



COMMITTEE OF THE WHOLE MEETING
MONDAY, DECEMBER 17, 2018
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Randall Terrace Land Use and Concept Plan Review
2. 1100 Orchard Gateway Fencing Material Amendment
3. Silo Restoration / Illumination

EXECUTIVE SESSION

ADJOURN

Initials SB

VILLAGE OF NORTH AURORA BOARD REPORT

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

FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: LOT 2 RANDALL COMMERCIAL CENTER – RESIDENTIAL CONCEPT PLAN

AGENDA: DECEMBER 17, 2018 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

A concept development plan has been submitted to staff with a request for feedback from the Village Board. The plan includes four (4) residential buildings containing sixty-six (66) residential units and a clubhouse on Lot 2 of the Randall Road Commercial Center. The vacant 5.23 acre property is situated west of Miller Drive, south of the Randall Storage Center, north of the unincorporated “Shodeen Property” and east of the detention pond located on Lot 4.

On April 9, 2001, the Village Board approved the Annexation Agreement between the Village of North Aurora and Mark Sorrentino Trustee of Mark Sorrentino Trust No. 1 and Brian L. Stresney. Approval of Ordinance 01-04-09-05, an Ordinance approving special use for a B-2 District Planned Unit Development for the Randall Road Commercial Center was also granted. As the Randall Road Commercial Center was established as a B-2 District commercial development, any residential use is currently prohibited within the development.

Staff would like to take this opportunity to solicit feedback from the Village Board on the likelihood of allowing residential development on Lot 2 of the Randall Road Commercial Center and any feedback on the submitted concept development plans.



Attachments:

1. Project Description
2. Preliminary Drawing A-1 Overall Site Plan
3. Preliminary Drawing A-2 Lot 2 Site Plan
4. Preliminary Drawing A-3 Building Elevation
5. Preliminary Clubhouse Building Elevation and Floor Plan
6. Preliminary Landscape Site Plan
7. Preliminary General Construction Specifications
8. Resident Unit Mix showing the breakdown of 1, 2, and 3 Bedroom Units. It contains the number of units and % for each type in relationship to the overall project count, the Square Footage, and the anticipated average gross monthly rent for each unit type.

Randall Terrace Residence

A

Market Rate Multi-Family Development

Located in

North Aurora Illinois

Randall Terrace is conveniently located in the Western Suburbs of Chicago approximately 2 miles North - East of Interstate I 88, and the Full Interchange of Orchard Road. Lying just West of Randall Road, between Oak Street and Orchard Roads in the Randall Road Commercial Center Subdivision, within the City limits of North Aurora IL

The Site surrounded by newer Single Family, Multi-Family Residences, and a Variety of Commercial Development, serving the needs of the residence in a clean and safe environment.

Located on

5.2+ acres of flat level land with all utilities to the site, lying within the City limits of North Aurora IL.

We are proposing 66 well-appointed, modern, boutique style residences for lease, located in 4 separate 3 story elevator equipped buildings.

Consisting of 1, 2, and 3 bedroom centrally air conditioned units ranging in size from 830 sq. to almost 1,400. sf. with a unit mix to meet the market demand.

All Residence will have a Balcony or Patio overlooking a landscaped courtyard designed to provide a natural area that will include sitting, walking, and grilling areas, that are intended to promote gathering and socializing for residence of all ages, both adult and children.

All residents will contain granite countertops, a stainless steel kitchen appliance package, tile, wood, and carpeted floors, large operable windows, modern LED lighting fixtures, smart lock technology, large Balconies or Patios and units with vaulted Ceilings.

Oversized Garages are available for select Residence.

Accompanied by a clubhouse, fitness, and Recreational Center, which will include a full time Leasing and Management office.

Attached is a swimming pool and Hot tub. All will include free Wi-Fi.

The goal is to include smart technology features into each unit.

Set up to accommodate wireless internet and several USB ports throughout the units

The Clubhouse will Be Equipped with a full kitchen, and bar area, multiple wall mounted flat screen TVs, along with a professional sound system for both inside and outside use and will be open and available to the Residents for either scheduled events or simply a gathering place to lounge by one of the two fireplaces with friends and family watching your favorite sports event or a pre scheduled movie of the day.

A Business Center fully equipped with free Wi-Fi, a copy machine, scanner, Fax machine, UPS, FedEx, and Amazon pick up and deliver area for tenants to recover packages.

All accompanied with a large Conference Room for scheduled meetings.

Indoor /outdoor washrooms will be located in the clubhouse for use by residents using either the pool or clubhouse.

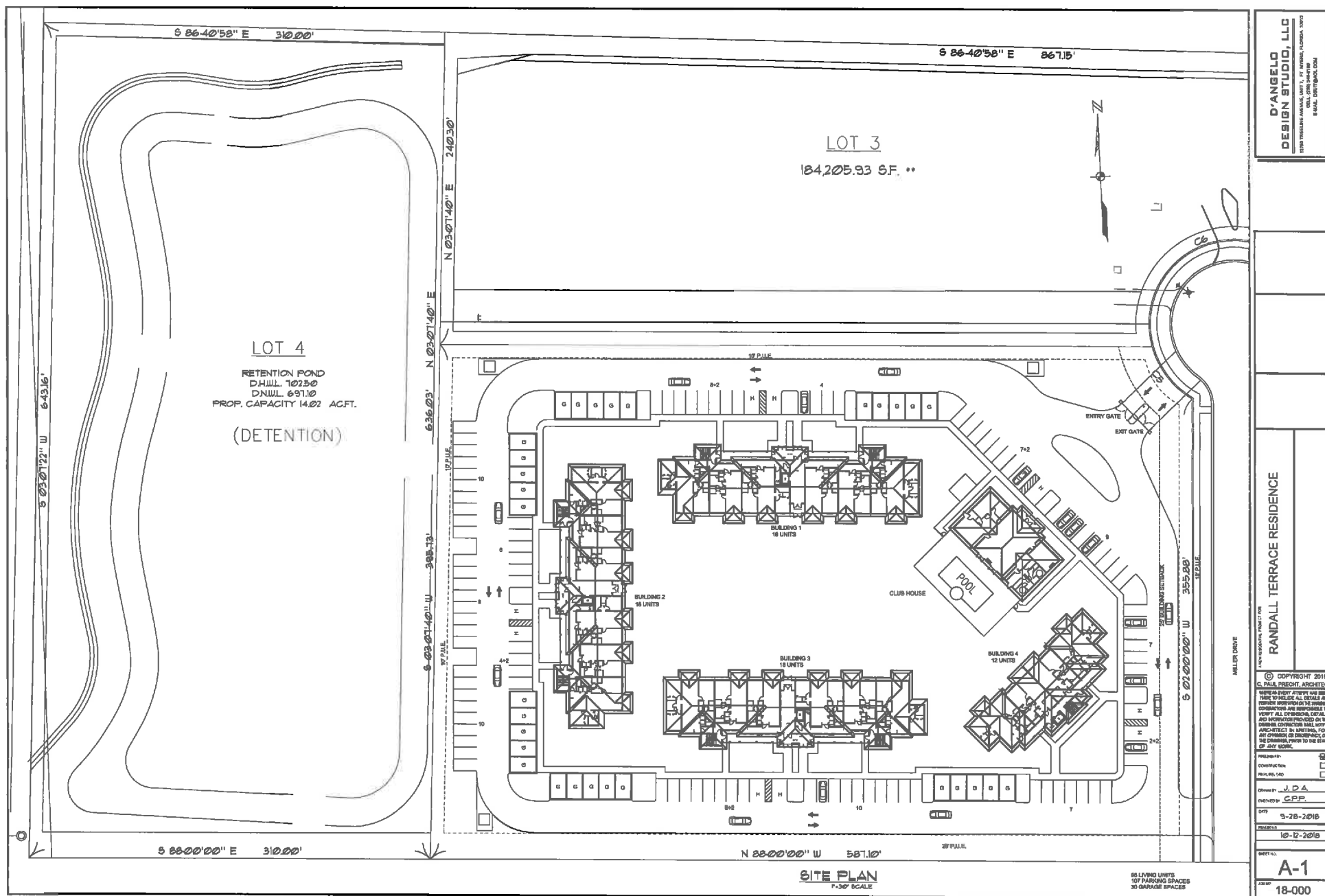
There will be BBQ grills located in several areas including adjacent to the pool with an outdoor dining patio for use by all the residents.

A well designed children's playground area will also be located on site.

