



COMMITTEE OF THE WHOLE MEETING
Monday, October 21, 2019
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Aurora Packing Company Concept Plan
2. Silo Restoration and Lighting Project

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: AURORA PACKING COMPANY CONCEPT PLAN
AGENDA: OCTOBER 21, 2019 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Aurora Packing Company is located at 125 S. Grant Street. The site is situated between IL Rte. 25 and the east bank of the Fox River. Use of the property is classified as Meat Packing, Including Slaughtering, which is a permitted use in the underlying I-3 Central Industrial District.

Through acquisition of the property directly to the south (Winco Plastics - 149 S. Grant Street), the Aurora Packing Company intends to redevelop the entire 12+ acre campus with a new meat processing and packing facility over the course of five separate development phases.

Per Chapter 5 of the Zoning Ordinance, any non-residential or multiple-family parcel, or parcels of land two (2) acres or more in size is required to be a planned unit development. As such, a special use for a planned unit development would be required. A summary of anticipated requests accompanying the special use has been provided. Public Hearing approval would be required for the special use for a PUD, as would formal site plan review. A Village approval timeline has also been provided.

Staff would like to take this opportunity to solicit feedback from the Village Board on the submitted concept development plans.

Attachments:

1. Project Narrative New Aurora Packing Facility, prepared by Engineering Enterprises, Inc. submitted October 11, 2019
2. Concept Site Plan, prepared by ESI Design Services, dated October 7, 2019
3. Proposed Site Phasing Concept Plan, prepared by ESI Design Services, dated September 23, 2019
4. Elevation Plan, prepared by ESI Design Services, dated September 23, 2019
5. Overall Floor Plan, prepared by ESI Design Services, dated September 23, 2019
6. Summary of Potential or Necessary Variances and Exceptions, prepared by Engineering Enterprises, Inc. submitted October 11, 2019
7. Anticipated Best-Case Project Design Schedule, prepared by Engineering Enterprises, Inc. submitted October 11, 2019

PROJECT NARRATIVE
NEW AURORA PACKING FACILITY
125-149 S. GRANT STREET, NORTH AURORA, IL

A. SITE DESCRIPTION

THE SUBJECT PROPERTY PROPOSED FOR RE-DEVELOPMENT IS OCCUPIED BY THE CURRENT AURORA PACKING, INC. MEAT PACKING AND SLAUGHTERING FACILITY ON ITS NORTHERLY HALF (125. S. GRANT STREET) AND THE WINCO PLASTICS FACILITY ON THE SOUTH HALF (149 S. GRANT STREET).

B. PROPOSED RE-DEVELOPMENT

THE AURORA PACKING, INC. OWNERS HAVE CONTRACTED TO PURCHASE THE WINCO PLASTICS FACILITY FOR ITS ALTERATION AND REUSE AS PART OF A NEW MEAT PACKING FACILITY.

THIS NEW MEAT PACKING AND SLAUGHTERING FACILITY, WITH INCREASED PRODUCTION CAPACITY, WILL BE CONSTRUCTED ON THE CURRENT PARKING AREA BETWEEN THE TWO MAIN STRUCTURES, CONNECTING TO THE WINCO PLASTICS BUILDING WHICH WILL BE USED FOR REFRIGERATION AND WAREHOUSING. THE CURRENT OPERATIONS OF AURORA PACKING WILL REMAIN ACTIVE.

