



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, FEBRUARY 4, 2020
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated January 7, 2020.

PUBLIC HEARING

1. **Petition #20-02 (125 S. Grant Street):** The petitioner, Aurora Packing, Inc., requests the following actions in the I-3 Central Industrial District:
 - a) Approval of a Special Use for a Planned Unit Development with deviations pursuant to Section 5.3 of the North Aurora Zoning Ordinance.
 - b) Site Plan Approval.
 - c) Approval of a Plat of Consolidation pursuant to the Subdivision Ordinance.

NEW BUSINESS

1. **Petition #20-02 (125 S. Grant Street):** The petitioner, Aurora Packing, Inc., requests the following actions in the I-3 Central Industrial District:
 - a) Approval of a Special Use for a Planned Unit Development with deviations pursuant to Section 5.3 of the North Aurora Zoning Ordinance.
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OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
JANUARY 7, 2020**

CALL TO ORDER

Chairman Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Co-Chairman Jennifer Duncan, Commissioners Doug Botkin, Mark Rivecco, Anna Tuohy, Aaron Anderson and Tom Lenkart. **Not in attendance:** Commissioners Connie Holbrook and Mark Bozik.

Staff in attendance: Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth and Village Clerk Lori Murray.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated November 5, 2019

Motion for approval made by Commissioner Anderson and seconded by Commissioner Botkin. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #20-01 (Lot 3 – Randall Crossing): The petitioner requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) A Special Use to allow a Major Change to a Planned Unit Development with deviations.
 - b) Site Plan Approval

Chairman Brackett opened the public hearing. Those who planned to speak were sworn in at this time.

Ed Roberts, representing the developer and Randy Mueller of Mikols Construction were in attendance. The project will be a 3-story mixed use building in the Randall Crossing Subdivision. The project will include 13 studio and 15 one-bedroom apartments.

Community & Economic Development Director Mike Toth said that there are two requests. One is a special use for the major change in the PUD. The developer is looking to go from a restaurant pad site to a mixed-use commercial component. The required parking is 67 spaces which the developer meets.

The first deviation of the plan is the 35-foot height limitation. The developer is looking to go to 38 feet for the overall building height to accommodate parapets in the roof. There are also setback deviations. The only deviation needed is to accommodate the south portion of the property. The step back set back is an additional setback required per the PUD. It requires 1 additional foot of setback for every height over 25 feet.

There is a conflict with the existing easement. The petitioner is not requesting the building be placed in the easement. If this is approved by the Village, one of the conditions of approval is that they would do an easement abrogation, which means they would go back to the actual plat of easement and redraw it to fit within the confines of the building.

Staff is recommending approval of the special use. Part of the consideration is the site plan as well.

Chairman Bracket asked if the 67 parking spaces would be only for residential. Toth said no, they would also include commercial parking. Brackett asked what separates the commercial and residential parking. Toth said nothing. Brackett said he could see that as a problem.

Parker Grabowski, owner of the Turf Room, said that after seeing the plans, he was fine with the way it is laid out since he was not in favor of having residential right up against his business.

Toth noted that the petitioner has been told that Lot 4 will not be used for residential and that it will remain commercial.

There were no further questions or comments and Chairman Brackett then closed the public hearing.

NEW BUSINESS

1. Petition #20-01 (Lot 3 – Randall Crossing): The petitioner requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) A Special Use to allow a Major Change to a Planned Unit Development with deviations.
 - b) Site Plan Approval.

Commissioner Duncan said that she likes the idea of mixed use. Duncan asked if the extra height being requested is for aesthetic reasons. Answer, yes.

Commissioner Botkin asked, in reference to retail space #1, if the entrance is to the North. The Petitioner state that the entrance is to the north elevation and there is an access door to the patio which will be fenced off.

Commissioner Lenkart asked if the trash area for the entire building would be on the first floor. Answer, yes. Lenkart asked if the trash area would be kept cool in the restaurant area. Answer was that they have discussed a filtration system and looked at ventilation. Lenkart suggested the village follow up on this to make sure there are no issues.

Commissioner Anderson asked about the labor profile. Answer was that there would be a mix of union and nonunion workers. Anderson said the reason for his question was because there have been some recent projects that have been going on for months and it is a non-union project. Anderson said that with his personal experience, things get brought online faster when projects use unions. Anderson asked about the timeline for the project. Answer was some time in the spring. Anderson noted his concern regarding only having three handicap parking spaces for the parking lot. Toth said that the state requires an ADA spot for every 25 spaces. This project is ahead of that with the 67 spaces and three being handicapped. Toth said there is opportunity to incorporate additional ADA spaces that will not affect the number of spaces.

Tuohy clarified that the project is all rental and not rent to own. Roberts said that was correct. Tuohy asked about the average rent. Roberts said approximately \$1200/mo. Tuohy said that she shares all of the same concerns about dumpsters. Tuohy asked what type of retail businesses the petitioner envisions for the space. Roberts said a café but not sure about the retail businesses at this time.

Chairman Brackett said that the Commission can codify for Lot 4 as far as what types of businesses are not desired. Village Administrator Steve Bosco said that the more restrictions that are placed, the more likely there will be vacancies.

Tuohy said regarding dumpsters, if there a special handling to dispose of grease. Roberts said that the hotel has a grease trap and there is no mess. Roberts said he was not concerned about grease in the trash area other than what goes into the containers and those are picked up on Monday, Wednesday and Friday.

Commissioner Rivecco asked if Retail #2 will be plumbed with a grease trap in case a second restaurant goes in. Answer, yes.

Bosco said, for the record, that in no way would you ever say that just because the Plan Commission or the staff or the current developer or current code says you can't have anything but commercial there, it is never a 100% guarantee. The code says it can't have anything but commercial now but the village board might decide otherwise since they can override the code.

Motion made by Commissioner Lenkart and seconded by Commission Botkin to accept the changes in petition 20-01 including building height deviation with the exemption for the elevator shaft. Will also permit the proposed setbacks on the front, rear and both sides. **Roll Call Vote:** Commissioner Lenkart – yes, Commissioner Botkin – yes, Commissioner Duncan – yes, Commissioner Anderson – yes, Commissioner Tuohy – yes, Commissioner Rivecco – yes. **Motion approved (6-0).**

Motion for approval of the site plan made by Commissioner Rivecco and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

PLAN COMMISSIONER COMMENTS AND PROJECTS

Aurora Packing – Five phase redevelopment at Aurora Packing. The current building will be torn down and made into parking. They have purchased the property to the south and will be putting up a brand new building.

New Pump Station - Submittal from Fox Metro to do a new pump station on west side. This will come to the Plan Commission in March.

Veralife - Toth said that sales of recreational marijuana after 5 days was almost \$11 million in the state. Brackett asked if Verilife is planning to move to another location. Toth said that they are planning to sell at another location.

ADJOURNMENT

Motion to adjourn made by Commissioner Tuohy and seconded by Commissioner Lenkart. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: February 4, 2020

Petition Number: #20-02

Petitioner: Aurora Packing, Inc.

Requests: 1) Special Use - Planned Unit Development with deviations 2) Site Plan Approval 3) Plat of Consolidation

Parcel Number(s): 15-03-301-015, -016, -017, -018, -019, -020, -021, -022, -023, -028, -029, -030, -031 and 15-04-429-004.

Size: 12.6 acres

Current Zoning: I-3 Central Industrial District



Contiguous Zoning: North: R-2 Single Family Residence District, South: I-2 General Industrial District, East: Not Applicable – BNSF Right of Way, West: Not Applicable – Fox River

Current Land Use: Meat Packing, Including Slaughtering Facility; Warehousing

Comprehensive Plan Designation: 'Heavy Industrial'

BACKGROUND

For decades, Aurora Packing has operated as a slaughterhouse and meat packing facility. They are proposing a five-phase redevelopment plan where they would construct an entirely new facility, demolish the existing facility, establish adequate parking in place of the current facility and clean up the area where they are currently parking. Aurora Packing will also be acquiring, renovating and connecting the buildings located directly south to create a unified campus that would include all properties between Grant Street and South Street between the east bank of the Fox River and the BNSF right of way.

REQUESTED ACTIONS

Special Use –Planned Unit Development with deviations

Per Section 17.5.4 of the Zoning Ordinance, any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development. Per the Zoning Ordinance, *Meat Packing, Including Slaughtering* is classified as a permitted use in the I-3 Central Industrial District.

For reference purposes, the following table illustrates the yard and bulk regulations of the I-3 Central Industrial District:

Yard & Bulk Regulations	I-3
BULK REGULATIONS	
Lot Area, Minimum	None
Lot Width, Minimum	None
Building Height, Maximum	None
YARD REGULATIONS	
Front Yard, Minimum	10 ft
Front Yard Minimum Abutting Residential or Business District	40 ft
Rear Yard, Minimum	15 ft
Rear Yard, Minimum Abutting Residential or Business District	45 ft
Interior Side Yard, Minimum	None
Interior Side Yard, Minimum Abutting Residential or Business District	45 ft
Corner Side Yard, Minimum	25 ft
Floor Area Ratio (FAR)	None

Building Setbacks

The table above illustrates the yard and bulk regulations required of the I-3 Central Industrial District. The configuration of Aurora Packing's campus boundaries are atypical in that there is no clearly defined front, rear and side yards. Section 17.2.4 of the Zoning Ordinance grants authority to the Community Development Director *to receive, review and make decisions on zoning interpretations*. The table below illustrates the yard interpretation provided by the Community Development Director. Staff notes that a deviation is unnecessary as the proposed setbacks do not conflict with the district setback requirements, as interpreted by the Community Development Director.

Adjacent Property Line	Proposed Distance (Closest to Adjacent Property Line)	Yard Determination	Setback Determination
North	+822'	Front (Abutting Residential)	40'
South	49.82'	Rear	15'
East	8.34'	Interior Side	None
West	35.16'	Corner Side	25'

Landscaping Trees (Deviation Required)

Section 14.5.B.3 of the Zoning Ordinance requires shade trees to be provided for manufacturing, warehouse and distribution developments at a minimum of one tree per one thousand (1,000) square feet of total lot area, minus the area of the building. According to the submitted landscape plan, 336 trees would be required on site whereas only roughly 200 could realistically be provided. While the overall pervious area will be increased with the proposed plan, the overall impervious area of the final site would be an estimated 87% of the site, which does not leave sufficient greenspace for 336 trees. Staff finds the proposed landscape plan to adequately address on-site landscaping.

Easement Encroachment (Village Approval Required -- Easement)

In 2014, it was determined that the portion of Grant Street, along which 149 Grant Street is located, was not useful for public road purposes. As such, the Village Board approved the vacation of that portion of Grant Street. As part of the Vacation Agreement, the Village reserved an easement in, over, along, and under said portion of Grant Street for the purpose of maintaining, renewing and reconstructing any and all public service facilities which existed.

Two small segments of the proposed building are being proposed in the area that is the vacated portion of the Grant Street, which contains the Village's easement rights. As such, Village approval is needed to allow a portion of the proposed building in that area.

Off Site Parking (Village Approval Required – Village Property)

Section 13.5.6.B of the Zoning Ordinance requires parking for nonresidential uses to be located on the same lot as, or within six hundred (600) feet walking distance of, the building or use served. Off-street parking accessory to a nonresidential use shall not be located in a residential zoning district.

The proposed plan includes sixteen (16) off-street parking spaces and seven (7) ADA parking spaces adjacent to the main business entrance located on the west side of the building. One (1) off-street parking space and the seven (7) ADA parking spaces would be located on Village-owned property, which is currently being used as parking and trailer storage. Village approval would be needed to allow the proposed parking on the Village's property, which is located in the I-2 General Industrial District. Staff notes that the Village-owned property would contain all of the ADA parking spaces for the business, being the closest in proximity to the front entrance.

