

REVISED

Meeting Held Electronically



COMMITTEE OF THE WHOLE MEETING

Monday, February 15, 2021

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- Public Works Space Needs Review
- Brother Chimp Special Use
- Blue Agave Cantina Grill Supplemental Liquor License

EXECUTIVE SESSION

1. Pending Litigation

ADJOURN

Initials: 



Memorandum

To: Mark Gaffino, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: February 15, 2021
Re: Space Needs Study

The Village of North Aurora has entered into an agreement with Legat Architects to perform a space needs assessment of the existing Public Works facility. Legat has recently completed the assessment and concluded additional space was needed. Based on this conclusion, Legat, working with Village Staff, developed options to accommodate the operational needs of the Public Works Department. Tonight Legat will present the study to the Committee of the Whole and address and questions the Committee may generate. Following the presentation, Village Staff will lead a discussion to present the next steps, which will include project delivery and budgetary considerations.



Public Works Facility Feasibility Study

Committee of the Whole Meeting
February 15, 2021

LEGATARCHITECTS

Goal of the Study

- Evaluate the existing Public Works Department Campus.
- Identify current and future space needs.
- Create options for accommodating growth.



Process



GATHER

Collect all relevant data including utilization of existing facilities and vehicles



ENVISION

Identify the Goals for addressing current and future facility needs



DEFINE

Create the requirements needed to support the Goals



CONSIDER

Develop options that address all requirements while supporting the Goals

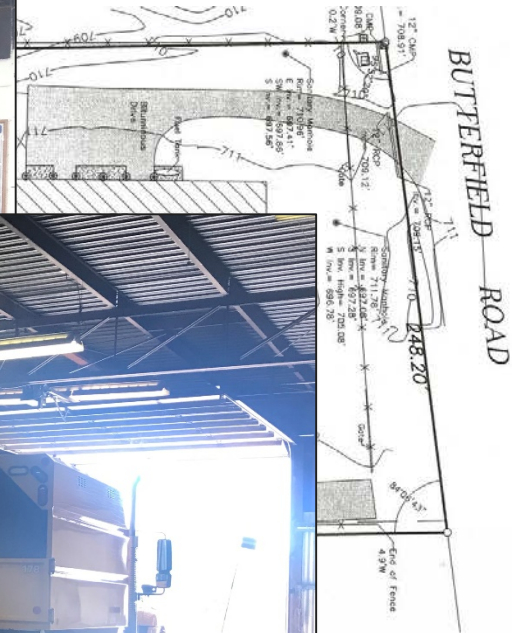
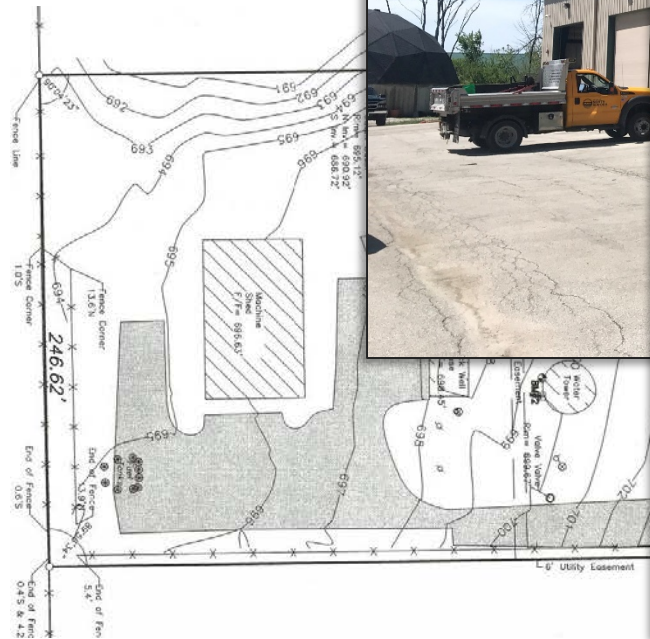


TRANSFORM

Turn the results of the Feasibility Study into an Action Plan



GATHER



Committee of the Whole Meeting 2.15.21

Public Works Feasibility Study

LEGATARCHITECTS



ENVISION

Identify the Goals

- Improve Department efficiency
- Provide comparable amenities
- Gender equality and ADA compliance
- Promote energy efficiency
- Dedicated shop space and tool storage
- Increase indoor storage
- All vehicles under roof
- Improve security
- Separate visitors from staff
- Good vehicular circulation around the site



DEFINE

Define the Problem

Village of North Aurora Public Works Dept. 15-Aug-19

Final Space Needs Analysis LEGATARCHITECTS

Room #	Room Type	Existing Facility	Proposed Facility	Increase	Comments
100	Secure Vestibule				
101	Waiting Area				
102	Reception Area				
103	Public Works Direct				
104	Conference / Training				
105	Streets Superintendent				
106	Water Superintendent				
107	Engineer's Office (F)				
108	Office (Future)				
109	Office (Future)				
110	Open Work Area				
111	Work / Copy / Plans				
112	Men's Toilet Room				
113	Women's Toilet Room				
114	Office Storage				
115	Coffee Counter				
116	I.T. / Server Room				
117	Custodian Closet				
118	Coat Closet				
-	Office (John and Br				
Staff Totals					
Net Square Footage Total					
Circulation Factor - 30%					
TOTAL GROSS SQUARE					

Village of North Aurora Public Works Department 15-Aug-19

Final Fleet Tabulation Spreadsheet - Full Drive Aisle Configuration LEGATARCHITECTS