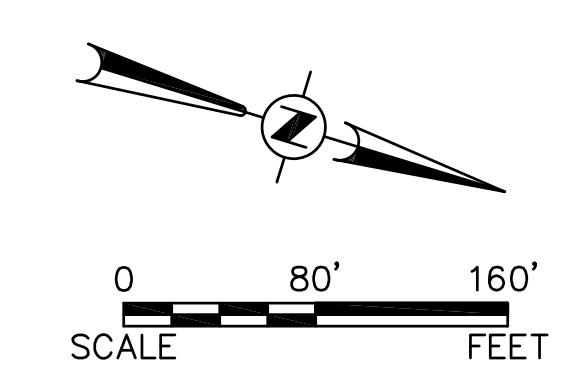
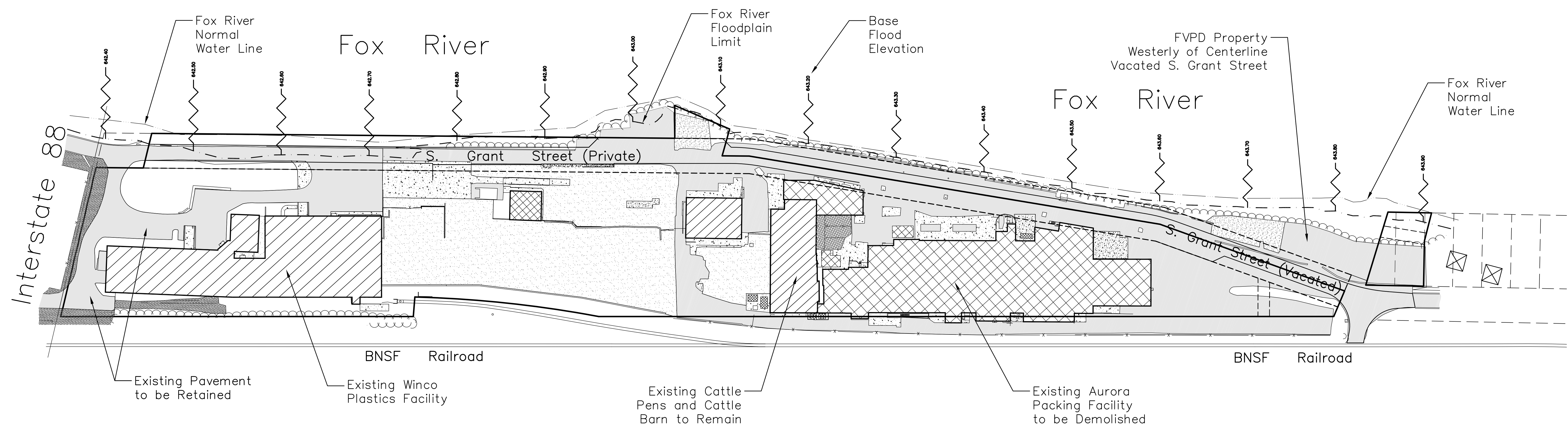
UPON COMPLETION OF THE NEW CONSTRUCTION, ALL OPERATIONS WILL BE TRANSFERRED TO THE NEW FACILITY AND THE OLD STRUCTURE OF AURORA PACKING WILL BE DEMOLISHED. THE AREA OCCUPIED BY THE EXISTING BUILDING WILL BE RE-DEVELOPED INTO THE EMPLOYEE PARKING FACILITY.

C. RE-DEVELOPMENT BENEFITS

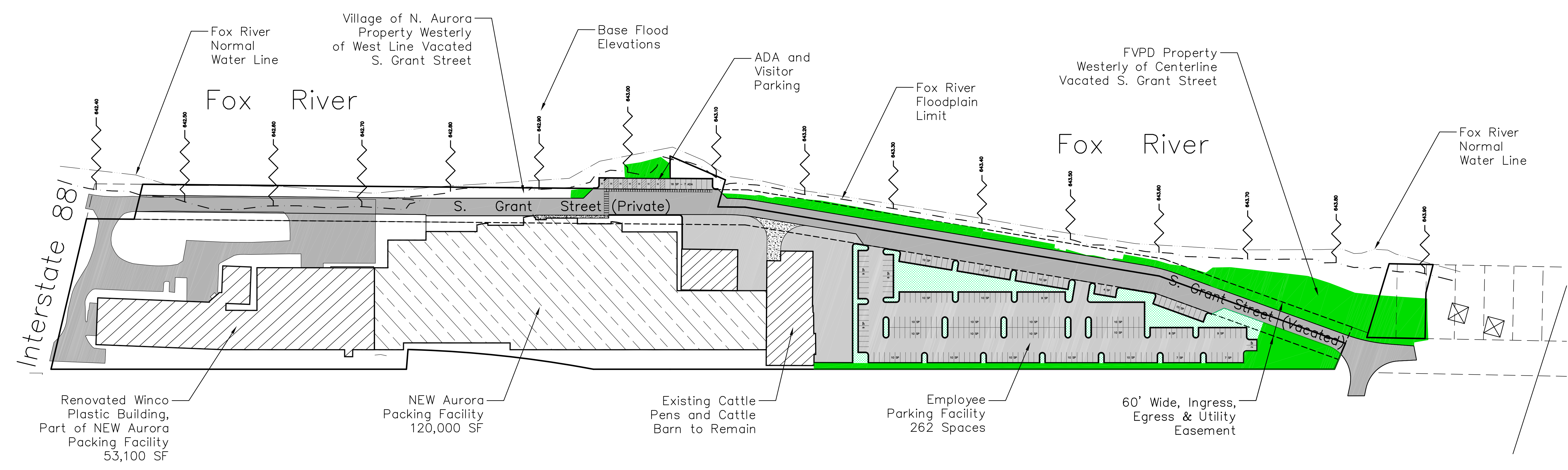
THE RE-DEVELOPMENT OF THIS ENTIRE SITE WHICH IS NOW OCCUPIED BY TWO COMPANIES WILL OFFER MANY BENEFITS TO THE IMMEDIATE AREA AND THE VILLAGE OF NORTH AURORA, INCLUDING BUT NOT LIMITED TO:

- CLEAN UP OF THE ENTIRE SITE WITH NEW BUILDINGS
- INCREASED EAV, REAL ESTATE TAX REVENUE AND EMPLOYMENT
- FACADE IMPROVEMENTS TO THE EXISTING WINCO BUILDING
- REDUCTION IN THE OVERALL IMPERVIOUS AREA ON THE SITE
- CLEANUP OF THE RIVERBANK AREA
- PARKING FACILITY IMPROVEMENTS WITH LANDSCAPING
- REMOVAL OF ALL EXISTING PARKING FROM THE FVPD PROPERTY
- CLEANUP OF THE UNSIGHTLY TRAILER "BONEYARD" CURRENTLY ON SITE

EXISTING SITE CONDITIONS



PROPOSED SITE PLAN





ESI
DESIGN SERVICES
SMART BUILDING SOLUTIONS



40 YEARS

PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542

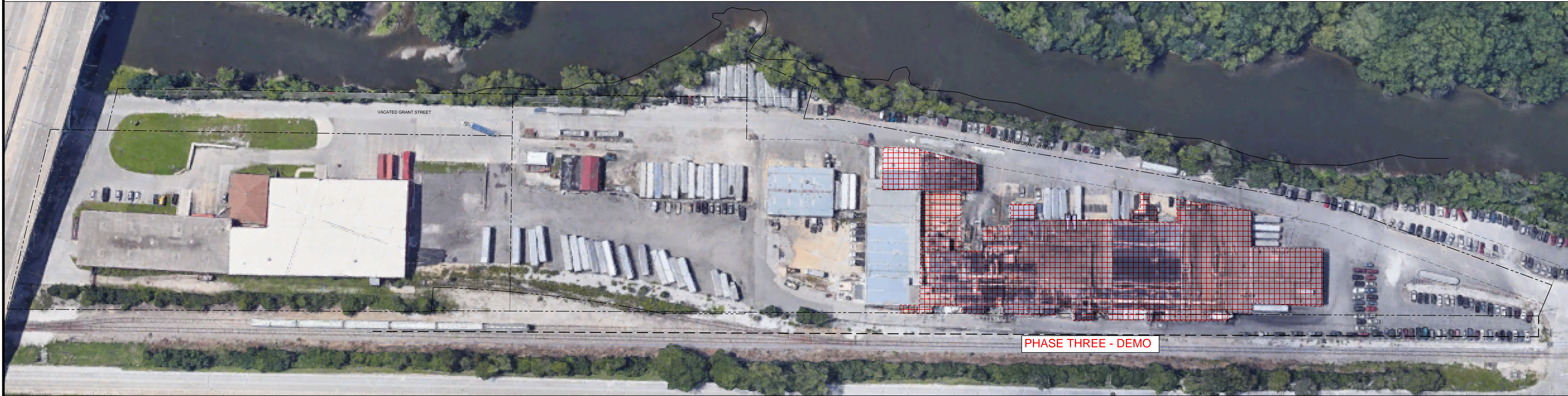
REVISIONS	
DATE:	JOB NO:
10.07.19	19-1248-03
DWG By:	CHKD By:

SHEET TITLE
**CONCEPT
SITE
PLAN**

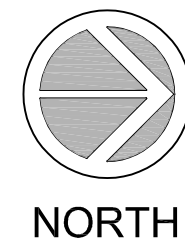
PRELIMINARY DWGS. ☒
FINAL CONST. DWGS. ☐

