



AGENDA
COMMITTEE OF THE WHOLE MEETING
MONDAY, MAY 16, 2016
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.
(Immediately following the Village Board Meeting)

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Discussion regarding a Special Use for a Planned Unit Development for the Property Located at 472-500 Clearwater Drive
2. Discussion regarding a Zoning Ordinance Text Amendment to Reduce the Corner Side Yard Setback in the E-3 Estate Standard District from forty (40) feet to thirty (30) feet
3. Discussion of Dunkin Donuts Concept Plan (24 S. Lincolnway)
4. Discussion of an Agreement between the Village of North Aurora and Commonwealth Edison regarding LED Streetlights
5. Discussion of Community Center, Phase I Needs Assessment Report

TRUSTEE COMMENTS

EXECUTIVE SESSION

1. Sale of Village Property

ADJOURN

Initials SB

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SPECIAL USE TO ALLOW PLANNED UNIT DEVELOPMENT AT 472-500
CLEARWATER DR. (PETITION #16-03)
AGENDA: 5/16/2016 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

A public hearing was held before the Plan Commission at their May 3, 2016 meeting. Staff recommended approval of the special use for the planned unit development, subject to a number of conditions. During the meeting, the petitioner's legal representative refuted a number of conditions associated with staff's recommendation. A resident on Clearwater Drive voiced concerns regarding the 500 Clearwater Drive storage area, citing noise and negative visual impact. The Plan Commission was supportive of the proposed special use on the subject property, but a lengthy discussion was held to consider staff's recommendations, the petitioner's objections and the concerns of the Clearwater Drive resident. The Plan Commission unanimously recommended approval of Petition #16-03, subject to the conditions listed below. The strikethroughs and underlines represent the changes made at the meeting to staff's original recommendations.

The double underlines below represent the petitioner's post-Plan Commission request to the Village Board. The property owner intends to develop the 500 Clearwater Drive site. Condition 2(l) requires landscaping adjacent to Clearwater Drive. The landscaping would most likely need to be removed in the event that the site is developed; as such, the petitioner has requested that a sunset clause be added to provide time to proceed with the development before installing the landscaping. If the Board agrees with the sunset clause, a deadline could be established. Lastly, Condition 2(m) requires a fence along the southern portion of 500 Clearwater Drive. There is an existing fence located on the southern property line that terminates in line with the back of the adjacent detached garages on the residential properties. The petitioner has requested that the new fence terminate at that same point as the existing fence line as the any added fencing would provide no additional screening benefit.

1. The petitioner/property owner shall grant to the Village, at no cost to the Village, a public utility easement for the watermain located under the subject property and the property located at 30-40 South Street (PIN# 15-10-101-006).
2. In the event that the outdoor storage use is discontinued, or becomes vacant, and remains discontinued or unoccupied for a continuous period of one hundred eighty (180) days, the property owner shall not be required to obtain special use approval for reinstatement, provided that the following conditions apply:
 - a. All outdoor storage areas located on the subject property shall not be expanded, extended or enlarged from their current configuration.
 - b. The eastern boundary of 500 Clearwater Drive shall be screened by a solid fence of not less than six feet and not more than eight feet.

- c. ~~Slats shall be added to the existing chainlink fence used as screening for the 486B Clearwater Drive outdoor storage area.~~
- d. ~~Slats shall be added to all existing chainlink fencing being used as outdoor storage area screening on the subject property.~~
- e. All fencing and/or screening shall be properly maintained, sound and in good repairs.
- f. Outdoor storage shall be limited to operational 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.
- g. Outdoor storage areas shall be maintained in an orderly fashion at all times. Prevention of any nuisance vegetation and animal infestation shall be strictly enforced.
- h. All outdoor storage area surfacing shall be maintained in an orderly fashion as to prevent divots, ruts and surface material spillover or stormwater runoff onto any on-site detention areas, natural spillways or adjacent properties.
- i. All articles being stored within the designated outdoor storage areas shall remain a minimum of ~~ten (10)~~ two (2) feet from the yard perimeter.
- j. All articles being stored within the 500 Clearwater Drive outdoor storage area shall remain a minimum of ten (10) feet from the southern boundary.
- k. The property owner shall allow the Community and Economic Development Director, and designees, to inspect the subject property.
- l. In the event that the property does not develop within ('X' amount of time) of adoption of this ordinance, mature landscape screening shall be provided along the eastern perimeter of the 500 Clearwater outdoor storage area between Clearwater Drive and the required fence.
- m. A minimum six (6) foot fence, when measured at grade, shall be maintained along the southern boundary of the 500 Clearwater Drive outdoor storage area. The fence shall extend from the southeast corner of 500 Clearwater Drive to the western terminus of the existing fence.

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

GENERAL INFORMATION

Meeting Date: May 3, 2016

Petition Number: #16-03

Petitioner: Rock River Corporation

Requests: 1) Special Use for a Planned Unit Development 2) Outdoor Storage 3) Parking of vehicles on a non-hard surface

Location: 472-500 Clearwater Dr.

PIN#: 15-10-152-023

Size: 7.8 acres

Current Zoning: I-2 General Industrial District

Contiguous Zoning: North: I-2 General Industrial District, South: R-3 General Residence District, East: [City of Aurora] Office/Research/Light Industrial, West: I-2 General Industrial District

Comprehensive Plan Designation: 'Heavy Industrial'



PROPOSAL

The petitioner approached staff to discuss the usage of a portion of their property for the outdoor storage of construction vehicles and equipment. The roughly 2.5 acre areas of land desired for outdoor storage have historically been used for that very purpose, but not within the past year. As such, that use was considered abandoned and zoning consideration is needed. The storage areas are depicted on the PUD site plan as 486B and 500 Clearwater Drive. Outdoor Storage is classified as a special use in the I-2 District.

The petitioner was once owner of the entire portion of land between the Route 25 entrance at Clearwater Drive (to the south) and South Street (to the north). An interior portion of land was sold last year and now the petitioner still owns the portions of land adjacent to South Street and Clearwater Drive. The aforementioned outdoor storage areas are located on the southern tract of land on Clearwater Drive.

LW Meyer (476 Clearwater Drive) and Property Recycling Service Corp. (480) operate separate businesses in the same standalone building, as do Sherwin Williams Automotive Finishes (490) and Servicemaster Lawn Care (492). Both buildings are located on the southern portion of land on Clearwater Drive. LW Meyer also maintains a separate standalone storage building on said portion of property. Property Recycling Service Corp. currently stores vehicles and equipment outside of their facility. Per Section 12.1(A) of the Zoning Ordinance, not more than one principal detached building shall be located on a zoning lot, except in the case of planned unit developments. The Sherwin Williams/Servicemaster building does also appear to be located directly on the eastern property line.

Staff recommended that the petitioner apply for a special use for a planned unit development as the subject property contains several independent businesses that share building facilities, internal access roads and parking facilities. Essentially, the property functions as one unified commerce area and is under common ownership. The layout of the existing buildings, drive aisles and parking facilities would be memorialized through adoption of the PUD and allow the buildings to continue to remain with conforming zoning status, as-is.

ZONING REQUESTS

Special Use – Planned Unit Development

The subject property is currently not established as a planned unit development (PUD). Section 5.4(B) of the Zoning Ordinance requires any non-residential or multiple family parcel, or parcels of land (2) acres or more in size to be a planned unit development. Staff notes that the petitioner is not required to establish the property as a PUD; however, rights afforded to PUD's would allow the outdoor storage use to continue in perpetuity without requiring special use approval for each incident of abandonment. Further, staff believes the PUD status brings the subject property into closer compliance with the Zoning Ordinance as there are several buildings located on the subject property.

Outdoor Storage

The subject property is located in the I-2 General Industrial District. Outdoor Storage is classified as a special use in the I-2 District. As previously mentioned, Property Recycling Service Corp. currently stores vehicles and equipment outside of their facility, which is located on the northern portion of the subject property. According to historic aerial photographs, the two outdoor storage areas located on the southern portion of the subject property have been utilized (to a varying degree) for the storage of trailers, vehicles and/or equipment beginning around 2002. However, the outdoor storage areas have remained vacant over the past year. The combined area of both vacant outdoor storage areas is an estimated 2.5 acres.

Per Section 15.3.F of the Zoning Ordinance, if any nonconforming use is discontinued, or becomes vacant, and remains discontinued or unoccupied for a continuous period of one hundred eighty (180) days such use shall be deemed to be abandoned and shall not be reestablished or resumed. Any subsequent use or occupancy of such land, building or structure shall comply with all regulations of the zoning district in which such land, building, or structure is located.

As previously mentioned, rights afforded to PUD's could allow the outdoor storage use to continue in perpetuity without requiring special use approval for each incident of abandonment:

Section 5.5.B of the Zoning Ordinance - The planned unit development is subject to the underlying district use and general zoning regulations unless the Plan Commission recommends and the Village Board permits uses other than those allowed within the district when it is determined by the Village Board to be desirable in achieving the objectives of the planned unit development.

A condition of approval has been added that would allow the outdoor storage use to continue in perpetuity, even in the event that the use is discontinued, or becomes vacant, and remains discontinued or unoccupied for a continuous period of one hundred eighty (180) days.

Parking of Vehicles on a Non-Hard Surface

The petitioner is proposing the use of a gravel surface within the outdoor storage areas, which would remain unchanged from the previous surfacing within those areas. Section 13.8 of the Zoning Ordinance requires all open off-street parking areas to be improved with a hard surfaced, all-weather dustless material (as approved by the Village). Staff notes that outdoor storage areas would not be frequently traveled and do not serve public; therefore, an improved surface may not be necessary. Lastly, the unimproved, or pervious surface, would allow for stormwater permeation.

If the Plan Commission and Village Board were amenable to the use of a gravel surface, the following condition is being recommended by staff:

All outdoor storage area parking surfaces shall be maintained in an orderly fashion as to prevent divots, ruts and surface material spillover or stormwater runoff onto any on-site detention areas, natural spillways or adjacent properties.

COMPREHENSIVE PLAN

The 2015 Comprehensive Plan includes a future land use designation of 'Heavy Industrial' for the subject property. The Zoning Ordinance defines Heavy Industrial as, *the manufacturing or compounding of raw materials, which may include the storage of large volumes of highly flammable, toxic matter or explosive. This manufacturing may involve outdoor operations as part of their manufacturing process. Typical heavy industrial uses include, but are not limited to: concrete batch plants, concrete, tile, or brick manufacturing, motor vehicle, and tire assembly, chemical processing, metal casting or foundries, gas manufacturing, grain milling or processing, refining, smelting, or alloying, petroleum or petroleum products. Heavy manufacturing processes ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare or health and safety hazards.*

Staff notes that none of the existing uses, nor the proposed use, of the subject property would operate at a level of intensity to be classified as Heavy Industrial.

STANDARDS FOR SPECIAL USES

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

Section 9.2 of the Zoning Ordinance classifies Planned Unit Developments as a special use in the I-2 General Industrial District.

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

The PUD status brings the subject property into closer compliance with the Zoning Ordinance as there are several buildings located on the subject property.

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.

No additional public infrastructure or services are needed as part of this request. The petitioner has agreed to provide the Village with a public utility easement over the watermain located below the properties.

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

The 2015 Comprehensive Plan includes a future land use designation of 'Heavy Industrial' for the subject property. None of the existing uses, or proposed use, of the subject property would operate at a level of intensity to be classified as Heavy Industrial.

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.

Rights afforded to the PUD could allow the outdoor storage use to continue in perpetuity without requiring special use approval for each incident of abandonment. The outdoor storage areas are mostly screened by heavily-wooded property and any exposed areas will be required to be screened by fencing. Further, there are several conditions of approval which require the fencing to be properly maintained and there will be limitations on the types of items that can be stored within the outdoor storage areas.

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.

According to historic aerial photographs, the two outdoor storage areas located on the southern portion of the subject property have been utilized (to a varying degree) for the storage of trailers, vehicles and/or equipment beginning around 2002.

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

The subject property is surrounded mostly by industrial uses and bound by the Fox River to the west.

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

The site takes access from Route 25 and is already improved with, and served by, private drive aisles and parking facilities.

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

Adequate on-site parking is provided to the current businesses located on the subject property. No additional parking facilities are required as part of this request. Future expansion of those existing businesses could warrant re-evaluation of the on-site parking.

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

No additional public infrastructure or services would be needed as part of this request. The petitioner has agreed to provide the Village with a public utility easement over the watermain located below the properties.

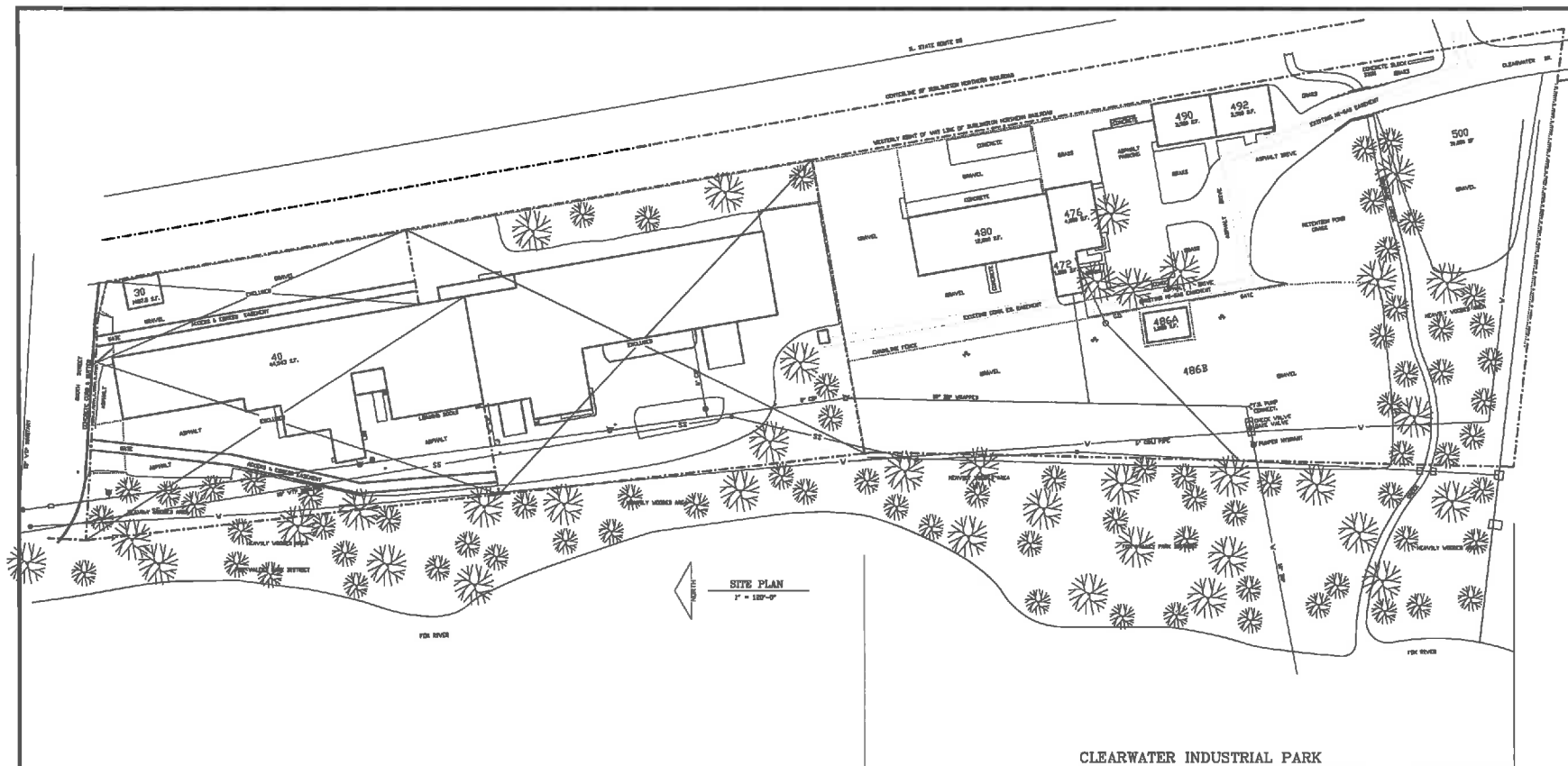
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

The PUD status brings the subject property into closer compliance with the Zoning Ordinance.

RECOMMENDATION

The Department of Community Development finds that the information presented **meets** the Standards for Specials Uses and Planned Unit Developments. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #16-03, subject to the following conditions:

1. The petitioner/property owner shall grant to the Village, at no cost to the Village, a public utility easement for the watermain located under the subject property and the property located at 30-40 South Street (PIN# 15-10-101-006).
2. In the event that the outdoor storage use is discontinued, or becomes vacant, and remains discontinued or unoccupied for a continuous period of one hundred eighty (180) days, the property owner shall not be required to obtain special use approval for reinstatement, provided that the following conditions apply:
 - a. All outdoor storage areas located on the subject property shall not be expanded, extended or enlarged from their current configuration.
 - b. The eastern boundary of 500 Clearwater Drive shall be screened by a solid fence of not less than six feet and not more than eight feet.
 - c. Slats shall be added to the existing chainlink fence used as screening for the 486B Clearwater Drive outdoor storage area.
 - d. Slats shall be added to all existing chainlink fencing being used as outdoor storage area screening on the subject property.
 - e. All fencing and/or screening shall be properly maintained, sound and in good repairs.
 - f. Outdoor storage shall be limited to operational 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.
 - g. Outdoor storage areas shall be maintained in an orderly fashion at all times. Prevention of any nuisance vegetation and animal infestation shall be strictly enforced.
 - h. All outdoor storage area surfacing shall be maintained in an orderly fashion as to prevent divots, ruts and surface material spillover or stormwater runoff onto any on-site detention areas, natural spillways or adjacent properties.
 - i. All articles being stored within the designated outdoor storage areas shall remain a minimum of ten (10) feet from the yard perimeter.