As there are a total of 333 parking spaces being proposed, eight (8) accessible parking spaces shall be provided. The proposed plans states that eight (8) accessible spaces are to be provided, but only illustrates seven (7).

SITE PLAN APPROVAL

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved or an addition to said uses that constitutes more than twenty-five (25) percent of total square footage of an existing structure. As the proposed phase plan includes an addition that is greater than twenty-five percent of the total square footage of an existing structure, site plan review approval is required.

PLAT OF CONSOLIDATION

The Aurora Packing campus is currently comprised of fourteen (14) separate parcels. As such, a Plat of Subdivision is being proposed to consolidate the fourteen (14) separate parcels into two lots. Lot 1 would include the main campus (12.348 acres) and Lot 2 would include the orphaned parcel (0.245 acres) in ownership of Aurora Packing. Staff notes that Lot 2 is currently being used as parking for Aurora Packing. As Lot 2 is not illustrated on the restoration plan, a condition of approval will require that any parking surfaces be removed and the lot be planted with grass and maintained as open space. Said Preliminary Plat of Subdivision has been included in the application and a Final Plat of Subdivision will be provided at Final Engineering. As part of this request, final plat consideration is being requested.

FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Special Use as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Additionally, the proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #20-02, subject to the following conditions:

1. A minimum of eight (8) accessible parking spaces shall be provided at all times.
2. The parking surface located on the proposed Lot 2 shall be removed and the remaining area be planted with grass.
3. Truck access shall be limited to the southern portion of the subject property and take access to/from South Street.
4. Construction parking shall be contained within the subject property or accommodations shall be made to transport workers to/from the site from an approved off-site location.
5. Construction traffic shall not impede on the ability of the Village and Fire Protection District to provide emergency services.
6. Outdoor storage shall be limited to vehicles, trailers and equipment. The outdoor storage of junk, garbage, waste, refuse, raw or finished materials, landscape materials or any hazardous, flammable or toxic materials shall be strictly prohibited.
7. All fencing and/or screening shall be properly maintained, sound and in good repair.

8. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO. 20-02

FILE NAME AURORA PACKING, INC

DATE STAMP

RECEIVED

I. APPLICANT AND OWNER DATA

DEC 13 2019

**VILLAGE OF
NORTH AURORA**

Name of Applicant AURORA PACKING, INC.

Applicant Address 125 S. GRANT STREET

Applicant Telephone # 630-897-0551

Email Address dtanis@aurorapacking.com

Property Owner(s) AURORA PACKING, INC FGMM PROPERTIES LLC

Owner Address 125 S. GRANT STREET 125 S. GRANT STREET

Owner Telephone # 630-897-0551 630-897-0551

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 125 S. GRANT STREET & 149 S. GRANT STREET
(indicate location if no common address)

Legal Description: See Attached

Parcel Size 12.593 acres

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

Present Zoning District I-3 CENTRAL INDUSTRIAL DISTRICT
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use I-3 SPECIAL USE P.U.D.
(Zoning Ordinance Classification)

Code Section that authorizes Special Use 5-4

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? NO

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed THE PROPOSED USE FOR THE ENTIRE PROPERTY WILL BE A USE THAT CURRENTLY EXISTS AT 125 S. GRANT STREET, i.e., SLAUGHTERING AND MEAT PACKING. THE P.U.D WILL ENCOMPASS ALL PROPERTY CURRENTLY USED BY AURORA PACKING AT 125 S. GRANT STREET AS WELL AS THE PROPERTY USED BY WINCO PLASTICS AT 149 S. GRANT STREET THAT AURORA PACKING HAS PURCHASED.

What are the existing uses of property within the general area of the Property in question? FOX RIVER TO THE WEST, I-2 SPECIAL USE FOR MINING ACROSS ROUTE 25 TO THE EAST, REAGAN MEMORIAL TOLLWAY (I-88) AND I-2 INDUSTRIAL TO THE SOUTH & R-2 TO THE NORTH WITH SEPARATION BY A COMED TRANSMISSION LINE.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) YES. THE COMPLETE REDEVELOPMENT OF THE PROPERTY, INCLUDING CONSTRUCTION OF A NEW FACILITY AND DEMOLITION OF THE EXISTING, ALONG WITH SIGNIFICANT PROPERTY IMPROVEMENT AND RESUBDIVISION OF THE PROPERTY. PRE-DEVELOPMENT CONFERENCES WITH VILLAGE STAFF HAVE ALSO CONFIRMED THIS NEED.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards: RESPONSES INSERTED BELOW

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

THE EXISTING USES OF THE PROPERTY ARE PERMITTED USES, BUT THE REDEVELOPMENT WILL REQUIRE SPECIAL USE PERMITTING DUE TO THE DEVELOPMENT STANDARDS REQUESTED BY BOTH THE APPLICANT AND THE VILLAGE

2. The proposed special use is deemed necessary for the public convenience at that location.

BASED ON CONFERENCES WITH VILLAGE STAFF, IT HAS BEEN DETERMINED BY THE APPLICANT AND THE VILLAGE THAT A P.U.D. SPECIAL USE PROCESS WILL BENEFIT ALL.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services and will be beneficial to the economic welfare of the community.

THE PROPOSED SPECIAL USE WILL ALLEVIATE CURRENT IMPACTS TO THE BANKS OF THE FOX RIVER and FOX VALLEY PARK DISTRICT PROPERTY AND ADD TO THE ECONOMIC WELFARE OF THE VILLAGE BY CREATING A LONG TERM, NEW FACILITY THAT PROVIDES JOBS, JOB SECURITY AND TAX REVENUE TO THE VILLAGE.

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

EXCEPT FOR THE EXCEPTIONS TO CODES AND ORDINANCES OF THE VILLAGE THAT ARE SPECIFICALLY LISTED IN THE ATTACHED SUMMARY, THE PROPOSED REDEVELOPMENT OF THE ENTIRE SITE WILL MEET VILLAGE CODES, STANDARDS AND APPLICABLE REGULATIONS.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

THE EXISTING CHARACTER OF THE VICINITY IS CURRENTLY PREDOMINATED BY THE "OLD" AURORA PACKING FACILITY AND HAPHAZARD USE OF THE SURROUNDING PROPERTY OF THE OWNER. THE PROPOSED P.U.D. SPECIAL USE WILL BE COMPATIBLE SINCE THE USE IS NOT CHANGING AND THE APPEARANCE OF THE NEW FACILITY WILL BE MORE HARMONIOUS WITH THE SURROUNDING AREA WITH A NEW BUILDING, REMODELING OF THE WINCO PLASTICS FACILITY, DEMOLITION OF THE OLD AURORA PACKING FACILITY AND CONSTRUCTION OF NEW EMPLOYEE AND VISITOR PARKING FACILITIES IN ACCORDANCE WITH VILLAGE CODE REQUIREMENTS.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

SINCE THE USE OF THE PROPERTY IS NOT CHANGING FROM THE PERMITTED CURRENT USES, THE REQUESTED P.U.D. SPECIAL USE WILL NOT DIMINISH THE SAFETY, USE, ENJOYMENT AND VALUE OF OTHER PROPERTY IN THE AREA. THE REDEVELOPMENT OF THIS SITE WILL REMOVE ALL PARKING AREAS CURRENTLY LOCATED ON PROPERTY OWNED BY FOX VALLEY PARK DISTRICT AND ENABLE FUTURE RIVERBANK DEVELOPMENT BY FVPD IF THEY DEEM IT APPROPRIATE.

7. The proposed special use is compatible with development on adjacent or neighboring property.

SINCE THE USE OF THE PROPERTY IS NOT CHANGING FROM THE PERMITTED CURRENT USES, THE REDEVELOPMENT OF THE SITE AS REQUESTED BY THE P.U.D. APPLICATION WILL BE MORE COMPATIBLE WITH USES ON ADJOINING PROPERTY.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

THE PROPOSED TRAFFIC CIRCULATION PLAN IS INTENDED TO UTILIZE PRIMARILY THE SOUTH ENTRANCE TO THE SITE FOR TRUCK OPERATIONS AND THE NORTH SIGNALIZED ACCESS FOR EMPLOYEE TRAFFIC. THE USE OF THE SOUTH ENTRANCE WHICH DOES NOT PERMIT LEFT TURN MOVEMENTS ONTO ILLINOIS ROUTE 25 FROM S. GRANT STREET WILL NOT BE ALTERED, KEEPING THE SAFETY CONDITIONS AT THIS LOCATION UNCHANGED. IT IS FURTHER ANTICIPATED THE MAXIMUM INCREASE IN EMPLOYMENT AT THE FACILITY (150 new, 300 existing), WITH FACILITY HOURS OF 6 A.M. to 6 P.M. DUE TO THE WORK PERIOD HOURS OF THE FACILITY NOT COINCIDING WITH PEAK A.M. AND P.M. TRAFFIC ON THE ADJOINING ROAD NETWORK, DEGRADATION OF THE LEVEL OF SERVICE AT THE ACCESS POINTS TO THIS FACILITY IS NOT ANTICIPATED.

9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

THE PROPOSED P.U.D. SPECIAL USE IS PROVIDING THE REQUIRED NUMBER OF PARKING SPACES, ADA SPACES, ACCESSIBILITY ROUTES AND IS EXCEEDING THE NUMBER OF LOADING SPACES DUE TO THE REQUIREMENTS OF THE OPERATION.

10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

THE CURRENT USES ON THE ENTIRE SITE ARE PRESENTLY SERVED BY ADEQUATE UTILITIES AND ALL OTHER NECESSARY FACILITIES. CURRENT AND PROPOSED ROAD ACCESS IS DISCUSSED IN ITEM 8 ABOVE. UTILITY IMPROVEMENTS WILL BE PROVIDED TO THE VILLAGE'S WATER SYSTEM BY REPLACEMENT OF 1,400 OF EXISTING 6" WATER MAIN WITH THE SAME LENGTH OF 12" WATER MAIN AS REQUESTED BY THE VILLAGE. SINCE THE REDEVELOPMENT OF THIS SITE WILL RESULT IN A DECREASE OF THE EXISTING IMPERVIOUS AREAS, STORMWATER DETENTION AND STORMWATER BEST MANAGEMENT PRACTICES ARE NOT REQUIRED. HOWEVER, MEASURES ARE BEING PROPOSED TO PROVIDE WATER QUALITY IMPROVEMENTS TO THE SITE STORMWATER RUNOFF.

11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

EXCEPT FOR THE EXCEPTIONS TO CODES AND ORDINANCES OF THE VILLAGE THAT ARE SPECIFICALLY LISTED IN THE ATTACHED INFORMATION, THE PROPOSED REDEVELOPMENT OF THE ENTIRE SITE WILL MEET VILLAGE CODES, STANDARDS AND APPLICABLE REGULATIONS.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
ATTACHED.
2. Legal Description of the subject property(s).
ATTACHED.
3. Illinois Land Surveyor's plat of survey.
PRELIMINARY PLAT OF SUBDIVISION PROVIDED IN LIEU OF.
4. Site Plan illustrating all existing and proposed improvements.
ATTACHED SITE PLAN, PHASING PLAN, PRELIMINARY ENGINEERING,
PRELIMINARY GRADING, PRELIMINARY LANDSCAPING AND PRELIMINARY
BUILDING ELEVATIONS.
5. Statement and supporting data regarding Standards for Special Uses (above).
ANSWERS TO SPECIAL USE STANDARDS INSERTED ABOVE.
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
SUBMITTED UNDER SEPARATE COVER.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
VILLAGE STAFF HAS DETERMINED AN INITIAL ESCROW DEPOSIT OF \$10,000
WILL BE REQUIRED. TO BE SUBMITTED UNDER SEPARATE COVER.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application.
CONSULTATION TERMINATED LETTER ATTACHED.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application
K-DSWCD LAND USE OPINION ATTACHED.

