



# City of Aurora

44 East Downer Place  
Aurora, Illinois 60505  
www.aurora-il.org

## Legistar History Report

**File Number: 17-00546**

**File ID:** 17-00546

**Type:** Petition

**Status:** Draft

**Version:** 2

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 06/15/2017

**File Name:** Fox Valley Farms / Final Plan Revision / 2619 Beverly Drive

**Final Action:**

**Title:** A Resolution Approving a Revision to the Final Plan on Lot 5 for Unit 2 and Unit 3 of Aurora Corporate Center Subdivision, Located at 2619 Beverly Drive, Being the Southeast Corner of Beverly Drive and Ginger Woods Parkway for a Warehouse, Distribution and Storage Services (3300) use (Fox Valley Farms, Inc. - 17-00546 / AU01/2-16.204-Fpn/R - SB - Ward 1)

**Notes:**

**Agenda Date:** 07/13/2017

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, Exhibit "A-3" Building and Signage Elevations, Fire Access Plan, Plat of Survey, Land Use Petition and Supporting Documents, Landscape Material Worksheet (1-23), Property Research Sheet, Legistar History Report - 2016-06-27

**Enactment Number:**

**Planning Case #:** AU01/2-16.204-Fpn/R

**Hearing Date:**

**Drafter:** sbroadwell@aurora-il.org

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	06/20/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	<b>Action Text:</b>	This Requests and Referrals was referred to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	06/27/2017	Forwarded	Planning Commission	07/05/2017		Pass
	<b>Action Text:</b>	A motion was made by Mr. Sieben, seconded by Mr. Broadwell, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/5/2017. The motion carried by voice vote.					
	<b>Notes:</b>	<i>Representatives Present: Dan Walker, David Schuett and Steve Hansen</i>					
		<i>Mr. Walker said we are an ice cream distribution company. We distribute primarily soft serve ice creams to a lot of just mom and pop custard stands and ice cream stands. It is kind of a fun business. We don't make anything per se. We just bring in boxes from the dairies and then we take them out to</i>					

the restaurants that require them. It is a pretty clean businesses. Product comes in and product goes out. The struggle that we've had is with space. We moved here 4 years ago. We put in 25,000 square feet. We have a struggle right now that we don't have enough room to continue growing. We ended up acquiring the lot to the north of us, which I think is indicated as Lot 2. We acquired that land not this fall, but the prior fall, and we've been working with Steve to see what we could do with the land and try to maximize what we can do so we can continue building not only in sales, but the employee growth and just the overall business.

Mr. Sieben said I think it has been a good collaboration. The goal was to maximize the site. I think Steve's done a good job there working with you and staff. I believe there are no variances being asked for here. We just meet the parking. We got everything in there. The goal is just to review this for the Final Plan and final landscaping.

Mr. Broadwell said the landscaping looks good. The Final Plan, it looked like you added for the fence on the southeast corner, like it's rolling out to open. Is that correct?

Mr. Hansen said I haven't even looked at Brandon's drawings since it was happening so fast, but that's what we talked about.

Mr. Broadwell said everything else should be fine. I think the curb and the gutter on the drive entrances and exit was there. It sounded like there was still some Engineering.

Mr. Hansen said the curb and gutter was for which entrance?

Mr. Broadwell said for the proposed on Beverly and Ginger Woods.

Mr. Hansen said I thought there was. We had shown...

Mr. Broadwell said we did. They put that in there for this round. Everything else should be fine.

Mr. Cross said Fire approved it.

Mr. Sieben said I believe Engineering is still in review.

Mr. Broadwell said yes they are still reviewing it.

Mr. Sieben said we are kind of moving this relatively quickly. I think we are voting this out today to go to the July 5th Planning Commission, so we are moving you guys along quickly.

Mr. Feltman said we are in review. It looks like there is nothing really major. There are going to be some comments, obviously, but I don't see any big issues. You pretty much followed what we talked about at DST.

Mr. Hansen said one thing that I did want to mention, this is a great example of a company that was given the TIF funding and made it possible for them, jump started it, and they've been able to expand wildly and grow. That was appreciated.

Mr. Sieben said I'll make a motion to move this to the July 5th Planning Commission meeting. Mr. Broadwell seconded the motion. The motion carried unanimously.

2	Planning Commission	07/05/2017	Forwarded	Planning & Development Committee	07/13/2017	Pass
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**Action Text:** A motion was made by Mr. Pilmer, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/13/2017. The motion carried.

**Notes:** Mr. Broadwell said the Petitioner, Fox Valley Farms, is requesting approval of a Final Plan Revision for Lot 5 of the Aurora Corporate Center Subdivision, which is located at 2619 Beverly Drive, to construct a 24,897 square foot addition to its existing facility for a Warehouse, Distribution and Storage Services Use. A little bit of background, the subject property is currently utilized by the Petitioner for the storage and distribution of its products to customers. Unit 3 is 2.43 acres and maintains an existing 24,955 square foot building. Unit 2 is presently vacant and is .84 acres. The subject property is 3.27 total acres. Details of the request include the construction of a 24,897 square foot building on Unit 2, which will be an addition to the existing building on Unit 3 to allow for expanded business operations. The proposed characteristics of the addition will match the existing building. It will be one story, 28 feet, 8

inches tall and painted white pre-cast concrete. Unit 2 will also maintain a new 28 car parking lot. Entrance to this parking lot will be from Beverly Drive with an exit on Ginger Woods Parkway and will provide additional access to the existing parking lot on Unit 3.