CLEARWATER INDUSTRIAL PARK
PLANNED UNIT DEVELOPMENT FOR CLEARWATER INDUSTRIAL PARK
472 CLEARWATER TO 500 CLEARWATER

ZONING - GENERAL INDUSTRIAL DISTRICT I-2
 ALLOWABLE INDUSTRIAL USES WITHIN I-2: OFFICE, WAREHOUSE, STORAGE

472 CLEARWATER
 CONSTRUCTION: WAREHOUSE BUILDING
 CURRENT USE: OFFICE
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

476 CLEARWATER
 CONSTRUCTION: WAREHOUSE BUILDING
 CURRENT USE: WAREHOUSE/ SHOWROOM
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

480 CLEARWATER
 CONSTRUCTION: METAL BUILDING
 CURRENT USE: WAREHOUSE
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

486A CLEARWATER
 CONSTRUCTION: METAL BUILDING
 CURRENT USE: STORAGE
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2


488 CLEARWATER
 CONSTRUCTION: GRAVEL PAVING
 CURRENT USE: EXTERIOR STORAGE (VACANT)
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

490 CLEARWATER
 CONSTRUCTION: WAREHOUSE BUILDING
 CURRENT USE: OFFICE/WAREHOUSE
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

492 CLEARWATER
 CONSTRUCTION: WAREHOUSE BUILDING
 CURRENT USE: OFFICE/WAREHOUSE
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

500 CLEARWATER
 CONSTRUCTION: GRAVEL PAVING
 CURRENT USE: EXTERIOR STORAGE (VACANT)
 FUTURE POSSIBLE USE: ANYTHING ALLOWED WITHIN I-2

PROJECT / SITE
 PLANNED UNIT DEVELOPMENT FOR
 SOUTH STREET INDUSTRIAL PARK &
 CLEARWATER INDUSTRIAL PARK
 NORTH AUBURN, ILLINOIS
 OWNER - ROCK HAVEN CORP. AUBURN, ILLINOIS



DWS

D.S. WELLS - ARCHITECT
 100 East Street, Suite C
 North Aurora, IL 60151
 Tel: 815-896-2011
 Fax: 815-896-2012

JOB NO.
 100

DATE
 APRIL 29, 2016

DRAWING TITLE
 SOUTH STREET &
 CLEARWATER SITE

SHEET NO.
 A1



25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

PETITION NO. 16-03

FILE NAME MULLIGAN PUD

DATE STAMP

I. APPLICANT AND OWNER DATA

Name of Applicant* Rock River Corporation

Address of Applicant 233 Alschuler Dr., Aurora, IL 60506

Telephone Numbers 630-740-6608

Email Address kathiej01@yahoo.com

Name of Owner(s)* _____

Telephone Numbers _____

If Applicant is other than owner, attach letter of authorization from Owner.

Title of Record to the real estate was acquired by Owner on 1991

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 30-50 South St. (excluding ⁵⁰ 40 South St) and 472-500 Clearwater Dr.
(indicate location if no common address)

Legal Description: see attached

Parcel Size 13.59 acres more or less

Present Use Multple Business use for Warehousing, Office
(business, manufacturing, residential, etc.)

Present Zoning District I2
(Zoning Ordinance Classification)



**VILLAGE OF
NORTH
AURORA**
Crossroads on the Fox

25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his//her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

III. **PROPOSED : PLANNED UNIT DEVELOPMENT (PUD)**

Proposed Use Office, Warehouse existing buildings, Open Storage, and possible Construction of additional building
(Zoning Ordinance Classification)

Code Section that authorizes PUD ~~Special Use~~ Title 17, Chapters 5 Section 5.1 through 5.11

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 _____
SEE ATTACHED

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

To the best of your knowledge, can you affirm that there is a need for PUD at the particular location? (Explain) SEE ATTACHED

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 PUD authorized in the zoning district in which the property is located.
2. The proposed PUD is deemed necessary for the public convenience at that location.

PLANNED UNIT DEVELOPMENT APPLICATION ATTACHMENT

Describe briefly the type of use and improvement proposed:

Rock River Corporation desires to use the outside storage areas 486^B~~A~~ and 500 as shown on the Plan Unit Development Drawing and as described in the application for storage for vehicles, trailers, machinery, manufacturing equipment and construction equipment.

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

There are currently existing Office, Warehouse, Storage Buildings, and open areas which have been graveled.

To the best of your knowledge, can you affirm that there is a need for PUD at the particular location? (Explain):

Rock River Corporation previously received permit for an open storage of 486^B~~A~~ approximately 9 to 10 years ago and was used as a storage area for construction trailers a number of years.

Rock River Corporation received permission from the Village of North Aurora to fill Area 500 with gravel and other filling and has completed. Rock River received the permission in 2011 which included making certain improvements to the retention area which also was completed.

Applicant currently has several prospective tenants willing to rent the outside storage areas and believes there may be a need in the future for additional buildings of the nature of the several buildings that exists on the property.



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3. The PUD 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 PUD is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
5. The PUD 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.
6. The PUD use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The PUD use is compatible with development on adjacent or neighboring property.
8. The PUD use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The PUD use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The PUD use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The PUD use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

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

1. Legal Description (may be included in items 2 or 6 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Twenty five (25) copies of a plot plan, 8 1/2" x 11 or 8 1/2" x 14" showing existing and proposed structures and parking areas.



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4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the special use is requested.
5. Statement and supporting data regarding Standards for PUD (above).
6. A copy of owner's title insurance policy or the deed for the subject property.
7. Filing fee in the amount of \$4,300.00, if paid by check make payable to the Village of North Aurora.
8. Letter of authorization letter form owner, if applicable.
9. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application

10. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's EcoCat online application
11. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

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 certified 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.

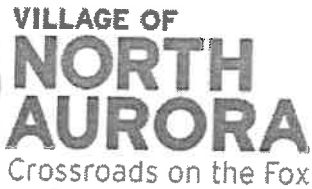
I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Jana Mulligan
Applicant or Authorized Agent

4-13-16
Date

Owner _____

_____ Date



P: 630.897.1457 F: 630.897.0269

www.northaurora.org

Following are the names and addresses of all properties within 250 feet of the property in questions for which the special use being is being requested.

NAME

see Attached

I, Donna W R Dickson, being first duly sworn on oath certifies that all fo the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

A. Honey

4/14/16

Before me this 14 day of April, 202016

Susan K. Lentes

**OFFICIAL SEAL
SUSAN K FUENTES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/22/18**

Mailing Address
Buffer

Parcel Number:1510152023 Distance:250 Feet Submit
Include Source Parcel: Yes No
The first record is the buffered parcel

This list contains mailing addresses for parcels with in 250 Feet of parcel 1510152023

Addresses						
Parcel	Tax name	Address	Address(line 2)	City	State	Zip
1510152023	Rock River Corporation	233 Alschuler Dr		Aurora	IL	60506
1510101003	Fox Valley Park District	101 W Illinois Ave		Aurora	IL	60506
1510101004	Fox Valley Park District	101 W Illinois Ave		Aurora	IL	60506
1510101005	Fox Valley Park District	101 W Illinois Ave		Aurora	IL	60506
1510101007	Roise Properties IL LLC	1995 Commerce LN		N Mankato	MN	560031701
1510126002	Heartland Recycling-Aurora CCD LLC	Joesph Valini, MGR	213 Mettel RD	Aurora	IL	605057000
1510126004	Aurora City of	Dept of Neighborhood standards	44 E Downer PL	Aurora	IL	605063302
1510152004	Alex Golovin	502 Clearwater Dr		Aurora	IL	605421701
1510152005	Jones, Thomas & Virginia S Revoc TR	Thomas&Virginia S Jones,CO-Trustees	504 Clearwater Dr	North Aurora	IL	605421701
1510152006	Stephanie Lee Weber	508 Clearwater		North Aurora	IL	60542
1510152017	Fox Valley Park District	101 W Illinois Ave		Aurora	IL	605063157
1510501001	Burlington Northern Railroad	% Property tax Department	PO BOX 961089	Fort Worth	TX	761610089
1510101006	Rock River Corporation	233 Alschuler Dr		Aurora	IL	60506
1503301013	North Aurora Village	25 E. State		N. Aurora	IL	60542
1503301029	RVP Grant LLC	288 S. South Tec		Kankakee	IL	609018310
1503326004	Conco Western Stone Co	LaFarge North Am	8700 W. BrynMawr Ave	Chicago	IL	606313540
1503351002	North Aurora Village	25 E. State		North Aurora	IL	60542
1503501003	Burlington Northern Railroad	% Property tax Department	PO BOX 961089	Fort Worth	TX	761610089
1510101002	Fox Valley Park District	101 W Illinois Ave		Aurora	IL	605065989
1510152001	North Aurora Village	25 E. State		North Aurora	IL	60542
1510152018	North Aurora Village	25 E. State		North Aurora	IL	60542

**PUBLIC HEARING NOTICE
SPECIAL USE TO ALLOW A PLANNED UNIT
DEVELOPMENT AT 30-50 SOUTH STREET IN THE
I-3 GENERAL INDUSTRIAL DISTRICT,
VILLAGE OF NORTH AURORA, ILLINOIS.**

PLEASE BE NOTIFIED of a hearing before the North Aurora Plan Commission on Tuesday, May 3, 2016 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois. The applicant requests the following:

1. Special use to allow a Planned Unit Development in the I-3 General Industrial District, pursuant to Section 17.5.2 of the North Aurora Zoning Ordinance; and
2. Use exception to allow Outdoor Storage on the subject property as a permitted use, pursuant to Section 17.5.5(B) of the North Aurora Zoning Ordinance.

The property(s) is commonly known as 30-50 South Street and 472-500 Clearwater Dr., North Aurora, Kane County, Illinois.

PINs: 15-10-101-006, 15-10-101-007 & 15-10-152-023
An application has been filed by the property owner and is known as petition number #16-PS. The application for special use is on file at the office of the North Aurora Community Development Department and is available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-997-8228.

Dated this 18th day of April, 2016

/s/ Mike Teln

Community Development Director

Published in Daily Herald April 18, 2016 (4438229)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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BY Lauren Baltz
Authorized Agent

Control # 4438229

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: E-3 DISTRICT CORNER SIDEYARD SETBACK TEXT AMENDMENT
(PETITION #16-02)
AGENDA: 5/16/2016 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The corner side yard setback required in the E-3 Estate Standard District for residential properties is forty (40) feet. Prior to the adoption of the new Zoning Ordinance on January 1, 2013, the E-3 District did not specify a corner side yard setback.

When the subdivisions were platted for the respective E-3 District neighborhoods, the corner side yard setbacks approved on the subdivision plats vary and the vast majority are non-conforming with regard to the current forty (40) foot corner side yard setback requirement. Those neighborhoods include Lake Run Estates, Remington Landings, Tanner Trails, Autumn Ridge and Moose Lake Estates – most of which were platted in the early-to-mid 2000's.

Upon review of permit data, which best reflects the conditions of the built environment; staff found that, not only were the subdivisions platted with corner side yard setback deficient to the current standard, but homes built within the sample sets were also non-conforming to the current side yard setback requirement. Essentially, the forty (40) foot corner side yard setback implemented in the new Zoning Ordinance attributed to the non-conforming status of most homes built on corner lots in those E-3 District neighborhoods.

Staff would prefer that the adopted setbacks required in the Zoning Ordinance match the built environment to avoid non-conforming status and provide clarity when assessing the required setback for a residence in the E-3 District.

MARCH 1, 2016 PLAN COMMISSION WORKSHOP

Staff requested input from the Plan Commission on this item at their March 1, 2016 meeting. After a discussion on the potential impact, the Plan Commission recommended that staff proceed with the text amendment as proposed.

MAY 3, 2016 PUBLIC HEARING

A public hearing was held before the Plan Commission at their May 3, 2016 meeting. No further discussion occurred and the Plan Commission unanimously recommended approval of Petition #16-02.

Staff Report to the Village of North Aurora Plan Commission

To: Plan Commission Members

cc: Steve Bosco, Village Administrator

Prepared By: Mike Toth, Community and Economic Development Director

Case Number: 16-02

Hearing Date: May 3, 2016

Request(s): The Village of North Aurora requests a Zoning Ordinance text amendment to reduce the corner side yard setback in the E-3 Estate Standard District from forty (40) feet to thirty (30) feet.

BACKGROUND

The corner side yard setback required in the E-3 Estate Standard District for residential properties is forty (40) feet. Prior to the adoption of the new Zoning Ordinance on January 1, 2013, the E-3 District did not specify a corner side yard setback.

When the subdivisions were platted for the respective E-3 District neighborhoods, the corner side yard setbacks approved on the subdivision plats vary and the vast majority are non-conforming with regard to the current forty (40) foot corner side yard setback requirement. Those neighborhoods include Lake Run Estates, Remington Landings, Tanner Trails, Autumn Ridge and Moose Lake Estates – most of which were platted in the early-to-mid 2000's.

Upon review of permit data, which best reflects the conditions of the built environment; staff found that, not only were the subdivisions platted with corner side yard setback deficient to the current standard, but homes built within the sample sets were also non-conforming to the current side yard setback requirement. Essentially, the forty (40) foot corner side yard setback implemented in the new Zoning Ordinance attributed to the non-conforming status of most homes built on corner lots in those E-3 District neighborhoods.

DISCUSSION

There are several vacant corner lots still located within those E-3 District neighborhoods. As said lots were mostly platted with corner side yard setbacks below the current forty (40) foot requirement, a dichotomy is created between the approved plat and Zoning Ordinance setback requirement. In order to address the non-conforming status of those homes already built and provide clarity to the required corner side yard for future homes,

staff is proposing to reduce the current corner side yard setback in the E-3 District to thirty (30) feet.

A thirty (30) foot corner side yard setback best reflects the lowest platted corner side yard setback for all of the E-3 District. More specifically, most of Tanner Trails and Moose Lake Estates were platted with thirty (30) foot corner side yard setbacks. A carte blanche thirty (30) foot corner side yard setback would bring any non-conforming corner properties into conformance and allow future homes to be built in conjunction with the existing neighborhood.

The corner side yard lots within Lake Run Estates were platted and built with forty-five (45) foot setbacks, which suggests that Lake Run Estates could be most impacted with a corner side yard reduction; however, staff notes that there is only one remaining corner lot in Lake Run Estates.

In conclusion, staff would prefer that the adopted setbacks required in the Zoning Ordinance match the built environment to avoid non-conforming status and provide clarity when assessing the required setback for a residence in the E-3 District.

MARCH 1, 2016 PLAN COMMISSION WORKSHOP

Staff requested input from the Plan Commission on this item at their March 1, 2016 meeting. After a discussion on the potential impact, the Plan Commission recommended that staff proceed with the text amendment as proposed.

STANDARDS FOR TEXT AMENDMENTS

Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare of the Village?

The proposed amendments will not be detrimental to the public health, safety, comfort, convenience and general welfare of the Village.

Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?

The proposed amendments are being petitioned by the Village to correct an error in the Zoning Ordinance.

Is the proposed amendment consistent with the Comprehensive Plan?

One of the broadly-categorized objectives of the 2015 North Aurora Comprehensive Plan is the priority infill of incomplete residential subdivisions. As there are several vacant corner lots still located within those E-3 District neighborhoods, the proposed amendment would allow greater flexibility in site design, making those lots more marketable.

Is the proposed amendment consistent with the intent and general regulations of this Ordinance?

The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.

Does the proposed amendment correct an error or omission, add clarification to existing requirements, or reflect a change in policy?

The forty (40) foot corner side yard setback implemented in the new Zoning Ordinance attributed to the non-conforming status of most homes built on corner lots in those E-3 District neighborhoods.

Does the proposed amendment benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups?

The proposed amendments are being petitioned by the Village for the benefit of those homes built on corner lots in those E-3 District neighborhoods.

Does the proposed amendment provide a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan?

The intent of the proposed amendments is to align the Zoning Ordinance with the built environment in order to avoid non-conforming status.

Does the proposed amendment avoid creating nonconformities?

A carte blanche thirty (30) foot corner side yard setback would bring any non-conforming corner properties into conformance and allow future homes to be built in conjunction with the existing neighborhood.

RECOMMENDATION

Staff recommends that the Plan Commission accept the findings of the staff report and response to Standards for Text Amendments and recommend approval of Petition #16-02.

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONCEPT PLAN - 24 S. LINCOLNWAY
AGENDA: 5/16/2015 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

During the April 4, 2016 Village Board meeting, the Village Administrator solicited feedback from the Village Board regarding a proposal, from the owner of the Shell gas station on Route 31 in Batavia, to reuse the existing building and site amenities for a gas station and Dunkin Donuts. The Board was opposed to the idea of allowing another gas station to operate on the subject property and was also against the general reuse of the existing building. After the Board provided staff with the recommended direction on the use of the property, staff was approached by Dunkin Donuts who proposed the idea of redeveloping the site with a new Dunkin Donuts.

The submitted concept plan includes a 2,750 square foot standalone Dunkin Donuts restaurant with a drive through. Parking would be provided on the northern portion of the property and in front of the eastern building façade. The proposed plan utilizes three of the four points of egress currently on the property. One two-way egress point would be provided on the northeast corner of the property, another two-way egress point would be provided along the southeast corner of the property and the drive through would exit at the southwest corner of the property. The existing/southerly egress point would become parkway. In order to reduce the impact on the residential properties located to the west of the subject property, dense landscaping has been provided along the western property line. While not included on the concept plan, the developer intends to erect a solid fence along the western property line. The plan also includes a small outdoor dining area located along the southern building elevation, adjacent to John Street.

From an entitlement perspective, a special use for the drive through and a rear yard setback variation would be required. Staff notes that the subject property is separated from the residential properties to the west by a 14-foot alley, which acts as additional buffering to the west.

Attachments:

- 1) Conceptual site plan and building elevation, prepared by Kolbrook Design, dated May 5, 2016.



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Memorandum



To: Village President and Village Board of Trustees

From: Steven Bosco, Village Administrator

Date: 5-11-16

Re: ComEd LED Street Lighting Agreement

ComEd has approached the Village with the opportunity to participate in the Smart-Ready LED Street Lighting Program. To enter the program the Village would need to approve the attached agreement. Through the agreement, ComEd would replace all of their existing 260 street lights in North Aurora from Mercury Vapor and High Sodium Pressure fixtures to Light-Emitting Diode (LED) fixtures at no out-of-pocket cost to the Village. ComEd is providing this program to meet their commitment to the Illinois Power Agency to replace 20,000 existing lights with LED lighting by the end of May 2017.

Currently, the 260 street lights in question are located on Com-Ed owned wooden poles throughout the Village. The Village pays for the electricity powering the street lights. ComEd pays for the maintenance of the wooden poles, the fixtures and the bulbs. Because the poles are unmetered, the Village pays a flat monthly electricity cost for each street light on ComEd poles. With the installation of LED lights, a credit is issued through an energy efficiency program that would provide the Village with an estimated savings of approximately \$11,103.28 annually to start. ComEd benefits from the program in the sense that they would have reduced maintenance costs since the LED lights typically last longer and the reduction in energy usage will provide less of a drain on their power grid.

ComEd has made it clear that they would like to replace all of the 260 light fixtures at once or none at all for operational purposes. LED lights give off a different type of illumination (more clear/white than yellow) and may appear brighter than current lights; however, if brightness was a concern, there are ways to shield the light to focus illumination close to the street and away from residences if need be. ComEd would work with the Village to resolve any such issue.