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 United States mail notices to 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.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

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.

Donald R. Jris
Applicant or Authorized Agent

12-10-19
Date

Yes / [Signature]
Owner

12-10-19
Date

SEE ATTACHED SPREADSHEET

MAILING ADDRESS

12-11-2019
Date

Notary Public



Aurora Packing, Inc. PUD Application
SUBJECT PROPERTIES AND ADJOINERS

SUBJECT PROPERTY PINs	SUBJECT PROPERTIES OWNERSHIP	VESTING DEED
15-03-301-015	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-016	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-017	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	90K12222
15-03-301-018	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1944963
15-03-301-019	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1112554
15-03-301-020	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1131794
15-03-301-021	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1494172
15-03-301-022	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-023	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-028	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000679
15-03-301-029	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	2019K051172
15-03-301-030	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000679
15-03-301-031	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	2019K051172
15-04-429-004	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 605420209	2016K000680

ADJOINING PROPERTY PINs Within 250' exclusive of R.O.W.	ADJOINING PROPERTIES OWNER(S) PER TAX RECORDS
15-04-429-002	AMERICAN NATIONAL BANK & TRUST TRUST: 300-281-04 c/o JOE MARCONI 9 S BATAVIA AVE BATAVIA, IL, 60510-2448
15-04-429-003 15-03-302-004 15-03-302-009	COMMONWEALTH EDISON CO 3 LINCOLN CTR FL 4 OAKBROOK TERRACE, IL, 60181-4204
15-03-351-002, 15-04-429-006 15-04-428-003, 15-04-428-001 15-04-428-004, 15-04-428-005 15-10-101-002, 15-04-277-004 15-10-152-017	FOX VALLEY PARK DISTRICT 101 W ILLINOIS AVE AURORA, IL, 60506-5989
15-03-351-002, 15-10-152-001 15-10-152-017, 15-10-152-018	VILLAGE OF NORTH AURORA 25 E STATE ST NORTH AURORA, IL, 60542-1684
15-10-101-006	ROCK RIVER CORPORATION TERRENCE MULLIGAN 18 HILLCREST DR SUGAR GROVE, IL 60554-9180
15-03-301-024, 15-03-501-001 15-03-501-003, 15-04-501-010 15-04-501-01, 15-10-501-001	BURLINGTON NORTHERN RAILROAD c/o PROPERTY TAX DEPARTMENT PO BOX 981089 FORT WORTH, TX 76161-0089
15-10-126-002	HEARTLAND RECYCLING-AURORA CCDD LLC JOSEPH VALINI, MGR 213 METTEL RD AURORA, IL, 60505-7000
15-03-302-007, 15-03-302-011 15-03-302-013, 15-03-302-015 15-03-303-001, 15-03-303-002 15-03-303-003, 15-03-303-004 15-03-303-005, 15-03-303-006 15-03-303-007, 15-03-303-008 15-03-303-009, 15-03-326-004,	CONCO WESTERN STONE COMPANY LAFARGE NORTH AMERICA, LAND DEPT 8700 W BRYN MAWR AVE STE 300 CHICAGO, IL, 60631-3540

AFFIDAVIT OF SIGN POSTING

To: Village of North Aurora
25 East State Street
North Aurora, Illinois 60542-1684

From: John T. Whitehouse
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554-9595

Date: January 17, 2020

Re: Petition Number 20-02

The undersigned, being first duly sworn on oath, deposes and says that the attached photographs were taken by me following the Notice of Public Hearing sign posting on January 17, 2020 at the 6 locations numbered on the attached maps. Said sign posting is at least fifteen (15) days but not greater than thirty (30) days in advance of the hearing date of February 4, 2020.

Further, this Affiant sayeth naught.

By: 

John T. Whitehouse

SUBSCRIBED and SWORN to before
me this 17th day of January, 2020.


NOTARY PUBLIC



SEE ATTACHED MAPS FOR SIGN LOCATIONS

SIGN LOCATION 1



SIGN LOCATION 2



SIGN LOCATION 3



SIGN LOCATION 4



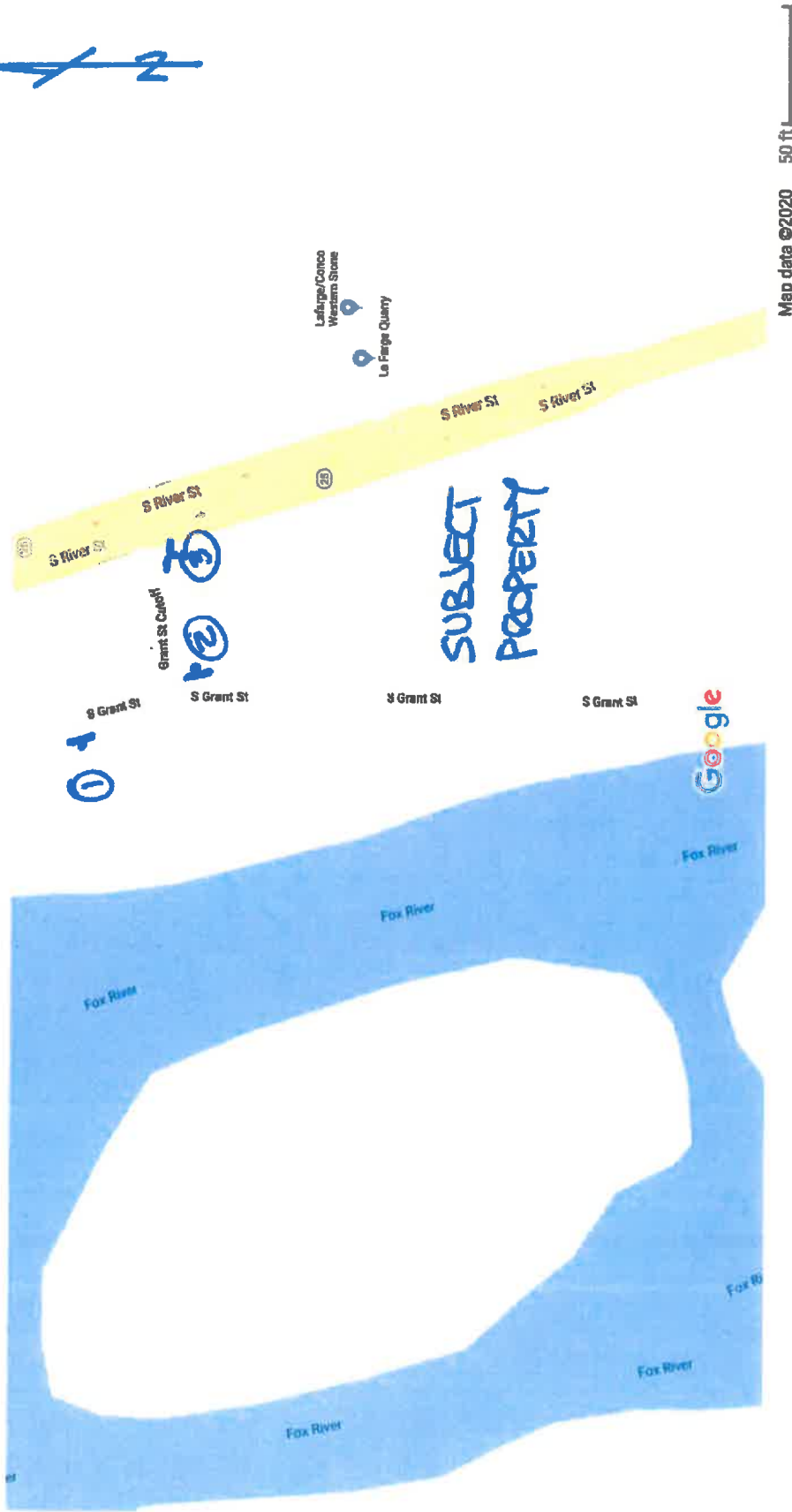
SIGN LOCATION 5



SIGN LOCATION 6







Aurora Packing Company, Inc.
New Plant Project

Aurora Packing Company is planning to construct a brand new facility adjacent to our existing plant. This proposed facility will provide expanded capacity, improved efficiencies, better product quality, and new market opportunities. Employment levels are expected to increase by 150 full-time employees.

The total capital outlay for this project is anticipated to be approximately \$75 million. Of this total, \$50 million will be dedicated to the structure and permanent fixtures with the remaining \$25 million going towards machinery and equipment.

Shinnosuke Murakami
President

Yuki Kurata
Chief Operating Officer



Engineering Enterprises, Inc.

December 11, 2019

Village President and Board of Trustees
Village of North Aurora
25 East State Street
North Aurora, IL 60542-1684

Subject: P.U.D. Special Use Request of Aurora Packing, Inc. for Redevelopment of Property at 125 and 149 S. Grant Street, North Aurora, Kane County, IL

Dear President and Board of Trustees:

Please accept this letter as an introduction to the proposed redevelopment of the subject property that is the subject of a P.U.D. Special Use application to the Village.

As you are aware, this re-development has been contemplated for some time and following preliminary meetings with your very helpful staff, Aurora Packing, Inc. has purchased the Winco Plastics facility at 149 S. Grant Street and will be redeveloping the entire 12.6 acres they now own.

Re-Development Plan

The new slaughtering and meat packing 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 fully remodeled and used for refrigeration and warehousing. During that remodeling, 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.

The demolition and re-development of the site will include removing all existing improvements from property owned by the BNSF and Fox Valley Park District that is currently use for existing operations.

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
- Stabilized and increased EAV, real estate tax revenue and employment
- Facade improvements to the existing Winco Plastics building
- Reduction in the overall impervious area on the site
- Cleanup of the riverbank area
- Parking facility improvements with landscaping and stormwater BMPs
- Removal of all existing parking from the FVPD property
- Cleanup and removal of the unsightly trailer "boneyard" currently on site

We respectfully submit this Application for Special Use and supporting material for your consideration in granting a P.U.D. Special Use for this property to enable Aurora Packing, Inc. to move forward following receipt of your approvals.

Respectfully

ENGINEERING ENTERPRISES, INC.
For Aurora Packing, Inc.

A handwritten signature in black ink, appearing to read "John T. Whitehouse". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

John T. Whitehouse, P.E., P.L.S.
Senior Project Manager

pc: Mr. Don Tanis, Aurora Packing
Mr. Dan Rousseau, ESI
Mr. Dan Frigge, ESI

LEGAL DESCRIPTION OF SUBJECT PROPERTY

A RESUBDIVISION OF LOT 11, LOT 12 AND THAT PART OF LOT 10 LYING SOUTHERLY OF A LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT, 11.3 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, 48.6 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, ALL IN BLOCK 25 OF A.H. STONE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1883 IN BOOK 6 OF PLATS, PAGE 79; ALSO,

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKES' ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1884 IN BOOK 7 OF PLATS, PAGE 8, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1998 AS DOCUMENT NO. 98K026516; ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF 8 IN BLOCK 3 IN JACOB DICKES' ADDITION TO NORTH AURORA; THENCE SOUTH 17 DEGREES, 17 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, 4.50 FEET; THENCE SOUTH 72 DEGREES, 53 MINUTES, 00 SECONDS WEST, AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 8, 308 FEET MORE OR LESS FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY RIVER BANK TO THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED WESTERLY; THENCE NORTH 88 DEGREES, 26 MINUTES 32 SECONDS EAST, ALONG SAID EXTENDED SOUTHERLY LINE AND SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING; ALSO

LOT 1, LOT 2, LOT A AND LOT B IN 149 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2013 AS DOCUMENT NO. 2013K030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PROPOSED NEW AURORA PACKING FACILITY

SOUTH GRANT STREET, NORTH AURORA, IL

PRELIMINARY (12-13-19)

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 be needed to re-develop and expand the Aurora Packing Facility on S. Grant Street. This listing may be modified during or after Village review and before publication is made for the public hearing anticipated to be on February 4, 2020.