A designated automobile wash Bay Area for use by the residents

A Dog Park will be located on site

We are planning a Ground Breaking in summer of 2019 with Rental Units available in 2020



**D'ANGELO
DESIGN STUDIO, LLC**
13750 TREELINE AVENUE, UNIT 7, FT MYERS, FLORIDA 33913
CALL (239) 344-9189

RESIDENTIAL FROM 21 FOR
RANDALL TERRACE RESIDENCE

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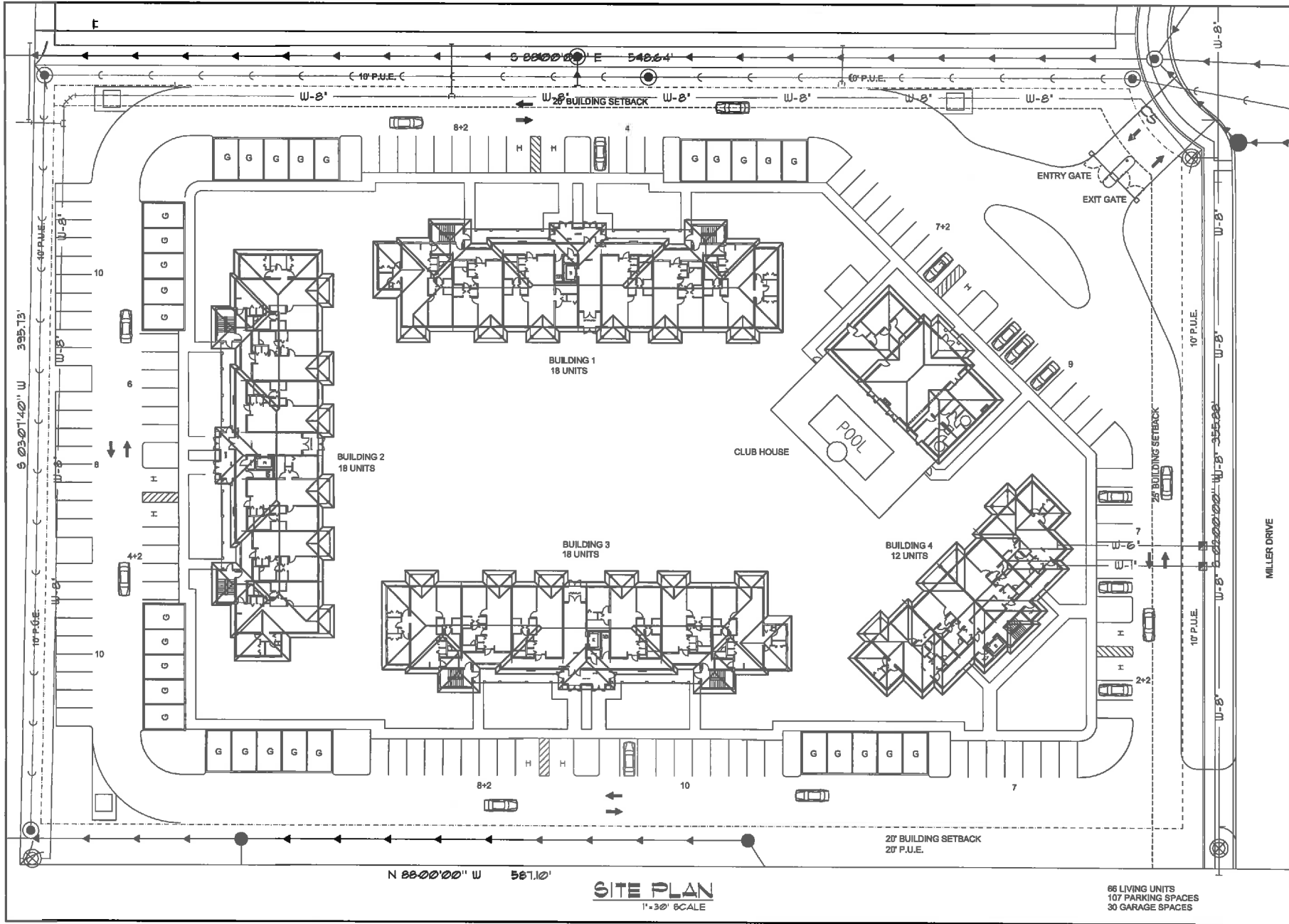
WHEREAS ANY ARCHITECT HAS BEEN
MADE TO INCLUDE ALL DETAILS AND
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CONTRACTORS AND RESPONSIBLE TO
VERIFY ALL DIMENSIONS, DETAILS
AND INFORMATION PROVIDED ON THE
DRAWING CONTRACTORS MUST NOTIFY
THE ARCHITECT IN WRITING, FOR
ANY OMISSIONS OR DISCREPANCY, OF
THE DIMENSIONS, PRIOR TO THE START
OF ANY WORK.

PROJECT NO. ☒
CONSTRUCTION ☐
FINAL, REV. 0402 ☐

CREATED BY J.P.A.
CHECKED BY C.P.F.
DATE 5-28-2018
REVISIONS 10-12-2018

SHEET NO. **A-1**

3/30/18
18-000



SITE PLAN
1"=30' SCALE

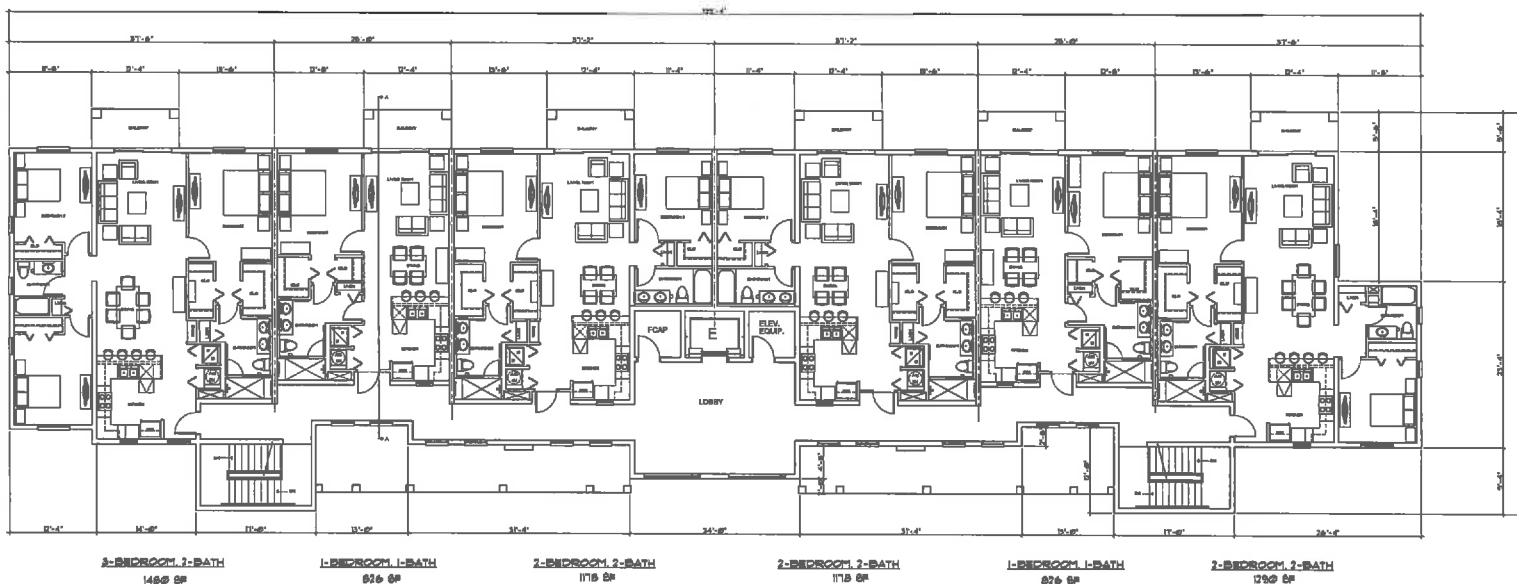
66 LIVING UNITS
107 PARKING SPACES
30 GARAGE SPACES

**D'ANGELO
DESIGN STUDIO, LLC**
10700 TRENDALE AVENUE, SUITE 7, FT. MYERS, FLORIDA 33909
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RANDALL TERRACE RESIDENCE

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CONSTRUCTION	<input type="checkbox"/>
REVISION	<input type="checkbox"/>
DATE	9-24-2018
BY	10-12-2018
SHEET NO.	A-2
NO.	18-000



FRONT ELEVATION
1/8" SCALE

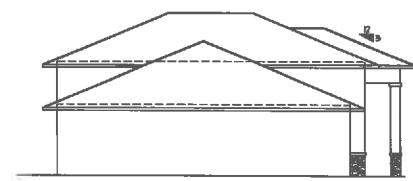
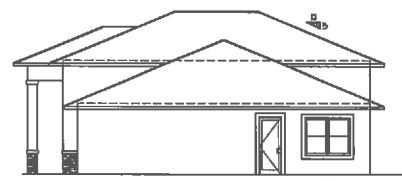
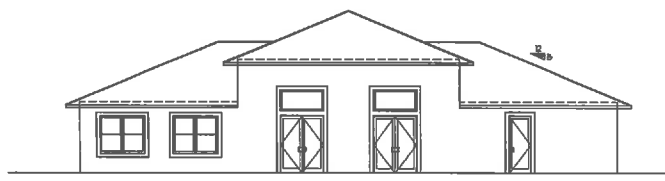
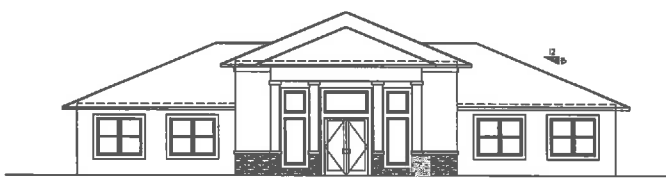
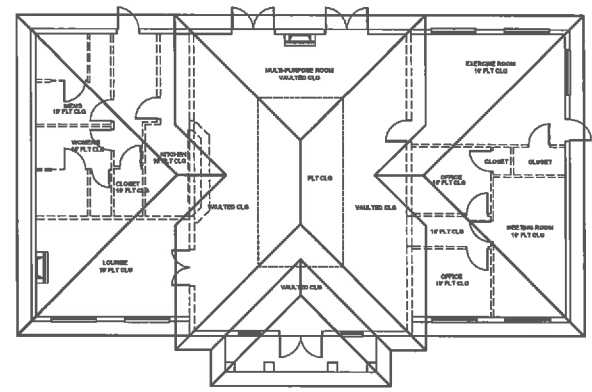
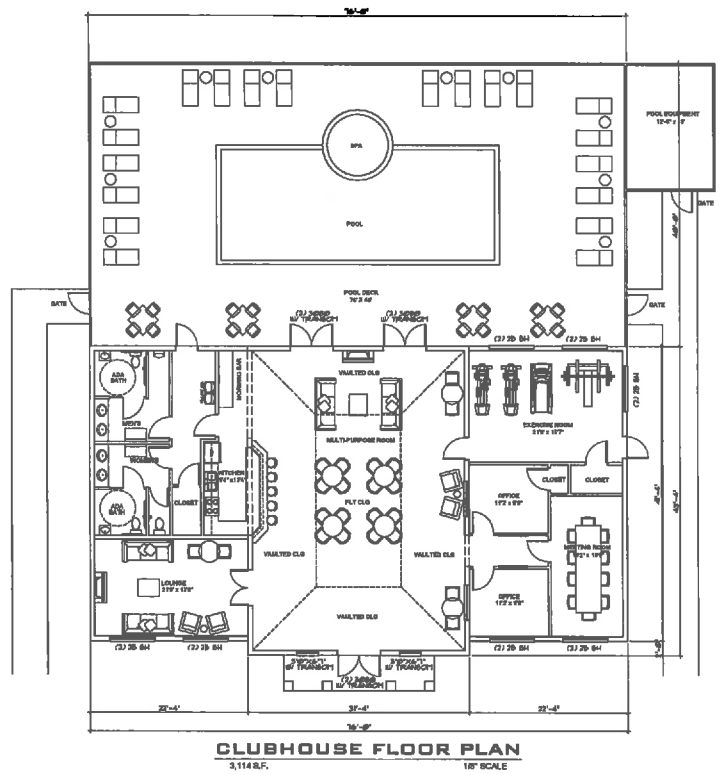
THE ABOVE SEAL IS TO VERIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS FOR THIS STRUCTURE AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 905 OF THE ATLANTA ZONING ORDINANCE AND THE DESIGN AND CONSTRUCTION OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE BUILDING.