SHEET NUMBER
C.1

PRELIMINARY NOT FOR CONSTRUCTION

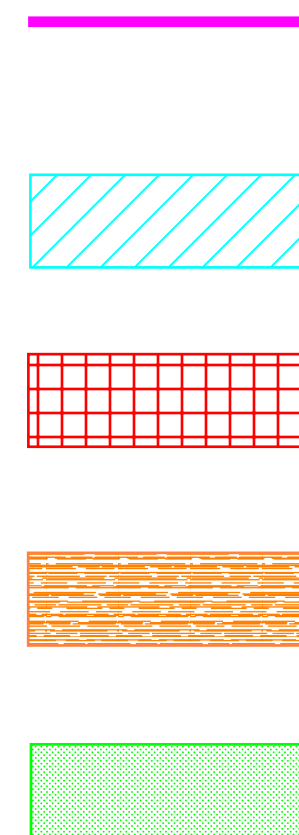


PHASE THREE - DEMO



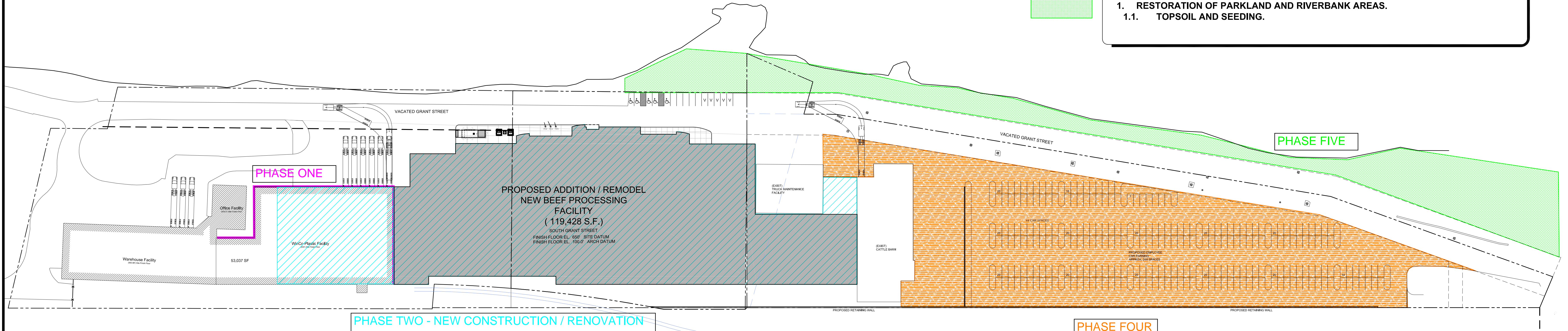
CURRENT OVERLAY CONDITION

1" = 60'-0"



CONSTRUCTION PHASING SCHEDULE

- PHASE ONE:**
1. DEMOLITION OR REMOVAL OF EXISTING FINISHES AND SIDING AT WINCO BUILDING.
 2. ROUGH GRADING / EXCAVATION OF NEW BUILDING PAD.
- PHASE TWO:**
1. CONSTRUCTION OF NEW BUILDING AND RENOVATION TO WINCO BUILDING.
 2. SITE GRADING AT NEW ENTRANCES AND TRUCK MANEUVERING AREA.
- PHASE THREE:**
1. DEMOLITION OF EXISTING APC FACILITY.
- PHASE FOUR:**
1. NEW ENTRANCES AND EMPLOYEE PARKING.
 - 1.1. GRADING AND PAVING.
- PHASE FIVE:**
1. RESTORATION OF PARKLAND AND RIVERBANK AREAS.
 - 1.1. TOPSOIL AND SEEDING.

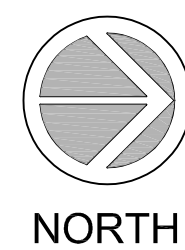


PHASE TWO - NEW CONSTRUCTION / RENOVATION

PHASE FOUR

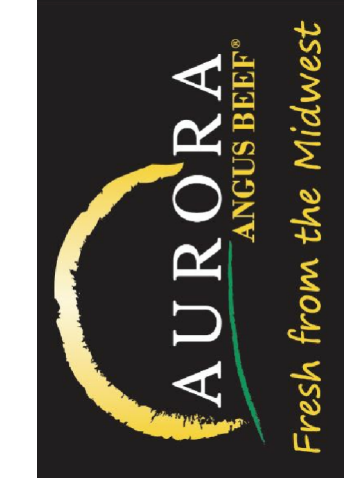
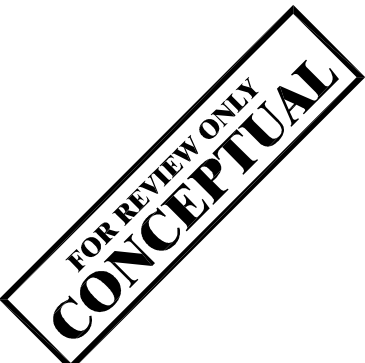
PHASE FIVE

S. RIVER ROAD (IL 29)



PROPOSED SITE PHASING CONCEPT PLAN - OPTION D

1" = 60'-0"



PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542

REVISIONS	
△	-
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DATE: 09.23.19 JOB NO: 19-1248-03