Please find attached the Smart-Ready LED Street Lighting Program agreement and a map showing the location of the 260 wooden ComEd street light poles in the Village.

Smart-Ready LED Street Lighting Agreement

PROGRAM PARTICIPATION AGREEMENT

The Smart-Ready LED Street Lighting Program (“the Program”) replaces existing Commonwealth Edison (“ComEd”) owned street light fixtures (mercury vapor and high pressure sodium), located in participating municipalities, with Smart-Ready LED street lights.

This Smart-Ready LED Street Lighting Agreement (“Agreement”) is entered into by and between ComEd and the Village of North Aurora (“Customer”). ComEd and the Customer are sometimes referred to herein individually as a “Party”, and collectively as the “Parties.”

PROGRAM TERMS AND CONDITIONS

1. **Program Effective Dates.** This Agreement shall be effective upon execution by both Customer and ComEd, and shall terminate on or before May 31, 2017.
2. **Customer Eligibility.** Customer is an existing municipal customer of ComEd that receives a fixture included street light rate. (Note: Customer may take electric energy from a company other than ComEd as long as Customer is obtaining delivery service from ComEd.) The fixture included street light rate is set forth in Table 1, attached hereto, and which is made a part hereof.
3. **Project Timeline.** Following the execution of the Agreement, ComEd will work with the municipality to establish a schedule for the installation of the LED street light fixtures.
4. **Customer Charges.** The change from the existing fixtures to a smart ready fixture will change the cost of the Fixture-Included Lighting Delivery Service Charge as well as energy cost to operate the fixtures. The estimated fixture included costs and estimated energy cost comparison of the existing street lights to LED street lights is provided in Table 1 hereto.

There is also a customer charge for the replacement of the fixtures and this charge will be offset by an Energy Efficiency credit equal to the customer replacement charge. Effectively, the customer will not incur any out of pocket costs to replace the fixtures.

5. **Customer Obligations.**

- 5.1. Customer must support ComEd, as requested, with access to the system and facilities, and municipal work permits as required to support the installation LED street light fixtures.

Smart-Ready LED Street Lighting Agreement

- 5.2. Customer will be the point of contact for any resident concerns related to the installation of the LED street lights and will work with ComEd to resolve concerns raised by residents of the municipality.

6. ComEd Obligations.

- 6.1. ComEd will replace all existing ComEd owned Mercury Vapor (MV) and High Pressure Sodium (HPS) street lights that have an LED equivalent, subject to the current fixture included rate agreement, with new, lower wattage smart-ready LED street lights.
- 6.2. ComEd, through the state mandated energy efficiency programs, will provide a credit to the Customer in an amount equal to the cost to the Customer to replace the existing street light fixtures in the municipality. The cost of the replacement of the existing street light fixtures will be documented in a separate Customer Work Agreement developed for the street light fixture replacement.

7. Limitations of Liability.

- 7.1. Customer shall independently evaluate any advice or direction given by ComEd related to the adjustment of LED street light illumination levels. IN NO EVENT WILL ComEd, ITS CONSULTANTS, CONTRACTORS AND/OR SUBCONTRACTORS BE LIABLE FOR THE OPERATION OF CUSTOMER'S FACILITIES OR FIXTURES, OR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND IN CONNECTION WITH THIS AGREEMENT OR THE IMPLEMENTATION OF ANY FUNCTIONS OR TESTING UNDER THIS AGREEMENT.
- 7.2. ComEd shall indemnify, defend upon request and hold harmless Customer and its officers, agents, employees, representatives and assigns ("Customer Parties"), from losses, claims, damages, expense (including reasonable attorneys' fees) and liabilities sustained or incurred by the Customer Parties for any damage, loss or injury received or sustained by any person, persons, or property to the extent due to any negligent act, omission or misconduct of ComEd, its officers, agents and/or employees, directly arising out of, or in performance of, any of the provisions of this Agreement, including any claims or amounts recovered for any infringements of patent, trademark or copyright; or from any claims or amounts arising or recovered under the "Worker's Compensation Act" or any other applicable law, ordinance, order or decree.

Smart-Ready LED Street Lighting Agreement

8. Disclaimer: ComEd does not guarantee that certain energy savings will be achieved and does not make any warranties associated with the measures implemented under the Program. ComEd has no obligations regarding, and does not endorse or guarantee, any claims, promises, representations, or work made or performed, or equipment furnished or installed by any contractors, subcontractors, or vendors pursuant to the Program. The Customer shall be entitled to the energy cost savings realized by the Customer that result from the installation of LED street light fixtures within the Customer's corporate limits. In consideration of the services provided by ComEd as part of the Program, the Customer agrees that ComEd is entitled to 100% of the rights and benefits associated with the measures, including without limitation PJM products and all other attributes, credits or products associated therewith under any regional initiative or federal, state or local law, program or regulation, and customer waives, and agrees not to seek, any right to the same.

9. Attorneys' Fees. If litigation is commenced by either Party to enforce or interpret any of the provisions of this Agreement, the prevailing Party shall be entitled to recover reasonable costs and attorneys' fees at the trial, on appeal, and on any petition for review.

10. Entire Agreement/Modification. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and unless otherwise provided in this Agreement, no modification or waiver of any of the provisions, or any future representation, promise, or addition, shall be binding upon the parties unless made in writing and signed by both Parties. To the extent any of the terms of this Agreement are deemed to conflict with the terms of the Franchise Agreement between ComEd and Customer, the terms of the Franchise Agreement shall control while both Agreements remain in effect.

11. Disputes/Governing Law. This Agreement shall be exclusively governed by and interpreted in accordance with the laws of the State of Illinois. Any litigation between the Parties shall be prosecuted only in the state or federal courts of the State of Illinois.

BY SIGNING BELOW:

The Customer has read and accepts the terms and conditions of this Smart-Ready LED Street Lighting Agreement, and agrees to participate in the Smart-Ready LED Street Lighting Program.



Smart-Ready LED Street Lighting Agreement

Customer

ComEd

By: _____

By: _____

Name: _____

Name: _____

Date: _____

Date: _____

Title: _____

Title: _____

Smart-Ready LED Street Lighting Agreement

Table 1 2016 Rates

The Village of North Aurora

Cost comparison of Fixture Included Street Light fixture Costs,
Proposed 2016 Rates, Existing Fixtures versus LED Fixture

Existing fixtures, 2016							LED Fixtures, 2016					
	Billing Count	Wattage	2016 Fixture cost	Monthly Energy Cost	Monthly Cost per Fixture	Monthly Cost by Type		Wattage	2016 Fixture cost	Monthly Energy Cost	Monthly Cost per Fixture	Monthly Cost by Type
100W MV	0	122	\$3.65	\$1.71	\$5.36	\$0.00	LED-53	53	\$2.68	\$0.74	\$3.42	\$0.00
175W MV	137	217	\$3.71	\$3.04	\$6.75	\$925.13	LED-53	53	\$2.68	\$0.74	\$3.42	\$468.97
250W MV	57	281	\$3.84	\$3.94	\$7.78	\$443.47	LED-75	75	\$2.97	\$1.05	\$4.02	\$229.23
400W MV	35	440	\$4.34	\$6.17	\$10.51	\$367.84	LED-145	145	\$3.56	\$2.03	\$5.59	\$195.76
70 W HPS	0	82	\$3.94	\$1.15	\$5.09	\$0.00	LED-53	53	\$2.68	\$0.74	\$3.42	\$0.00
100 W HPS	0	121	\$3.99	\$1.70	\$5.69	\$0.00	LED-53	53	\$2.68	\$0.74	\$3.42	\$0.00
150 W HPS	14	175	\$4.02	\$2.45	\$6.47	\$90.63	LED-75	75	\$2.97	\$1.05	\$4.02	\$56.30
250 W HPS	17	297	\$4.28	\$4.16	\$8.44	\$143.56	LED-145	145	\$3.56	\$2.03	\$5.59	\$95.08
400 W HPS	0	465	\$4.63	\$6.52	\$11.15	\$0.00	LED-145	145	\$3.56	\$2.03	\$5.59	\$0.00
Total	260											

Energy Cost	
\$ 0.04100	

2016 Fixture Monthly Cost	\$1,970.63
---------------------------	------------

2016 LED Monthly Cost	\$1,045.36
-----------------------	------------

2016 Monthly Cost Savings	\$925.27
2016 Per Fixture savings	\$3.56

Operating hours per month =342

Annual Cost Savings	\$11,103.28
---------------------	-------------

Note, the savings calculation and percent savings estimate is for the fixture only. Other components costs are not affected by this change.

1,000 W HPS fixture are not included in the the savings calculation because there is not a direct LED replacement.



Memorandum



To: Village President and Village Board of Trustees
From: Steven Bosco, Village Administrator
Date: 5-11-16
Re: Activity Center Needs Assessment Study Phase 1 Report

The Village Board approved a proposal from Market & Feasibility Advisors (MFA) to conduct a formal building needs assessment for a community building/space at the January 18th Village Board meeting. The study was sought per direction of the Village Board and a goal in the Village's Strategic Plan that reads, "Conduct a formal building needs assessment for a community building/space".

Though MFA's proposal included two phases, the Village Board only authorized moving forward with the first phase in the amount of \$15,000. The Village Board's intention was to review the findings of the first phase of the study to determine whether or not there was a need to continue with the second, final, phase of the study for an additional cost of \$10,000.

The purpose of the first phase was to provide the Village Board with the foundation of whether there is a need for a building in the community to provide activities. To complete the first phase of the study, MFA interviewed all of the Village Board members as well as community stake holders such as civic groups and municipal entities providing service to North Aurora residents. MFA was to provide a list of community buildings and spaces in Chicagoland to benchmark the types of services provided by community buildings versus what is available to North Aurora residents as well as a rough cost estimate to build or expand on an existing structure for a concept should a need be determined.

Should the Village Board choose to proceed with phase two of the study, MFA would provide a more-in-depth cost analysis for a structure and operating costs. Attached is a copy of the report for the phase 1 activity center needs assessment study report provided by MFA.



Market & Feasibility Advisors

Final Report
North Aurora Community Center

Submitted to:
The Village of North Aurora

Submitted by:
Market & Feasibility Advisors, LLC

Thursday, May 12, 2016

MFA Project Number: 591

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Introduction

Since the closure of the North Aurora Activity Center in 2014 the Village of North Aurora has had some lingering questions as to whether a replacement facility was needed and should be developed by the Village.

Market & Feasibility Advisors, MFA was retained to complete this study of the matter – essentially a needs analysis for a replacement for the former Activity Center. This was conducted through numerous visits to the Village and surrounding communities as well as to facilities that serve the Village as community gathering places. Included in those visits were stops at the facilities that absorbed many of the users of the former Activity Center. Profiles of other communities with centers, and interviews with many community leaders and representatives of organizations that may use facilities in the community were also conducted.

The work was completed in April 2016.

In general, there were five types of facilities sought by those with whom MFA representatives met:

1. Indoor sports facilities,
2. Standard meeting rooms,
3. Informal meeting space in a coffee shop type setting,
4. Meeting rooms that were a bit more resilient (could accommodate a rambunctious and noisy scout group), and
5. Large event rooms.

The old Activity Center also hosted various tenants including a day care and special recreation provider. As these are tenants, intended to help defray the operating cost of a facility, we chose to focus on whether there was sufficient support for the facility first, before looking into the need for or types of tenants.

Recommendations

Our findings for the five types of facilities sought are as follows:

Indoor Sports Facilities

The Fox Valley Park District (FVPD) is currently the sole public provider of indoor sports facility capacity for residents of all-ages to the Village of North Aurora. If weekend evening youth programming were available from the Unified School District (USD) 129 there would be sufficient facility capacity for North Aurora's needs.

While no new facility is recommended, it is useful to know that the cost of a new gym facility can range widely depending on building specifications but generally starts at \$3.0 million and can reach \$5 million exclusive of land and site development. New, commercial, indoor sports facilities with turf have been developed in the region in recent years (pre-engineered steel of tilt-up concrete construction) for about \$10 million.

The existing FVPD facilities are the Prisco and Vaughn Centers. The two facilities have excellent coverage of the Village and offer far more programs and opportunities for facility utilization than was offered prior to 2005 when all that was offered was the North Aurora Activity Center and the Prisco Center (before the Vaughn center was open).

Since the Vaughn Center opened in 2005, the populations of North Aurora and Aurora together may have grown by as much as 20,000 and that rising generations of area residents who have led more active lifestyles than their parents may, in the future create a higher level of facility demand that was anticipated when the Vaughn center was planned.

In 2016, USD 129 is the entity that can play a large role satisfying demand for gym space in North Aurora. The USD 129's four schools in North Aurora all have gym space that is largely unused after school hours.

The USD 129 deserves commendation for its generous, almost-free offer, including staffing, for the use of the Jewel Middle School gym and common areas on Friday nights. We recommend that the Village of North Aurora and USD 129 work together on a larger, broader community-wide plan that involves more, if not all, of the four USD 129 schools in North Aurora with weekend evening programming to reach more youths.

As is discussed in the report, while valuable and popular, the Friday Nite Spot program typically reached 13% or fewer of the eligible youth in the community on Friday nights likely due to a membership/capacity cap and the constraint of a single location for a transportation challenged age-group.

There was concern that USD 129 programs would be open to all youths they serve and not just those living in North Aurora. If concern about this restriction continues to be viewed as an insurmountable obstacle, the Village of North Aurora could consider using taxpayer monies to rent, and therefor privatize the use of USD 129 gyms for the exclusive use of North Aurora youths. However, we do not recommend this approach for what USD 129 is offering for free (though this may change with our suggestion to expand the program to more schools).

Our reasoning is in two parts. First, North Aurora youths already attend schools that include children from both North Aurora and Aurora. It is likely that the program would be more successful, that is likely to draw more youths, if friends and classmates from both communities could attend together.

Secondly, we think that the idea of Friday night youth programs that use school gyms and possibly libraries and cafeterias is so good that we suggest that USD 129 consider working with the City of Aurora to offer it from the balance of their schools located in Aurora too.

This broader two-community approach would benefit North Aurora youths too, if the West Aurora High School, which North Aurora youths attend but is in Aurora, were to offer such a program too as they would gain access to age appropriate programs at their own school on Friday nights.

In sum we conclude that any issues of the inadequacy of gym space in North Aurora be addressed in the short term through fuller utilization of the existing USD 129 school gyms.

Standard Meeting Rooms

The Messenger Library did a great job of taking on many of the meetings that were once accommodated at the Activity Center – plus additional meeting needs. Analysis of their well-kept space utilization data supports their desire for another boardroom type room and another large but divisible room (similar to the one used for early voting).

A potential configuration for an addition to the Messenger Library would be a 350 square foot conference room (capacity of 14 to 16) and a 1,780 square foot (36' by 40') large divisible room. With 20% circulation but an assumption that existing restrooms would be sufficient, this space could cost between \$400,000 and \$500,000 not including land and parking.

We recommend that the Village of North Aurora work with the library to explore ways that it's facilities can be further expanded. If bonds are the best way to expand, Messenger Library Bonds are issued through the Village so a coordinated approach is very possible.

Having all of the rooms under the management of Messenger allows for better management and utilization. If construction at the Library site is not possible or desired, we suggest meeting spaces be added to the Village offices. There will be parking issues on some meeting nights but the Village already permits the use of some Village Hall meeting rooms for residents. The library's online booking system reaches a broad audience.

The Library is already in the process of semi-enclosing a porch area for use as additional three season meeting space.

Informal Meeting Space in a Coffee Shop Type Setting

This too would work well as an addition to the library. Libraries throughout the country including a number in the Chicago area are adding coffee shop spaces like this (as the old Borders and Barnes & Noble have for years) and finding that they typically work very well for them.

We endorse this idea for the library as it will further the library's mission in a number of ways including the relatively new one of fostering economic development, especially with the meeting room addition discussed above. However, this type of space is less connected to rebuilding the meeting needs of North Aurora in the old North Aurora "Activity Center" sense than it would be connected to building community in a public place.

In other words, great idea, that is deserving of the support of North Aurora, but not really critical to this effort.

Resilient Meeting Rooms

These rooms would accommodate groups like a rambunctious and noisy scout group.

Spaces that may work well for this purpose already exist in the Village of North Aurora but are currently “not on the market.” The North Aurora Police Station and the FVPD’s Red Oak Nature Center both have suitable good-sized rooms for this type of meetings and perhaps good thematic fits as well.

Similarly, there are several church owned spaces that may be ideal for groups that need spaces like this.

All of the organizations mentioned would do well to work with the Messenger Library’s online booking system and make their rooms available (for nominal charges) – with necessary limits – through these organizations. The FVPD may wish to have its Red Oak space booked through the Prisco Center or another existing space management mechanism.

We have two recommendations to address this need, either would solve the problem:

1. Encourage the groups cited above to place their spaces “on the market” through an arrangement with the library to be offered through their online room booking website, or
2. Develop additional, “resilient” meeting room at the library or as an addition to Village Hall. Such a structure could be developed for \$300,000 to \$400,000.

Large Event Rooms

The demand for large event space is relatively small when compared to the other space needs examined in this study and it is our sense that this market is adequately served at this time for North Aurora. The Fox Valley Country Club is located in North Aurora and offers high quality large event space. The same group also operates the very nice Pipers Hall just outside of North Aurora. Large event space is also available at Orchard Valley Golf Club and the USD 129 West Aurora High School, –both of which are located in Aurora. Several churches in North Aurora and close by in Aurora (The AME Church) also have space available. Lastly, it may be possible to use some of the USD 129 cafeterias for pancake breakfasts and other casual but large events.

These recommendations will not, by themselves, answer the desire by many for a North Aurora community image. We suggest that another step in that direction would be to further develop the FVPD’s North Aurora Island Park and North Aurora Riverfront Park adjacent to the Village Hall and south of State Street with more useful community gathering spaces.

Interviewees repeatedly mentioned that area as a beautiful but underutilized community asset with significant potential for further recreational development. Some mentioned that the Village of North Aurora and the FVPD have already engaged in discussions to create a community magnet there with very active uses. This is something we would endorse.

Overall, the answers to the North Aurora community center issues lie in the better utilization of existing publicly and privately owned spaces in the community, the continued use of nearby spaces for especially large events, and the development of additional spaces at the Village Hall or Messenger Library.

The North Aurora Activity Center

While sometimes referred to as a community center, the old North Aurora facility, closed a few years ago, was actually called the North Aurora Activity Center. Here is its story.