Vehicle #	Division	Year / Description	Make	Model	L	W	H	32'x12'	26'x12'	20'x10'	32'x12'	26'x12'	20'x10'
Street Division													
119	Street												
122	Street												
123	Street												
140	Street/Water												
145	Street												
147	Street												
164	Street												
165	Street												
168	Street												
169	Street												
171	Street												
172	Street												
173	Street												
174	Street												
175	Street												
176	Street												
177	Street / Water												
178	Street												
179	Street												
180	Street												
182	Street												
183	Street												
184	Street / Water												
185	Street												
186	Street												
187	Street												
191	Street												
192	Street												
193	Street												
194	Street												
	New	Street											
	New	Street											
	New	Street											
	Future	Street											
	Future	Street											
Subtotal													

Village of North Aurora Public Works Department 15-Aug-19

Final Fleet Tabulation Spreadsheet - Full Drive Aisle Configuration LEGATARCHITECTS

Vehicle #	Division	Year / Description	Make	Model	L	W	H	32'x12'	26'x12'	20'x10'	32'x12'	26'x12'	20'x10'			
Miscellaneous Equipment																
		Bobcat Trailer						11'	9'	7'			0.5			
		Mowing / Utility Trailer						12'	9'	5'			0.5			
		14 Snow Plows, 9' to 12' wide						12'	7'	4'			4			
		8 Salt Spreaders						8'	2'	4'			2			
		4 Leaf Collection Boxes						13'	7'	9'			2			
		2 Salt Brine Spray Tanks						14'	8'	8'			1			
		Flat Bed for a Roll of Truck						12'	8'	2'			1			
		Chipper Box						10'	8'	6'			0.5			
		Wing Plow						9'	14'	2'			0.5			
		V-box (salt spreader)						15'	7'	7'			1			
		Small Tilt Trailer						17'	8'	3'			1			
Subtotal											0	0	0	0	8	6

PARKING SUMMARY INFORMATION

TOTAL PARKING STALL REQUIREMENTS						
			Heated Parking		Exterior Parking	
	32'x12'	26'x12'	20'x10'	32'x12'	26'x12'	20'x10'
	5	11	19	0	8	6
	35			14		

TOTAL STALL SPACE REQUIREMENTS

			Heated Parking		Exterior Parking	
	32'x12'	26'x12'	20'x10'	32'x12'	26'x12'	20'x10'
Number of Stalls x	5	11	19	0	8	6.0
Net Square Feet Per Stall =	384	312	200	384	312	200
Net Total Square Footage per Stall Type	1,920	3,432	3,800	0	2,496	1,200

Net Total Square Footage +

100% Grossing Factor (Drive aisles, circulation, sidewalks, etc.) =

	9,152 s.f.	3,696 s.f.
	9,152 s.f.	3,696 s.f.

TOTAL PARKING AREA REQUIRED **

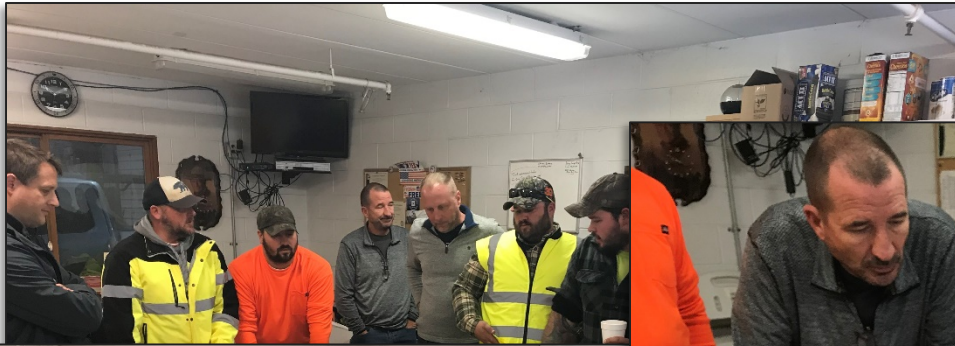
	18,304 s.f.	7,392 s.f.
--	-------------	------------

** Total parking area required is based on the current and projected list of vehicles and equipment provided by the Village of North Aurora Public Works staff.
Total parking area does not include visitor and staff outside parking.