Necessary and Potential Zoning Variations:

CURRENT AND PROPOSED ZONING

- I-3 Central Industrial District, R-2 Residential (small area at north end)

CURRENT AND PROPOSED USE

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

PARKING AND LOADING

- Facility Production & Office Area = 146,067 SF M.O.L.
- Parking Spaces Required = 293 (2/1000 SF)
- Parking Spaces Provided = 333
- **EXCEPTION REQUIRED FOR 8 AUTOMOBILE PARKING SPACES BEING PROPOSED ON VILLAGE OWNED PROPERTY.**
- Loading Spaces Required = 4
- Loading Spaces Provided = 16 (5 INDOOR)

BULK REGULATIONS

** Setbacks	<u>Required</u>	<u>Provided</u>
Front	10'	Variable **See Note
Rear	15'	6' minimum requested
Side	25'	50'
Floor Area Ratio	None	N/A

Lot Area	0	12.593 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:** IT WILL NEED TO BE DETERMINED WHICH YARDS OF THIS PROPERTY CONSTITUTE FRONT, REAR AND SIDE. DUE TO PRIOR VACATIONS OF S. GRANT STREET, THE ONLY "PUBLIC" ROAD FRONTAGE OF THIS PROPERTY IS APPROXIMATELY 48 FEET AT THE NORTH END WHERE S. GRANT STREET TURNS EAST TO CROSS THE RAILROAD TRACKS AT ILLINOIS ROUTE 25.

VARIATIONS OR EXCEPTION WILL BE 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 MAXIMUM ENCROACHMENT INTO THE AFOREMENTIONED EASEMENTS WILL BE 13 FEET. THE MAXIMUM SQUARE FOOTAGE OF THE NEW BUILDING THAT WILL ENCROACH INTO THESE EASEMENTS IS 1,500 SQUARE FEET. 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. No exceptions requested to the PUD procedures.

Exceptions to Landscaping and Signage Requirements

- Section 14-5-B.3 requires 336 trees for industrial development. Reasonable, only 200 trees more or less can be installed on the property due to the redevelopment which is actually decreasing the on-site impervious area by over an acre. It is intended all other landscaping requirement will be met as much as reasonably possible.
- No variations to the Village's signage provisions are being requested.

Exceptions to Village Engineering Standards

- None anticipated other than some potential utility phasing to allow seamless changeover from existing facility to new facility that will involve municipal water operations.

Exceptions to Subdivision Ordinance

- The subject property, currently comprised of 14 PINs is being subdivided to consolidate these 14 PINs into 2 and to reduce the legal descriptions for the properties to several lines versus multiple paragraphs.
- A Preliminary Plat of Subdivision is included in the P.U.D. application and a Final Plat of Subdivision will be provided at Final Engineering. Any necessary new easements required by the Village will be provided.
- 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.



PROPOSED NEW AURORA PACKING FACILITY
SOUTH GRANT STREET, NORTH AURORA, IL
REVISED PRELIMINARY (1-30-20)
TRAFFIC IMPACT ASSESSMENT

The below assessment is provided in support of the P.U.D. Special Use request of the owners of Aurora Packing, Inc. for full redevelopment of the properties located at 125 and 149 South Grant Street. The complete redevelopment of the subject properties consists of a \$75 million investment by the owners which will result in long term employment and property value benefits to the resident of the Village.

The current property consists of the existing Aurora Packing slaughtering and meat packing facility and the Winco Plastics recycling facility. Aurora Packing has purchased the Winco building and will remodel the interior of the existing buildings for use as their refrigeration/freezer and warehousing facility. This 53,100 square foot existing building currently grinds and ships approximately 200,000 pounds of recycled plastic per week.

Winco Plastics' on -site employment is approximately 10 with total daily semi-trailer traffic of 8.

A representative evaluation of weekday traffic at the northerly and southerly entrances to Aurora Packing, based on actual machine and visual counts taken on Thursday, 1-16-2020 and Tuesday, 1-28-2020 is as follows for the total weekday automobile and truck volumes and the automobile and truck volumes associated with the A.M. Peak Hour and the P.M. Peak Hour. Please refer to the exhibits attached hereto for a graphical representation of the data.

<u>Weekday, Total Traffic at North Entrance</u>	<u>Automobiles</u>	<u>Trucks</u>	<u>EXHIBIT 1</u>
West from Route 25	898	33	
East to Route 25	742	21	
South into Aurora Packing	231	32	
North from Aurora Packing	199	21	
North on Grant Street	793	2	
South on Grant Street	687	1	

Weekday, Peak A.M. Hour, North Entrance to APC (5:00 A.M. to 6:00 A.M.)**EXHIBIT 2**

	<u>Automobiles</u>	<u>Trucks</u>
West from Route 25	76	1
East to Route 25	32	0
South into Aurora Packing	100	1
North from Aurora Packing	12	0
North on Grant Street	10	0
South on Grant Street	54	0

Weekday, Peak P.M. Hour, North Entrance to APC (5:30 P.M. to 6:30 P.M.)**EXHIBIT 3**

West from Route 25	41	1
East to Route 25	114	0
South into Aurora Packing	7	1
North from Aurora Packing	71	0
North on Grant Street	45	0
South on Grant Street	54	0

Weekday, Total Traffic at South Entrance**EXHIBIT 4**

West from Route 25	241	29
East to Route 25	273	44
North into Aurora Packing	171	12
South from Aurora Packing	203	28
South into Window Facility	70	17
North from Window Facility	70	16

Weekday, Peak A.M. Hour, South Entrance to APC (5:00 A.M. to 6:00 A.M.)**EXHIBIT 5**

West from Route 25	69	3
East to Route 25	8	3
North into Aurora Packing	57	0
South from Aurora Packing	8	1
South into Window Facility	12	3
North from Window Facility	0	2

Weekday, Peak P.M. Hour, South Entrance to APC (5:30 P.M. to 6:30 P.M.)**EXHIBIT 6**

West from Route 25	7	0
East to Route 25	49	1
North into Aurora Packing	6	0
South from Aurora Packing	42	1
South into Window Facility	1	0
North from Window Facility	7	0

Aurora Packing operation staff estimates the following employment statistics for arrival and departure from work and the arrival and departure of truck traffic based on an increase of employment from 300 to 450 and a doubling of facility production.

EMPLOYEES

<u>Arrivals:</u>	<u>Existing</u>	<u>Proposed</u>	<u>% Change</u>
5:00 - 6:00 AM	175	250	43%
6:00 - 7:00 AM	100	150	50%
7:00 - 8:00 AM	25	50	100%
<u>Departures:</u>	<u>Existing</u>	<u>Proposed</u>	
3:30 - 4:30 PM	100	150	50%
4:30 - 5:30 PM	75	200	266%
5:30 - 6:30 PM	125	100	-20%

TRUCKS

<u>Arrivals:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Departures:</u>	<u>Existing</u>	<u>Proposed</u>
5:00 - 7:00 AM	3	6	5:00 - 7:00 AM	2	4
7:00 - 9:00 AM	3	6	7:00 - 9:00 AM	2	4
9:00 - 11:00 AM	3	6	9:00 - 11:00 AM	2	4
11:00 - 1:00 PM	1	2	11:00 - 1:00 PM	2	4
1:00 - 3:00 PM	1	2	1:00 - 3:00 PM	2	4
3:00 - 5:00 PM	1	2	3:00 - 5:00 PM	3	6
5:00 - 8:00 PM	3	6	5:00 - 8:00 PM	2	4

Based on the current and projected maximum employment at the new facility, and estimated arrival and departure times of various segments of employees, the following impacts are projected for the automobile and truck traffic associated with Aurora Packing.

The total Average Daily Traffic for the facility is expected to increase by 50% for automobiles and 100% for trucks. Since the increase in truck traffic is expected to be equally spread throughout the 5 AM to 8 PM hours, the expected doubling of the number of trucks will not be of significance. Also, since the truck traffic is minimal during A.M. and P.M. peak hour employee traffic, the impact on those hours will be minimal.

The A.M. peak hour of employee automobile traffic is projected to occur at the same 5:00 to 6:00 hour while the P.M. peak hour may shift slightly forward from 5:30 to 6:30 to one hour earlier.

Since traffic at the north entrance/exit to the facility is controlled by the traffic signal, it is projected the P.M. peak hour traffic will shift to a higher percentage using the south entrance/exit for departure.

It should be noted that employee departure times vary based on completion of the days production activities. Though typical daily operations occur between 6 A.M. and 6 P.M., specific shift times are not established.

Existing access to and from the site for employees is primarily via the signalized intersection of Illinois Route 25 and South Grant Street and to and from the north along South Grant Street to and from State Street. Distribution between the north access to the facility (53%) and the south access to the facility (47%) is not expected to change.

Significant ride sharing and employee drop-off and pick-up by family members occurs for approximately 30% of employees. (15% ride sharing and 15% drop-off/pick-up). These percentages are not expected to change with the proposed facility so the overall employee increase of 150 personnel will generate an approximate increase of 128 inbound trips and 128 outbound trips scattered throughout the 3-hour arrival period and the 3-hour departure period. The average increase will therefore be approximately 43 vehicles per hour, likely weighted toward the peak arrival and departure hours.

Considering the average daily traffic on Illinois Route 25 of approximately 9,000 vehicles the increase in this volume due to the Aurora Packing Facility redevelopment will be less than 3%.

Truck access to the site is relatively split between the north entrance to the facility and the south entrance. Since truck usage of the entrances does not coincide with the A.M. and P.M. peak hours for employee traffic, the doubling of the truck traffic will not have an impact on the employees. However, we would recommend that facility operations include instructions to inbound and outbound truckers to favor the south entrance so impact and the signalized intersection and traffic on S. Grant Street are minimized with the increase in truck traffic.

It is intended that ALL truck traffic will be prohibited from using South Grant Street between the facility and State Street. Our traffic observations yielded only 1 truck from Aurora Packing heading north on S. Grant Street while the other truck observed was from Route 25.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read "John T. Whitehouse". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

John T. Whitehouse, P.E. P.L.S.
Senior Project Manager



Engineering
Enterprises,
Inc.