The North Aurora Grade School was built by School District 129 in the 1930s. (Today, District 129 has three elementary and one middle school in North Aurora.) As capacity was added, District 129 sold the surplus building to the Village of North Aurora to be used as a recreation department. This began the facility's 40-plus-year run as a North Aurora municipal facility.

In the 1990s, the village rented the building to the Fox Valley Park District. The rapidly growing population of the Park District had outgrown the then-110,000 square-foot Prisco Center building built in the 1980s, and the Eola Center, built in cooperation with the Aurora Public Library District, was nearing opening in 1993. The Fox Valley Park District stopped using it in 2005 when it opened the 225,000 square-foot Vaughan Center in Aurora.

The village-run activity center then used it for a variety of purposes such as a preschool (as a tenant), Haley's Playground recreation center for special needs children, the Friday Nite Spot social club for middle school students, and various community groups including scouts, The Mothers Club, coach's clinics, sports sign-up, Lion's Club breakfast, Share & Care, and other groups for their meetings and fundraisers such as pancake breakfasts. The building was also available for rent by private groups.

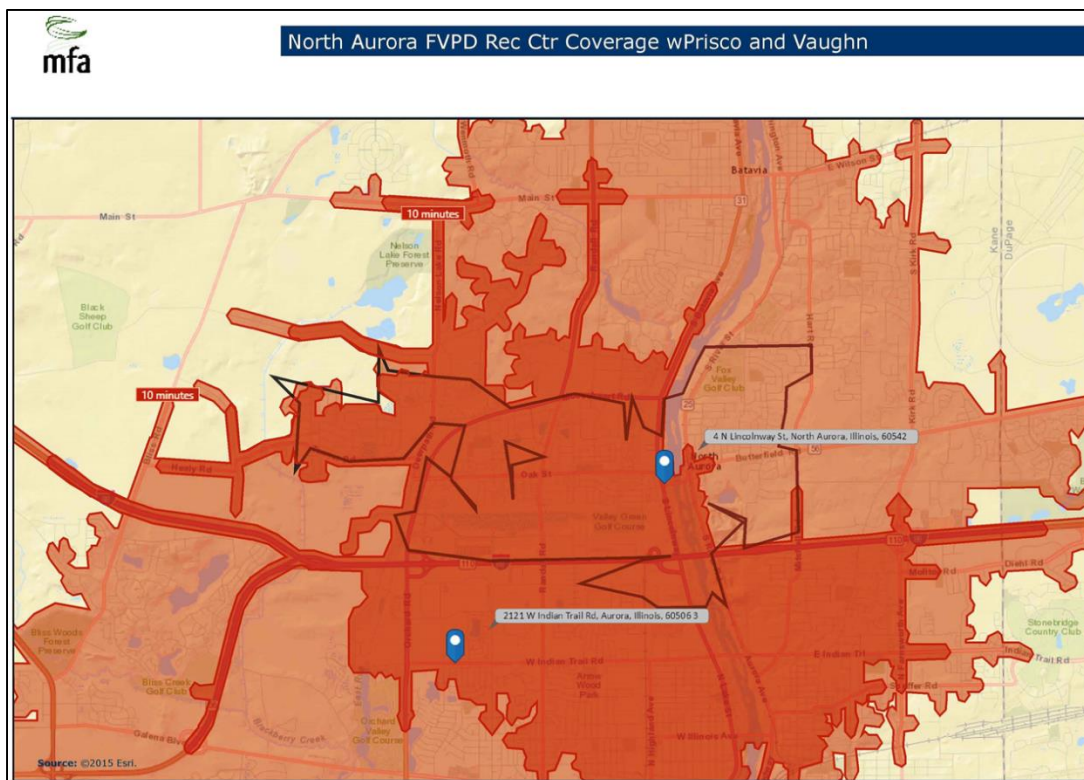
The building was closed in March 2014 after the 80-year-old former school building developed dangerous roof joist cracks and other problems. It was torn down a few months later.

The principal spaces in the building were a gymnasium, a room with a fireplace, a kitchen, classrooms and a games area.

Following the closure of the Activity Center:

- Many of the meetings, such as scouts, church groups, HOAs and others moved to the meeting/activity rooms at the Messenger Public Library which saw a surge in utilization,
- The day care center received Tax Increment Financing (TIF) assistance and moved to a new location,
- The Mothers Club, which had been meeting at a bank and using the Activity Center for events, moved events to facilities just outside of town and the USD 129 West Aurora High School (serves North Aurora but is in Aurora),
- The Lions Club had pancake breakfasts at the Activity Center and has moved to a local church; it holds their business meetings at the library,
- A privately run program for special needs children has moved to Elgin,
- In 2005, the new FVPD Vaughn center took over some of the special recreation needs,
- Seniors moved to programs offered at Northgate and Aurora Township Senior Center,
- The Summer Fling, now called North Aurora Days, moved to a new location as has the pet parade,
- Travel teams that used it to practice indoors now practice at Fearn and other elementary schools and Aurora Christian High School, and
- The Friday Nite Spot program has not found a new location

The Activity Center was not a strong programming site for after-school programs which are typically offered at schools and churches and through private providers and were unaffected by the closure.



The Timeliness of This Issue

To many in the community there was a sense of relief when the old Activity Center was torn down. There were hopes that the stretch of Route 31 where the center had been was now ripe for development, perhaps as a downtown area, something North Aurora currently doesn't have. Others were happy to be relieved of the financial burden. The Activity Center had required steady management attention, operated at a deficit, and had been found to have too many physical issues to cure.

Most of the Activity Center's users had moved along to new facilities and started new lives. Still, a popular program, the Friday Nite Spot, had not found a new spot to its satisfaction.

Dissatisfaction with being linked, by name, to an adjacent community ten times its size with a very different character has grown. As importantly, North Aurora had itself grown and outgrown the simple small town identity it savored. This probably began in the 1990s when it crossed 10,000 in population on its way to 12,000 in 2000 and to more than 17,000 today. In 25 years North Aurora had tripled in population. Many of the newcomers sought a new identity.

However, North Aurora is a town with few institutions. Most Illinois communities share school districts, fewer don't have local high schools or vestiges of downtowns, if not active downtowns, and some, though far fewer, share park districts. North Aurora shares school, park districts, a high school and has no downtown – not even a Metra station or a cluster of historic old homes.

North Aurora does have a stunning river with parks and paths on both sides for much of the community, a popular library, a variety of churches, three exits off of I-88, and an attractive Village Hall.

For some, the need for a “community center”, few call it an activity center anymore, began to percolate. It is rooted in the idea that such a center will support local organizations, restore the Friday Nite Spot, and yield a community identity for North Aurora residents to call their own. For others, it’s simply a convenient spot to play basketball or wrestle.

Following are discussions of what we heard about the North Aurora identity, the role of government in the question of a community center need, the Fox Valley Park District, a short discussion about the Friday Nite Spot, the library, which has absorbed some of the old Activity Center’s activities, and two reality checks: one a demographic analysis of North Aurora in comparison to neighboring communities – a kind of mirror of what North Aurora is really like, minus all opinions, and a sporting demand analysis.

The North Aurora Identity

Nearly all of the people with whom we spoke indicated, to some degree, that North Aurora feels like a small town but believe that it doesn’t have a strong identity. The clearest articulation was what it was not. It is not urban or city-like. It is not downtown Chicago or Aurora. On your radio dial it is a country music station sandwiched between some hard rock, jazz, and ethnic stations.

It does have a number of community organizations including active Lions and Mothers Clubs, travel sports teams that have rented indoor practice space in a nearby industrial park, and a good relationship with Mooseheart and its campus (adjacent to North Aurora). (The Moose Lodge is nearby in Batavia.)

One description that echoed was that North Aurora is it is an unpretentious community in the middle of a lot but with a slower pace and not responsible for much. Nearby communities have nearly any civic, recreational or civic asset one might need at their disposal.

Quite a few people mentioned the Fox River and the trails along it but it seemed more symbolic than useful to many.

We heard repeatedly that the Village lacks its own downtown or high school and is served by three neighboring school districts, although North Aurora is overwhelming served by one. As a result of being served by three park districts people feel the Village lacks its own identity.,

This lack of an identity pleases some residents. They find their needed affiliations in the strong Home Owners Associations (HOAs) that create and sustain a population’s necessary sense of community, in their church, or just like the anonymity of a town that presents few preconceived notions to others. Perceptually lower taxes, or at least the perception of higher taxes in nearby communities they consider peers, also pleases this group.

Those who believe the community needs an identity see a new community “activity” center for the exclusive use of the residents of North Aurora. It’s a big step towards a shared identity.

What is a North Aurora Community Center?

Here are the answers we heard from people with whom we spoke:

- Those concerned about a lack of an identity for North Aurora were clear; they wanted a building and expected it to deliver an identity.
- Others wanted programming and space for the Lions and Mothers Club to meet, and for the Friday Nite Spot.
- A number commented that there were plenty of programs for youths at the schools, park districts, and churches, as well as at private for-profits but that these programs cost too much. The implication was that a Village-operated facility would be less expensive if duplicative.

- Some sought the dance classes, senior classes, a gym, meeting rooms, and an event/party room but wanted the Fox Valley Park District to build and operate a facility in North Aurora.
- The people specifically seeking programs simply did not want to leave North Aurora to get to them.
- Interestingly, the conversation about a community center sparked numerous comments about the riverfront.
- North Aurora residents are proud of the riverfront but many see it as more of a symbolic area than a useful place. They want it put to use with more play spaces, concerts, and outdoor activities. Parking and pedestrian access seemed complicated for many. Food and drink came up a number of times with requests for concessions and specifically a tiki bar that served alcohol. There was a clear desire to see the Fox Valley Park District invest more in the riverfront and for the Village to work closely with them.
- The idea of a restaurant, coffee shop or some other facilities along the river's edge came up several times. When people thought broadly about what a "community center" was they considered it an all-ages gathering spot. What better place to put it than on the community's most attractive feature, the riverfront.

A final point on what a community center could be is this quote "In a perfect world with unlimited money it's (a community center) a great idea, something for large events like Santa, community spaghetti dinners, a gymnasium could be dual purpose, host sporting for kids, lots of value if you have the money."

Key Issues

The Role of Government

One perspective was that building a community center was not a business for municipalities in Illinois to be in. Especially as residents of North Aurora, depending on where they lived, were already paying taxes to one of three different park districts for whom activities were their core purpose. In addition, libraries, schools, churches, and private providers were all serving different segments of the community's meeting and activity needs.

A completely opposite perspective was that the Village is there to meet the needs of its residents and that may mean the construction and operation of a community center regardless of whether those needs are the responsibility of another local governmental agency.

This was not a reflection on the Village. There were many compliments about the village – some quite specific, such as ones on code enforcement. It was an observation that this is not what the municipality should be funding.

Another was that many were happy with how the Messenger Library had risen to the demand for meeting space after the closure of the Activity Center.

A third perspective came from people who were now, or in the past, in government. Their perspectives were that a village of North Aurora's size was not well staffed to manage a facility like the Activity Center and there was constantly a drumbeat to look for new users, programs, and tenants to defer operating costs.

The Fox Valley Park District

Among governments, the Fox Valley Park District (FVPD) came in for some criticism, although some of it was misguided. Few people realized that Red Oak Nature Center was in North Aurora and many thought the FVPD didn't have any facilities in North Aurora. On the other hand, while pre-school, day camp and other programs are offered at the Red Oak center, assertions that a meeting room there could be booked by the public were incorrect.

Pricing is always an issue for park districts, complaints were that rental costs at the Vaughn Center were high and that gym programs by age group were not offered. The position of those we spoke to was that elementary school gyms were a better deal but should not be.

Some of the consternation with the FVPD comes from the sense that it abandoned North Aurora when it pulled out of the Activity Center and opened the Vaughn center in 2005.

Maps elsewhere in this document show first the Activity Center and the Prisco center and then the Prisco and Vaughn centers. This was to illustrate "10-minute drive-time" coverage before and after the opening of the Vaughn center. Nearly every resident of North Aurora was within 10-minutes of a FVPD facility when the Activity Center and Prisco were the pair of facilities that served the town. This includes parts of North Aurora in the Batavia and Sugar Grove Park Districts which the FVPD has no obligation to serve. When the FVPD opened the Vaughn Center and ended its temporary rental of the Activity Center in 2005, some parts of North Aurora covered by the other park districts were insufficiently covered according to those interviewed. On the other hand, the comparatively small Activity Center was replaced by the massive Vaughn Center and a broader array of all-ages programming.

While not a facility, North Aurora Island Park and North Aurora Riverfront Park, in the Fox River adjacent to and south of the Village offices is a property of the FVPD and maintained by them. Many different types of activities have been discussed for development in the park but no firm decisions have been made. In addition, the FVPD owns and maintains the Fox River Trail on both sides of the Fox River through most stretches of North Aurora.

The Friday Nite Spot

Many, though not everyone with whom we spoke, had positive things to say about the Friday Night Spot. From what we have learned the program was for different age groups on alternating Fridays and limited to 250 members. The estimate we heard was that an average of 150 kids typically came on a Friday night for the parts of the year when the program operated (although some participation estimates ran as low as 75 to 80 average attendance). Efforts to have a Saturday night version of the program were reportedly not very successful.

While a valuable program, it's market penetration of the middle school population in North Aurora was surprisingly low for the continuing interest it generates.

In 2015 there were approximately 1,100 individual 12, 13 and 14 year-olds in North Aurora (not much change from prior years when the Spot operated). With a membership cap of 250 and if the higher, 150 average attendee figure is accurate, approximately 77% of North Aurora's 12 to 14 year olds were not Friday Nite Spot members. On a typical Friday night, 86% to 87% of the communities 12 to 14 year-olds did not attend the Friday Nite Spot.

While undoubtedly a beneficial program, it appears that it was not an effective way to reach many in the target population. Members constituted just under a quarter of the children in the target age range (23%) and only a subset of that number regularly attended. It is due the respect of scouts and other private youth programs run by volunteers and serving the youth of the community.

As previously noted, USD 129 has expressed a willingness to host an updated version of the Friday Nite Spot at its Jewel Middle School in North Aurora (their gym, possibly cafeteria and library) and provide chaperones as long as all USD 129 students in schools attended by North Aurora students are invited. USD 129's obligation to offer it to all students has not been acceptable to the Friday Nite Spot organizers as it would not be for the exclusive use of North Aurora's youth. The youths would also not have the same type of game room space available to them that the old Activity Center housed. However, the cafeteria and library space would offer new programming opportunities for the Friday Nite Spot.

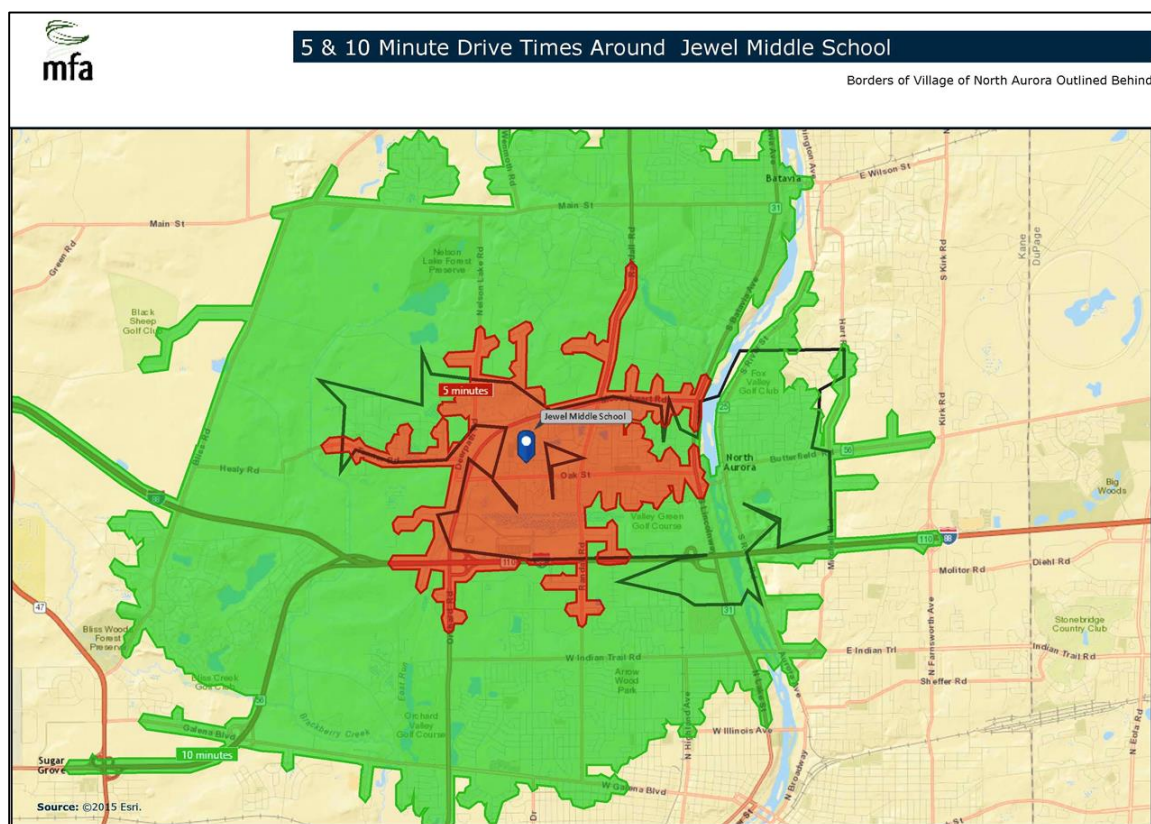
An alternative approach whereby the school could be rented from USD 129 has been preliminarily discussed with USD 129. This would make the Friday Nite Spot event a private event that could be limited to North Aurora youths. USD 129 rents its facilities constantly to community groups for events. The North Aurora Mother's Club has rented the USD 129 West Aurora High School (located in Aurora) for events. A map showing five and ten-minute drive-times around the Jewel Middle School is shown on the next page. The original Friday Nite Spot was not a very effective way of reaching the targeted age group market, reaching no more than 23% of the target youths in town due to a membership cap. While we have not been able to ascertain why there was a "cap", it may have been, at least in part, due to capacity constraints at the old Activity Center.