CONSIDER

Develop options collaboratively





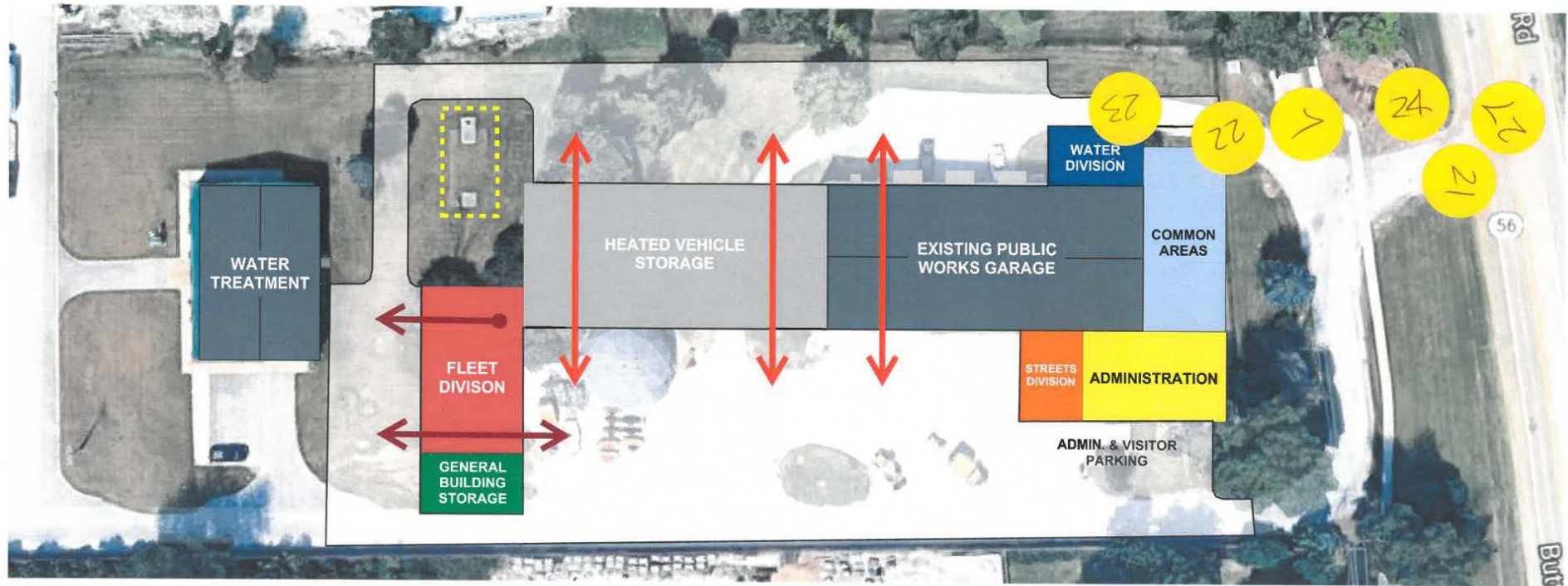
CONSIDER

Develop options collaboratively



Option 8

December 4, 2019





TRANSFORM

Create the Action Plan

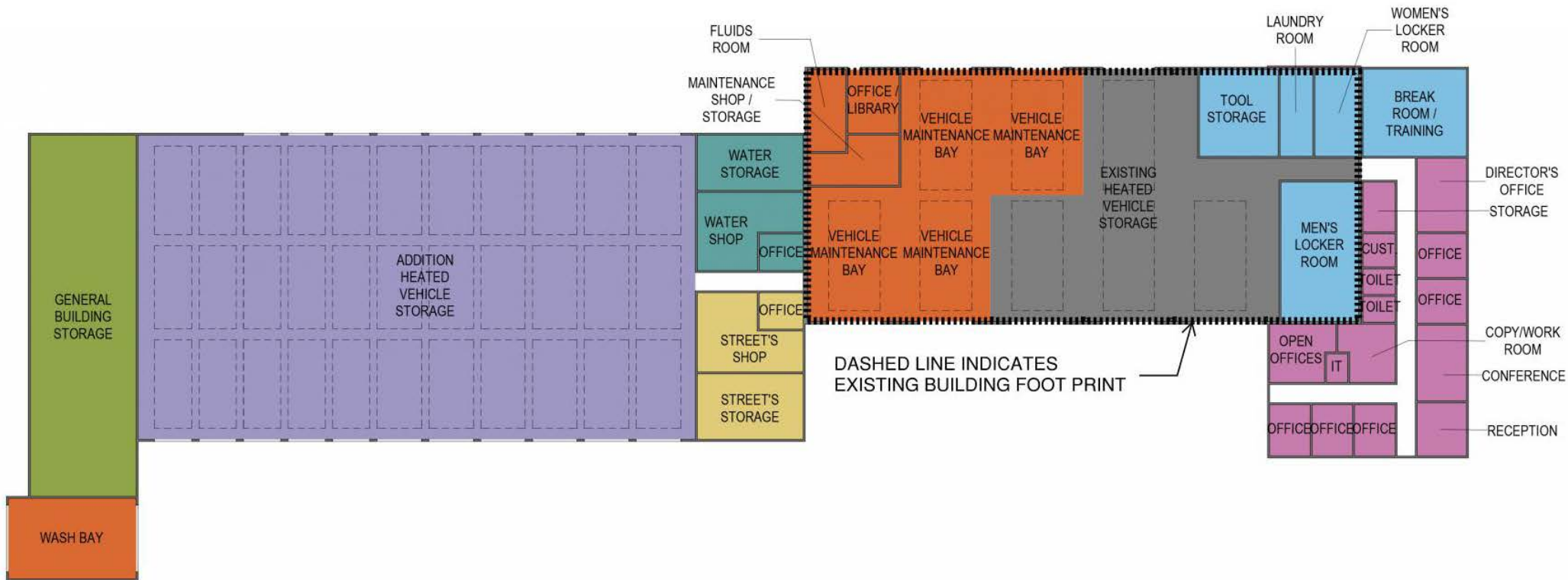


Option 1



TRANSFORM

Create the Action Plan



Option 1



TRANSFORM

Create the Action Plan

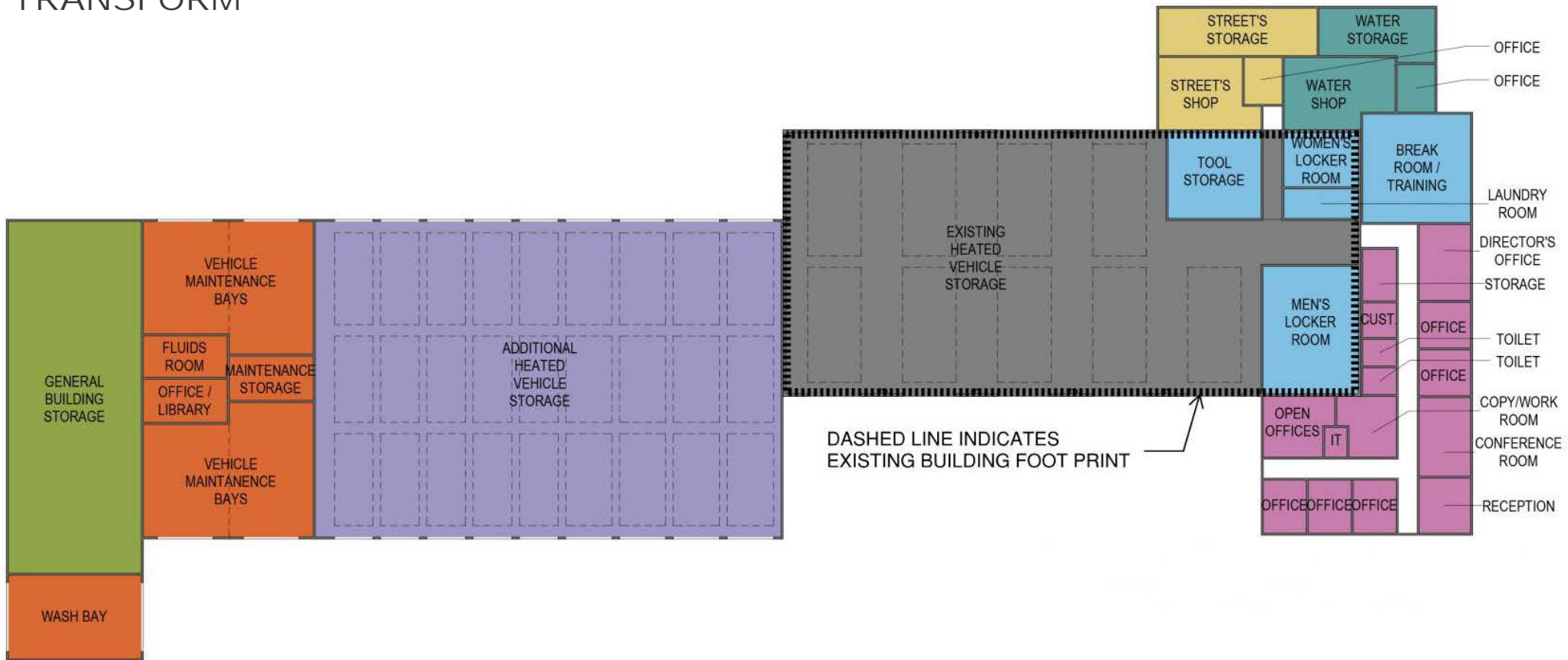


Option 2



Create the Action Plan

TRANSFORM



Option 2



TRANSFORM

Create the Action Plan



Option 1
\$12,008,804



Option 2
\$13,078,782



TRANSFORM

Create the Action Plan



Option 1 - *Phased*

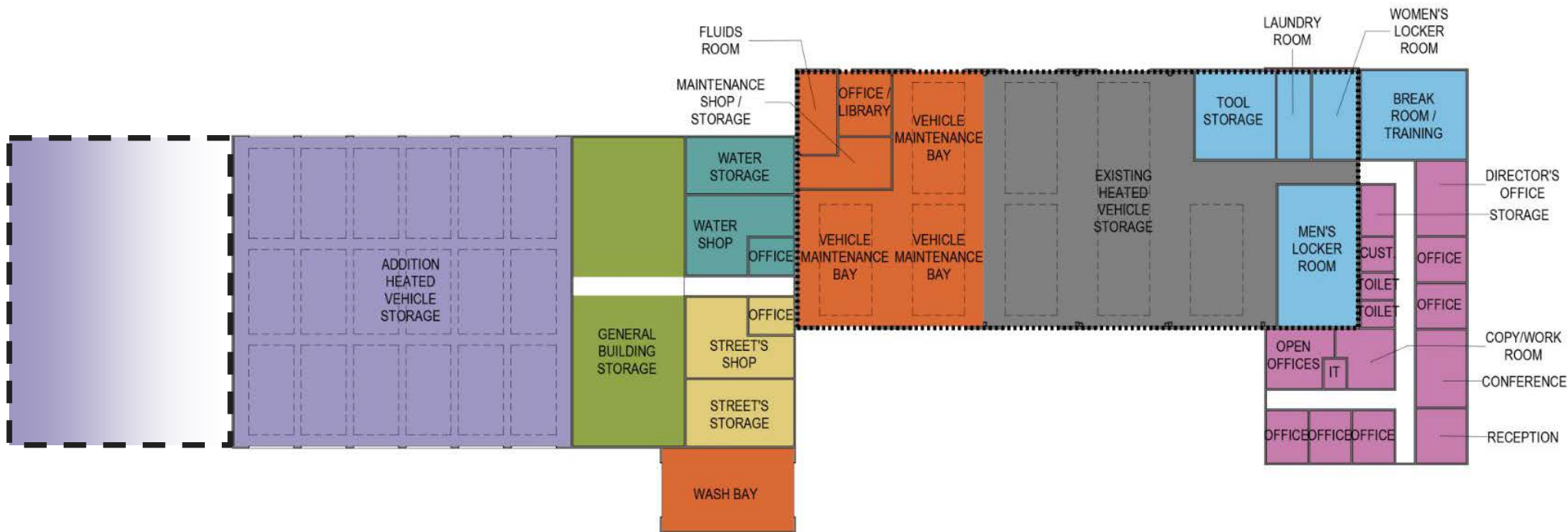
Public Works Feasibility Study

LEGATARCHITECTS



TRANSFORM

Create the Action Plan



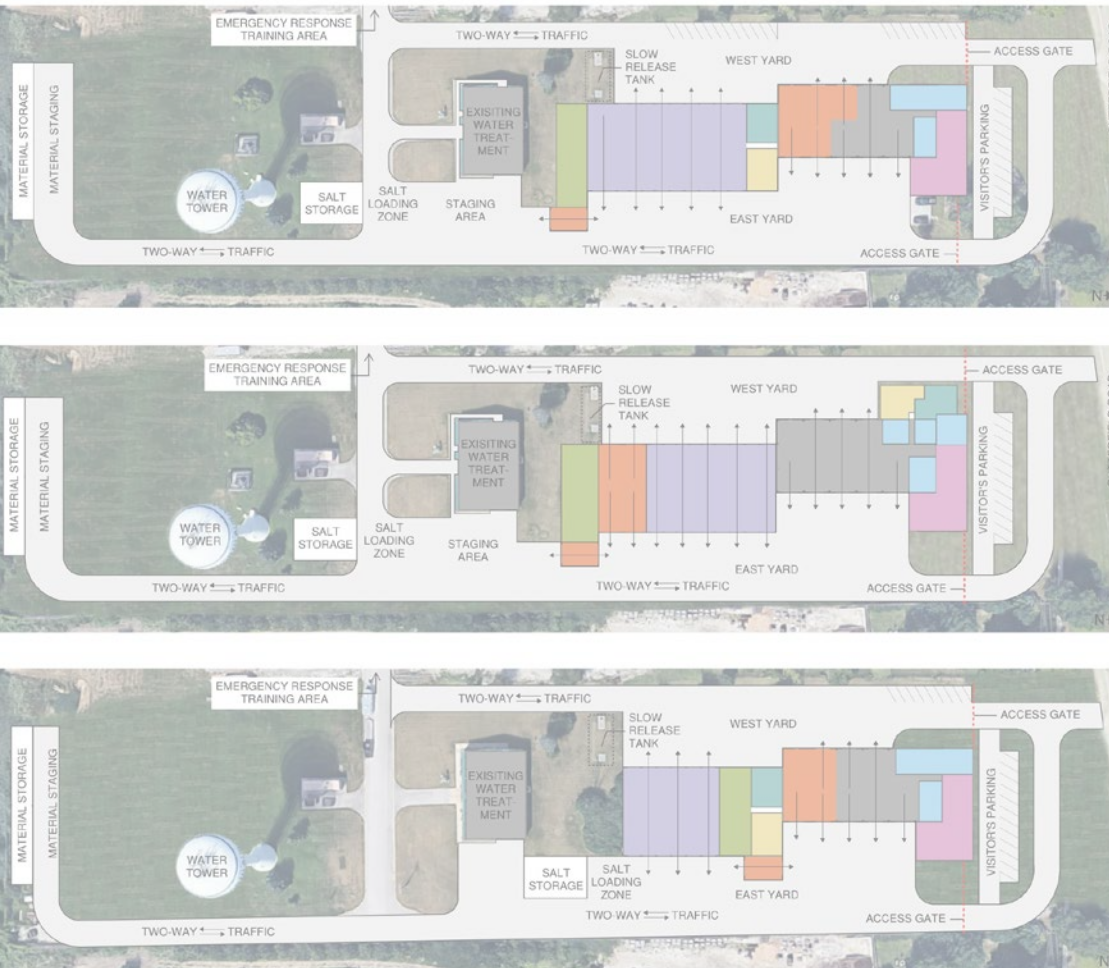
\$8,861,352

Option 1 - *Phased*



TRANSFORM

Create the Action Plan



Thank you
for your attention!

Questions?

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: PETITION 21-02: 1059 ORCHARD ROAD MICROBREWERY EXPANSION
AGENDA: FEBRUARY 15, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

On June 3, 2019, the Village Board approved Ordinance #19-06-03-02 granting a special use to allow a Microbrewery, known as Brother Chimp Brewing, at 1059 Orchard Road in the B-2 General Business District.

The owner of Brother Chimp Brewing is now requesting use of the adjacent indoor tenant space (1057 Orchard Road) and also the use of an outdoor beer garden to be located behind both tenant spaces along the southern portion of the building. According to the petitioner, the indoor and outdoor expansion areas would serve as seating for patrons and not be used for any brewing production.