RANDALL APARTMENT COMPLEX

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NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM C. PAUL PRECHT, ARCHITECT.
DESIGNED BY: J.P.A.
DRAWN BY: G.P.P.
DATE: 6-30-2018
REVISIONS:
REVISION
BY
DATE
DESCRIPTION
A-3
18-000

PLUMTREE APARTMENT COMPLEX

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 DRAWING. THE ARCHITECT'S RESPONSIBILITY
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 PREPARED BY: J.P.A.
 CHECKED BY: C.P.P.
 DATE: 11-11-2016
 SHEET: A-4
 OF: 17-000



Randall Terrace Residence

Specifications

✓ KITCHEN:

+ Counter Tops
Granite

+ Cabinets:
Kitchen 36". Upper cabinets w/ a
Option for 43"high
Color white.

+ Appliance Package:
Refrigerator
Stove 5 burner glass top
Dish Washer
Hood Vent
Microwave
Garbage Disposal
All in white with an option to upgrade to all stainless steel.

+ Sink double stainless Steel.
+Modern Faucet
+Back splash Glass Tile.

✓ **FLOORING:**

+ Bedrooms;
all carpet
+ Bathrooms all tile
+ Shower walls all
tile to 7' drywall above.

+ Kitchen, Dining Room,
Living room
Wood plank look

✓ **LIGHTING**

ELECTRICAL:

+Include USB ports in every duplex outlet
All fixtures inside and exterior to be LED

+Install modern Dining room fixtures and 3 hanging fixtures over kitchen counter.

+Including a dimmer switch in the
bedrooms
Family room
Dining room

✓ **CEILING FANS:**

All bedrooms and living room

✓ **Washing machine & Dryer**

Full-size stackable. Brand name

✓ **BATHROOMS:**

+Countertops Granite

+ SHOWER / TUB

Glass enclosure Master only

Shower Rod in the others

+ Sink double in Master where shown

+ Modern Faucet

+ Shower Wall tile 7' drywall above

+Flooring

Tile

+ Base Cabinet all single sink 48"

Double Sink 60"

+ Mirror:

Single sink 30" framed cabinet mirror

Double sink 2 framed cabinet mirrored.

+ Towel Bars (2) 1 by sink 1 by Shower

✓ **GENERAL:**

Air Handler

Located in the units

AC located outside on the ground.

✓ **Sliding Doors**

size 8 ft. X 8'

✓ **All units have a Balconies or Patios**

✓ **Aluminum rails on all balconies**

✓ **Blinds/ Shades on all windows**

✓ **Front Door Smart Entry Locks**

✓ **Wire all units for high speed wireless internet and Cable**

✓ **Wire**

High Speed Wireless Wi-Fi in common areas Pool picnic and club house

✓ **Closets**

Install shelves and racks in all

✓ **Frame and block**

For a Flat Screen TV in the Family Room only.

✓ **NICHE AREA**

Install base cabinet with Granite Countertop.

Electrical outlet with USB port

✓ **EXTERIOR LIGHTS**

Building

Parking

Pool

✓ **POOL:**

18' X36'

Hot tub

4' high aluminum fence

Pool furniture

Play Ground Equipment

- ✓ Outside grilling and dining patio
- ✓ Small children's play area next to pool
- ✓ Drill a well to provide water to the Landscape sprinklers system
- ✓ Center Landscaped Courtyard
- ✓ Landscape Irrigation
- ✓ Signage

✓ SECURITY

Security in clubhouse and pool area include
Cameras

✓ CLUBHOUSE:

+Countertops Granite

+ Flooring

Wood like planking all areas except the
Kitchen and bathrooms tile use tile

+ TV Budget 10 flat screen mid to upper quality and sizes.
Include backing in walls.

10 Ceiling Fans

+ Furniture

+ Appliances

+Modern finishes

+ Glass Doors leading to the pool

✓ **Method for tenants to recover package deliveries in clubhouse**

✓ **Business Center**

Fax

Scanner

Copy

Internet

✓ **On-Site Leasing and Management**

Randall Terrace Residence Unit Mix

A Multi-Family Community

Description	Units	%	S f	Tennant	Gross	Yr.	Income Required	Annual Revenue
				\$ Rent PSF	Mo. Rent			
A. One Bdrm. 2 Bath	30	45%	830	\$1.93	\$1,600.	\$19,200	\$64,000	\$576,000
Building 1,	6 (18)							
Building 2,	6 (18)							
Building 3,	6 (18)							
Building 4,	12 <u>(12)</u>							
Total	66							

B. Two Bdrm. 2 Bath End-Cap	9	14%	1,201	\$1.60	\$1,925.	\$23,100	\$77,500	\$207,900
Building 1,	3 (18)							
Building 2,	3 (18)							
Building 3,	3 (18)							
Building 4,	0 <u>(12)</u>							
Total	66							

C. Two Bdrm. 2 Bath	18	28%	1,185	\$1.60	\$1,900	\$22,800	\$76,000	\$410,000
Building 1,	6 (18)							
Building 2,	6 (18)							
Building 3,	6 (18)							
Building 4,	0 (12)							
Total	66							

D. Three Bdrm.	9	14%	1,392	\$1.72	\$2,400	\$28,800	\$96,000	<u>\$259,200</u>
2 Bath								
End-Cap								
Building 1,	3 (18)							
Building 2,	3 (18)							
Building 3,	3 (18)							
Building 4,	0 (12)							
Total	66 Units							\$1,453,100.

Note: Rents are projected for Spring 2020

Randall Terrace Unit Mix 8-22-18 / 11-27-18

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: 1100 ORCHARD GATEWAY FENCING
AGENDA: DECEMBER 17, 2018 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The initial site plan for the subject property was approved on September 21, 2015 per Ordinance #15-09-21-02. A condition was added by the Plan Commission to said Ordinance that required any fencing located on the subject property to be of an ornamental design, constructed of galvanized aluminum and black in color. The building was constructed and site improvements were later completed; however, no fencing was installed at that time.

On March 19, 2018 Ordinance #15-09-21-02 was amended to accommodate the site needs for Personalization Mall. As a carryover condition, any fencing was still to be of an ornamental design, constructed of galvanized aluminum and black in color. Staff was later informed that the Personalization Mall project would not be proceeding with occupancy.

A permit was issued on August 31, 2018 for an interior buildout to accommodate the building's first tenant, Glanbia Performance Nutrition. As the scope of work included interior construction, the plans were forwarded directly to the Village's consultant plan review firm for review. Unbeknownst to staff, the plans also included the installation of a fence, but did not specify material. Separate permits are typically required for fences. Staff would later discover that a chain link fence was being installed on the property. The developer was contacted regarding the fence material and immediately halted fence construction.

According to The Opus Group, 75% of the fencing has been installed and the cost to erect the remainder with ornamental fencing would be an additional \$75,000 over their original budget for a total of \$213,931. Lastly, the cost to remove the existing chain link fence and reinstall all new ornamental fencing around the property would cost approximately \$450,000.

The Opus Group would like to take this opportunity to solicit feedback from the Village Board on the ability to amend Ordinance #15-09-21-02 to allow the existing chain link fence to remain in place and install the remainder with black ornamental fencing.

Attachments:

1. Fencing modification appeal, prepared by The Opus Group, dated December 10, 2018
2. Proposed fencing diagram ("Exhibit A"), prepared by The Opus Group, dated December 10, 2018

December 10, 2018

Mr. Michael Toth
Community and Economic Development Director
Village of North Aurora
25 E. State Street
North Aurora, IL 60542

Re: Village of North Aurora Ordinance No. 15-09-21-02 Amendment Appeal for 1100 Orchard Gateway Boulevard Perimeter Fencing Substitution

Dear Mr. Toth,

On October 29, 2018, Opus Development Company, L.L.C. ("ODC") received communication from your office regarding the perimeter fencing installation not being aligned with Condition 3.A. of the Ordinance No. 15-09-21-02 dated September 21st, 2014 for the development at 1100 Orchard Gateway Boulevard. This notification was immediately passed to the design-build contractor, Opus Design Build, L.L.C. ("ODB"), and ODB immediately halted the fence installation.

The Ordinance Condition 3.A. mandates, "Fencing shall be of an ornamental design, constructed of galvanized aluminum and black in color." During development of the construction budget and Permit Set documents for the tenant improvement project for Glanbia Performance Nutrition ("Glanbia"), the perimeter fencing for the project was identified as, "8'-0" H Security Fence (Top Rail Only)", in an attempt to identify that the fencing to be provided would be a galvanized chain-link fencing material matching the adjacent property (1200 Orchard Gateway Blvd). The Permit Set documents were submitted to the Village of North Aurora and approved for construction on August 31, 2018. In alignment with the Village approval of the Permit Set documents, the design drawings and budget for a 8'-0" tall, galvanized chain link perimeter security fence was approved for installation by Glanbia for a dollar value of \$138,931.