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PROJECT NO: P18034/B
FILE NO: P18034B - TRFMOVE

LEGEND

XXX/XX AUTOS/TRUCKS



EXHIBIT 1
WEEKDAY TRAFFIC
VOLUMES
APC ENTRANCE
NORTH

LEGEND

XXX - WEEKDAY 24 HR TOTAL
00:00 to 23:59, 01-28-20

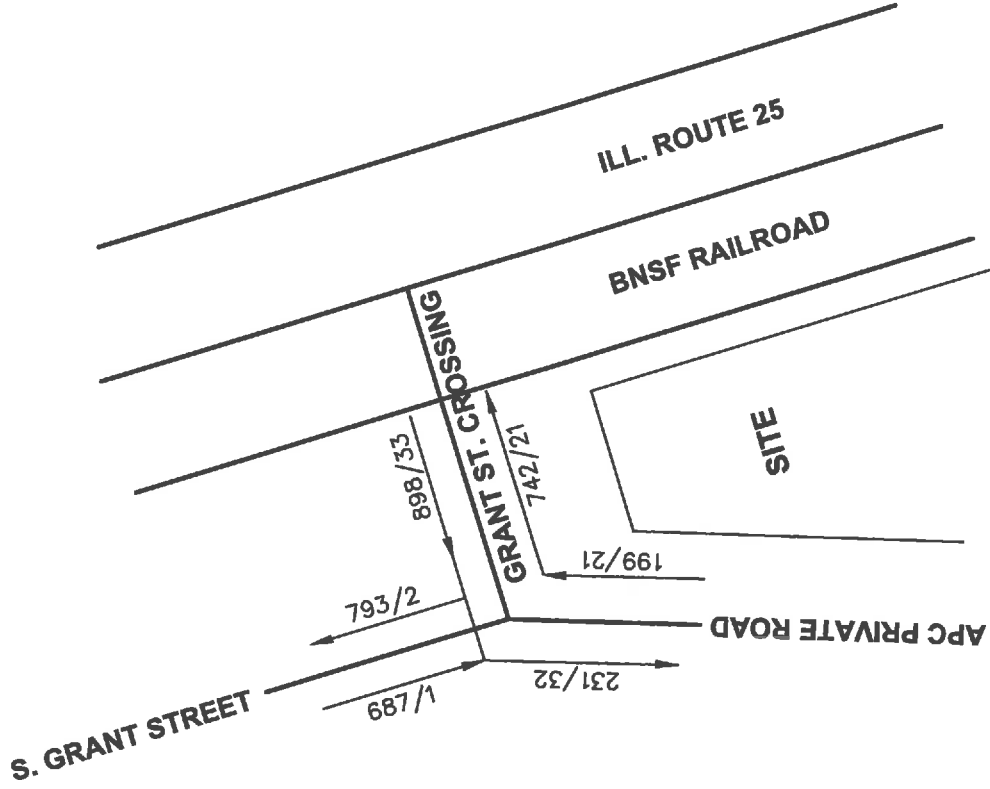


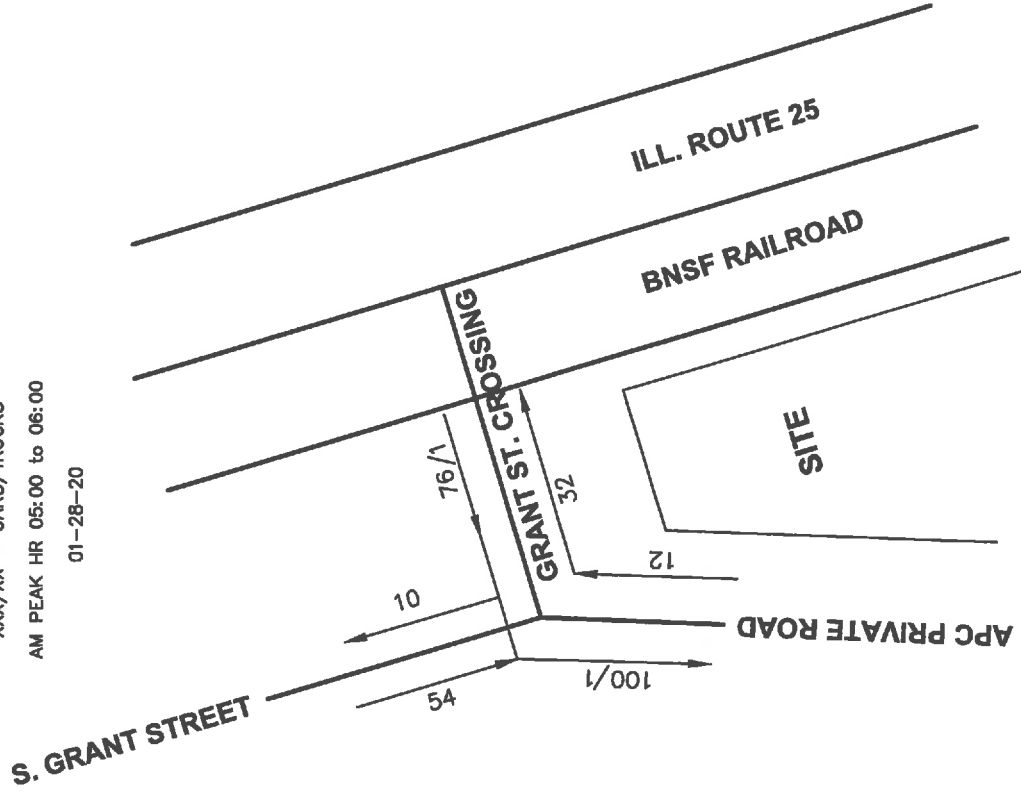


EXHIBIT 2

**EXISTING
WEEKDAY TRAFFIC
VOLUMES
A.M. PEAK HOUR
APC ENTRANCE
NORTH
1-28-2020**

LEGEND

XXX/XX - CARS/TRUCKS
AM PEAK HR 05:00 to 06:00
01-28-20



PROJECT NO: P18034/B
FILE NO: P18034B - TRFMOVE



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Inc.**

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EXHIBIT 3

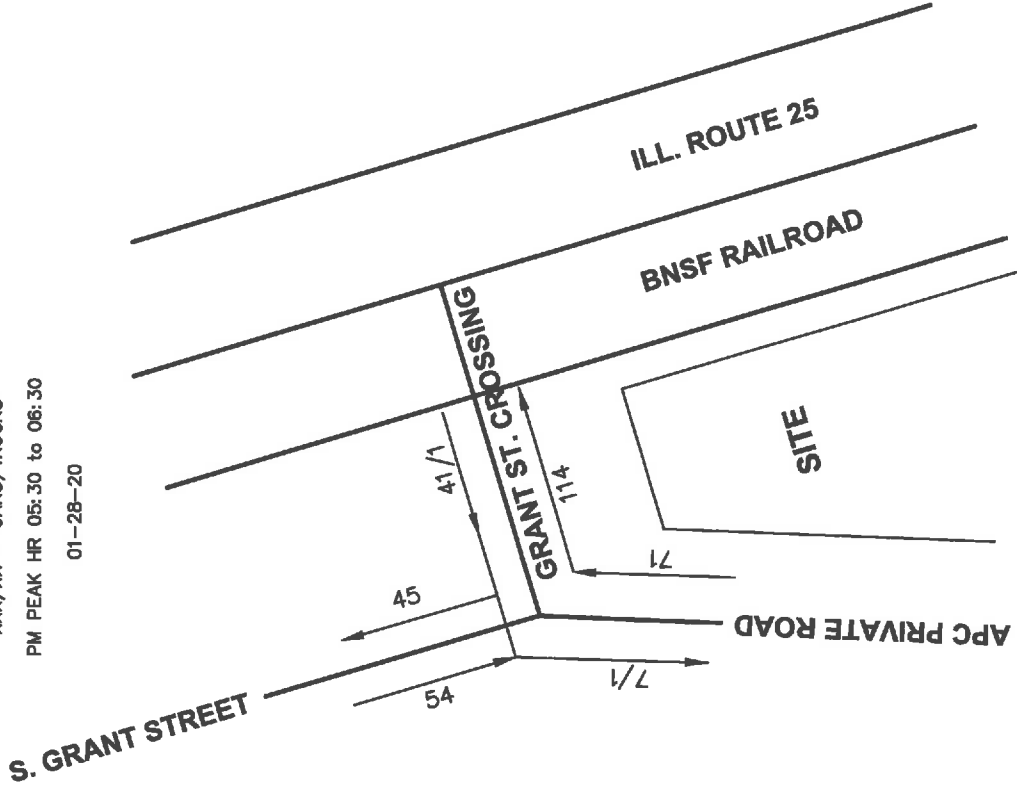
**EXISTING
WEEKDAY TRAFFIC
VOLUMES
P.M. PEAK HOUR
APC ENTRANCE
NORTH
1-28-2020**

LEGEND

XXX/XX - CARS/TRUCKS

PM PEAK HR 05:30 to 06:30

01-28-20



PROJECT NO: P18034/B
FILE NO: P18034B - TRFMOVE



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Enterprises,
Inc.**

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Inc.

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PROJECT NO: P10046
FILE NO: P18034B - TRFMOVE

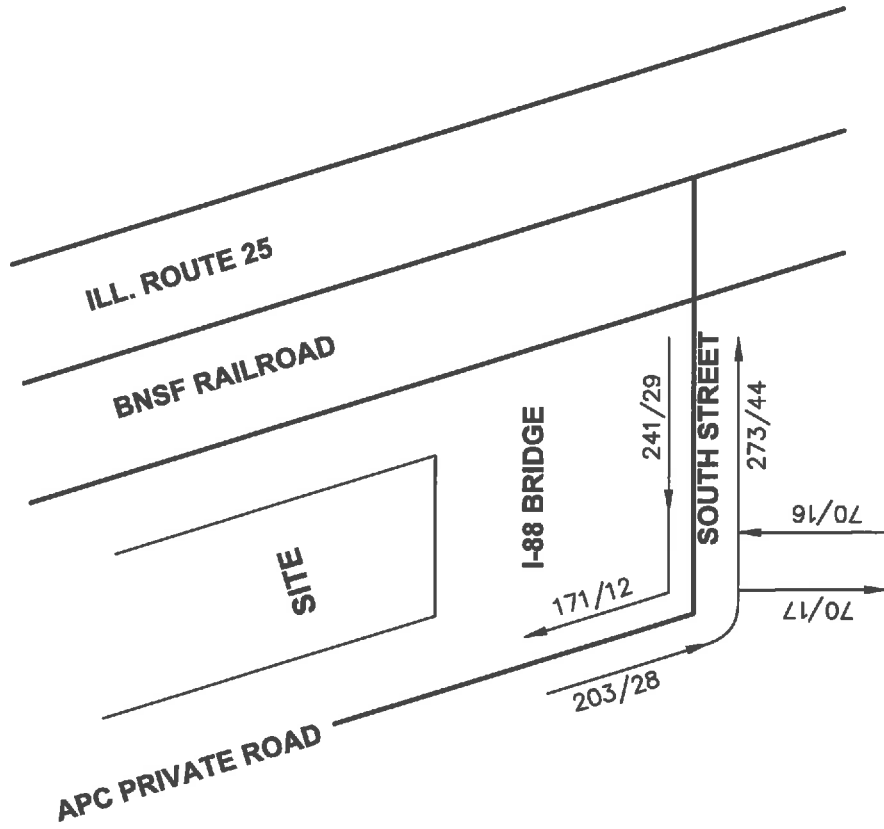
LEGEND

XXX/XX - CARS/TRUCKS



EXHIBIT 8
WEEKDAY TRAFFIC
VOLUMES
APC ENTRANCE
SOUTH
LEGEND

WEEKDAY 24 HR TOTAL
00:00 to 23:59, 01-28-20





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Enterprises,
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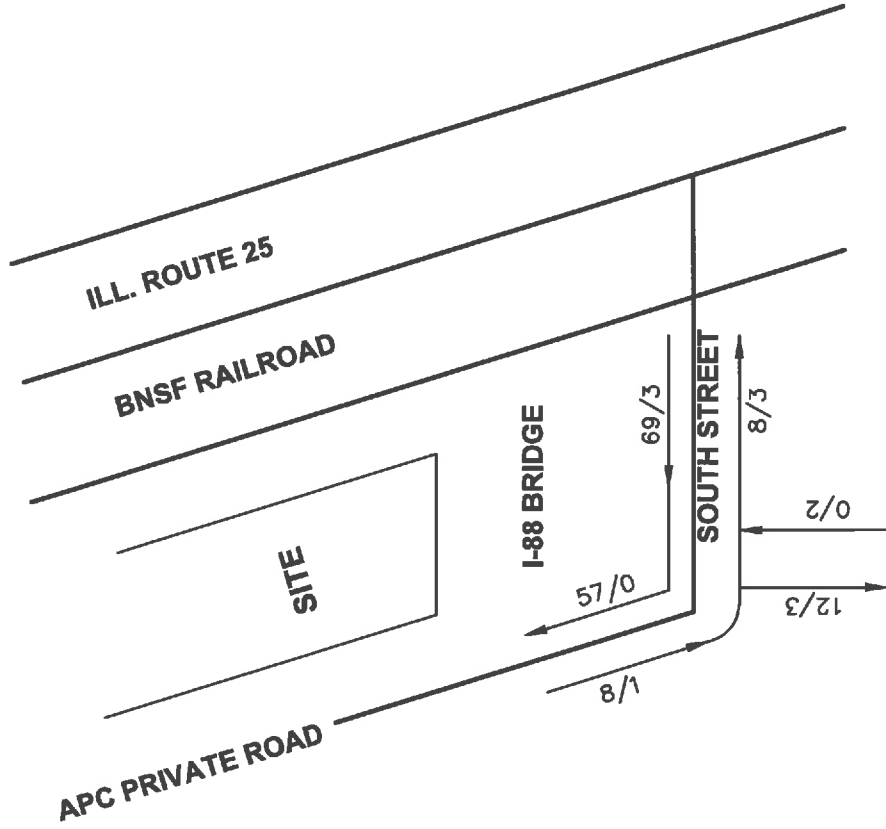
PROJECT NO: P10046
FILE NO: P18034B - TRFMOVE