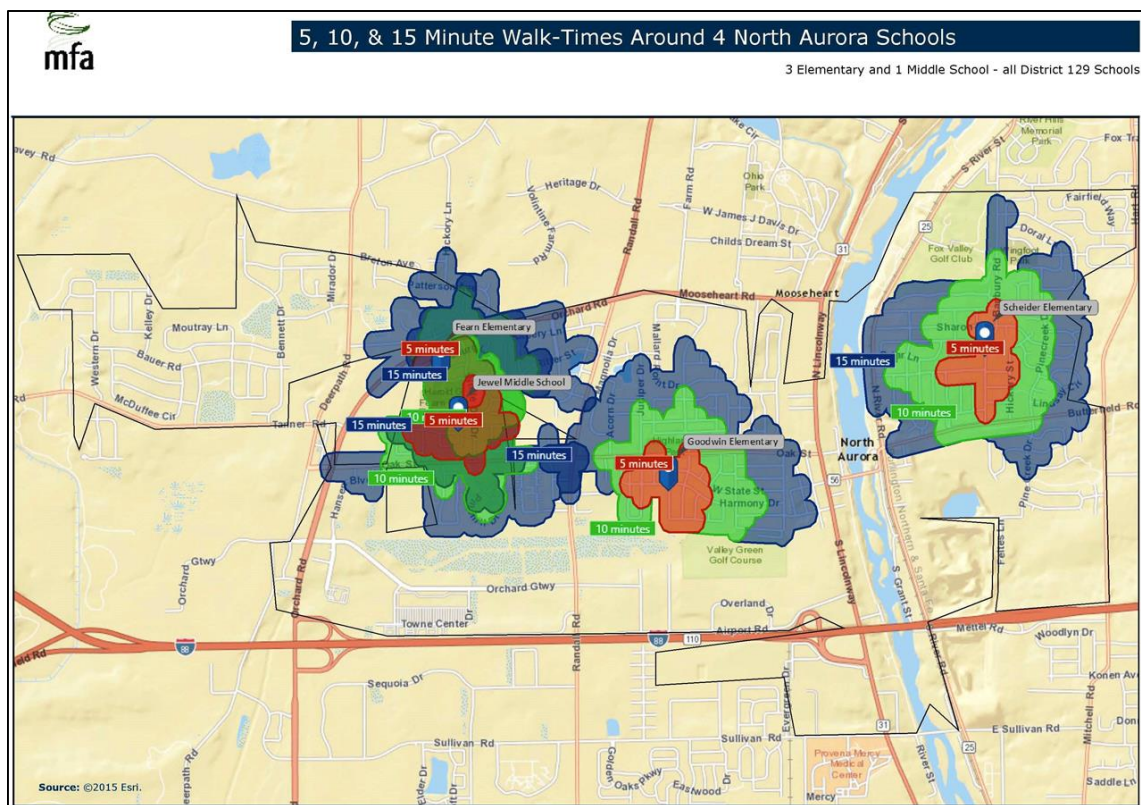
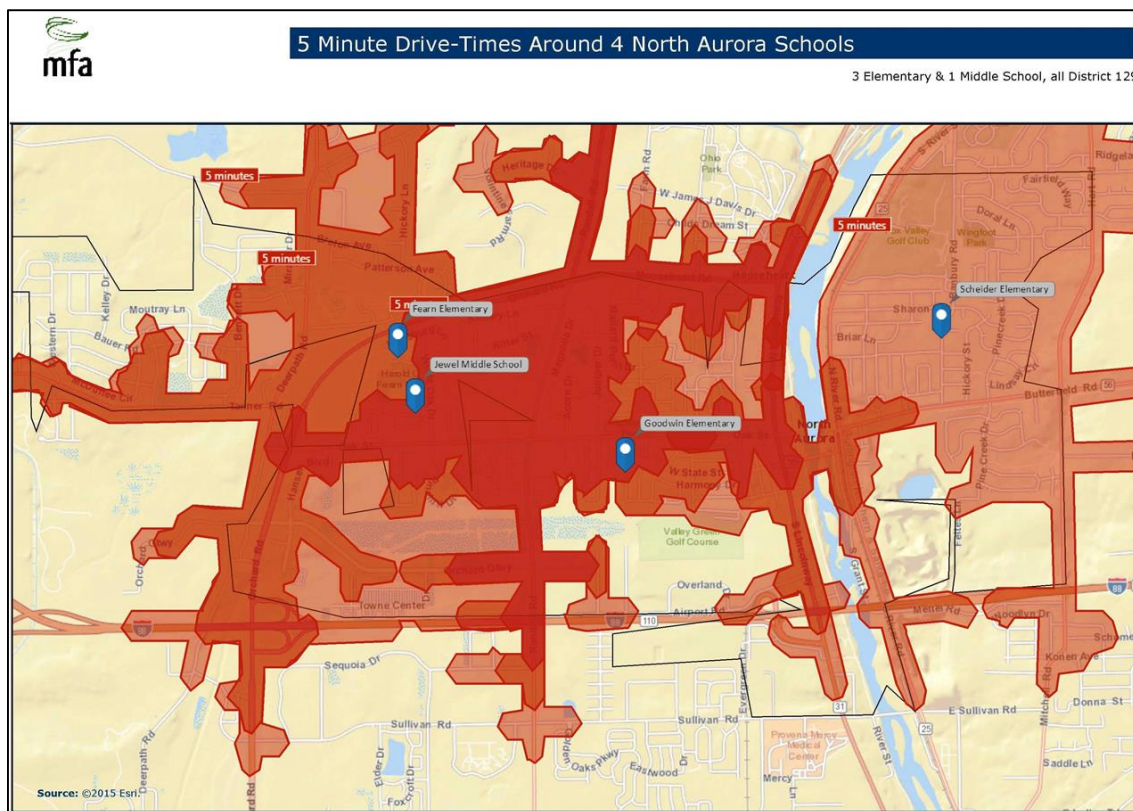
A way to reach a larger youth population across North Aurora would be to make it more convenient by using the gyms at all four USD 129 schools in North Aurora instead. The increased proximity alone, to more of the youth population in North Aurora, would enable a program offered in three school to reach far more than the old Friday Nite Program with a single location. It is useful to remember that children in the middle school years still have to be driven to most activities. Four locations would allow more youths to bicycle or walk to a program location. The following map shows their market coverage.

It is not known if USD 129 would find this acceptable but it could be a part of a forward-moving conversation with the Village of North Aurora.

Five, ten, and 15-minute walking distances around the four North Aurora schools of USD 129 is also shown on a map following the drive-time maps for those youths preferring to walk to a program.

If the program is a success at USD 129s schools in North Aurora, it could be expanded to the other communities in the district.





The Messenger Public Library

This one facility and its three meeting spaces have absorbed many meetings since the closure of the Activity Center. The three spaces are:

1. The main meeting room which holds up to 50, is divisible into two or three rooms and has a small kitchenette,
2. The conference room with an immovable boardroom-like table that seats 10 to 12 people, and
3. The Youth Department's Tinker Youth Program Room which holds approximately 20 people and has a small kitchenette.

A fourth room, a screened outdoor terrace, currently seasonal but slated to be better enclosed to allow for an extended season, can accommodate 20 to 25 people.

People ask to book the library's quiet reading room, which has a capacity of 15 people; however, it needs to be available to library patrons.

There are some limitations to using the meeting rooms at the library. These include:

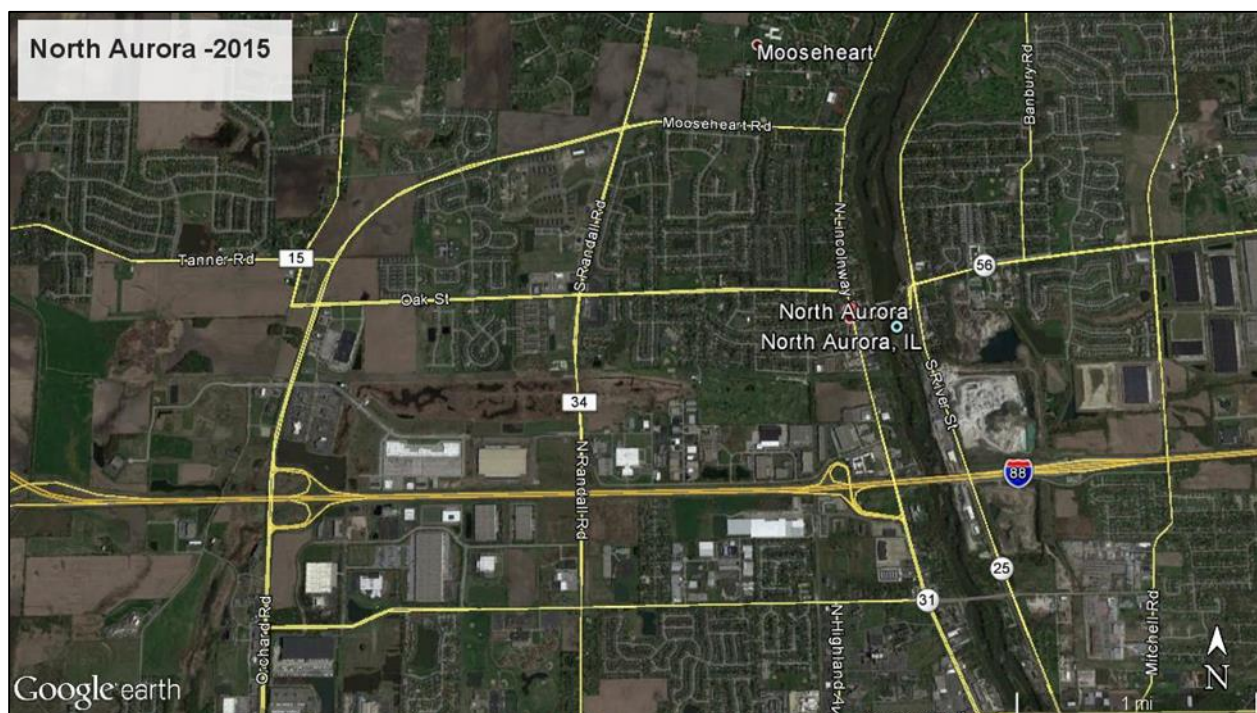
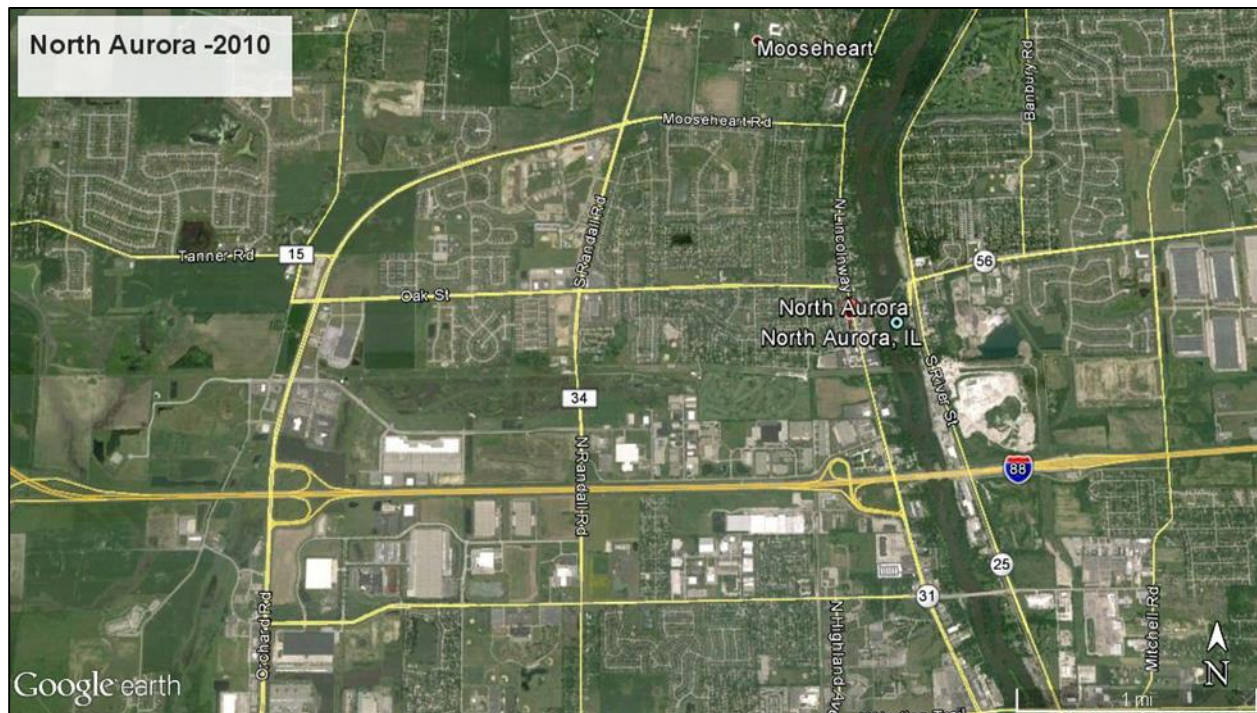
- Some uses tie up the main room almost annually, including blood drives and early voting. Early voting is a 2.5-week-long period that schools cannot accommodate as they are now considered secure environments.
- Scout groups could do their craft and actively play around at the Activity Center gym. The library is, well, a library and schools are less available than in the past (in some cases due to Scout policy issues or liability).
- Food is allowed. But library meeting rooms are not available for some types of gatherings such as birthday or personal parties but they receive and turn down many calls for those kinds of gatherings.

So while the library has been able to serve many of the meetings and events that were at the Activity Center, they cannot meet all of the needs.

Space use is not free; it costs \$25/hour for for-profits but it is easy to reserve online.

To continue to serve the business it has picked up, Messenger Library believes it needs another conference room for 8 to 10 people and another main meeting room that could hold 50 people but be divisible. It also believes a coffee shop could serve many small less-formal meetings (Batavia has a small one). In addition, more study rooms, study carrels and other library-specific facilities are also needed.

The Messenger Library can clearly say today that it is already a community center, for some purposes, and could be even more of one if it had the additional space to accommodate the demand.



Neighbor Community Comparison: Population and Household								
	North Aurora		Batavia		Sugar Grove		Aurora	
Population Summary	Number	Change	Number	Change	Number	Change	Number	Change
2000 Total Population	12,009		24,384		4,278		144,553	
2010 Total Population	16,760	4,751	26,045	1,661	8,997	4,719	197,899	53,346
2015 Total Population	17,299	539	26,055	10	9,283	286	199,947	2,048
2020 Total Population	17,564	265	26,261	206	10,826	1,543	202,593	2,646
Household Summary								
2000 Households	4,594		8,591		1,464		47,013	
2000 Average Household Size	2.6		2.8		2.9		3.0	
2010 Households	5,859	1,265	9,554	963	3,095	1,631	62,564	15,551
2010 Average Household Size	2.8		2.7		2.9		3.1	
2015 Households	6,006	147	9,537	(17)	3,191	96	62,944	380
2015 Average Household Size	2.8		2.7		2.9		3.1	
2020 Households	6,086	80	9,608	71	3,718	527	63,804	860
2020 Average Household Size	2.8		2.7		2.9		3.1	

The table above shows, the City of Aurora is the largest of the four communities, followed distantly by Batavia, North Aurora, and Sugar Grove in that order.

In the first decade of the 2000s, North Aurora grew by 4,751, Batavia, 1,661, Sugar Grove, 4,719 (just behind North Aurora), and Aurora 53,000. Between 2010 and 2020, the pace slows down. North Aurora is expected to grow more slowly by about 800, Batavia by a smaller number of 216, Sugar Grove by over 1,800, and Aurora by about 4,700.

The number of households grew a little slower than the population in North Aurora as its average household size grew to 2.8 people in 2010 from 2.6 in 2000 and is expected to hold that level through 2020. Batavia, an older, more mature community dropped in household size a small amount from 2.8 to 2.7 between 2000 and 2010 and is expected to hold that size through 2020. Sugar Grove is expected to hold steady at a household size of 2.9 from 2000 to 2020 and Aurora started 2000 with the highest average household size of the four communities at an unusually high 3.0 in 2000, grew to 3.1 in 2010 and is expected to hold steady through 2020.

Changes in age distribution of the population between 2010 and 2020 can be seen in the table below. Without the population growth of the 2000 to 2010 period, a long process of community aging may be setting in for North Aurora. In 2010, 16% of the population is aged 0 to 9. In 2020 it's 14%. In 2010, 9% of the population is 65 and older. In 2020 that figure increases to 14%. The age 10 to 25 North Aurora age group is 17% of the population in 2010 but rises to 21% in 2020 as the younger children of the families that moved in during the first decade of the century continue to age.

Stated in the reverse, from the perspective of an adult population, 77 to 78% of North Aurora's residents are 15 years of age or older.

Batavia is already older, with 12% over 65 in 2010; rising to 17% in 2020. Sugar Grove is behind North Aurora in aging but may have another growth spurt ahead that will return them to a 2010 age distribution. Even Aurora is graying at the temples as it increases the percentage of its population from 7% to 9% over 65 between 2010 and 2020 and loses a little on the 0 to 9 age group between 2010 and 2020, from 18% to 16% - a still significant youth population.

Deeper analysis shows that Aurora's substantial Hispanic population continues to dominate the youth cohorts as non-Hispanic Whites populate the older age cohorts. In 2015, Hispanics are 38% of Aurora's population while they are 47% to 48% of the 0 to 9 year olds in the community. A similar although less dramatic story is clear in North Aurora where 17% of the population is Hispanic while a higher percent, 22 to 24%, of those aged between 0 and 9 are Hispanic.

Neighbor Community Comparison: Population Distribution by Age				
	North Aurora	Batavia	Sugar Grove	Aurora
2010 Population by Age				
(By Percentage)				
0 - 4	8	6	8	9
5 - 9	8	8	9	9
10 - 14	7	9	9	8
15 - 24	10	12	10	14
25 - 34	14	9	11	17
35 - 44	17	14	18	16
45 - 54	15	19	16	12
55 - 64	11	13	11	8
65 - 74	5	5	6	4
75 - 84	3	4	2	2
85 +	1	3	1	1
18 +	73	72	71	68
2015 Population by Age				
(By Percentage)				
0 - 4	7	5	7	9
5 - 9	8	6	8	9
10 - 14	8	8	8	9
15 - 24	13	13	11	14
25 - 34	12	10	10	15
35 - 44	14	11	15	16
45 - 54	15	17	15	13
55 - 64	12	15	13	9
65 - 74	7	8	9	5
75 - 84	3	3	3	2
85 +	2	2	1	1
18 +	72	76	73	69
2020 Population by Age				
(By Percentage)				
0 - 4	7	5	7	8
5 - 9	7	6	8	8
10 - 14	8	7	8	8
15 - 24	13	12	12	14
25 - 34	12	11	11	14
35 - 44	14	12	14	16
45 - 54	14	14	14	13
55 - 64	12	15	12	9
65 - 74	8	11	9	6
75 - 84	4	4	4	2
85 +	2	2	1	1
18 +	72	77	72	70

The next table illustrates the racial and ethnic composition of the four communities. When reading the data note that Hispanic is not a race but an ethnic designation. In other words, some Blacks are also Hispanic as are some Whites. The designation White Alone or Black Alone means that this population is Black or White but does not include any individuals that are ethnically Hispanic. Those individuals that are multi-racial (a combination of Asian, White, Black or another race) are included in the category Two or More Races.