The costs to provide an ornamental fence was mistakenly not a component of our tenant improvement cost and rent proposal to Glanbia, but had it been, it may have eliminated the 1100 Orchard Gateway Blvd. site from Glanbia's consideration, as the premium cost from galvanized fencing to ornamental fencing would have pushed Tenant Improvement costs up roughly \$150,000. Currently, the cost to completely remove and discard the existing installations and proceed with installation of a new, ornamental, black fencing system, would total to approximately \$435,000.

We acknowledge that this award and start of installation was not in alignment with the conditions of the Ordinance, but we did not purposefully intend to violate the condition, it was simply an internal miscommunication and oversight.

The perimeter fencing scope of work was awarded and materials were procured for a scheduled installation starting in late October 2018. The installation had progressed substantially prior to the issue being brought to our attention. The galvanized posts for the fencing system were installed completely around the building. The galvanized motor operated slide gates at the entry and exit of the truck court were completely installed. The chain link fence fabric was delivered for the entire installation, and 2,375 (75%) lineal feet of the overall total of 3,150 lineal feet of fabric was installed.

The current design and construction team working on the Glanbia tenant improvement project is relatively new to the development, and the original day to day representatives involved in the establishment of the Ordinance condition (and Personalization Mall effort) were not involved in this Glanbia project. The ownership team understands that the condition of the Ordinance was established in 2014, and reinforced in the Personalization Mall discussions prior to this Glanbia project, due in large part to the Villages feeling that the 1200 Orchard Gateway fencing along the road frontage is an undesirable aesthetic.

Because this issue is financially significant, and involves a current occupant's security interests and construction budgets, we request on Ownership's behalf, approval of the following plan for your consideration, to address the Villages visual concerns, while providing a reasonable solution from a financial perspective which will allow Glanbia to proceed with their security improvement plans:

1. Allow the existing installation of the 2,472 lineal feet of galvanized chain link to remain in place.

2. Approve installation of ornamental design, galvanized aluminum, black painted fence system for the remaining 678 lineal feet of fence.
3. Allow the installed sliding exit gate system at the northeast corner to be painted a black color finish to match the ornamental fence.

This plan would provide a visually appealing aesthetic at the sight lines visible from the Randall Road and Orchard Gateway Boulevard intersection. However, under this option the installed posts and fence fabric for the remaining 678 lineal feet would be removed and disposed of as they cannot be restocked for use elsewhere. Overall, this plan would come at a cost to ownership of approximately \$75,000 above the \$138,931 that was contracted with Glanbia, or \$213,931. As mentioned earlier, the cost to remove the existing fencing and reinstall a new ornamental fencing system would cost approximately \$435,000. This ±\$220,000 in additional cost could obviously create a significant issue for both ownership and Glanbia, thus it is our sincerest hope that the Village will be willing to work with us on the proposed resolution.

The majority of the fencing currently installed is concealed from the public way and public line of sight by either the adjacent property, the I-88 interstate and perimeter foliage, or the fill berm on the east side of the sight. Finally, there would be an environmental benefit as the materials that were installed would not be wasted and discarded.

We have prepared the enclosed site plan depicting lineal footages and this proposed remedy to the 1100 Orchard Gateway Boulevard property. We will prepare and distribute under separate cover, additional renderings of the proposed resolution for your review, and are requesting approval to amend the condition of the Ordinance as proposed.

We apologize for not recognizing the Ordinance condition misalignment sooner, but we do believe that the proposed resolution herein provides a reasonable solution to satisfy what we understand to be the intent of the Ordinance condition.

We sincerely appreciate your consideration, and look forward to working with the Village stakeholders to resolve this matter to the benefit of all parties. Feel free to contact me should you have any questions or concerns.

Sincerely,
Opus Design Build L.L.C.
Opus Development Company, L.L.C.

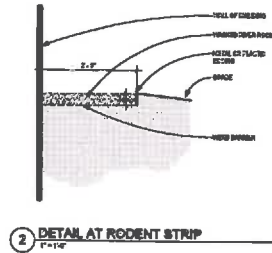

Sean Naddy
Project Manager
Josh Bauer
Real Estate Manager

Enclosed:
Exhibit A – Opus Design Build Fence Modification Appeal – 1100 Orchard Gateway Blvd dated 12.10.2018

EXHIBIT A
OPUS DESIGN BUILD FENCE MODIFICATION APPEAL
1100 ORCHARD GATEWAY BLVD

12/10/2018

ORCHARD GATEWAY BOULEVARD

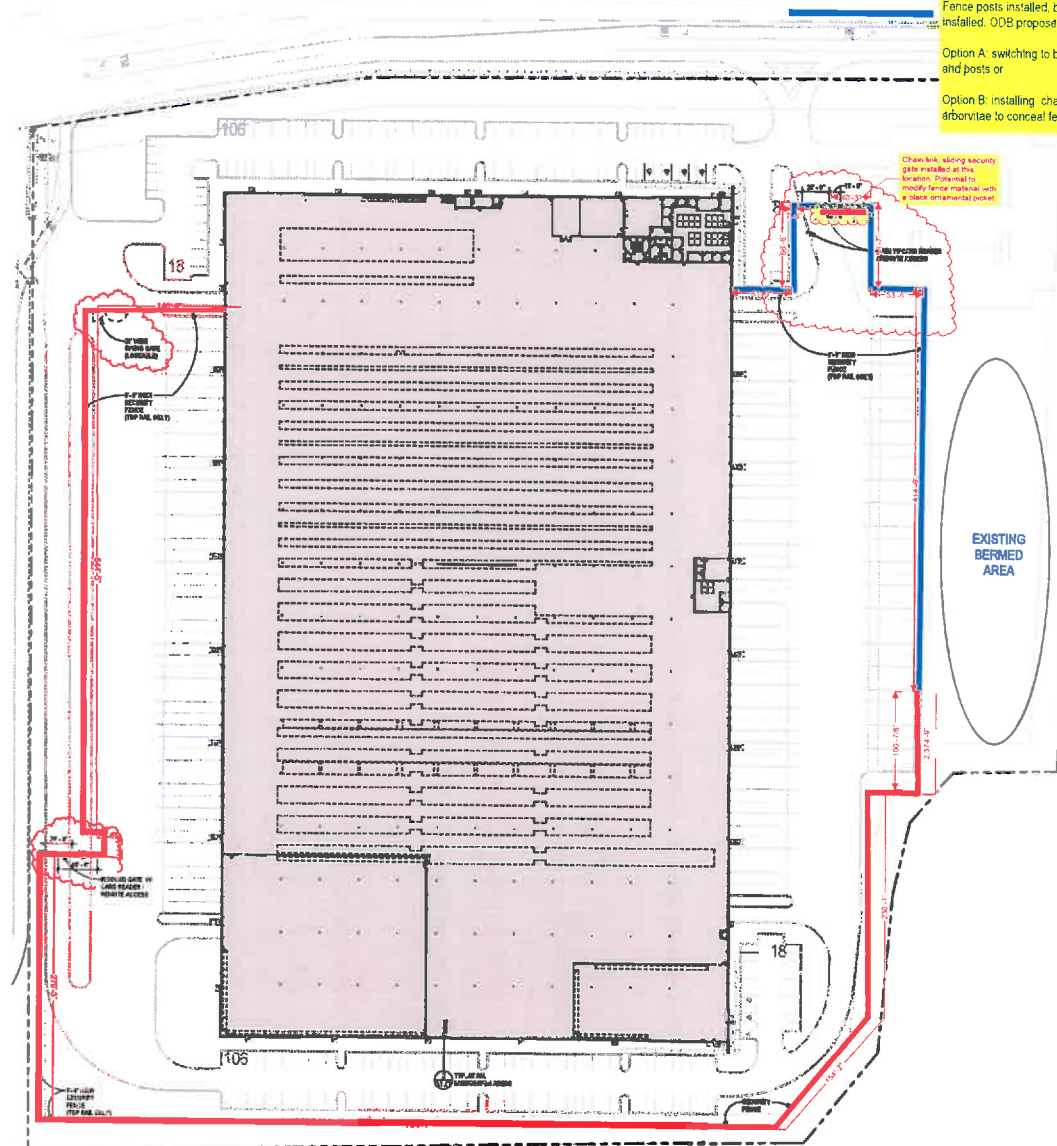


Fence posts, chain link fabric material, and gates installed to date

Fence posts installed, but chain link fencing not yet installed. ODB proposes:

Option A: switching to black ornamental aluminum fencing and posts or

Option B: installing chain link fencing and planting techy arborvitae to conceal fence and dock stations



1 SITE PLAN
1"=100'

OPUS
THE OPUS GROUP
Opus Architecture & Engineering Group, P.C.

PROJECT
GLANBIA T.I. @ NORTH AURORA II

PROJECT ADDRESS
1100 ORCHARD GATEWAY BLVD.
NORTH AURORA, IL
PROJECT NUMBER
31021100

ISSUE RECORD

07/18/18 PERMIT SET
08/18/18 PERMIT RESUBMITTAL
09/04/18 ISSUE FOR CONSTRUCTION

DATE
07/18/18
PROJECT MANAGER
B. NADDO
DESIGNER
J. RADEMACHER
CHECKER
J. RADEMACHER

REVISION

DESIGN FOR REGISTRATION NUMBER 19-000000-000

SHEET NO.
SITE PLAN

SHEET NUMBER

A1.01

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: SILO PARK LIGHTING CONCEPTS
AGENDA: DECEMBER 17, 2018 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Muller + Muller developed a concept design package for the development of the park space around the silo structure located between Harner's and the Fox River. The concept included a structural assessment of the concrete silo structure, an architectural lighting feature to display programmable color changing lights on the silo structure, as well as site improvements and additions to the silo structure.