DWG By: CHKD By: TPG

SHEET TITLE
PROPOSED
SITE DEVELOPMENT
CONCEPT PLAN

PRELIMINARY DWGS. ☒

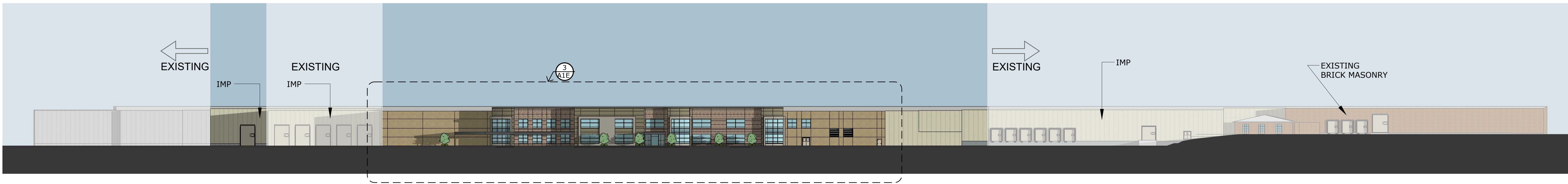
FINAL CONST. DWGS. ☐

SHEET NUMBER

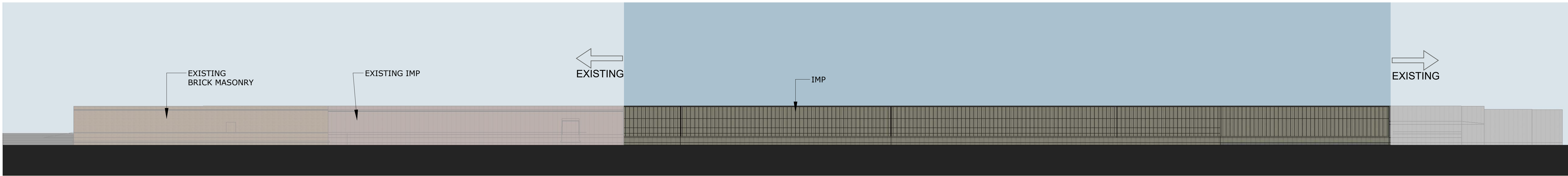
PH1d

PHASING PLAN

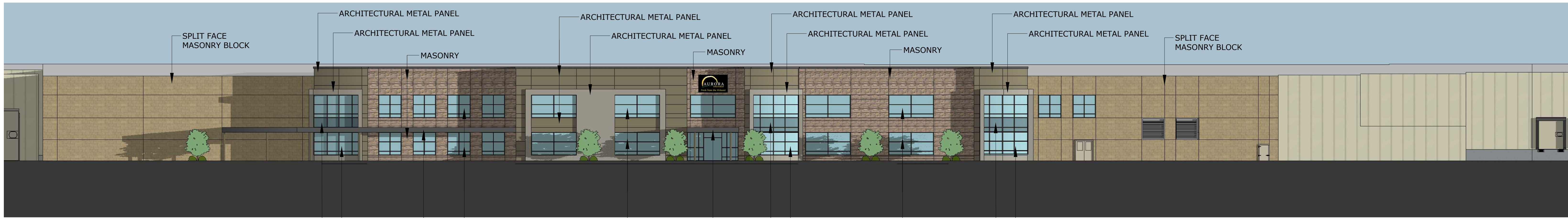
PRELIMINARY NOT FOR CONSTRUCTION



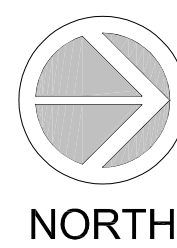
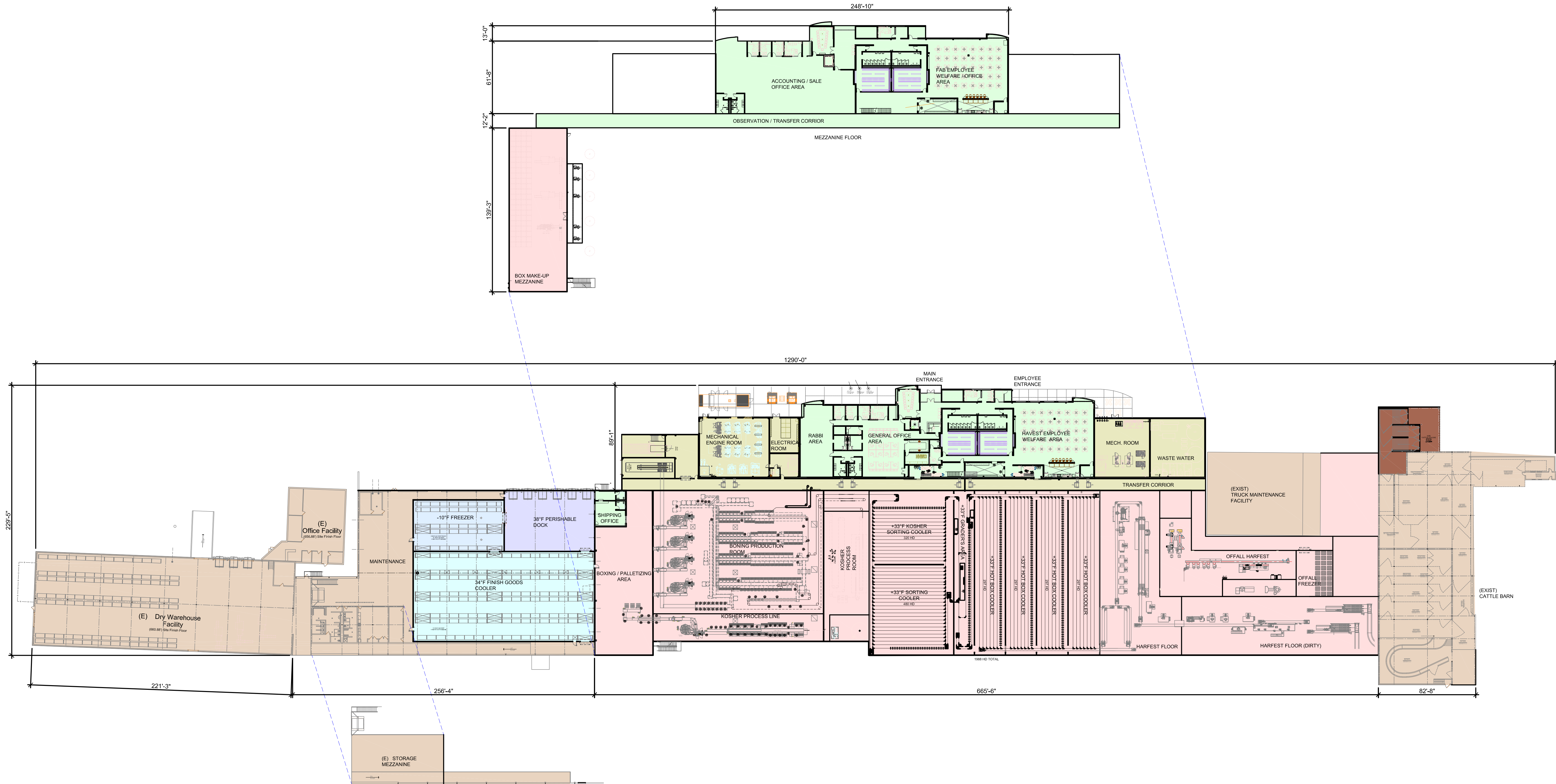
1 WEST ELEVATION
1"=40'-0"



2 EAST ELEVATION
1"=40'-0"



3 WEST ELEVATION ENLARGED
1/16" = 1'-0"



OVERALL FLOOR PLAN - OPTION D

1" = 40'-0"

PROPOSED SITE DATA:

SITE: 12.48 ACRES	
FACILITY:	
EXISTING FACILITIES	77,309 S.F.
NEW EXPANSIONS	119,432 S.F.
TOTAL BUILDING FOOTPRINT	196,741 S.F.
TOTAL SQUARE FOOT	
- FOOTPRINT + MEZZANINE	226,522 S.F.

PROPOSED NEW AURORA PACKING FACILITY
SOUTH GRANT STREET, NORTH AURORA, IL
PRELIMINARY (10-11-19)

SUMMARY OF POTENTIAL OR NECESSARY VARIANCES AND EXCEPTIONS
FROM THE NORTH AURORA MUNICIPAL CODE AND P.U.D. DESIGN STANDARDS.

Note: The below listing is based on a preliminary determination of variances and exceptions that will or may be needed to re-develop and expand the Aurora Packing Facility on S. Grant Street. The purpose of this listing is to give the President and Board of Trustees a scope of these items to be considered in conjunction with the Concept Plan presentation.