I'm Steve Hanson, Steven W. Hansen Architect. I've been in the Aurora area for 35 years. I am with Dan Walker and Davie Schuett from Fox Valley Farms, who are here with me right now. I'll have them explain their operation in a little bit. Tom Burgess and I designed and built their original building, which is on Lot 3. Tom originally built all the buildings on Lot 5, which was 4 lots for 4 buildings and with their growth, they bought Lot 2 from him and they came in maybe a year and a half ago or so and combined the lots and got rid of an easement for an access driveway that was along the north side of their building in anticipation of building an addition on the lot to the north, which is Lot 2. That's when they brought me on and they also brought on Brandon Jafari from CE Illinois, who is the Civil Engineer on the project, to look into different ways to accommodate the growth for their facility, which they can talk about briefly in just a second as well. Basically the facility that we are building is the same thing that the current building is. It is painted pre-cast with some decorative reveals that wrap around the building. The building itself is consistent with all of Aurora Corporate Center design standards in size and scale, which is both buildings on the west of Beverly and the current building that we just built to the south, which is Lot 4. The building that we are doing now is a 24 foot high basically additional warehouse facility space. There are no additional offices or anything anticipated in there at this time. They are running out of space for providing goods to their clients and so that's how we came up with this design for them. We have included on the little peninsula that sticks down to the south on the east side of the site basically a receiving dock, so now they can bring stuff into their building separate from the current dock that they have on their existing building and then to kind have an in/out pattern for their goods, which will make them more efficient as well as the additional space. They don't have planned for now, but at one point in the near future they plan on expanding their freezers and we have about 9,000 square feet of freezer space that we'll put into that 24,000 square feet. If there are any questions, I'll be glad to answer them now, or I can let them tell you a little about their company.

My name is Dan Walker. I'm the President and CEO of Fox Valley Farms. We are an ice cream distribution company. It is kind of a fun business and this is a busy time of the year for us, the 4th of July weekend. We bring products from two dairies primarily. We bring it in. It is all finished good, finished boxed goods, mostly soft serve ice cream and we get it to our customers, which are normally ma and pa custards stands or ice cream stands. Business has been good. We continue to grow and grow and grow. We moved here in 2013. When we moved here we rode along with the TIF at the time, so the TIF brought us here. We were looking at Batavia, but the TIF ended up incentivizing us to come here. It's been great, but maybe we should have built it a little bigger. It is a good problem to have. This is kind of a new opportunity for us to keep expanding our product line. We have a couple of vendors right now that would like us to carry their products, but we've told them we can't do it. We'd love to bring in more delicious sugary snacks, but we can't do it at this time. Most of our clients would be ice cream shops, kind of like Dairy Queens, Portillo's and White Castle would be some of the bigger chains. But if you've ever been to Milwaukee to any custard stands up there or even in town here a lot of Paletas shops, the Hispanic ice cream shops that are opening up. That's been part of our growth too. It is a good business, a fun business, but we need some help. We need some more room.

Mr. Schuett said I guess the one thing I would like to add too is I think since we've been here, I think we've doubled our sales and also doubled our inventory so that's the main problem that we are having, so we are storing inventory in frozen trailers and in dry storage trailers. I think we've got about 6 or 7 of them in our yard, so as soon as we get that building built, hopefully we get it sooner than later, we can start filling it up right away. We've also added, I think, 2 full time jobs with full benefits since we've been here in 2013, so we've added 8 jobs and I think we are going to add another 2 full time positions this year. That seems to be kind of our magic number, so I think going forward it is 2 jobs every year if not hopefully more.

Vice Chairman Cameron said I would share with you that I was in the building business for 32 years and people would come and have that same question of not building big enough and I said you basically make your decision with the amount of money you have at the time and you do what's possible. The more successful you are the more you blame yourself for not building bigger to start with. It is a good situation.

Mr. Walker said we have regrets, yes.

Mrs. Cole said I have a question and a comment. First off, I love ice cream. You said you are going to be adding like 9,000 square feet of freezer space?

Mr. Walker said yes.

Mrs. Cole said that means that you are going to use a lot of electricity and you have a huge flat roof. Have you ever thought about installing solar on your roof and producing your own energy?

Mr. Walker said we actually have. We have thought about it, but haven't explored too much of the opportunities and incentives that are out there. I know the electric bill is about \$5,000 to \$6,000 a month, so it might be nice to be able to put it up there with all the compressor units that we've got up there to put solar panels up there.

Mrs. Cole said you might want to look into that. There was just an act that was passed. It went into effect June 1st of this year, so there is some money available for solar.

Mr. Walker said okay. We'll look into that.

Mr. Broadwell said staff would recommend approval of the Resolution approving a revision to the Final Plan on Lot 5 for Unit 2 and Unit 3 of Aurora Corporate Center Subdivision located at 2619 Beverly Drive, being the southeast corner of Beverly Drive and Ginger Woods Parkway for a Warehouse, Distribution and Storage Services Use.

MOTION OF APPROVAL WAS MADE BY: Mr. Pilmer

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, July 13, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 7 At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds,  
At Large Anderson, Fox Metro Representative Divine, At Large  
Owusu-Safo and SD 129 Representative Head

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