On August 6, 2018 the Board approved the engineering design and construction management proposal pertaining to the structural repairs to the silo as well as a lighting design features. The structural assessment and lighting design have since been completed and submitted to staff. The preliminary preservation and restoration estimate has been provided by WBK Engineering at an estimated cost of \$130,000. A lighting design concept packet has also been provided which includes the various design ideas as well as the estimated cost of each lighting design feature. Staff notes that a total of \$300,000 from the Route 31 TIF fund has been budgeted for the structural restoration and lighting features.

The structural repairs are the initial (and necessary) component of the Silo Park improvement plan; however, there are several different lighting features that can be taken into consideration. While cost is certainly an important factor with regard to the lighting design, staff recommends that the flood up-lighting and window lighting elements only be considered as the other elements present a physical and potentially costly challenge from a maintenance perspective. Staff notes that the more information is needed regarding the light beam feature that would project from the top of the silo. It is our understanding that an application to the Federal Aviation Administration may be necessary to allow such feature.

Staff is requesting feedback on the preferred lighting design features being recommended by staff.



Wills Burke Kelsey Associates, Ltd.
 118 West Main Street, Suite 201
 St. Charles, Illinois 60174
 TEL: (830) 443-7765 FAX: (830) 443-0633
www.wbkengineering.com

JOB	180233 North Aurora Silo Preservation		
SHEET NO.	1	OF	1
CALCULATED BY	JSP	DATE	
CHECKED BY		DATE	

Preliminary Silo Preservation and Restoration Cost Estimate

Task	Units	Quantity	Unit Price	Total
Brush and Tree Removal	Each	0	3,000.00	0.00
Erect Scaffolding	L.S.	0	70,000.00	0.00
Remove Attachments	L.S.	1	8,000.00	8,000.00
Cover openings with recessed aluminum plates and cover exposed roof flange with aluminum Plates	Sq. Ft.	250	70.00	17,500.00
Remove Contents (Old equipment, Partitions, etc.)	L.S.	1	15,000.00	15,000.00
Concrete Repair (Only remove loose material that may be hazardous to pedestrians)	Sq. Ft.	100	210.00	21,000.00
Clean and Prep for paint (Included in paint cost)	L.S.	0	6,000.00	0.00
Paint 1 prime coat and 2 final coats	Sq. Ft.	7400	6.00	44,400.00
Grading and Seeding disturbed areas	Acre	0.0	5,000.00	0.00
Total=				\$105,900.00

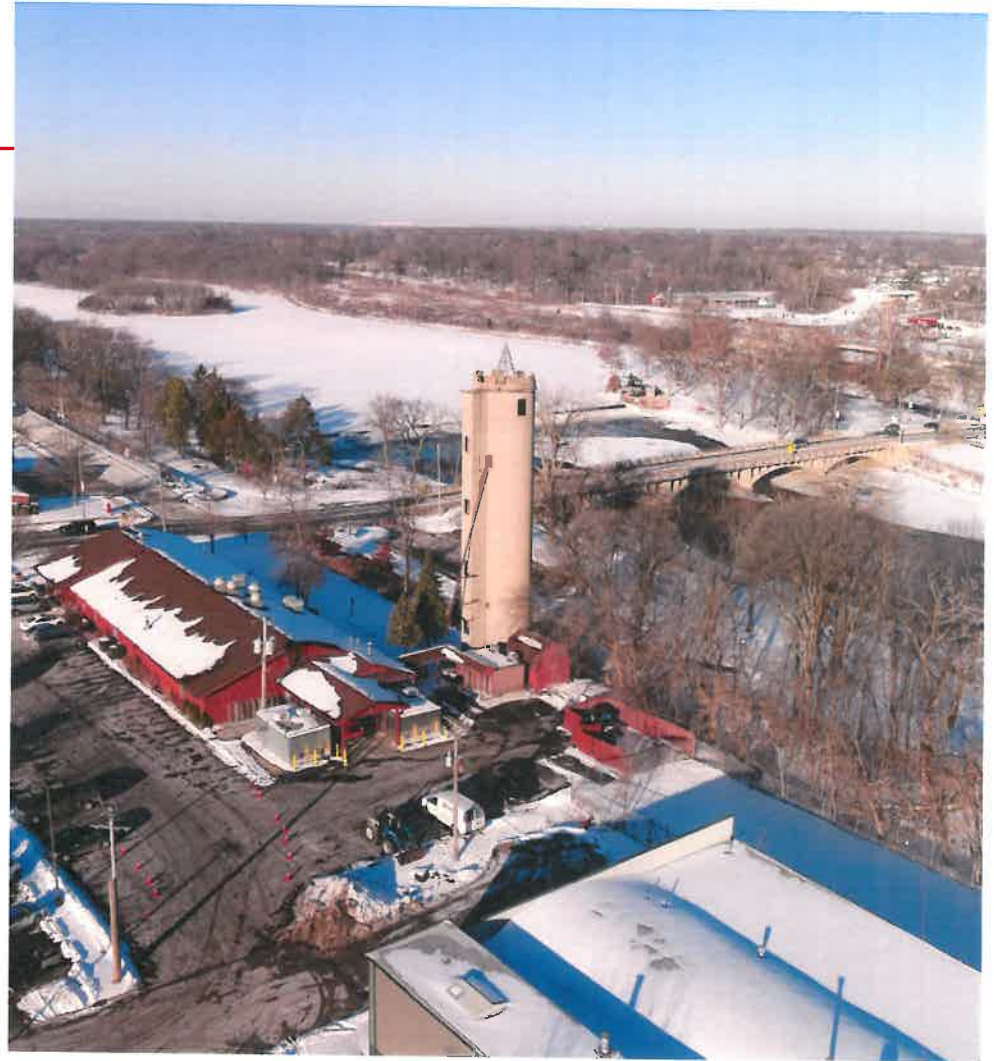
Total Cost \$105,900.00

20% added for miscellaneous items. \$21,180.00

Total Estimated Cost	\$127,080.00	use	\$130,000.00
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Silo History

- Approximately 100-years old
- Originally stored grain
- Reinforced concrete
- 100 feet tall
- 19 foot-3 inch diameter
- 6 ½-inch thick walls



Silo History



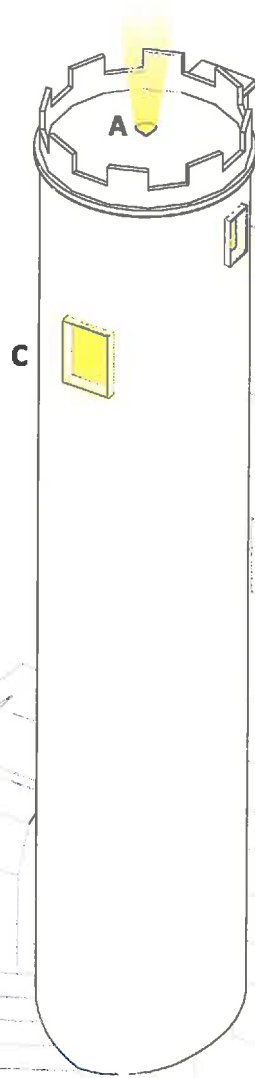






LIGHTING CONCEPTS





Lighting Concepts





		SYSTEM COST
A	Light Beam (cluster)	\$12,075.00
B	Light Beam	
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	
E	Direct View Light Ribbon	
F	Projection (Gobos)	
G	Mesh Light System	
	Lighting Controls	\$12,000.00
TOTAL		\$37,300.00

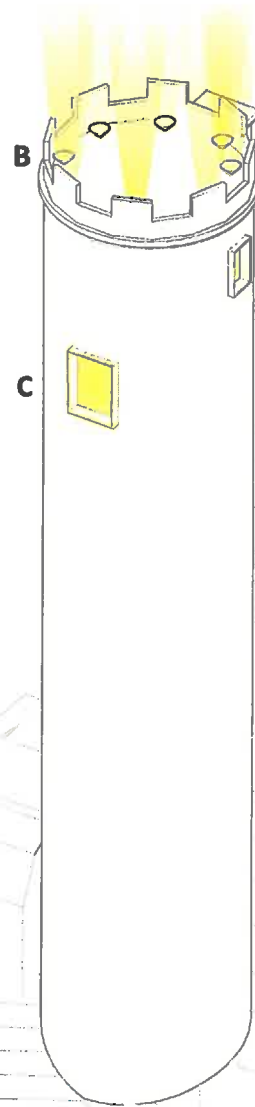
NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts



North Aurora Silo
Lighting Concepts
September 18th, 2018





Lighting Concepts



		SYSTEM COST
A	Light Beam (cluster)	
B	Light Beam	\$28,175.00
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	
E	Direct View Light Ribbon	
F	Projection (Gobos)	
G	Mesh Light System	
	Lighting Controls	\$12,000.00
TOTAL		\$53,400.00