The outdoor dining area would be approximately 36 ft. x 28 ft. (1,008 sq. ft.) and consume a total of four available parking spaces. As one of the spaces is an accessible parking space, a condition of approval would require that the accessible parking space be relocated on the subject property also adjacent to the building. According to the petitioner, the outdoor seating area would be covered with a canopy and be contained by plastic walls. Staff notes the enclosure will be subject to review per the supplemental outdoor liquor license. A concrete slab would be poured to accommodate the outdoor seating area to allow for transition from the walkway adjacent to the building and provide a raised curb around the area.

Chapter 4.3 of the Zoning Ordinance states: *any modification or intensification of a special use that alters the essential character or operation of the use in a way not approved at the time the special use was granted, as evidenced by the record or by the text of this Ordinance, shall require new special use approval in accordance with this section.* Brother Chimp has the right to conduct business in their existing space; however, expansion of the business is deemed an intensification of the use, thus requiring special use approval.

This petition is scheduled for public hearing before the Plan Commission on March 2, 2021. Staff is requesting feedback from the Village Board on the petition now to allow for final consideration from the Village Board on March 15th so the petitioner can open the expanded areas for business as soon as possible.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-02

FILE NAME BROTHER CHIMP EXPANSION - SPECIAL USE

DATE STAMP

RECEIVED

FEB 02 2021

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant Stephen Newman
Applicant Address 345 N Batavia Ave, Batavia IL 60510
Applicant Telephone # 312 339-9180
Email Address Steve@brotherchimpbrewing.com

Property Owner(s) Orchard Crossing Bceline, LLC
Owner Address 1391 Speer Blvd, Suite 800, Denver, CO 80204
Owner Telephone # 303 615 9544

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 1035-1061 West Orchard Road