Necessary and Potential Zoning Variations:

CURRENT AND PROPOSED ZONING

- I-3 Central Industrial District

CURRENT AND PROPOSED USE

- Meat Packing, Including Slaughtering (Permitted Use in I-3 District)

PARKING AND LOADING

- Facility Production Area = 145,250 SF M.O.L.
- Parking Spaces Required = 291 (2/1000 SF)
- Parking Spaces Provided = 291
- **EXCEPTION REQUIRED FOR 16 AUTOMOBILE PARKING SPACES BEING ON VILLAGE OWNED PROPERTY.**
- Loading Spaces Required = 4
- Loading Spaces Provided = 10

BULK REGULATIONS

• Setbacks	<u>Required</u>	<u>Provided</u>
Front	10'	Variable **See Note
Rear	15'	6' minimum
Side	25'	50'

Floor Area Ratio	None	N/A
Lot Area	0	12.7 Acres
Building Height Maximum	None	+ - 40'

All variations to the bulk regulations of the I-3 District will be specifically addressed in the P.U.D. application.

****Note: VARIATIONS OR EXCEPTION REQUIRED TO PERMIT THE PROPOSED BUILDING TO EXTEND INTO THE VACATED PORTION OF S. GRANT STREET WHICH IS CURRENTLY AN EASEMENT IN FAVOR OF THE VILLAGE AND WHICH, AT THE OPTION OF THE VILLAGE, COULD BE DEDICATED ONCE AGAIN AS PUBLIC RIGHT OF WAY. See Documents 2014K008937 and 2014K008938. THE PROPOSED VARIATION OR EXCEPTION WILL NOT IMPACT ANY EXISTING UTILITIES.**

Exceptions to P.U.D. Requirements and Procedures

- None anticipated other than those listed above.

Exceptions to Landscaping and Signage Requirements

- None anticipated. If any, these will be specifically addressed in the P.U.D. Application.

Exceptions to Village Engineering Standards

- None anticipated other than some potential utility phasing to allow seamless changeover from existing facility to new facility.

Exceptions to Subdivision Ordinance

- None anticipated except acknowledgement that no new or existing roadways will be dedicated or require improvements to current road standards. The production facility is currently served by private roadways (Vacated S. Grant Street) and 2 intersections with IL Route 25. Traffic from this facility is not allowed on S. Grant Street northerly of the railroad crossing to Route 25 at the north end of the site.

ANTICIPATED BEST-CASE PROJECT DESIGN SCHEDULE

AURORA PACKING NEW FACILITY

NORTH AURORA, ILLINOIS

October 11, 2019

<u>Start</u>		<u>Complete</u>	<u>Item</u>
9/23/2019	to	9/26/2019	Pre-Application Meeting with Village of North Aurora
9/27/2019	to	10/8/2019	Complete Concept Plan & Submit to Community Development Director
10/21/2019	to	10/21/2019	Present Concept Plan to Village Board
10/22/2019	to	12/6/2019	Meet with Village Engineer & FMWRD Regarding Utility Requirements Prepare Preliminary P.U.D. Plan and Application Prepare all Pre-Applications for Required Permits & Clearances
12/6/2019	to	12/6/2019	Submit Preliminary P.U.D. Plan for Village Review
12/9/2019	to	1/6/2020	Village Review & Comment on Prelim. P.U.D., Revisions & Scheduling of Public Hearing
1/6/2020	to	1/20/2020	Publication of Legal Notice and Certified Mailings to Adjoiners & Sign Posting
2/4/2020	to	2/4/2020	Plan Commission Conducts Public Hearing for P.U.D. and Makes Positive Recommendation
2/17/2020	to	2/18/2020	Village Board Consideration of Plan Commission Recommendation
10/22/2019	to	2/21/2020	Preparation of Final P.U.D. Plans
2/21/2020	to	2/21/2020	Submittal of Final Plans for Village and FMWRD Review and Comment with Permit Apps for Signature
2/24/2020	to	3/13/2020	Village and FMWRD Review of Final Plans (15 days)
3/16/2020	to	3/20/2020	Final Plan Revisions & Re-Submittal
3/23/2020	to	3/23/2020	Submittal of all Required Permit Applications to Jurisdictional Agencies
5/8/2020	to	5/8/2020	Potential Receipt of All Engineering Related Permits for Construction (45 days after submittal)

SCHEDULE FOR BUILDING PERMIT APPLICATIONS FOR ALTERATION OF EXISTING WINCO PLASTIC BUILDING AND NEW MEAT PACKING FACILITY WILL BE AT THE DISCRETION OF THE PROJECT ARCHITECT FOLLOWING PRELIMINARY P.U.D. APPROVAL

ACTUAL SCHEDULE SUBJECT TO VILLAGE MEETING AGENDA AVAILABILITY, VILLAGE AND FMWRD REVIEW TIMING PERMIT APPLICATION REVIEW AND PERMIT ISSUANCE AND OTHER FACTORS BEYOND THE CONTROL OF THE ENGINEER.

