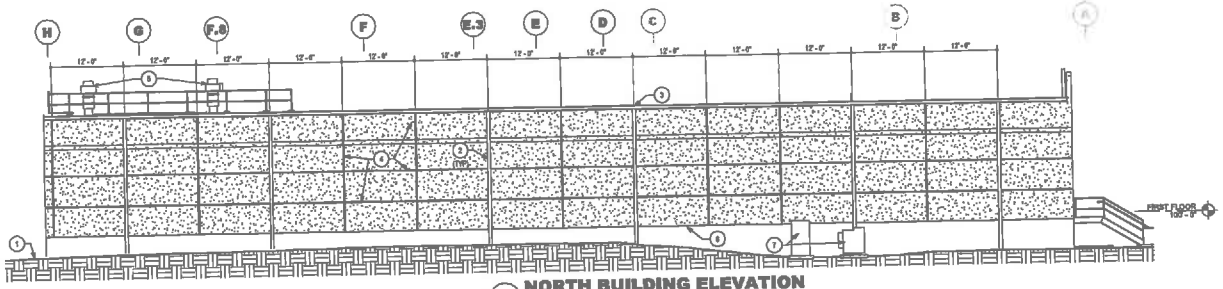
ABELEI FLAVORS
NORTH AURORA, ILLINOIS

DRAWN BY	JJ
CHECKED BY	BKW
QC REVIEW	DWB
DRAWING DATE	06/01/17
JOB NUMBER	9323.20
PLOT DATE	6/05/2017 1:52:46 PM

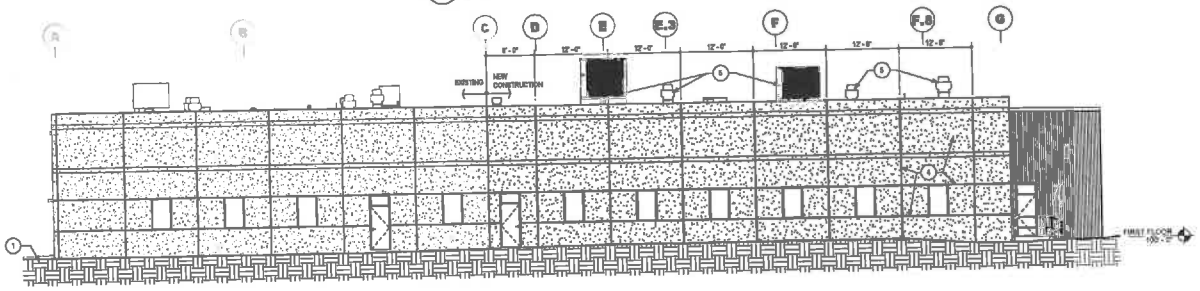
AE1.1



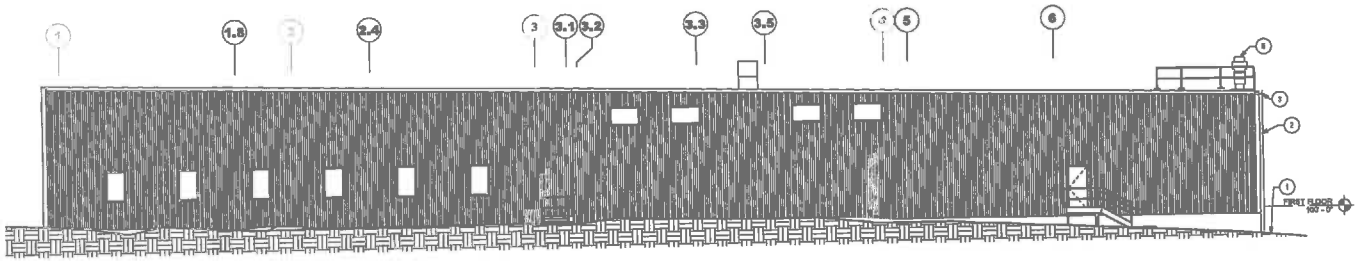
1 **WEST BUILDING ELEVATION**
1/8" = 1'-0"



2 **NORTH BUILDING ELEVATION**
1/8" = 1'-0"



3 **SOUTH BUILDING ELEVATION**
1/8" = 1'-0"



4 **EAST BUILDING ELEVATION**
1/8" = 1'-0"

KEYNOTES

1. FINISH GRADE - REF 'C' DRAWINGS.
2. DOWNSPOUT - REFERENCE 'W' SERIES DRAWINGS FOR ADDITIONAL INFORMATION. REFERENCE 'C' DRAWINGS FOR DOWNSPOUT TERMINATION.
3. GUTTER - REFERENCE 'W' SERIES DRAWINGS FOR ADDITIONAL INFORMATION.
4. REMOVE IN PRECAST WALL PANEL - HEIGHT, DEPTH, AND COLOR TO MATCH EXISTING.
5. MECHANICAL EQUIPMENT. REFERENCE 'M' DRAWINGS FOR ADDITIONAL INFORMATION.
6. GAS PIPING - REFERENCE 'P' DRAWINGS FOR ADDITIONAL INFORMATION.
7. ELECTRICAL EQUIPMENT - REFERENCE 'E' DRAWINGS FOR ADDITIONAL INFORMATION.

MATERIAL LEGEND

INSULATED METAL PANEL WALL (674243)
PRECAST CONCRETE WALL PANEL CONSTRUCTION (934144)

REVISION	DATE	C.C.

For permit by authorized jurisdiction. Contractor shall verify all dimensions, conditions and field PROJECT DATA prior to ordering or fabrication of any material or construction. Any loss or damage resulting from failure to do so shall be borne by the Contractor and not charged to Hixson or its consultants.

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BUILDING ELEVATIONS
FACILITY EXPANSION
ABELEI FLAVORS
NORTH AURORA, ILLINOIS

DRAWN	W
CHECKED	BWK
Q.C. REVIEW	BWK
DRAWING DATE	MAR 17
JOB NUMBER	8323.20
PRINT DATE	4/25/07 1:02:34 PM

A2.10

Memorandum

To: Steve Bosco, Village Administrator
From: David Hansen, Administrative Intern
Date: 3-15-18
Re: Silo Concept Plan

One of the strategic plan objectives involves the silo located on the west band of the Fox River just south of State Street. At past strategic planning workshops, the Village Board outlined an action plan for evaluating alternate uses for the silo as well as establishing potential partnerships with local organizations. The Village followed the action plan and determined the types of adaptive reuse for the silo and its adjacent land, as well as partnered with Harner's, the Fox Valley Park District, and North Aurora River District Alliance (NOARDA).

In the summer of 2017, the Village acquired a large portion of the land, which included the silo, from Harner's via a land dedication agreement. Per the agreement, the Village would coordinate the design and construction of any improvements at no expense to Harner's.

At the November 6, 2017 Committee of the Whole meeting, staff described the scope of work for the silo project and introduced Muller and Muller Incorporated (M&M). M&M was selected by the evaluation team, which consisted of the Village, Fox Valley Park District and NOARDA stakeholders, as the most qualified firm for the project through the Request for Proposal (RFQ) process. Staff worked with M&M to develop a scope of work which consisted of a site condition analysis, a strategic plan, charrette, development of a preliminary concept development, final concept development, and the final masterplan deliverable.

M&M is providing the final concept and final estimated costs for the Village Board to review.