(indicate location if no common address)

Legal Description: 12-32-327-007

Parcel Size 2.92 acres

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

Present Zoning District B-2 General Business
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Microbrewery
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? Yes

If so, when? April 2019 to what district? _____

Describe briefly the type of use and improvement proposed _____

Microbrewery (see attached letter for more details)

What are the existing uses of property within the general area of the Property in question? _____

Retail, Personal training facility, liquor store, credit union, dentist, Microbrewery

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Space is needed to expand

capacity for existing Microbrewery

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

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
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.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

Letter in Support of special use permit

To Whom It May Concern:

Brother Chimp Brewing proposes to increase the footprint of its current operation by expanding into the unit directly to the east (unit 1057) and erecting a permanent beer garden directly behind both units (1059 and 1057). Please see the attached diagrams for the proposed additional and existing seating plans. The expected long-term hours of operation would be Mon – Thur 2pm -9pm, Friday – Sat 12 – 10 pm and Sundays 12-7 pm. If there is demand, we may open early on the weekends for international rugby and soccer matches. Patrons would be able to beers brewed and premise and guest beers and ciders. We will also offer pre-packaged snacks and non-alcoholic beverages. Customers would be permitted to bring their own food and encouraged to order from local restaurants. We would also cater food through licensed food vendors from time to time.