Aurora is clearly the most diverse of the communities. In 2020 it is expected to be 11% Black Alone and 45% Hispanic. This is not much of a change from the 2010 numbers of 11% Black alone and 41% Hispanic. North Aurora in 2020 is expected to be 6% Black alone and 19% Hispanic. This is an increase from 5% Black and 15% Hispanic in 2010.

Neighbor Community Comparison: Population by Race & Ethnicity				
	North Aurora	Batavia	Sugar Grove	Aurora
2010 Population by Race/Ethnicity (By Percentage)				
White Alone	81	92	93	60
Black Alone	5	2	2	11
American Indian Alone	0	0	0	1
Asian Alone	5	2	2	7
Pacific Islander Alone	0	0	0	0
Some Other Race Alone	6	2	2	19
Two or More Races	3	2	2	3
Hispanic Origin	15	7	8	41
Diversity Index	50.4	26.2	25.5	80.8
2015 Population by Race/Ethnicity (By Percentage)				
White Alone	80	91	90	59
Black Alone	6	3	3	10
American Indian Alone	0	0	0	0
Asian Alone	5	2	3	7
Pacific Islander Alone	0	0	0	0
Some Other Race Alone	7	2	3	20
Two or More Races	3	2	2	3
Hispanic Origin	17	8	11	43
2020 Population by Race/Ethnicity (By Percentage)				
White Alone	78	90	87	56
Black Alone	6	3	3	11
American Indian Alone	0	0	0	0
Asian Alone	5	2	3	8
Pacific Islander Alone	0	0	0	0
Some Other Race Alone	8	3	4	21
Two or More Races	3	2	2	4
Hispanic Origin	19	9	14	45

The following table shows educational attainment for the populations of the four communities. Batavia's leads the four with Sugar Grove just edging out North Aurora, and Aurora rounding out the four. The same table compares marital status of those 15 and over in the four communities.

Neighbor Community Comparison: Educational Attainment & Marital Status				
	North Aurora	Batavia	Sugar Grove	Aurora
2015 Population 25+ by Educational Attainment (By Percentage)				
Less than 9th Grade	4	1	2	13
9th - 12th Grade, No Diploma	4	3	3	10
High School Graduate	20	14	20	17
GED/Alternative Credential	3	2	2	4
Some College, No Degree	21	21	22	17
Associate Degree	8	7	9	7
Bachelor's Degree	27	30	27	20
Graduate/Professional Degree	14	22	14	12
2015 Population 15+ by Marital Status				
Never Married	28	26	21	35
Married	59	61	67	52
Widowed	4	5	2	4
Divorced	9	9	10	9

The table below presents household compositions. A surprisingly high 21% of all North Aurora households are one-person households. Of all households, 62% include husbands and wives and 33% have related children. Overall, 40% of all households include children (18 years and under) but 60% do not include children.

Neighbor Community Comparison: Households by Type				
	North Aurora	Batavia	Sugar Grove	Aurora
2010 Households by Type				
Households with 1 Person	21	23	15	20
Households with 2+ People	79	77	85	80
Family Households	74	73	81	74
Husband-wife Families	62	61	73	55
With Related Children	33	31	38	34
Other Family (No Spouse Present)	12	12	8	20
Other Family with Male Householder	4	3	3	6
With Related Children	2	1	2	4
Other Family with Female Householder	8	9	6	14
With Related Children	5	6	4	10
Nonfamily Households	6	4	4	6
All Households with Children	40	39	44	48
Multigenerational Households	4	3	3	7
Unmarried Partner Households	6	4	4	7
Male-female	6	3	3	7
Same-sex	1	1	1	1

The table below illustrates that across the four communities the percentage of households that is just one or two persons is more than half, 52% in North Aurora - to a low of 45% in Aurora. While there are some large families, most households with couples today include far fewer children. The result is that households include children for a smaller percentage of a couple's lifespan. Nationally only 30% of all households include children 18 or younger. In North Aurora the figure is 40%. When children are defined as 12 years of age or younger, the national percentage of households with children drops to 20%. In North Aurora the figure is about 27% of all households.

Neighbor Community Comparison: Households by Size				
By Percent	North Aurora	Batavia	Sugar Grove	Aurora
2010 Households by Size				
1 Person Household	21	23	15	20
2 Person Household	31	30	34	25
Subtotal of 1 & 2 Person Households	52	53	49	45
3 Person Household	17	17	17	17
4 Person Household	18	18	21	18
5 Person Household	8	8	9	11
6 Person Household	3	3	3	5
7 + Person Household	2	1	1	5

After rising to an all-time high of 69% in 2005, the US home ownership rate dropped to 65% in 2013. In the following table, it is clear that North Aurora, Batavia, and Sugar Grove are all over-achievers compared to this national statistic, with Aurora a few points below the national statistic at an estimated 62% in 2015.

Neighbor Community Comparison: Housing				
	North Aurora	Batavia	Sugar Grove	Aurora
Housing Unit Summary				
2000 Housing Units	4,778	8,897	1,488	49,272
% Owner Occupied Housing Units	78	77	86	68
% Renter Occupied Housing Units	19	20	13	28
% Vacant Housing Units	4	3	2	5
2010 Housing Units	6,106	10,042	3,194	67,273
% Owner Occupied Housing Units	81	74	88	65
% Renter Occupied Housing Units	15	21	9	28
% Vacant Housing Units	4	5	3	7
2015 Housing Units	6,265	10,153	3,244	68,133
% Owner Occupied Housing Units	79	72	88	62
% Renter Occupied Housing Units	17	22	10	30
% Vacant Housing Units	4	6	2	8
2020 Housing Units	6,364	10,315	3,797	69,248
% Owner Occupied Housing Units	79	71	88	62
% Renter Occupied Housing Units	17	22	10	30
% Vacant Housing Units	4	7	2	8

The last table in this section that offers comparisons between North Aurora and the three communities around it shows that North Aurora's median household income in 2015 was \$83,000. This is well ahead of Aurora's \$62,500 and behind \$90,000 and \$102,000 for Batavia and Sugar Grove respectively. The US median household income figure for 2014 was \$53,600.

Also in the table is the median home value for North Aurora of \$244,000, again well ahead of Aurora's \$191,000 but behind Batavia's \$290,000 and Sugar Grove's \$277,000. It's worth noting that these figures include all of the housing stock in each of the four communities.

With the high youth population, it is not surprising that Aurora's median age was 32 in 2015. What may be surprising is that the median age in North Aurora of 37 in 2015 is lower than Sugar Grove's 39 in 2015. Batavia has the highest median age of 41 in 2015. Nationally the figure was 37.7 in 2014 and climbing very slowly. This means that Sugar Grove and Batavia are above the national median age.

The table below shows us an upper middle-class community that is youthful with a median age just below the national figure of 37.7, and 40% of its households include children 18 years or younger, higher than the US norm of 30%. Although, like the rest of the US, the majority of all households, 60%, are adult only and a majority of all households, 52%, are small – one and two person households (compares to 70% nationally).

North Aurora is less diverse, more white – 78%, than the rest of the US. Since 2014, the majority of the births in the US have been in non-white families. It is a community that is financially comfortable with above average median incomes and housing values. It is also a true suburban car community. The nearest commuter rail is north in Geneva or south in Aurora and without a downtown, all shopping is done in strip centers and all activities are reached by car.

Neighbor Community Comparison: Median Values				
	North Aurora	Batavia	Sugar Grove	Aurora
Median Household Income				
2015	\$ 83,067	\$ 90,228	\$ 102,372	\$ 62,578
2020	\$ 92,775	\$ 102,930	\$ 110,777	\$ 73,303
Median Home Value				
2015	\$ 244,221	\$ 290,056	\$ 277,113	\$ 191,474
2020	\$ 267,324	\$ 321,041	\$ 293,776	\$ 216,637
Per Capita Income				
2015	\$ 36,526	\$ 41,845	\$ 46,122	\$ 26,812
2020	\$ 40,884	\$ 47,424	\$ 49,847	\$ 30,265
Median Age				
2010	36	40	37	31
2015	37	41	39	32
2020	37	42	38	33

Available Facilities

Approximately 30 meeting, event, and gym facilities in and around North Aurora were identified during our research. They are listed below in groups. As we looked into them we learned that all were not as available as had been initially described. This includes several churches and two public facilities. The North Aurora police station does not make its meeting space available for public use; nor does the Fox Valley Park District's Red Oak Nature Center.

As for private facilities, the event space at the Fox Valley Country Club remains on a long term lease and expects to operate for the foreseeable future, although the City of Aurora, the property owner, has said that it will no longer maintain the surrounding golf course. The size of the two major event rooms at the Fox Valley Country Club can accommodate any North Aurora event that we identified. The same operators also manage the very attractive Pipers Banquets on Route 56 Butterfield Rd. less than a mile east of North Aurora in Aurora.

School District 129 Facilities in North Aurora

- Jewel Middle School 1501 Waterford Rd. North Aurora, IL 60542
- Fearn Elementary 1600 Hawksley Ln. North Aurora, IL 60542
- Goodwin Elementary 18 Poplar Pl. North Aurora, IL 60542
- Schneider Elementary 304 Banbury Rd. North Aurora, IL 60542

Fox Valley Park District Facilities serving North Aurora

- Red Oak Nature Center 2343 S River St, North Aurora, IL 60510
- Vaughn Community Center 2121 W Indian Trail, Aurora, IL 60506
- Stuart Sports Complex W 585, 39 Jericho Rd, Montgomery, IL
- Prisco Community Center 150 W Illinois Ave, Aurora, IL 60506
- Eola Community Center 555 S Eola Rd, Aurora, IL 60504

Other North Aurora Facilities

- Village of North Aurora Police Department 200 S Lincolnway St, North Aurora, IL 60542
- Messenger Public Library 113 Oak St, North Aurora, IL 60542
- Fox Valley Country Club 2500 IL-25, North Aurora, IL 60542
- First State Bank in the Clock Tower center at Oak & Randall

North Aurora Churches with meeting rooms or meeting potential

- Cornerstone Community Baptist 307 Banbury Rd, North Aurora, IL 60542
- Blessed Sacrament Roman Catholic Church 801 Oak St, North Aurora, IL 60542
- North Aurora Seventh Day Adventist Church 950 Mooseheart Rd, North Aurora, IL 60542
- Union Congregational Church 405 W State St, North Aurora, IL 60542
- New Apostolic Church 275 Oak St, North Aurora, IL 60542
- Crossway Chapel Fox Valley 115 Oak St, North Aurora, IL 60542
- Tanner Trails Community Church 2301 Tanner Rd, North Aurora, IL 60542

Area Churches serving North Aurora with meeting rooms

- St. John African Methodist Episcopal Church 2950 Bilter Rd, Aurora, IL 60502
- Harvest Bible Church 2880 Vision Ct, Aurora, IL 60506
- River of Life Church 1620 N Randall Rd, Aurora, IL 60506
- Batavia United Methodist Church 8 N Batavia Ave, Batavia, IL 60510

- Nearby (just outside of North Aurora) Orchard Valley Golf Course 2411 W Illinois Ave, Aurora, IL 60506
- Hampton Inn just on south side of 88 (Aurora)
- Orchard Valley Country Club (Aurora)
- Pipers Banquets 1295 Butterfield Rd, Aurora, IL 60502 (Aurora)
- Moose Lodge (Batavia)
- Lincoln Inn (Batavia)
- Marmion (Abbey Farms)

Sports & Entertainment Demand

The North Aurora Entertainment and sports market is a \$13.8 million market. As the categories below illustrate, the community has high spending across all categories. The US norm in the “Spending Potential Index” column is 100. Every point, above or below 100, is a percentage difference from the national norm. For example, a 155 means that North Aurora spends 55% more than the US norm.

North Aurora Entertainment and Sports Expenditures 2015			
Category	Spending Potential Index	Average Amount Spent	Total
Entertainment/Recreation Fees and Admissions	155	\$ 1,004	\$ 6,028,871
Admission to Movies, Theater, Opera, Ballet	148	\$ 244	\$ 1,462,448
Admission to Sporting Events, excl.Trips	156	\$ 104	\$ 622,828
Fees for Participant Sports, excl.Trips	157	\$ 189	\$ 1,137,281
Fees for Recreational Lessons	162	\$ 198	\$ 1,191,675
Membership Fees for Social/Recreation/Civic Clubs	156	\$ 268	\$ 1,610,353
Play Arcade Pinball/Video Games	139	\$ 4	\$ 25,494
Online Entertainment and Games	138	\$ 6	\$ 33,407
Exercise Equipment and Gear, Game Tables	149	\$ 115	\$ 688,179
Bicycles	151	\$ 45	\$ 271,028
Camping Equipment	153	\$ 26	\$ 155,779
Hunting and Fishing Equipment	142	\$ 60	\$ 358,093
Winter Sports Equipment	139	\$ 8	\$ 49,928
Water Sports Equipment	143	\$ 9	\$ 55,674
Other Sports Equipment	130	\$ 10	\$ 62,286
Rental/Repair of Sports/Recreation/Exercise Equipme	151	\$ 5	\$ 27,825
			\$ 13,781,149
Source: ESRI and MFA			

The tables on the next page estimate sports/activity participation levels across 14 sports and activities for North Aurora based on the number of people in each age cohort in the village. Sports were selected as trail sports or ones played in gyms. The data used is from the National Sporting Goods Association (NSGA). Data is only collected for ages 7 and older. The age distribution is based on national age participation data that is then modified to increase accuracy by data from our region.

Interestingly, adults dominate the numbers of active participants for many sports and activities. Children led in basketball, gymnastics, martial arts, cheerleading, volleyball, wrestling, and ping pong.

It is notable that adult sports participation exceeds that of youths as adults comprise more of the population and are remaining active later into life than in the past.

Sports Participants By Sport & Age Among North Aurora Population								
Age Groups	North Aurora Population By Age Group	Population Distribution	Exercising Walking	Exercise with Equipment	Aerobic Exercising	Running	Weight Lifting	Work out at Club
Ages 7 thru 11	1,298	8%	187	35	78	178	23	26
Ages 12 thru 17	1,907	12%	350	251	175	430	228	165
Ages 18 thru 24	1,238	8%	296	268	184	309	253	237
Ages 25 thru 34	2,142	13%	767	528	515	546	363	369
Ages 35 thru 44	2,407	15%	903	553	470	486	372	330
Ages 45 thru 54	2,389	15%	1,029	536	385	301	326	294
Ages 55 thru 64	2,147	13%	1,056	466	328	141	214	225
Ages 66 thru 74	1,472	9%	794	352	223	46	112	185
Age 75+	926	6%	400	188	109	17	37	95
Total	15,926	100%	5,781	3,176	2,468	2,454	1,930	1,927

Source: NSGA, ESRI, MFA

Sports Participants By Sport & Age Among North Aurora Population								
Age Groups	Yoga	Basketball	Volleyball	Table Tennis/Ping Pong	Gymnastics	Martial Arts MMA Tae Kwon Do	Cheerleading	Wrestling
Ages 7 thru 11	41	285	71	56	129	97	66	29
Ages 12 thru 17	86	449	234	105	96	69	81	52
Ages 18 thru 24	184	154	71	69	19	34	11	25
Ages 25 thru 34	421	200	88	95	28	55	22	31
Ages 35 thru 44	371	205	81	92	23	57	20	29
Ages 45 thru 54	255	102	53	89	9	21	9	13
Ages 55 thru 64	176	45	25	48	6	8	-	2
Ages 66 thru 74	84	9	6	22	6	4	-	-
Age 75+	50	-	4	7	4	-	-	-
Total	1,669	1,448	634	583	319	346	209	181

Source: NSGA, ESRI, MFA

Comparable Facilities

We looked for comparable facilities in communities that ran community centers or non-profits that ran community centers, both approaches that North Aurora could take.

North Aurora has three park districts in its community, although one, the Fox Valley Park District serves the vast majority of the community. Parts of the community are in the Batavia Park District or the Sugar Grove Park District.

What we learned was that downstate Illinois communities have a lot of municipally owned community centers but that is generally because they don't have Park Districts. Interestingly, the larger communities in Metro East (Illinois suburbs of St. Louis) could support park districts but don't. The pattern is that they have municipal parks and rec departments instead. Similarly, many of the municipally-owned community centers in metro Chicago are in communities that do not have park districts. They too operate them through a municipal parks and recreation department.

Another category is community centers operated by a non-profit. Technically this is the category a YMCA/YWCA would be. In addition to the Ys, there are more than half a dozen community centers operated by a non-profit in the City of Chicago alone but these are also found in suburbs and other Illinois communities such as Rockford, Decatur, and the Quad Cities.

The non-profit community center approach is often used in areas with high low-income populations where the service needs are high and redundant facilities (old schools) are turned over to a community group and run as a local non-profit whose operations are funded, in part, by the United Way and other philanthropies. Another common pattern is that well-off communities have non-profit operated community centers that claim to offer a higher degree of service and a sense of exclusivity.

We did identify a few municipalities that have community centers and are in a park district as well. They are exactly comparable to what a community center operated by North Aurora would be.

In general, we found that community centers in communities with park districts tend to be in either a wealthy community like Lake Forest, Winnetka, and Oak Brook where people desire a higher level of service and are willing to pay for it, in a community where the park district does not actually provide a community center, or in lower-income communities where a broad range of community services are needed and government run community centers simply don't exist or don't have the capacity and non-profit ones are needed too.

Lists of non-profit community centers and those operated by municipalities with park districts follow.

Non-Profit Community Centers

- Kroc Center Chicago (non-profit) – in Chicago (has a park district)
<http://www.kroccenterchicago.com/>
- Albany Park Community Center (non-profit) – in Chicago (has a park district)
<http://www.apccchgo.org>
- Lake Forest Community Center (non-profit) – Lake Forest <http://www.gortoncenter.org/>
- Northwest Rockford Community Center (Non-profit) – Rockford (has a park district)
<http://www.northwestrockford.org>
- Old Kings Orchard Community Center (Non-profit) – Decatur (has a park district)
<http://www.okocommunitycenter.org/>
- Homan Square Community Center (non-profit) – Chicago (has a park district)
<http://www.homansquare.org/about/homan-square-community-center/>
- Winnetka Community House (non-profit) – Winnetka (has a park district)
<http://www.winnetkacommunityhouse.org/>

Suburban Community Centers with Park Districts

- Village of Forest Park (western suburb)
<http://www.forestpark.net/dfp/community-center>
- Village of Steger Community Center (South suburbs)
<http://villageofsteger.org/departments/community-center/>
- Lipinski Community center, Justice, IL (Southwest suburbs)
http://www.villageofjustice.org/lipinski_center/
- Village of Oak Brook (west suburbs)
<http://www.oak-brook.org/98/Bath-Tennis-Club>

The best fits for North Aurora are listed in the table below. We determined that the best comparable projects would be the communities that have a park district and non-profit ones.