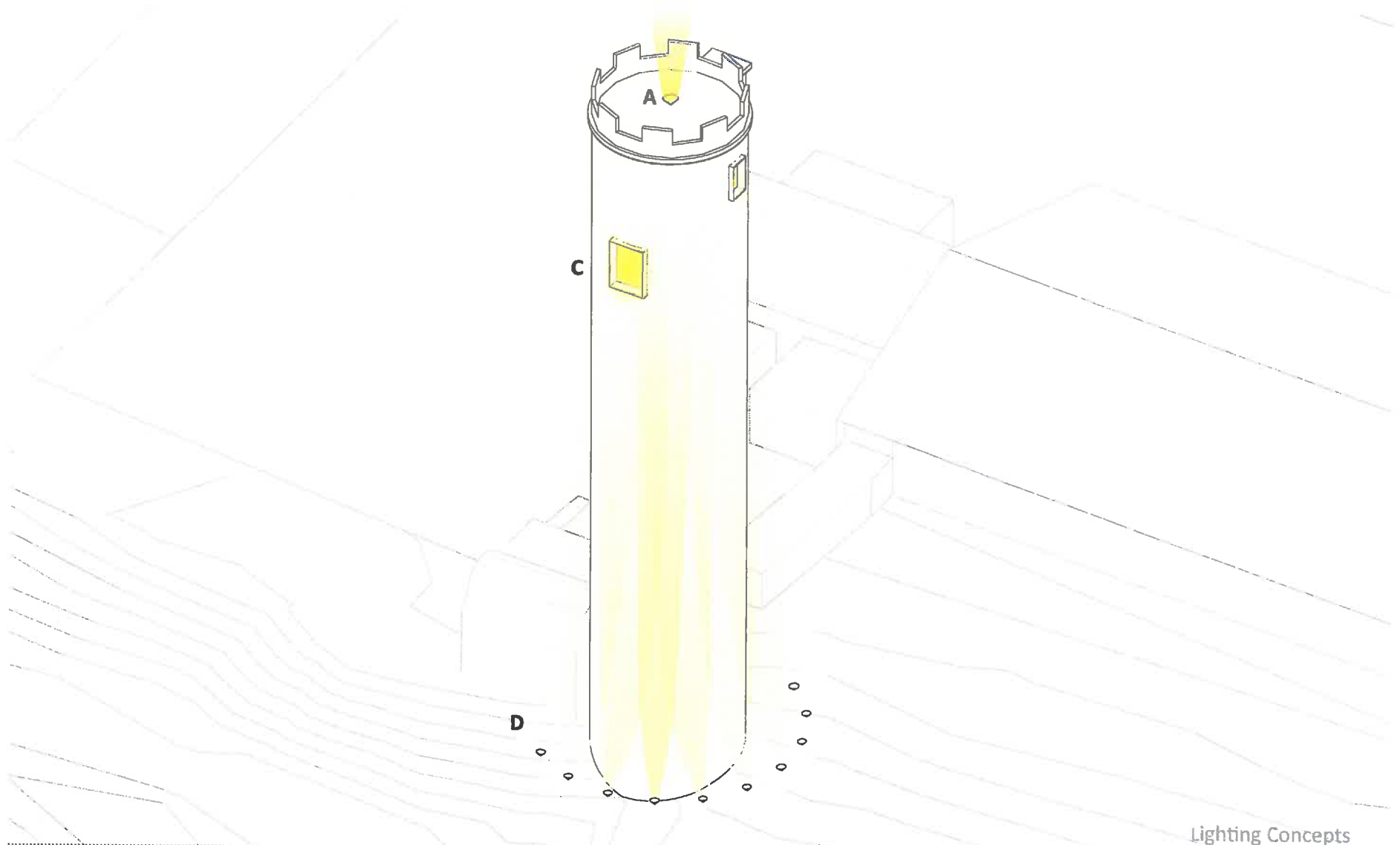
NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts



North Aurora Silo
Lighting Concepts
September 18th, 2018





Lighting Concepts





		SYSTEM COST
A	Light Beam (cluster)	\$12,075.00
B	Light Beam	
C	RGB Lighting for Windows	\$13,225.00
D	Flood Up-lighting	\$110,400.00
E	Direct View Light Ribbon	
F	Projection (Gobos)	
G	Mesh Light System	
	Lighting Controls	\$12,000.00
TOTAL		\$147,700.00

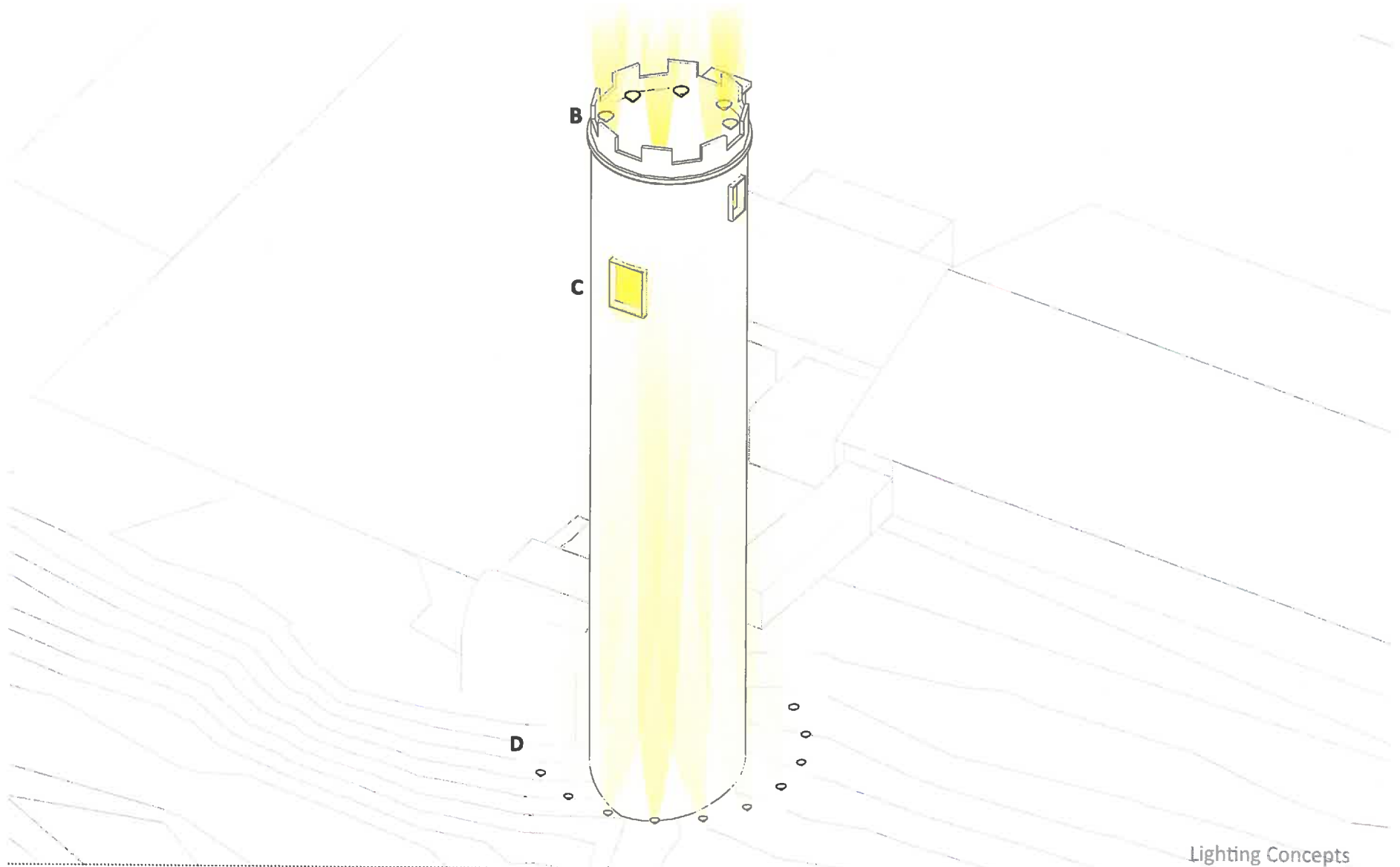
NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts



North Aurora Silo
Lighting Concepts
September 18th, 2018

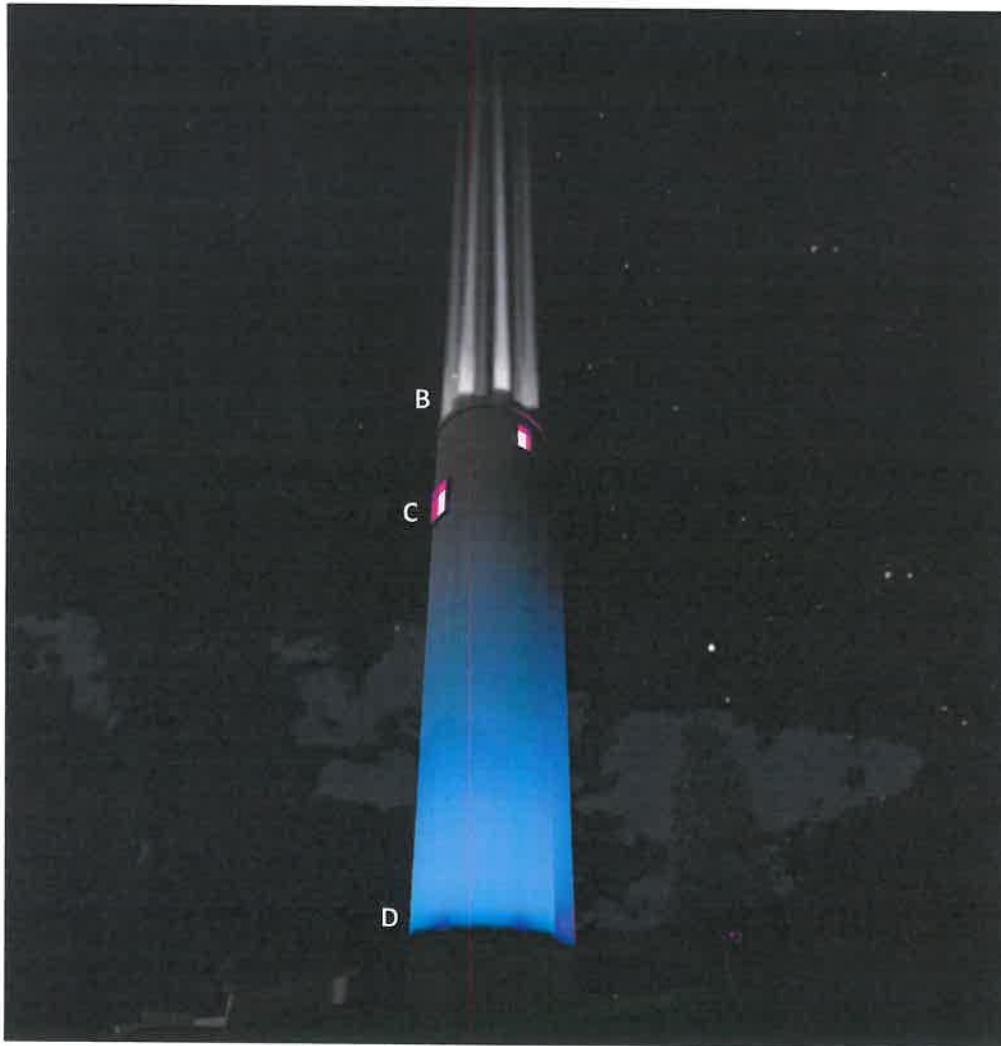




Lighting Concepts



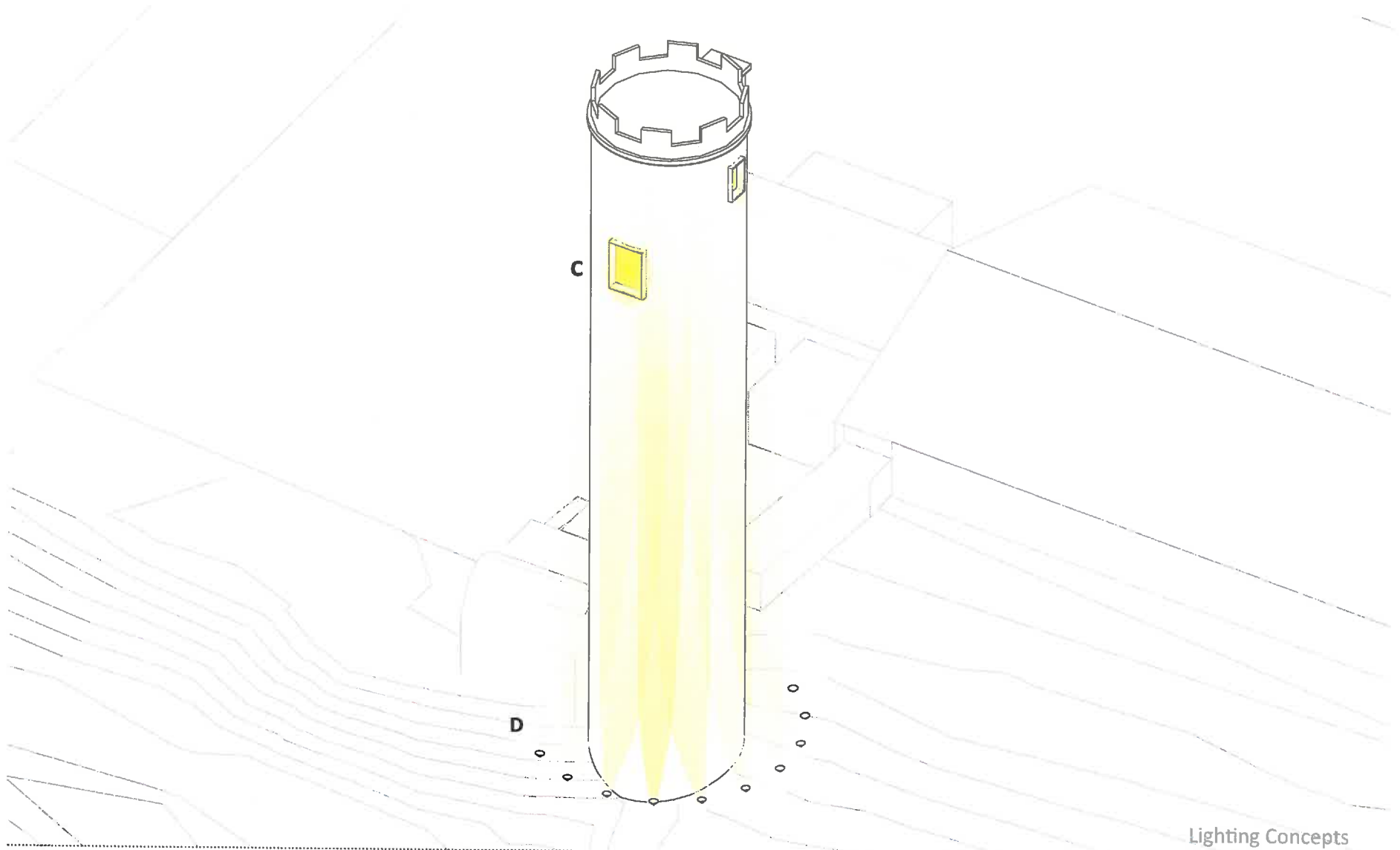
North Aurora Silo
Lighting Concepts
September 18th, 2018



		SYSTEM COST
A	Light Beam (cluster)	
B	Light Beam	\$28,175.00
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	\$110,400.00
E	Direct View Light Ribbon	
F	Projection (Gobos)	
G	Mesh Light System	
	Lighting Controls	\$12,000.00
TOTAL		\$163,800.00

NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts



Lighting Concepts





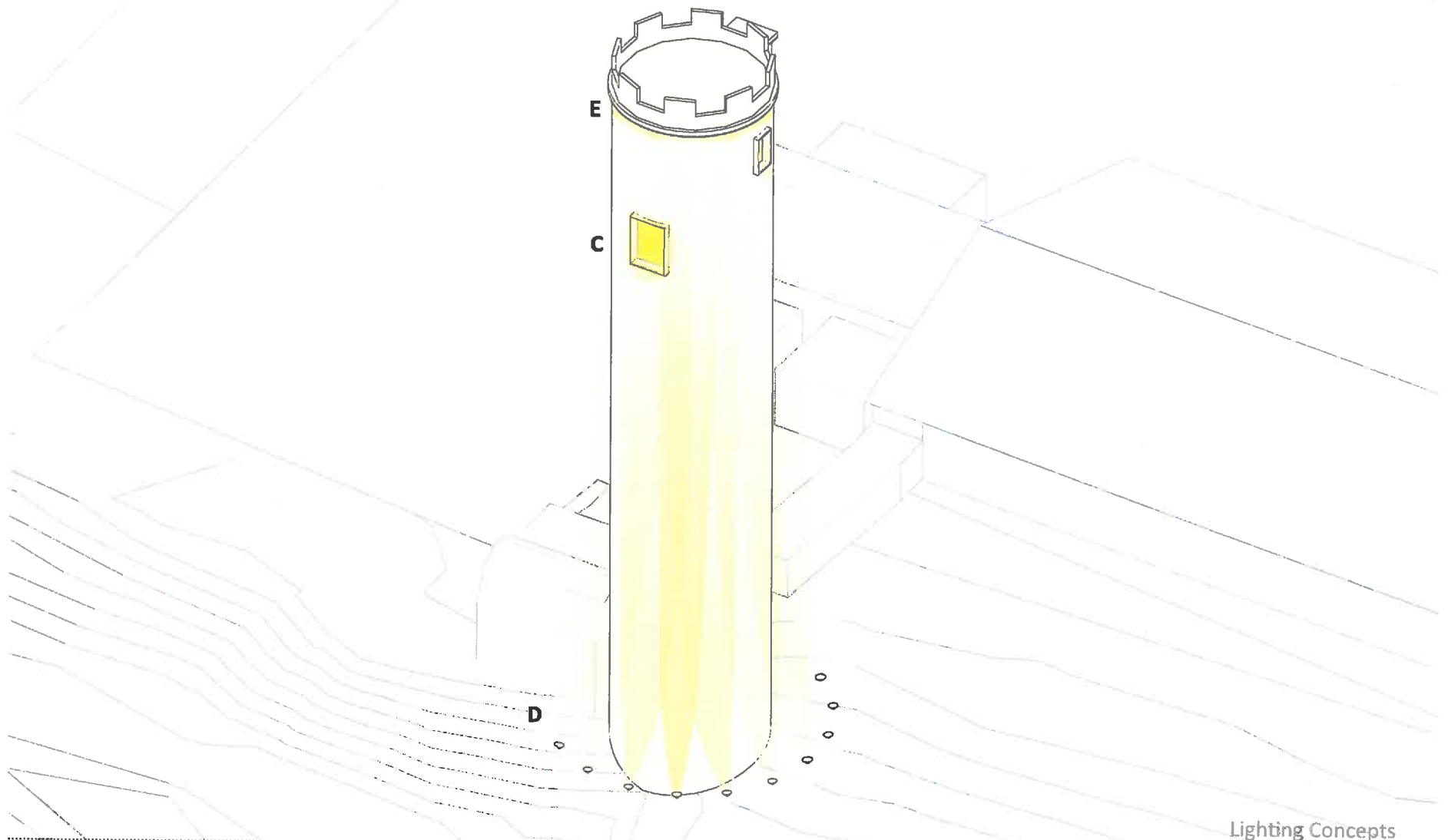
		SYSTEM COST
A	Light Beam (cluster)	
B	Light Beam	
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	\$110,400.00
E	Direct View Light Ribbon	
F	Projection (Gobos)	
G	Mesh Light System	
	Lighting Controls	\$12,000.00
TOTAL		\$135,625.00

NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts







Lighting Concepts



North Aurora Silo
Lighting Concepts
September 18th, 2018

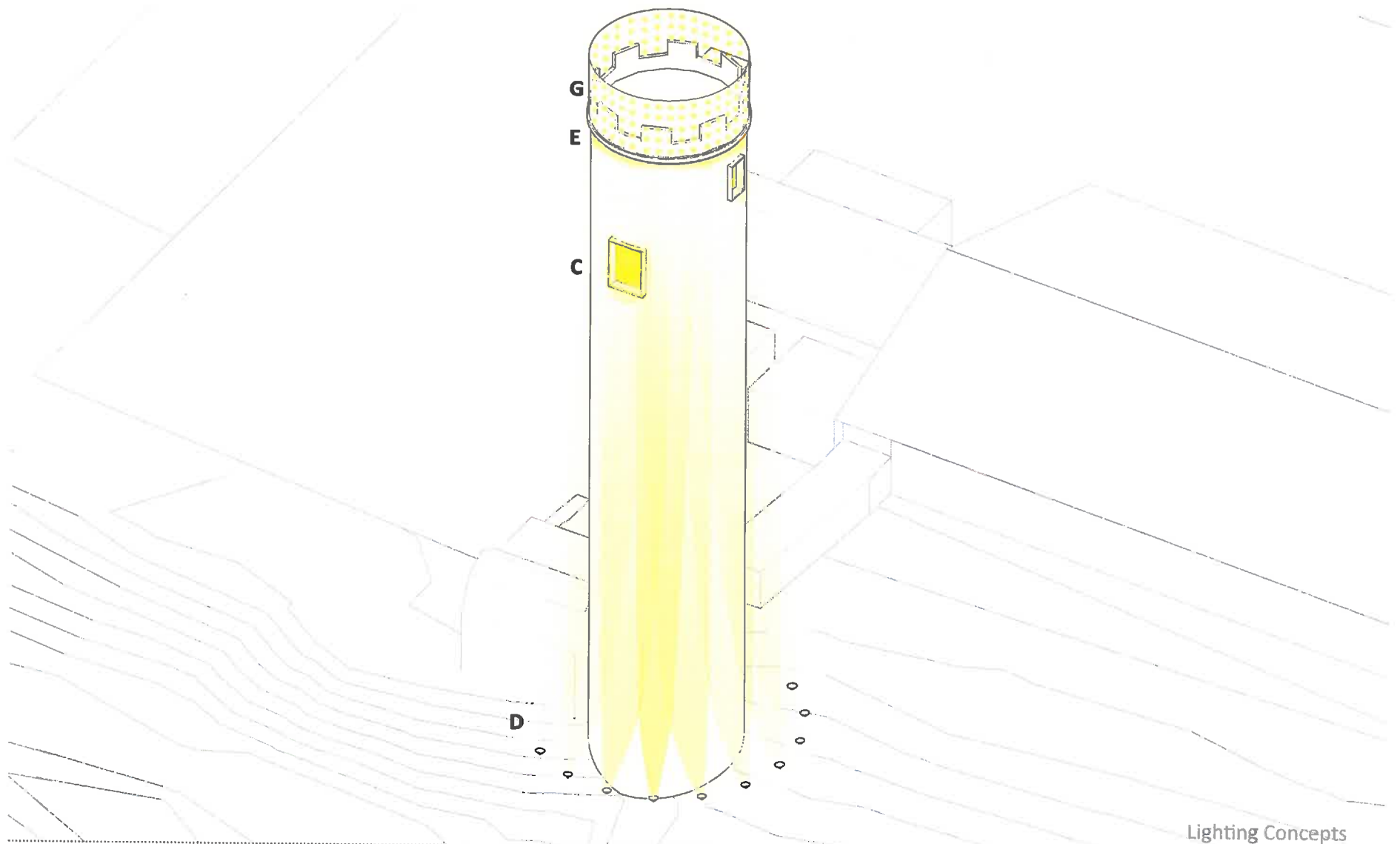


		SYSTEM COST
A	Light Beam (cluster)	
B	Light Beam	
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	\$110,400.00
E	Direct View Light Ribbon	\$35,650.00
F	Projection (Gobos)	
G	Mesh Light System	
	Lighting Controls	\$12,000.00
TOTAL		\$171,275.00

NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts







		SYSTEM COST
A	Light Beam (cluster)	
B	Light Beam	
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	\$110,400.00
E	Direct View Light Ribbon	\$35,650.00
F	Projection (Gobos)	
G	Mesh Light System	\$44,505.00
	Lighting Controls	\$22,500.00
TOTAL		\$226,280.00

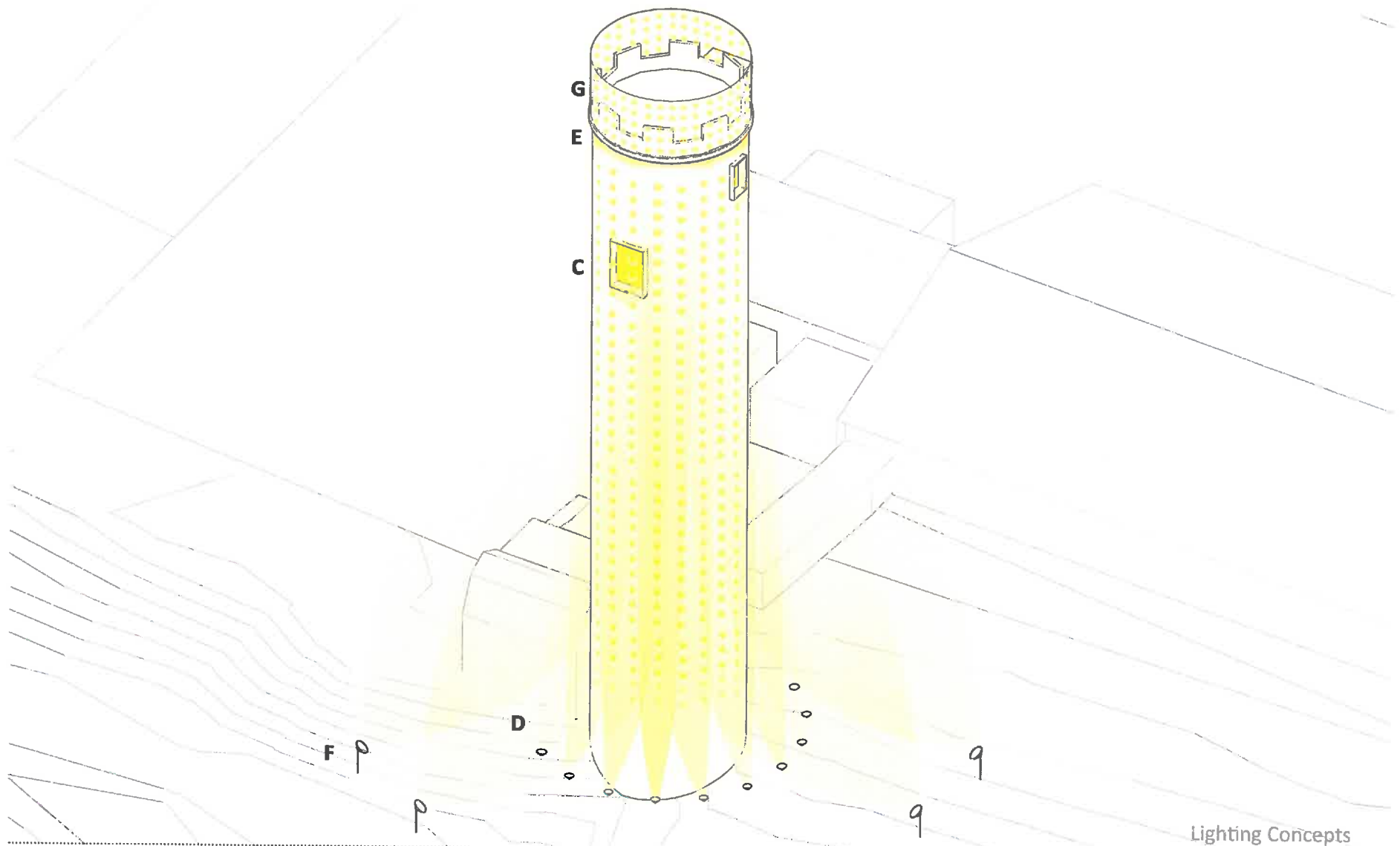
NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts



North Aurora Silo
Lighting Concepts
September 18th, 2018





Lighting Concepts



		SYSTEM COST
A	Light Beam (cluster)	
B	Light Beam	
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	\$110,400.00
E	Direct View Light Ribbon	\$35,650.00
F	Projection (Gobos)	\$96,600.00
G	Mesh Light System	\$44,505.00
	Lighting Controls	\$32,000.00
TOTAL		\$332,380.00

NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts

		SYSTEM COST
A	Light Beam (cluster)	\$12,075.00
B	Light Beam	\$28,175.00
C	RGB Lighting for Windows	\$13,225.00
D	Flood Uplighting	\$110,400.00
E	Direct View Light Ribbon	\$35,650.00
F	Projection (Gobos)	\$96,600.00
G	Mesh Light System	\$44,505.00
	Lighting Controls	\$32,000.00
TOTAL		\$372,630.00

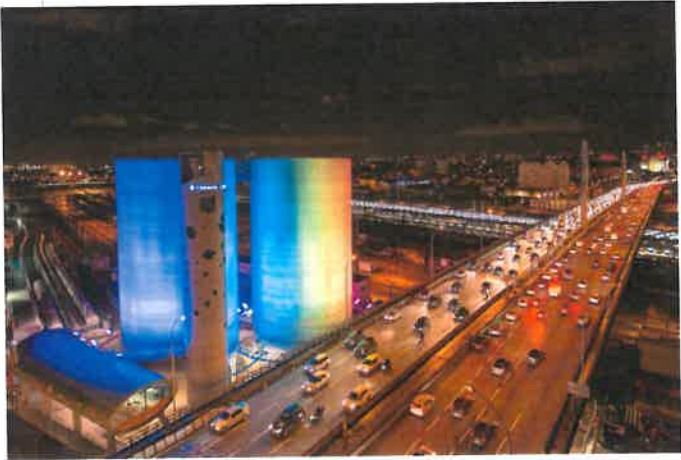
NOTE: SYSTEM COST INCLUDES EQUIPMENT COST, AN ESTIMATED 20% CONTRACT MARK-UP AND AN ESTIMATED INSTALLATION COST.

Lighting Concepts





4TH OF JULY 2



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Lighting Concepts