LEGEND

XXX/XX - CARS/TRUCKS
AM PEAK HR 05:00 to 06:00
01-28-20



EXHIBIT 5
EXISTING
WEEKDAY TRAFFIC
VOLUMES
A.M. PEAK HOUR
APC ENTRANCE
SOUTH
1-28-2020



Engineering Enterprises, Inc.

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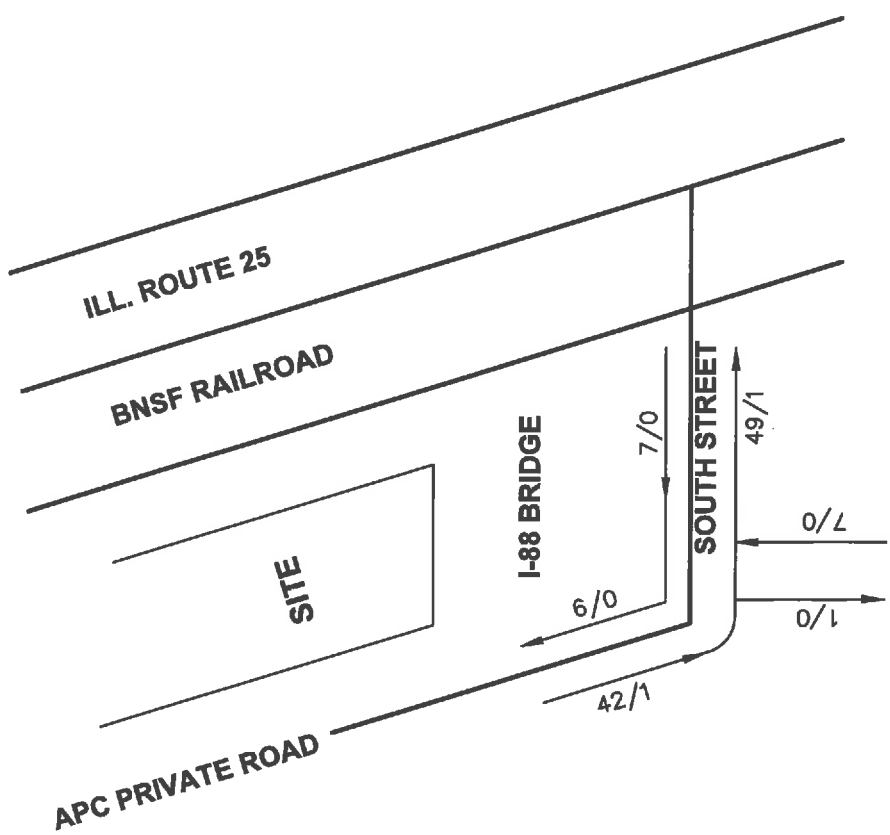
PROJECT NO: P10048
FILE NO: P18034B - TRFMOVE

LEGEND

XXX/XX - CARS/TRUCKS
PM PEAK HR 05:30 to 06:30
01-28-20



EXHIBIT 6
EXISTING
WEEKDAY TRAFFIC
VOLUMES
P.M. PEAK HOUR
APC ENTRANCE
SOUTH
1-28-2020



PRELIMINARY PLAT AURORA PACKING COMPANY

BEING A RESUBDIVISION OF PART OF LOT 10, LOTS 11 AND 12 IN BLOCK 25 OF A.H. STONE'S SUBDIVISION, LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3 IN JACOB DICKES' ADDITION, LOTS 1, 2, A AND B IN 149 GRANT STREET SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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ALSO,

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKES' ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1884 IN BOOK 7 OF PLATS, PAGE 8, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1998 AS DOCUMENT NO. 98K026516;

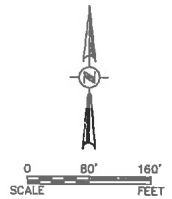
ALSO,

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ALSO

LOT 1, LOT 2, LOT A AND LOT B IN 149 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2013 AS DOCUMENT NO. 2013K030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.



LOT 1
AREA = 12.348 ACRES

LOT 2
AREA = 0.245 ACRES

STATE OF ILLINOIS
JSS
COUNTY OF KANE

THIS IS TO CERTIFY THAT ME, ENGINEERING ENTERPRISES INC., HAVE PERFORMED A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PRELIMINARY PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK PERFORMED FEBRUARY 15, 2019.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 6TH DAY OF DECEMBER, 2019.

BY: *John T. Whitehouse*
JOHN T. WHITEHOUSE, II, PROF. LAND SURVEYOR #2724
(EXPIRES 11-30-20)

ENGINEERING ENTERPRISES, INC.
PROFESSIONAL DESIGN FIRM #64-002003
(EXPIRES 04-30-21)



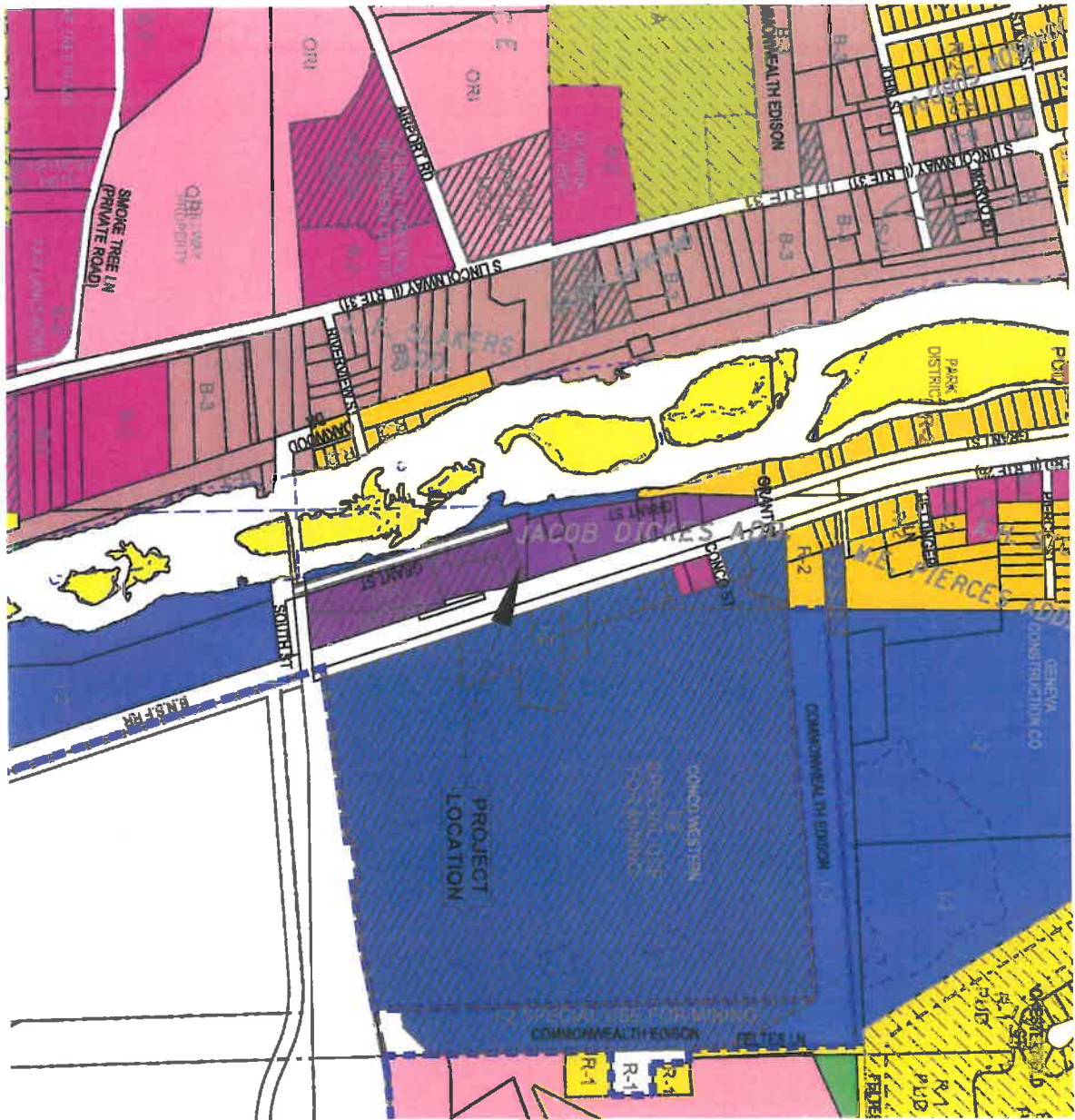
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60054
630.455.6700 / www.eaiweb.com