The centers in the table below are profiled in this section:

Comparable Community Building in Metro Chicago & Rockford						
Facility Name	Town	State	Address	Ownership	Ownership	Population
Howard Morh Community Center	Forest Park	IL	7640 Jackson Boulevard	Village of Forest Park	Village-owned	14,213
Louis Sherman Community Center	Steger	IL	3501 Hopkins Avenue	Village of Steger	Village-owned	9,565
Lipinski Community Center	Justice	IL	7256 Skyline Drive	Village of Justice	Village-owned	13,031
Oak Brook Bath & Tennis Club	Oak Brook	IL	800 Oak Brook Road	Village of Oak Brook	Village-owned	8,041
Sugar Grove Community Building	Sugar Grove	IL	54 Snow Street	Sugar Grove Township	Township-owned	9,100
Kroc Center Chicago	Chicago	IL	1250 W 119th Street	Salvation Army	Non-profit owned	29,651
Albany Park Community Center	Chicago	IL	1945 W Wilson Avenue	APCC	Non-profit owned	51,542
Gorton Community Center	Lake Forest	IL	400 East Illinois Road	Gorton Community Center	Non-profit owned	19,375
NorthWest Rockford Community Center	Rockford	IL	1325 N Johnston Avenue	Auburn Day Association	Non-profit owned	150,251
Homan Square Community Center	Chicago	IL	3517 W Arthington Street	Foundation for Homan Square	Non-profit owned	35,912
Winnetka Community House	Winnetka	IL	620 Lincoln Avenue	Winnetka Community House	Non-profit owned	12,422
Source: Facilities						

The comparable facilities MFA chose to profile are as diverse as the neighborhoods the centers are located in. For that reason, we feel it will give you an excellent picture of what other community centers are offering to their residents around the city and surrounding suburbs.

Howard Morh Community Center, Forest Park, IL



The Howard Morh Community Center, named after the late Mayor and State Senator is located in Forest Park, IL and is owned and operated by the Village. Any resident of Forest Park has access to the Community Center which provides a variety of activities and programs for all residents. Specific consideration is given to senior citizens and young children through this center. Some particular programs dedicated to seniors are: Senior Citizens Club, Senior's driver review class, free tax help, door to door transportation for appointments, Monday and Thursday shopping trips for age 55 and up and discounted PACE bus fares. The Community Center itself is home-base for numerous senior happenings that include weekly scheduled day trips as well as in-house activities.

Other valuable programs include a Clubhouse day care program for K-6th graders and Parent & Tot programs.

The Community Center provides other crucial support services for the Village that include Meals on Wheels for any resident, regardless of age, but based on a needs assessment and temporary crisis/emergency relief from the food pantry for any resident that needs it. There is also emergency assistance available for those who need it in some form or another through the Center.

Annually a Health Fair is held at the Community Center, and the center can be rented for meetings, parties or other similar types of gatherings. Overall it is a Center that focuses much of its efforts on offering support services and assistance to the residents of Forest Park.

Louis Sherman Community Center, Steger, IL



The Louis Sherman Community Center is located in Steger, IL, and is owned and operated by the Village of Steger. All residents as well as non-residents have access to the facility and the programs they offer. The benefit for Steger residents is membership at half price and slightly discounted program. The Community Center has an exercise room, full size gym, banquet room and full kitchen. The exercise room is free to any members and the banquet room is available to rent for bridal/baby showers, birthday parties, meetings, etc. for a nominal fee.

What is particularly interesting about the Louis Sherman Community Center is that there is a Village of Steger Recreation Board for the sports activities but all programs/activities are administered through the Community Center. They include a wide variety of sporting activities for children and even a decent selection of sporting options for teens and young adults. Choices range from: gymnastics (3yrs.-12yrs.), basketball (1st-8th), volleyball-co-ed (1st-9th), volleyball (9th-12th), girls softball (1st-12th), tee-ball (5yrs.-7yrs.), little league (7yrs.-12yrs.), baseball (14yrs.-19yrs.), football, flag football, collegiate baseball (19yrs.-27yrs.) and volleyball for adults.

Currently the Community Center offers Tot Time one day a week for Pre-K and an After School Kids Club for K-5th grade that is also one day a week. This program extends into the summer, changing the name to the Summer Kids Club but still involving the same activities (games, movies and snacks).

There are several exercise classes available for adults throughout the week at the Community Center such as A.M. Aerobics, Pilates, Step N Tone, and an All Around Fitness Class but for those not interested in conforming to a class there is an exercise room available, as well as an open gym, both open every day but Sunday, and available to anyone who lives in the community.

Finally there are several programs focused on adults referred to as "Community Clubs"; they include: Over 50 Club (bingo), TOPS (take off pounds sensibly), Line Dancing, Pinochle Club, Desperate Quilters, Morning Walkers, The Historical Society and Coffee and Conversation, a group that meets every single morning for coffee, tea and snacks just to talk.

Lipinski Community Center, Justice, IL



Inside Lipinski Community Center



The Lipinski Center is owned by the Village of Justice. The Village has an agreement with the Justice Park District. This arrangement allows the park district to use the facility to accommodate its large selection of recreational programs.

The Community Center is also available to rent any day of the week for an affordable price. It can be used for a wide variety of functions ranging from sports banquets, baby showers, bridal showers, birthday parties, business meetings, Communion parties, funeral luncheons, seminars, family reunions, holiday parties, and wedding receptions. Liquor is allowed on the premises for functions with a signed contract and security deposits.

Oak Brook Bath & Tennis Club, Oak Brook, IL



Oak Brook Bath & Tennis Club Pools



The Oak Brook Bath and Tennis Club (OBBT) is located in Oak Brook, IL, on 20 acres of beautifully, secluded woodlands and is owned by the Village of Oak Brook. It is a members-only club, but, you don't have to be a village resident to belong to this "exclusive" club if you're willing to pay the membership fees to join. Nestled directly behind the Clubhouse is the pond; members are welcome to use

the canoes or paddleboats to go for a ride around the pond or just sun on the sandy beach.

Residents, non-residents and corporate residents are eligible for pool, tennis or tennis-only memberships. This stunning facility is home to eight Har-Tru tennis courts in a beautiful wooded backdrop surrounded by manicured grounds. In addition to the tennis courts, there are also three pools; the main pool, a diving well, the wading pool, and a little beach. The picturesque pools are surrounded by landscaped grounds and a charming poolside café. Next to the diving well is a sand volleyball court with balls is available for use at the swim desk. There is also a Pro Shop located on the premises for the convenience of the members/guests.

This seasonal Club is for the exclusive use of members but has an open membership policy in which the following "exclusive privacy" memberships can be purchased. The memberships range from \$755 for a resident family membership to the Oak Brook Bath and Tennis Club (unlimited), the next level is Individual (resident-unlimited) \$465, 10 Pass Card (resident-swimming) \$180, tennis associate (resident-limited) \$150, sports core associate (resident-limited) \$30 to a senior resident family (unlimited) \$650, (non-resident, unlimited) family \$1250 and corporate family unlimited \$1070.

The Oak Park Bath & Tennis Club offers an extensive menu of programs. For example, there is a swim team with two levels depending on ability, a developmental water polo program for youths. Adult programs range from swimming classes including a master swim program, water aerobics, private coaching/swim instruction, and adult open swim but all charge an additional fee except for the open swim. Private tennis lessons are offered along with a women's drill and play and a USTA Travel Team.

Periodically the OBBT hosts special social events such as an adult tennis social mixer and/or a parent/child tennis tournament. The OBBT also offers the same tennis programs listed above for men but also has a Wednesday Night doubles throughout the summer.

There is also a tennis program for youths including offer the OBBT Junior Academy, Hot Shots (4yrs.-6yrs.), Future Champs (7-8), Junior Cardio Tennis (9-14) followed by the Junior Tournament & Conference Programs. Those include the Tournament Training Program (\$1088), West Suburban Tennis Conference, and Junior Club Championships.

Periodically throughout the summer the OBBT will host special outdoor family events on the back patio. Some examples of shows from 2014 are Andy Head – Juggler, The Rope Warrior-Jump Rope Performer, Jim Jensen-Magician and a Kids Music Game Show, all free to members.

The lodge-like Clubhouse is available to rent for private parties and other special events.

Ray & Joan Kroc Corps Community Center, Chicago, IL



The Kroc Center Indoor Pool



The Kroc Center is located in Chicago the far south side of the city. A non-profit community center fully funded by the Kroc Foundation, the facility is run by the Salvation Army. It is the largest community center in Chicago and a membership based club. This is a state of the art facility inspired by the original Kroc Center in San Diego. The Kroc Center in Chicago has both indoor and outdoor amenities including: a computer lab, a church, a competition pool, children's pool, vortex pool, water playground, two large waterslides for the older kids, and The Kroc Fitness Center.

The sports and recreation accommodations are first class and include basketball courts (including an 800-seat, Chicago Bulls replicated stadium), batting cages and pitching machines and indoor soccer tennis, and volleyball courts, while outdoors The Kroc Center has basketball courts, a state-of-the-art White Sox baseball park with night lights, a field turf football/soccer stadium with night lights, outdoor tennis courts, an outdoor track, and a softball field.

There are several membership options available and no residency restriction. Memberships can be purchased as a "standard" or "premium," "monthly," or "annual" package. The advantage to purchasing an annual membership is the price, it's cheaper across the board. But, for those who don't want to commit to an entire year for whatever reason the monthly is the other option available. Four types are available: family (includes 5 members in one household but not more than four adults); Adult; Senior (62+); and Youth. All require a \$40 registration fee. The standard memberships are \$59/family, \$34/adult, \$20/adult, and \$15/youth. Annual membership rates for standard memberships are \$648/family, \$378/adult, \$216/senior, and \$162/youth.

Premium monthly membership rates are \$84/family, \$44/adult, \$35/senior; a youth membership is not available at this level. Annual premium rates are higher and start at \$948/family, \$496/adult, and \$396/senior.

Included in all membership fees are: leisure (waterpark) and competition pool, aqua fit class (aerobic exercise), teen zone (12-18), senior center (62+), cardio fitness & weight center (15+), the majority of fitness classes, indoor and outdoor track, fitness equipment orientation, open basketball and volleyball, discounted classes, 10% facility rental discounts, free child care (premium family plan only), free line dancing (premium senior plan only), class coupons (premium family-adult-senior-plans), 30-minute fitness assessment for adults (premium family-adult-senior plans only), and kaboom playground. Day Passes are available for purchase but do not include all of the above.

The facility is open seven days a week although the hours vary. Scholarships are also offered to individuals and/or families in need but they are very limited, are given on a first come-first serve basis, and depend on the funds in the scholarship account. One must fill out an application to qualify.

The Kroc Center is an impressive facility in all that it offers. It touches on all aspects of the community, really looking at not only what the needs are but also at the interests and desires of children, adults, seniors, and parents. The center not only addresses fitness but also focuses on the arts (art, music, and drama), sports, seniors, and family life and education.

With membership, the Kroc Fitness Center offers certified instructors teaching free fitness classes. Through the state-of-the-art fitness equipment; including free weights, cardio and strength training, an indoor track, personal trainers, free weights, and fitness assessments, there is little more than one could you ask for in a community center.

The Academy of the Arts, is what the Kroc Center calls its Art Program because it takes a well-rounded approach to art. The program devotes time and provides instruction to students interested in visual arts, music, drama, dance and visual arts. The Kroc School of Dance is a tuition-based program developed to meet the needs of hopeful children by meeting with them twice a week to instruct them in core dance classes as well as providing them with a well-rounded appreciation of the arts through additional classes in art, music, and drama. These classes include topics like history of art, how to paint, voice and/or guitar lessons, dramatic expression, and musical theater. Students perform several times throughout each semester.

The sports and recreation programs offered at the Kroc Center are varied and don't discriminate in that they are for all ages and sexes. A sampling of sports offered this spring include but are not limited to the following: adult co-ed volleyball, family volleyball, pickleball (a combination of tennis and ping-pong but low intensity) (35+), golf academy (18+), get moving (3-9), jiu jitsu (10-17), basketball fundamentals (6-9), baseball fundamentals (6-17).

There are programs at the Kroc Senior Center. There are classes specifically programmed with seniors in mind, field trips, special events, cultural events, craft classes, dinner shows and educational workshops. There are even meetings to help just to keep seniors socializing. Some of the popular classes are: aqua fit Zumba, gospel-aerobics and even line dancing.

Kroc's Aquatic Center offers multiple opportunities for everyone to enjoy the water by offering a vast selection of aquatic options. Some of the more popular classes include aqua fit, aqua therapy, parent-tot swim, youth learn-to-swim, USA sanctioned swim club, diving club, adult learn-to-swim, and American Red Cross Lifeguard/Jr. Lifeguard training. In fact, Kroc may have the best aquatics program in Chicago.

Family Life and Education is also a very important theme at the Kroc Center; there are always new classes being offered ranging from toddlers to seniors. Classes that teach new skills, help you brush up on existing talents or enrich your life in other ways through classes on computers or gardening.

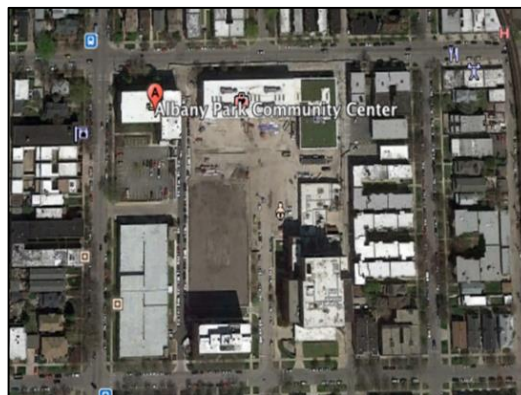
There are several specialized areas inside the Kroc Center including:

- Teen zone-structured gaming area (12 and up),
- Kid Zone I drop-in child care for up to two hours while parents attend classes, meetings or activities at the center (6mos.-6yrs.),
- Kid Zone II – similar to I but age range is (7-11),
- Adventure Zone-state of the art game room with laptop bar, wireless internet, games, (7-11),
- Family and Community Services - help with the following services: caregiver support and education and group and other services offered.

The Kroc Center has numerous rental options due to its beautiful, versatile, modern space. There are a variety of rooms available including a few party rooms, several celebration rooms, the chapel/theatre, classrooms, team rooms, and boardroom. These spaces can be used for pool parties, weddings, board meetings, high school musicals, family reunions, etc. with the rates are reasonable.

Finally, the Kroc Center is also home to a chapel that holds services every Sunday morning, along with Sunday school. It is a very active place of worship, also offering on Wednesday evenings a Singing Company along with Character Building, and Adult/Youth Bible Study Groups and Thursday ministry programs.

Albany Park Community Center (APCC), Chicago, IL



The Albany Park Community Center (APCC) is a non-profit community center located in the Albany Park neighborhood of Chicago that focuses heavily on social services for the community and providing ways for community residents to help themselves through programs made available to them.

The APCC is a United Way member agency that operates the largest social service agency exclusively serving Albany Park. The APCC has four locations in Albany Park; they are executive offices, the facility that hosts most of its programs and two separate child care programs that it also runs. The Albany Park neighborhood itself has undergone major transitions over the years. What once started out as a primarily, upper-working class, Jewish, neighborhood until the early 1960's has seen some significant changes over the past 40 years. It is now comprised of a high percentage of poverty-level and low-income working class residents from a diverse background. The majority of foreign born residents are from Latin America but there are also considerable numbers from India, Romania, Pakistan, the Middle East, Korea, Somalia, Cambodia, Philippines, and the former Yugoslavia. As of now there are more than 40 languages spoken in the public schools in Albany Park and it is recognized as one of the most diverse neighborhoods in the United States. The APCC staff speaks the following languages: Spanish, Bosnian, Bulgarian, Farsi, Gujarati, Hindi, Polish, Tagalog, and Urdu.

How are the needs of such a diverse community addressed? Clearly, APCC is faced with a different situation than most neighborhoods and that is how to address the needs of so many residents from so many different backgrounds. The organization's vision, posted on its website is a very telling statement: *"We envision a vibrant community where members respect and celebrate diversity, use their skills and talents to help themselves and others live in safety and harmony, access good quality education, health care, shopping, transportation, recreation and affordable housing and realize their hopes for a better life."* The main goal of the Albany Park Community Center is to provide services that match, as closely as possible, the needs of the diverse community it serves. It does this by providing services in the following areas: Early Education and School Age Programs, Adult Education Programs, Business Planning, Workforce Development, Counseling, Community Technology Center, and the Food Pantry.

The APCC partners with Queen of All Saints Catholic parish to offer food pantry service to local residents in need. The APCC Food Pantry will serve only residents of in six surrounding zip codes and clients must show proof of address.

The Early Education and School Age Programs begin with the pre-school programs. There are three pre-schools located throughout Albany Park, one has children ages from 2-5, the other two are for ages 3-5. All three programs offer half or full day programs as well as Head Start and Child Care Assistant Program (CCAP) for those that need financial assistance.

There is also an After School Program for children ages 5-12 which is a year-round program providing after-school care during the school year, all school breaks and during the summer. This program was designed to help the entire family because it is a safe place for children to play while also providing social, recreation and educational activities.

CCAP purposefully engages with different organizations to provide diverse activities for all children. Meals and snacks are provided and Head Start and CCAP are available to qualifying participants. Tuition in the summer months is \$167/week for full-day. Separate from this program the Albany Park Community Center also offers a six-week Youth Summer Day Camp for students 9-14, including lunch and a snack for \$320. The APCC offers the following adult education classes. English as a second language at two locations in the mornings and evenings, Adult Basic Education and GED Classes offered at one location, afternoons and evenings, Family Literacy and Childcare offers Parent Education, Child Education, and Parent/Child Together Activities (PACT). An Adult Literacy Tutoring program is also offered mornings, afternoons, and evenings. This is one-on-one instruction in English, basic reading, or basic math and requires registration. All of those classes are offered in two locations and all adult education classes are free.