This would be an expansion of our current special use permit approved in 2019. The brewery has been well received by the community, but in the current COVID 19 it is important to have enough space to allow patrons to be properly socially distant. There is no need for additional infrastructure, and the project fits within the Village's Comprehensive Plan, which suggest regional commerce for the property. There will be not changes to the front of the outside structure aside from additional signage, which will comply with any applicable regulations. In back we would establish a permanent beer garden (see attached diagram). The permanent beer garden would take away fewer parking spaces than have been used during the current executive order and there have been no parking issues even during our busiest hours. There will not be any changes to existing traffic patterns. All necessary utilities are already in place. The brewery already has all necessary Federal, State and Local licensing and would make the necessary amendments to cover the additional space.

Thank you for your consideration on this matter.

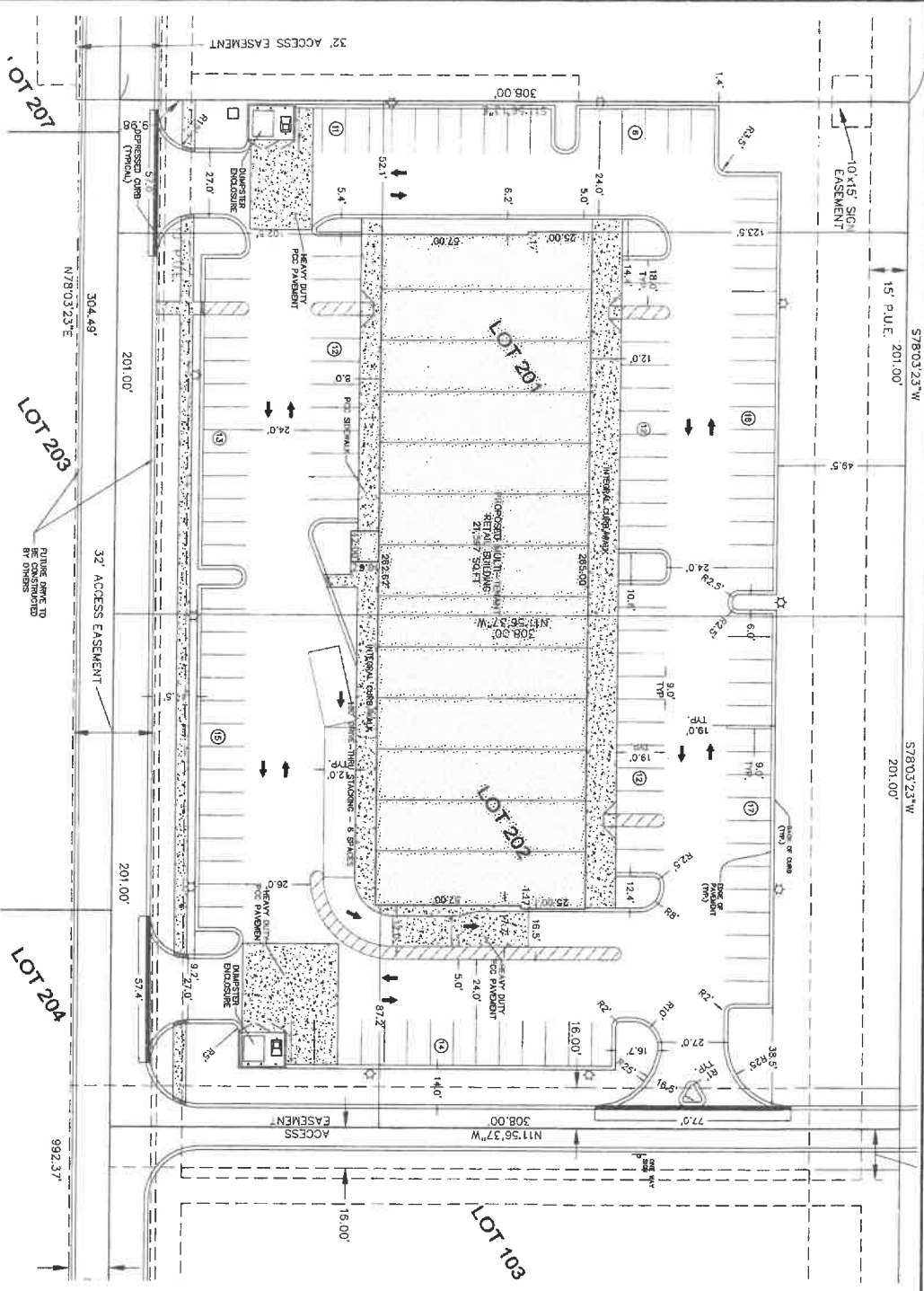
Stephen C Newman
CEO Brother Chimp Brewing

Proposed Special Use Permit conformance with standards:

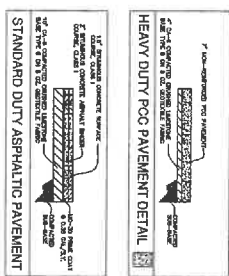
1. The Village has previously approved a special use permit for the Microbrewery at 1059 West Orchard Rd.
2. There are currently no other microbreweries in the immediate area
3. The necessary infrastructure to the microbrewery already exists and the expansion of the microbrewery would provide additional employment and tax revenue.
4. The Comprehensive Plan suggests regional commerce for this property, making the expansion a good fit.
5. It is not necessary to make changes to the front outside of the building and the addition of the beer garden to the back of the building would be an improvement over the current temporary structure.
6. The adjacent neighboring properties are commercial and should have their business enhanced by the additional patrons attracted to the microbrewery
7. As previously stated, the microbrewery should help increase customer flow to the neighboring commercial businesses and will provide a comfortable place for local residents to meet.
8. The microbrewery will have no impact on traffic movement at the site.
9. The location already provides adequate parking
10. The necessary utilities, drainage, access and other facilities already exist.
11. The microbrewery already has all necessary Federal, State and Local licensing and we make the necessary amendment to incorporate the additional space

//

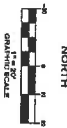
Parcel	Address	City	State	Zip
1232327007	ORCHARD CROSSING BACELINE LLC, 1391 SPEER BLVD STE 800	DENVER	CO	80204-2555
1232100013	LOYAL ORDER OF MOOSE	MOOSEHEART	IL	60539
1232200014	LOYAL ORDER OF MOOSE	MOOSEHEART	IL	60539
1232300017	LOYAL ORDER OF MOOSE	MOOSEHEART	IL	60539
1232327001	SYNERGY PROPERTY HOLDINGS LLC, 8750 W BRYN MAWR AVE STE 1300	CHICAGO	IL	60631-3655
1232327010	NA TOWNHOMES LLC, 123 W WASHINGTON ST STE 214	OSWEGO	IL	60543-8204
1232403001	DENVER CAPITAL LLC, 123 W WASHINGTON ST STE 214	OSWEGO	IL	60543-8204
1232403008	TURF ROOM LLC, PARKER GRABOWSKI 1033 FOREST TRL	SUGAR GROVE	IL	60554-9252
1232403010	SYNERGY PROPERTY HOLDINGS LLC, 8750 W BRYN MAWR AVE STE 1300	CHICAGO	IL	60631-3655
1232403019	NA LODGING 1 LLC, DECADE GROUP - RANDALL LLC 564 S WASHINGTON ST STE 200	NAPERVILLE	IL	60540-6674
1232403021	PL6 LLC, 123 W WASHINGTON ST STE 214	OSWEGO	IL	60543-8204



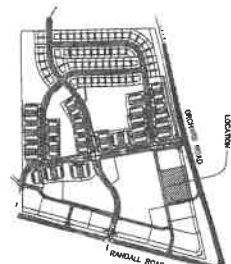
SITE DATA
1. SITE AREA ± 2.84 ACRES
2. PROPOSED USE: 13 UNIT COMMERCIAL CENTER
PROPOSED BUILDING - 21,597 SQ.FT. - 17,465 P.A.R.
PROPOSED PAVEMENT - 62,880 SQ.FT. - 50.5%
3. EXISTING ZONING B-2 GENERAL COMMERCIAL
PROPOSED USE COMMERCIAL CENTER/RANDALL CROSSING SUBDIVISION
W/ DRIVE THRU WINDOW ON EAST WALL
4. PARKING CALCULATION
ONE SPACE REQUIRED FOR EACH 300 S.F. OF GROSS FLOOR AREA.
1 / 300 x 21,597 = 72 SPACES REQUIRED
130 SPACES PROVIDED
6.02 PARKING RATIO
+6 DRIVE THRU STACKING SPACES
NOTE: LOCATION OF BARRIER FREE PARKING SPACES WILL BE DETERMINED BASED ON NUMBER AND LOCATION OF BUSINESSES WITHIN BUILDING



NOTES:
1. CROSS-LOT ACCESS TO BE PROVIDED FOR ACCESS TO SITE AND TO ADJACENT SITES.
2. ALL RADII SHOWN TO BACK OF CURB



LOCATION MAP



THE SHOPPES AT RANDALL CROSSING
NORTH AURORA, IL
FINAL SITE PLAN

MeritCorp, PC
Engineering - Planning - Surveying

20 S. Main Street
Oswego, IL 60543
Lic. No. 184-004620
Office 630.554.7777
Fax 630.554.7778
www.merit-corp.com

DATE: 9-14-07
10-08-07
11-30-07
DESIGN: SUBMITTED TO NORTH AURORA
REVISIONS PER VILLAGE REVIEW
REVISIONS PER VILLAGE REVIEW

COPYRIGHT © 2007
MeritCorp, PC
SCALE: 1"=20'
DRAWN BY: RCH
CHECKED BY: JPM
SEAL:

Approximate dimension 36ft x 28ft height 10-12ft
Base would be a concrete pad with at least a 6" curb
There would be 3'-4' side walls on clear ~~upset~~ plastic that
can be zipped up there would be doors at the side walk to
deliniate the drinking area.





Zip up
sides
to block
wind

Concrete base

BACK OF WALL 8.4' W
FND CUT CROSS
0.45°SE 0.08°SW

(S78°03'23"W)
578°04'20"W 402.00'

10'x15' SIGN
EASEMENTS

10' ELECTRIC
EASEMENT

36' LANDSCAPE

STONE & ROCK SWH

(S11°56'13"E)
S11°55'40"E 308.00'