AURORA PACKING, INC.
125 SOUTH GRANT ST.
NORTH AURORA, IL 60542

ESI DESIGN SERVICES
950 WALNUT RIDGE DR.
HARTLAND, WI 53029
(262) 369-3535

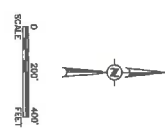
NO.	DATE	REVISIONS

DATE: DECEMBER 04, 2019
PROJECT NO. P18034/B
FILE NO P18034B PLAT OF SUBDIVISION
PAGE 1 OF 1



ZONING LEGEND

R-1	RESIDENTIAL SINGLE-FAMILY	P-1	PROFESSIONAL OFFICE
R-2	RESIDENTIAL TWO-FAMILY	P-2	PROFESSIONAL SERVICE
R-3	RESIDENTIAL THREE-FAMILY	P-3	PROFESSIONAL SERVICE
R-4	RESIDENTIAL FOUR-FAMILY	P-4	PROFESSIONAL SERVICE
R-5	RESIDENTIAL FIVE-FAMILY	P-5	PROFESSIONAL SERVICE
R-6	RESIDENTIAL SIX-FAMILY	P-6	PROFESSIONAL SERVICE
R-7	RESIDENTIAL SEVEN-FAMILY	P-7	PROFESSIONAL SERVICE
R-8	RESIDENTIAL EIGHT-FAMILY	P-8	PROFESSIONAL SERVICE
R-9	RESIDENTIAL NINE-FAMILY	P-9	PROFESSIONAL SERVICE
R-10	RESIDENTIAL TEN-FAMILY	P-10	PROFESSIONAL SERVICE
R-11	RESIDENTIAL ELEVEN-FAMILY	P-11	PROFESSIONAL SERVICE
R-12	RESIDENTIAL TWELVE-FAMILY	P-12	PROFESSIONAL SERVICE
R-13	RESIDENTIAL THIRTEEN-FAMILY	P-13	PROFESSIONAL SERVICE
R-14	RESIDENTIAL FOURTEEN-FAMILY	P-14	PROFESSIONAL SERVICE
R-15	RESIDENTIAL FIFTEEN-FAMILY	P-15	PROFESSIONAL SERVICE
R-16	RESIDENTIAL SIXTEEN-FAMILY	P-16	PROFESSIONAL SERVICE
R-17	RESIDENTIAL SEVENTEEN-FAMILY	P-17	PROFESSIONAL SERVICE
R-18	RESIDENTIAL EIGHTEEN-FAMILY	P-18	PROFESSIONAL SERVICE
R-19	RESIDENTIAL NINETEEN-FAMILY	P-19	PROFESSIONAL SERVICE
R-20	RESIDENTIAL TWENTY-FAMILY	P-20	PROFESSIONAL SERVICE
R-21	RESIDENTIAL TWENTY-ONE-FAMILY	P-21	PROFESSIONAL SERVICE
R-22	RESIDENTIAL TWENTY-TWO-FAMILY	P-22	PROFESSIONAL SERVICE
R-23	RESIDENTIAL TWENTY-THREE-FAMILY	P-23	PROFESSIONAL SERVICE
R-24	RESIDENTIAL TWENTY-FOUR-FAMILY	P-24	PROFESSIONAL SERVICE
R-25	RESIDENTIAL TWENTY-FIVE-FAMILY	P-25	PROFESSIONAL SERVICE
R-26	RESIDENTIAL TWENTY-SIX-FAMILY	P-26	PROFESSIONAL SERVICE
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R-43	RESIDENTIAL FORTY-THREE-FAMILY	P-43	PROFESSIONAL SERVICE
R-44	RESIDENTIAL FORTY-FOUR-FAMILY	P-44	PROFESSIONAL SERVICE
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R-65	RESIDENTIAL SIXTY-FIVE-FAMILY	P-65	PROFESSIONAL SERVICE
R-66	RESIDENTIAL SIXTY-SIX-FAMILY	P-66	PROFESSIONAL SERVICE
R-67	RESIDENTIAL SIXTY-SEVEN-FAMILY	P-67	PROFESSIONAL SERVICE
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R-69	RESIDENTIAL SIXTY-NINE-FAMILY	P-69	PROFESSIONAL SERVICE
R-70	RESIDENTIAL SEVENTY-FAMILY	P-70	PROFESSIONAL SERVICE
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R-78	RESIDENTIAL SEVENTY-EIGHT-FAMILY	P-78	PROFESSIONAL SERVICE
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R-86	RESIDENTIAL EIGHTY-SIX-FAMILY	P-86	PROFESSIONAL SERVICE
R-87	RESIDENTIAL EIGHTY-SEVEN-FAMILY	P-87	PROFESSIONAL SERVICE
R-88	RESIDENTIAL EIGHTY-EIGHT-FAMILY	P-88	PROFESSIONAL SERVICE
R-89	RESIDENTIAL EIGHTY-NINE-FAMILY	P-89	PROFESSIONAL SERVICE
R-90	RESIDENTIAL NINETY-FAMILY	P-90	PROFESSIONAL SERVICE
R-91	RESIDENTIAL NINETY-ONE-FAMILY	P-91	PROFESSIONAL SERVICE
R-92	RESIDENTIAL NINETY-TWO-FAMILY	P-92	PROFESSIONAL SERVICE
R-93	RESIDENTIAL NINETY-THREE-FAMILY	P-93	PROFESSIONAL SERVICE
R-94	RESIDENTIAL NINETY-FOUR-FAMILY	P-94	PROFESSIONAL SERVICE
R-95	RESIDENTIAL NINETY-FIVE-FAMILY	P-95	PROFESSIONAL SERVICE
R-96	RESIDENTIAL NINETY-SIX-FAMILY	P-96	PROFESSIONAL SERVICE
R-97	RESIDENTIAL NINETY-SEVEN-FAMILY	P-97	PROFESSIONAL SERVICE
R-98	RESIDENTIAL NINETY-EIGHT-FAMILY	P-98	PROFESSIONAL SERVICE
R-99	RESIDENTIAL NINETY-NINE-FAMILY	P-99	PROFESSIONAL SERVICE
R-100	RESIDENTIAL HUNDRED-FAMILY	P-100	PROFESSIONAL SERVICE



DATE: 10/10/2018
DRAWN BY: J. DICKES
CHECKED BY: J. DICKES
SCALE: 1" = 100'

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

5 YEARS
SES

ESI
DESIGN SERVICES
SMART BUILDING SOLUTIONS

AREA
PLAN
C.0

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1 WEST ELEVATION



2 EAST ELEVATION

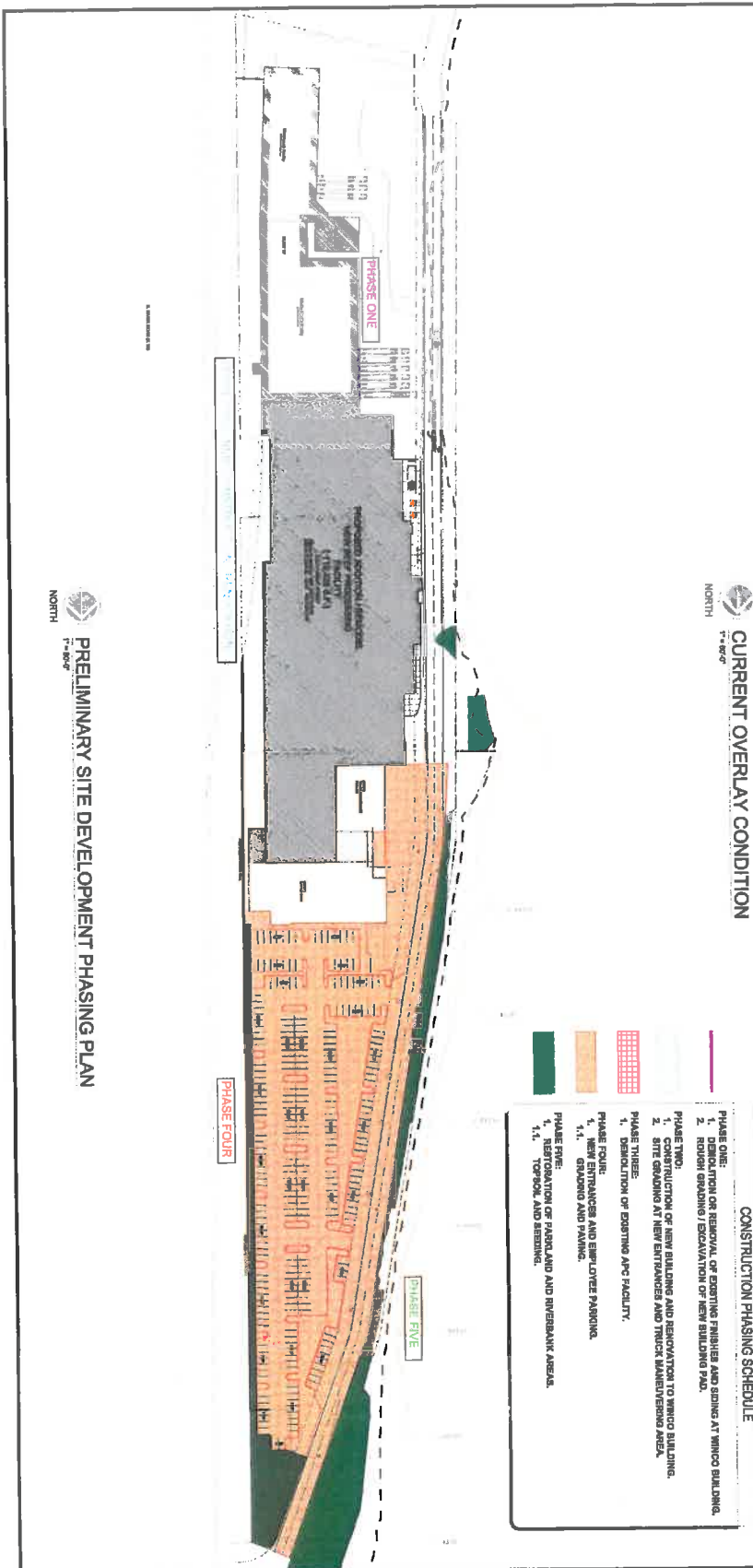


3 WEST ELEVATION ENLARGED





CURRENT OVERLAY CONDITION



PRELIMINARY SITE DEVELOPMENT PHASING PLAN

- CONSTRUCTION PHASING SCHEDULE**
- PHASE ONE:**
 - 1. DEMOLITION OF EXISTING BUILDING AND SITES AT WINCO BUILDING.
 - 2. ROUGH GRADING / EXCAVATION OF NEW BUILDING PAD.
 - PHASE TWO:**
 - 1. CONSTRUCTION OF NEW BUILDING AND RECONSTRUCTION TO WINCO BUILDING.
 - 2. SITE GRADING AT NEW ENTRANCES AND TRUCK RAMP/STORAGE AREA.
 - PHASE THREE:**
 - 1. DEMOLITION OF EXISTING AND NEW BUILDING.
 - PHASE FOUR:**
 - 1. NEW ENTRANCES AND EMPLOYEE PARKING.
 - 2. GRASSING AND PAVING.
 - PHASE FIVE:**
 - 1. RESTORATION OF PLANT AND ANIMAL RIVERBANK AREAS.
 - 2. TOP SOIL AND SEEDING.