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: October 10, 2019
Re: Discussion of Design Build Project Delivery Model for the Silo Project

On November 1, 2017 the Village Board approved an agreement between Muller 2 (M2) and the Village of North Aurora for professional architectural consulting services. Over the next several months staff and M2 would develop a concept plan for rehabilitating and lighting the silo. Based on the agreed concept presented the Village Board, M2 prepared plans and specifications, advertised the project for letting, and conducted a pre-bid meeting on July 2, 2019. On July 12, 2019 bids were received and opened. The results of the bid opening are illustrated in the bid tabulation in the below table.

No.	Company	Bid Amount
1	R.C. Wegman Construction Co.	\$588,000
2	Paul Borg Construction Co.	\$614,000
3	Lite Construction, Inc.	\$657,000

The budget for the project was programmed in the FY 2019-2020 Route 31 TIF Fund in the amount of \$300,000. The bids received were substantially higher than the estimated project cost. At the August 5, 2019 Village Board meeting the bids were rejected and staff indicated it would evaluate options to move the project forward.

Following the meeting staff reached out to the low bidder, R.C. Wegman Construction, for potential feedback as to why the bids were higher than expected. The feedback we received identified ambiguity within the contract documents, and the lack of competitive bids from sub-contractors, as factors contributing to a higher project cost. After the bids were formally rejected, staff met with representatives of RC Wegman to determine if there were any potential savings in hiring a construction

company to work directly with the architect to refine specifications and reduce operational redundancies to lower construction costs.

As staff continued internally reviewing the project, it was determined that this project may make sense to be evaluated from the perspective of a design-build project model in comparison to the traditional design-bid-build model initially used for the silo. The design-build option presents advantages because it allows the contractor to be directly engaged in the design process. Therefore the contractor has the ability to suggest design changes to the architect that could reduce the cost of the project. In this case, since the silo documents have already been prepared, the contractor would perform a thorough review and make suggestions on where costs could be reduced. This would eliminate ambiguity that was otherwise increasing the costs of the project. Additionally the design-build contractor would be directly responsible for breaking the total project into logical parts. These parts, for example, could correspond to, site work, electrical work, masonry work, carpentry, etc. that would then be bid individually. Breaking a project into logical work groups like this encourages competition by reducing the complexity of the tasks a contractor must perform. It increases the likelihood of having more than one bidder for a work group and could contribute to a reduction in the cost of the project.

Staff identified three options to move forward with a design-build process for the Village Board to review. These options include preparing a formal request for proposal (RFP) process to solicit proposals from construction management firms, interviewing all three firms that bid on the silo restoration and illumination project, or working directly with the low bidder, R.C. Wegman Construction. After discussing the options, staff believes it may make sense to consider utilizing R.C. Wegman as the construction manager for this project should the Village Board choose to utilize the design-build process for several reasons.

R.C. Wegman has similar success working on Municipal projects. They have successfully completed the construction of River's Edge Park in Aurora, in which they worked with architect, M2, lighting consultant, Schuler and Schook and engineering consultant, WBK Engineering; all of which contributed to design the specifications for the silo restoration and illumination project. Since R.C. Wegman was the initial low bidder, has a good past working relationship with our architect, can bring potential cost savings to the project, and has had past success with design build projects, staff believes they would be a good fit for this project.

If the Village chose's to move forward with a construction manager, staff envisions they would initially be paid a flat fee to work with our design firm (M2), to review the design, suggest changes that would reduce ambiguity in the plans and suggest scope changes acceptable to the Village that could reduce cost. If the Village Board found the result of these changes acceptable, the construction manager would then prepare an ultimate project cost estimate based on the design revisions agreed to by the Village and M2. The Village would then enter into a contract with the construction manager that would establish an additional fee based on the scope and cost of the project. As construction manager they would then bid the project in parts, suggest scope changes, and be responsible for supervising subcontractors.

Staff believes that utilizing the design-build process for a unique project like the silo restoration and illumination project would be the most efficient, flexible, and cost effective project delivery model. A construction manager improves the efficiency of the project by controlling the sequence and timing of bid package lettings. It also allows the contractor the flexibility to recommend design changes that ultimately eliminate ambiguity and reduce overall project cost.

Staff is seeking direction from the Village Board as to whether to move forward with a design-build process for the silo restoration and illumination project. Should the Village Board decide to move forward with the design-build process, staff is also seeking direction on whether to move forward with R.C. Wegman Construction as construction manager or consider other options for selection.