LOT 101
AMENDED PLAT OF
RANDALL CROSSING
DOC NO 2009K104137

LOT 1
SHOPPES AT RANDALL CROSSING
1 STORY BRICK BUILDING
21,540 SQ FT
R100 - FRONT REARLY LN

STONE WALL
CONCRETE DRAINAGE AREA

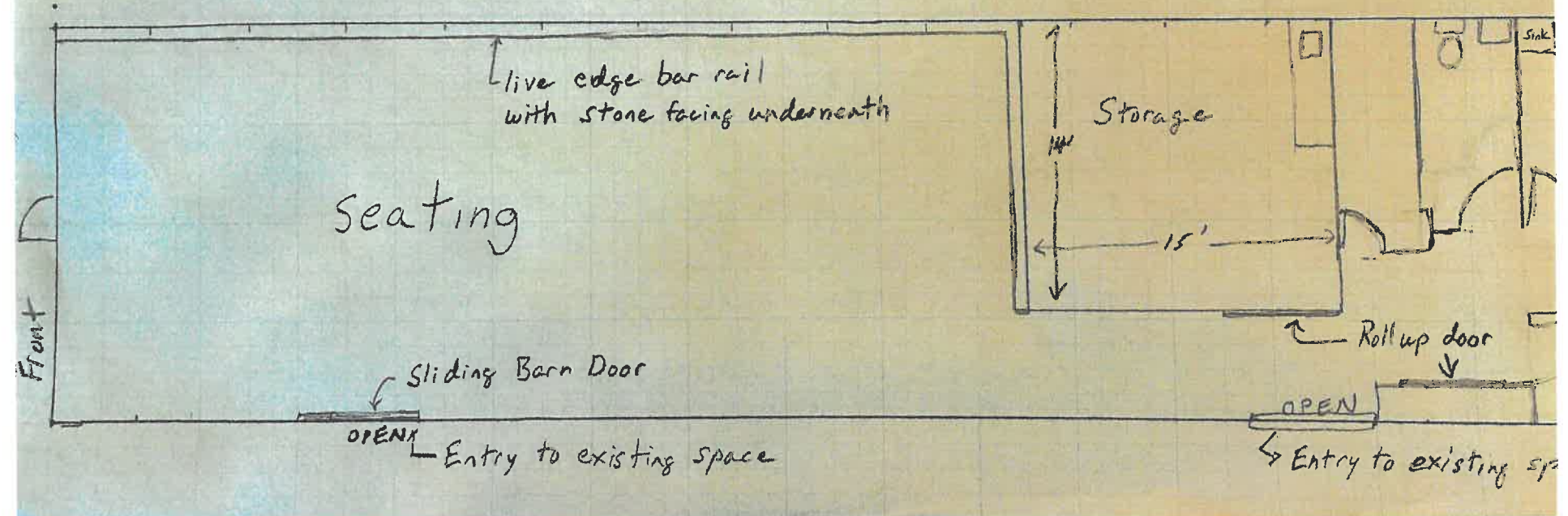
ACCESS TO COMBEEY AVE,
A PUBLIC RIGHT-OF-WAY
KILBERRY LN
(PRIVATE R.O.W.)

LOT 207
RESUBDIVISION OF
LOT 102

32' ACCESS EASEMENT
N78°04'20"E 402.00'
(S78°03'23"W)

LOT 203
RESUBDIVISION OF
LOT 102 OF
RANDALL CROSSING
DOC NO

1057 West Orchard Rd





Memorandum

To: Mayor Mark Gaffino and Village Trustees
Cc: Steven Bosco, Village Administrator
From: Natalie Stevens, Executive Assistant
Date: February 9, 2021
Re: Blue Agave Cantina Grill Supplemental Liquor License Conditions

In November 2020, the Village Board approved a supplemental entertainment Class B (SE-B) liquor license via ordinance 20-11-02-01, see attached, for Blue Agave Cantina Grill, 19 South Randall Road, with the restrictions of the live entertainment allowed with the granting of the license to be conducted once a week on either Friday or Saturday and to be concluded by the hour of 10 p. m.

The Village was made aware of multiple events that violated the terms of the supplemental liquor license occurring in January 2021 and the Liquor Commissioner along with staff discussed these violations and the terms of the ordinance with the business owners. During that discussion, the business owners indicated they would like to see the terms of the ordinance changed to be solely for Saturday and for the hours of live entertainment to extend to 1 a.m.

Staff is seeking the Board's feedback on these conditions.

ORDINANCE NO. 20-11-02-01

AN ORDINANCE APPROVING A SUPPLEMENTAL ENTERTAINMENT CLASS B LIQUOR LICENSE IN THE VILLAGE OF NORTH AURORA FOR THE BUSINESS OF BLUE AGAVE CANTINA GRILL

WHEREAS, the business of Blue Agave Cantina Grill ("Business") located at 19 South Randall Road, North Aurora, has expressed interest in obtaining a Village of North Aurora Supplemental Entertainment Class B Liquor License ("SE-B"); and

WHEREAS, in the first year of operations all SE-B Licenses require the approval of the Village of North Aurora Board of Trustees in addition to the Village Liquor Commissioner; and

WHEREAS, the Business currently has the supplemental Entertainment Class A Liquor License, which allows for only solo and duo live entertainment groups with limited amplification equipment; and

WHEREAS, the SE-B License would provide the Business the ability to host larger live entertainment acts in accordance with Village Code; and

WHEREAS, following conversation with the Village to address noise concerns, the Business has agreed to the following conditions to receive the SE-B License:

- A. Live entertainment shall be limited to a single day, being Friday or Saturday, in a calendar week;
- B. Live entertainment is limited to no later than 10:00 p.m. on the given day.

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

- 1. The recitals set forth above are adopted and incorporated herein as the material and significant findings and determinations of the President and the Board of Trustees as if fully stated herein.
- 2. This Ordinance shall take immediate full force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2 day of November, 2020, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois
this 2 day of November, 2020, A.D.

Mark Carroll yes

Laura Curtis yes

Mark Gaffino yes

Mark Guethle yes

Michael Lowery yes

Tao Martinez absent

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora,
Kane County, Illinois this 2 day of November, 2020, A.D.



Village President

ATTEST:



Deputy Village Clerk