PH1

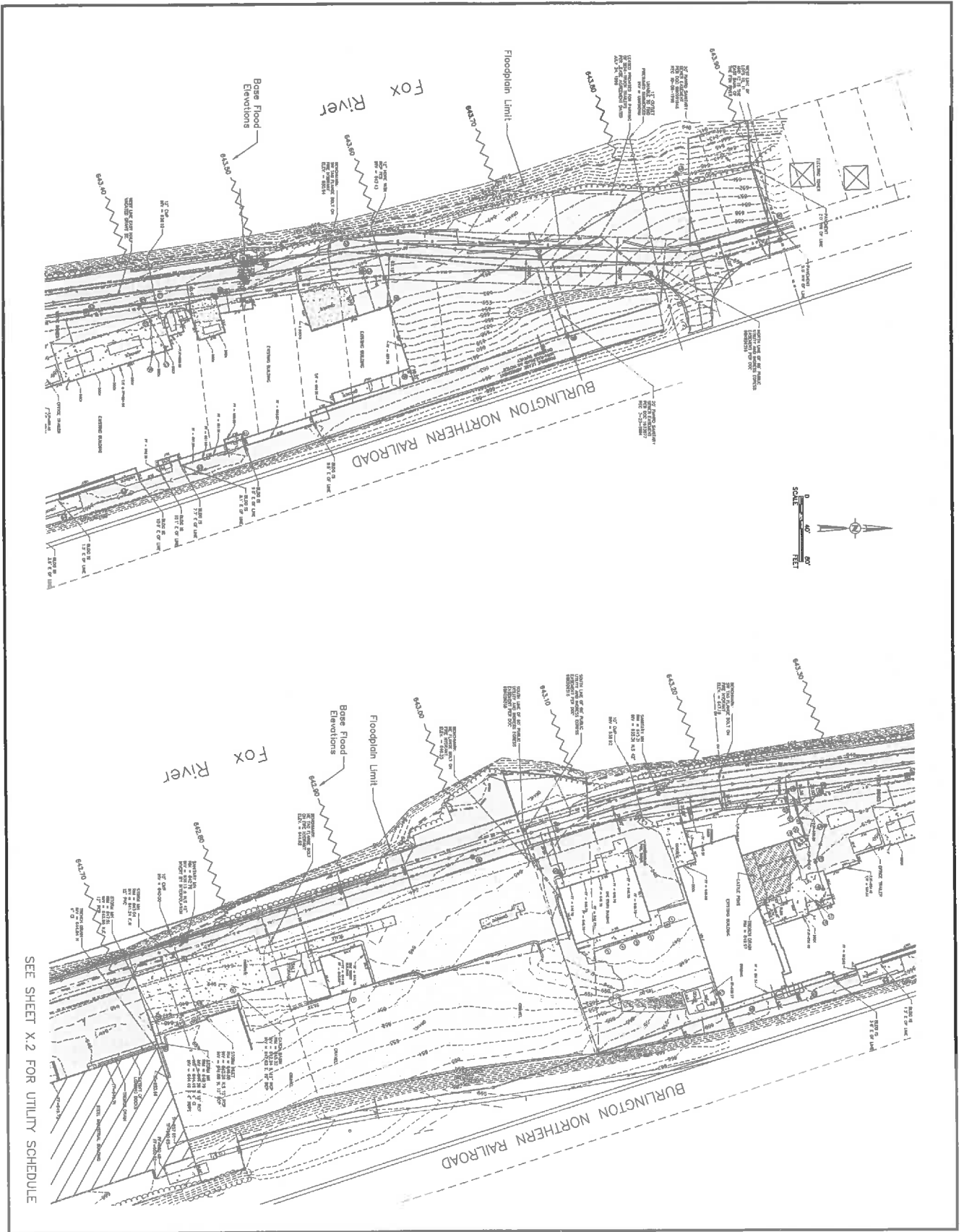
PHASING PLAN

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NORTH AURORA, IL 60542



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2000 N. 120TH ST.
AURORA, IL 60542



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	PROJECT NUMBER 1501-000-0001	PROJECT NUMBER 1501-000-0001	PROJECT NUMBER 1501-000-0001	PROJECT NUMBER 1501-000-0001	PROJECT NUMBER 1501-000-0001

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AURORA PACKING COMPANY
NORTH AURORA, IL 60542

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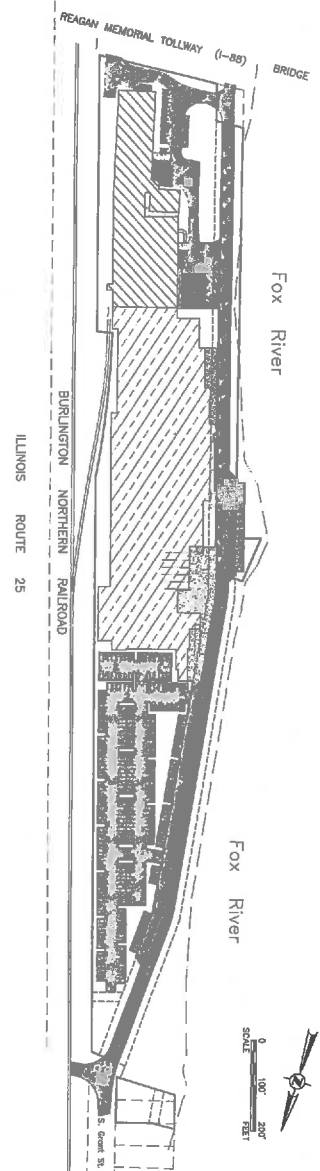


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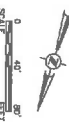
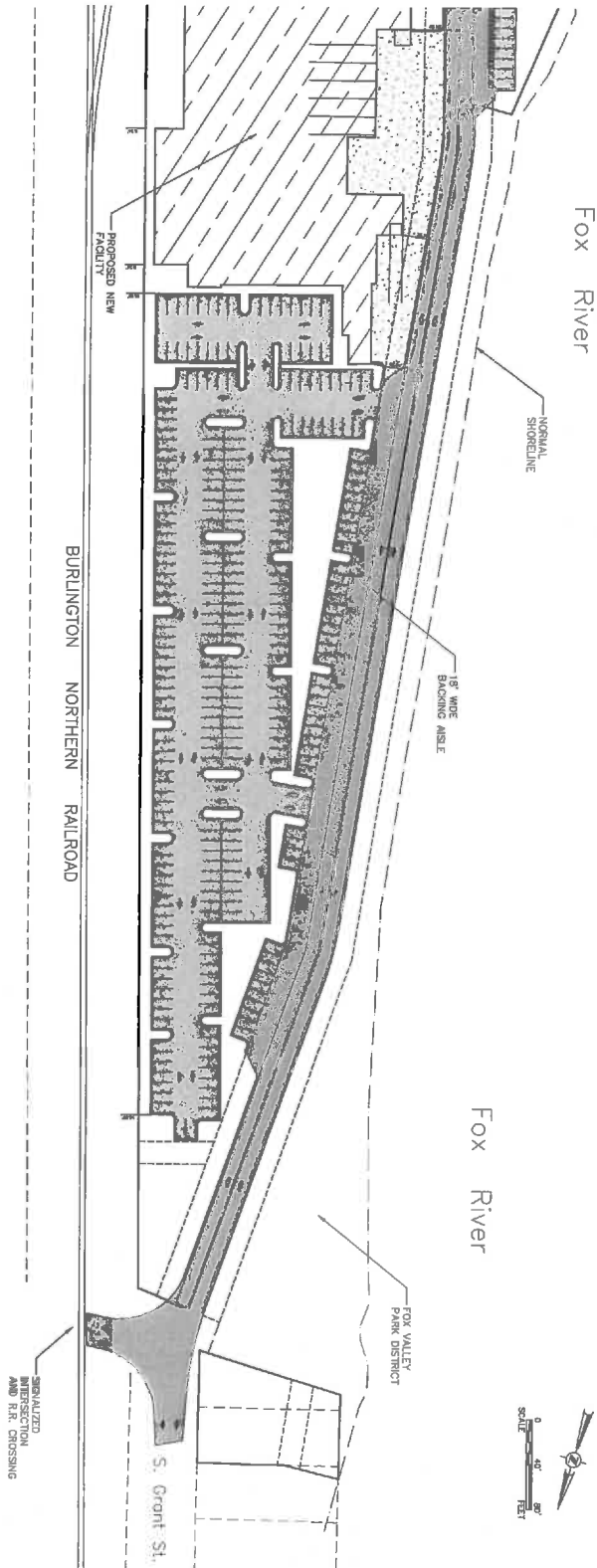
X.2

Overall Site Plan



Site Data Table

Site Area:	12.593 acres
Existing Buildings Area:	152,593 SF
Proposed Buildings Area:	202,584 SF
Proposed Production & Office Area:	148,067 SF
Existing Impervious Area:	512,385 SF
Proposed Impervious Area:	476,761 SF
Required Parking Spaces:	283
Proposed Parking Spaces:	333 (incl. 8 ADA)
Required Loading Spaces:	4
Proposed Loading Spaces:	16 (5 INDOOR)



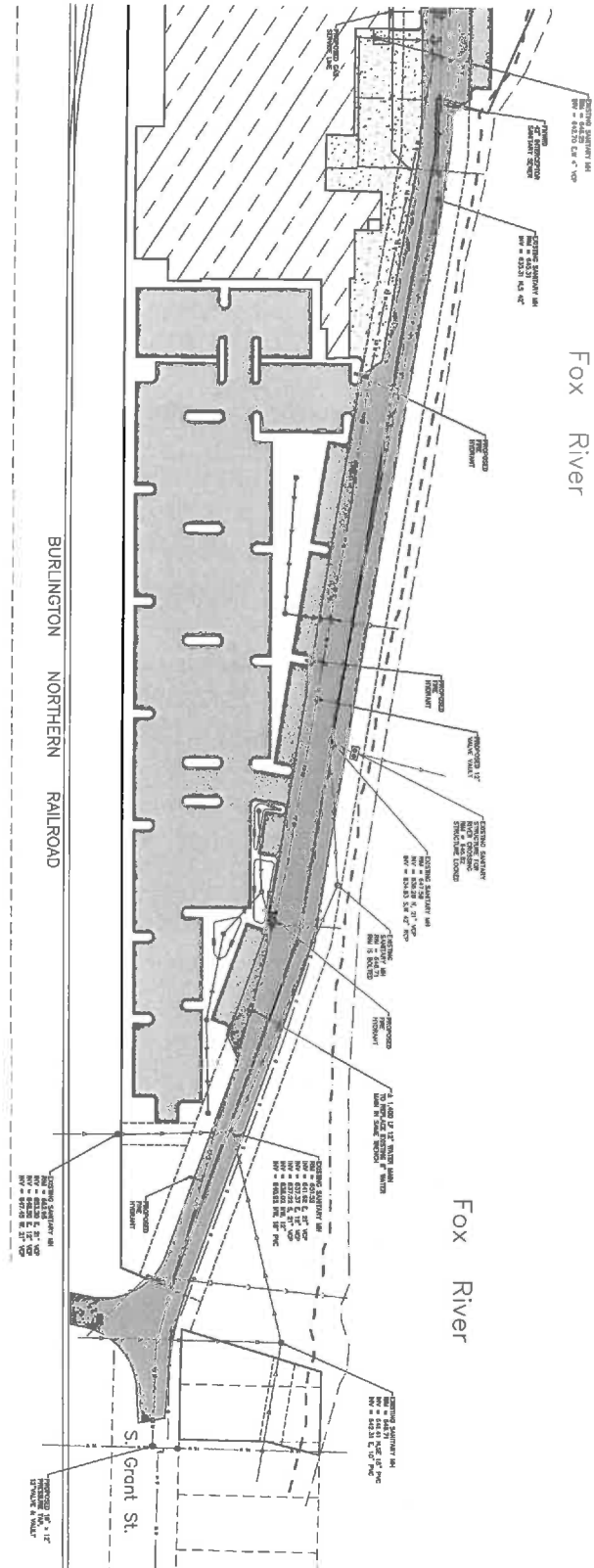
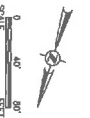
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AURORA PACKING COMPANY
NORTH AURORA, IL 60542



500 Walnut Ridge Drive | Suite 100 | North Aurora, IL 60158 | 815.351.1000 | 815.351.1001

PRELIMINARY
SITE
PLAN (N)
SHEET NUMBER
C.1

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SEE SHEETS C.5 & C.6 FOR STORM SEWERS

C.3

PRELIMINARY DGNL

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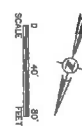
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BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542





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PRELIMINARY DRAWING.
FINAL CONST. DWG. 9.

PLAN (N

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SHEET TITLE

PRELIMINARY

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Figure 1

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S&P
GLOBAL SERVICE
BUILDING SOLUTIONS

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS DATE: 12-2-15 DRAWN BY: JRM CHECKED BY: JRM SHEET TITLE: PRELIMINARY GRADING PLAN (S) PRELIMINARY CIVIL: <input type="checkbox"/> <input checked="" type="checkbox"/> TOTAL COUNTRY CHANGES: <input type="checkbox"/> SHEET NUMBER: C.6		PROPOSED NEW BEEF SLAUGHTER FACILITY AURORA PACKING COMPANY NORTH AURORA, IL 60542	 <p style="font-size: small;">ES DESIGN SERVICES SMART WORKING SOLUTIONS</p> <p style="font-size: x-small;">©2015 National Printers & Publishers, Inc. 53200 N. 53RD ST. SUITE 100, NILES, IL 60541-1000</p>
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