APCC also offers job readiness programs to assist low-income and unemployed individuals prepare for, secure, and hold onto jobs. Three particular programs are designed for job-seekers include WIA (Workforce Investment Act), CDBG (Community Development Block Grant), and UWI (Urban Weatherization Initiative); all are job readiness courses available to adults seeking careers.

The APCC also offers a school and community-based counseling program for adolescents in three local elementary schools, three high schools, and two additional designated locations in the community. This program makes use of resources from the community, schools, and family to support children and/or their families as they try to manage self-esteem issues, peer and/or family relationships, academic achievement, and managing their own emotions.

The APCC also has a community technology center with free internet access and computers available to adults during the week for limited hours.

The Lake Forest Gorton Community Center, Lake Forest, IL



The Gorton Community Center, in Lake Forest, IL, is a non-profit community center serving the residents of Lake Forest, Lake Bluff, and surrounding areas.

The Gorton Center is a beautiful building with a state-of-the-art theatre, a large community room, the Glore Solarium, a grotto, several small meeting rooms, a large pantry (small kitchen), and a large kitchen. The focus of the Gorton Community Center is cultural arts, education, and community service.

The center offers an interesting array of classes and seminars to adults, some of which obviously apply to families or multiple age groups. The one night/one time classes are the most varied and interesting and include programs like Trivia Night (\$40/pp includes buffet/dessert), Better is Boring (college admission secrets) (\$20/pp), Manhattan Medium (price not listed), Speed Dating with Doctors (making Northwestern Hospital specialists available to you to ask questions/concerns), Dog Parade with a guest speaker who discusses how to start a non-profit. There are other one-day classes that include computers, beauty pageants, and frequent movie nights.

The Gorton center also offers interesting adult programs that are either lessons and/or 6-8 week classes such as: belly dancing, yoga, private cello, violin/viola lessons with the option of a parent/child class. A private piano lesson is \$90/1hr. There is also a men's group that meets monthly (for adult men dealing with loss of a loved one to suicide).

Art classes offered to high school/adults are extensive and interesting. Some examples are: Weaving, Painterly Printmaking: Intermediate Monoprint, Painting-Start From Where You Are, Joy of Botanicals, Pure Color – Creating with Pastel, iPhoneography, and Mixed Media and Collage Techniques.

It doesn't appear as though there are as many options available to high school students specifically but they can attend most of the adult classes unless specified. One interesting summer camp program offered to them is Film Camp \$500/1 week.

One of the only programs available for infants, toddlers, and children up to and including 5 year- olds is what amounts to a day-care center/pre-school. This is the Drop-In-Center (DIC), located in the Gorton Community Center, open from 8:30-4:00 M-F. There is an annual enrollment fee in addition to the \$10/hr. charge per child for this program. Another class for infants and moms is called "Bubbles Academy" (1-24 months); it is a music class that exposes infants and toddlers to sounds through music.

The Gorton Center, including classes for young children including private music lessons, After School Art Club (K-5), After School Art Club (2-5), and the five-week summer Art Camp (ages 5-15). There was another option for children more interested in math and science --- the Summer Stem Camp, a one-week class for children in 2nd-6th grades.

Northwest Community Center, Rockford, IL



Northwest Community Center is located in Rockford, IL and is a non-profit organization. It offers programs and services for adults and youths throughout the community with the hope of influencing people's lives in a positive way.

Services offered for adults and families are Food Stamp and Employment Training, Temporary Assistance for Needy Families, Empowering Women for Success, and GED Classes. Additional services offered to the young children of the community and their families are: Before School/Breakfast Program (kids are dropped and then have breakfast, they are then ushered on bus for school), After School Programs focusing on physical activity (both indoor and outdoor) and academic enrichment,, Out of School Suspension Program (unique program that offers guidance to middle-school age children who have been suspended, requiring them to perform community service), and Summer Camp (4-12) for at-risk kids who have parents working or in school, includes activities, snacks, and lunch daily).

Bingo is a service provided by the community center that the residents love and it's offered two nights a week, Saturday and Monday with cash prizes and a full snack bar.

The center has developed a state-of-the art computer technology center through generous donations from one family. Now the Northwest Community Center is able to provide computer instruction and internet access; people just can call to get additional information about the tech center.

Northwest Community Center invites residents to rent their facilities for whatever their needs might be (church services, retreats, parties, meetings) and there are rooms at two buildings available for a minimal fee.

Homan Square Community Center, Chicago, IL



Homan Square Community Center is on Chicago's west side in the North Lawndale neighborhood. The dream of those involved in this huge undertaking was to develop a facility that would become a family/recreation center utilized by the community that also offered health and fitness programs.

In the 70,000 square-foot Homan Square Community Center there is one room available to rent and it is available for meetings only; it can be rented by the half-day or full day and the rental fee is \$250/half, \$375/full

Winnetka Community House (WCH), Winnetka, IL



The Winnetka Community House (WCH) is located in Winnetka, IL on Chicago's North Shore. This is a non-profit, privately supported, facility with the goal of enhancing the community's families and friends by offering cultural, educational, social, and recreational events. This is done by supporting special events, programs, and classes for people of all ages. The WCH also has a full-size gym and a complete fitness center. It hosts many theater and dance productions in Matz Hall. It has also become a popular spot to host weddings, business meetings, and Bar and Bat Mitzvahs. Several notable non-profit organizations also call it home, including the North Shore Art League, Winnetka Youth Organization and a few others. There are many beautiful spaces of varying sizes located throughout the WCH available to rent.

There are a total of 19 classes offered specifically for 0 to 3 year-olds; just three examples are: Born to Kick, Fantasy Dance, and Play & Clay. When children reach the next level, 4-6yrs, there are now 55 classes to choose from, examples of which are Robotics & Coding, Tiny Treks Explorer, Fencing, Tiny Tot Ballet, Voice Lessons, and the Legos Engineering Club. As kids graduate to the 7-12-year range there are 43 choices, some of which include: The Ultimate Minecraft Camp, Mobile App Development, Fashion Sewing Techniques, Non-Contact Rugby, Broadway Stars-The Music Man and of course Ballet.

For the 13-17yrs teen group there is still a large selection of choices including Google Apps for Small Business, Digital Photography, Your Dog's Guru, Intermediate Ballet, Intro to Improv, and Pilates. In the last category. For 18 year-olds and older there are 29 classes to choose from which seems like a substantial selection for adults. Some of those choices are: Adult Broadway Dance, Guitar Lessons, Get It Done, Group Health Coaching, Basic Google Apps, and Improv for Business and Ceramics.

The week-long camps range from \$250 to \$350 and other classes that run for 6-8 weeks start at about \$120 for residents.

There are close to 40 summer camp programs for kids that should appeal to all interests: sports, performing arts, fine arts, enrichment and education, and fitness. Martial Arts is also one of the most popular programs in the North Shore Community offering classes in Karate, Taekwondo, Hapkido and Tai Chi classes. The WCH also offers baseball, football, golf, soccer, fencing and a few others including the youth basketball league.

The fitness center offers over a dozen group exercise classes for adults and has all the latest equipment available to use along with locker rooms that also have steam rooms. Personal trainers are also available. Overall, there are ample opportunities for enrichment through programming at the WCH although are focused on children.

Sugar Grove Community Building, Sugar Grove, IL



The Community Center in Sugar Grove, IL is operated by the Sugar Grove Township. The facility is conveniently located next to the Township Building on Main Street and available for all residents of Sugar Grove Township.

The community building has many features available to its residents including a dining room, gym, kitchen, ladies' parlor, and meeting room.

The gym was built in the 1920s and has been used by generations of athletes from the township. It is available for team practices, exercise classes or even martial arts tournaments. The Community

Center doesn't think of the gym just for sports however. It has also been used for health fairs and rummage sales in recent years. The gym also has a stage and movie screen which makes it multi-purpose for the residents of Sugar Grove; it is also a great venue for a local community movie night as a theater to perform plays.

The kitchen boasts the following amenities: 6 and 12 burner ovens, microwave, griddles, roasters, coffeemakers, carafes and water pitchers, 2 refrigerators, large freezer, dishwasher, stainless steel tables, garbage disposal, pots and pans, utensils, plate ware and silverware, dish towels, multiple sinks for hands, prep and clean-up, and cleaning supplies. It is truly a full service kitchen with the capacity to host a 200 person event of any kind. Holiday parties, pancake breakfasts, or any of the multiple celebrations listed below.

The dining room can comfortably seat 200 guests at tables for events ranging from sports banquets, bridal and baby showers, birthday parties, corporate luncheons, fundraisers, etc.

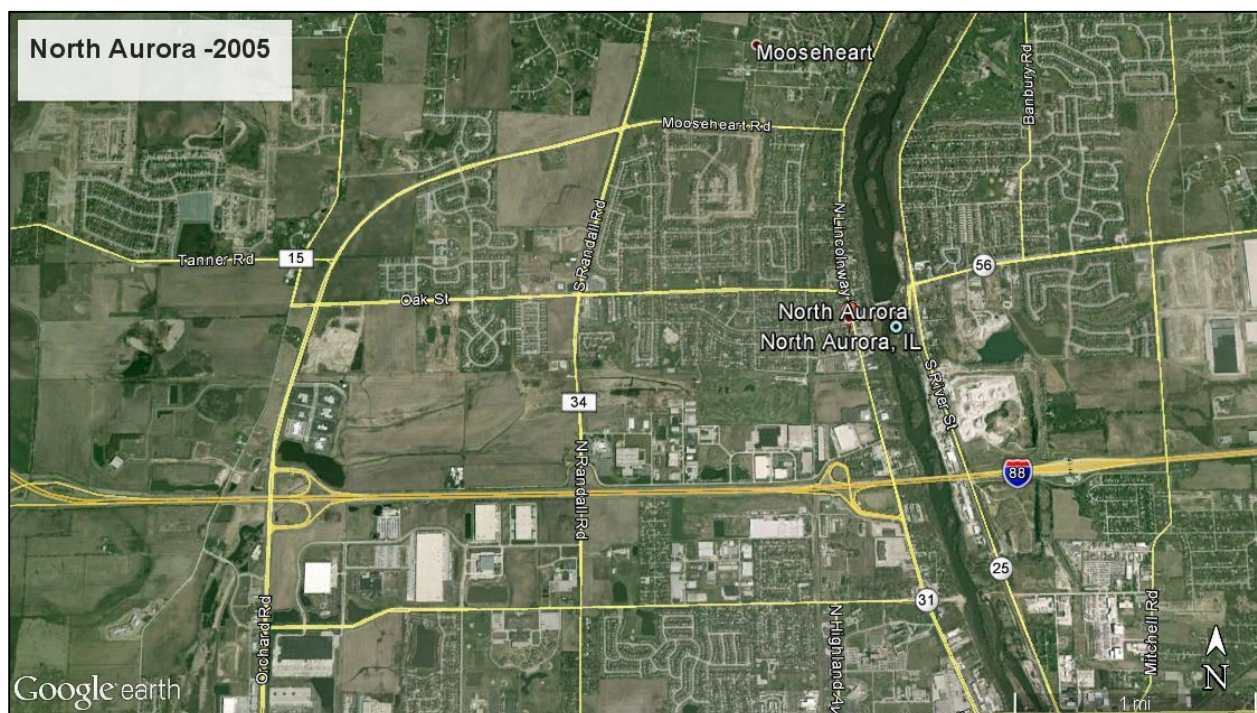
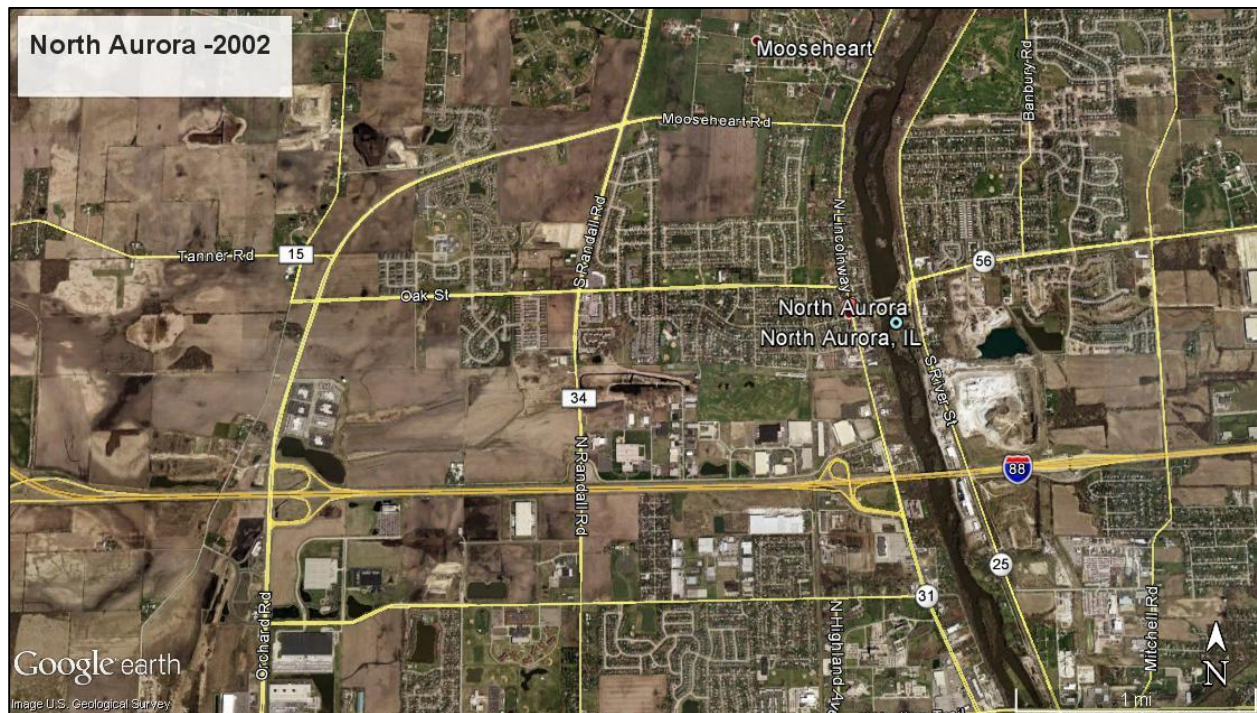
The meeting room is located in the basement with only a single window, encouraging strictly work without distractions. This room is always pre-set for 10 attendees but can comfortably accommodate up to 20 if needed.

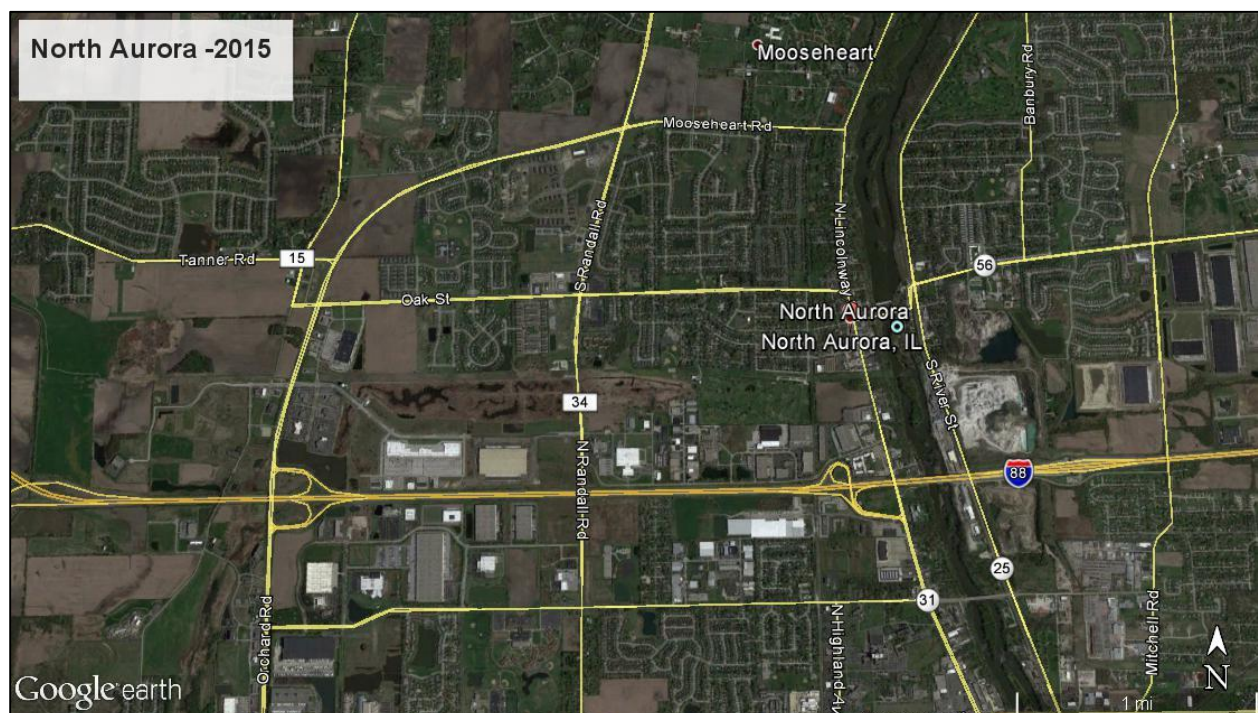
Finally, there is a Ladies' Parlor. It is exactly what it sounds like, a comfortable living room space set up with a couch, loveseat, rocking chair, a dining table and chairs, with a few other seating options along with a fireplace, piano, TV, DVD/VCR. It can comfortably hold 25 guests. So for those people looking for a more casual, charming space to hold a get-together, small gathering or celebration it is perfect.

Additionally there are two other rooms available for the residents of Sugar Grove Township in the township building --- the Senior Center Room and the Township Meeting Room. The Senior Center Room is currently being used as a senior center twice a week but is available when it is not being used by the seniors. It is primarily used as a larger meeting room and can host up to 25 and does feature four internet-capable computers, a piano, library books, magazines, stereo system, and board games; with those amenities it could be used for other activities as well. The Township Meeting Room is strictly an additional meeting room space that accommodate up to 15 guests and has a long conference table with comfortable office chairs around it.

Appendix







Neighbor Community Comparison: Households by Income				
	North Aurora	Batavia	Sugar Grove	Aurora
2015 Households by Income				
(By Percentage)				
<\$15,000	6	6	3	8
\$15,000 - \$24,999	5	5	2	7
\$25,000 - \$34,999	7	6	4	9
\$35,000 - \$49,999	11	10	6	15
\$50,000 - \$74,999	16	14	16	19
\$75,000 - \$99,999	15	14	16	14
\$100,000 - \$149,999	21	21	23	16
\$150,000 - \$199,999	10	13	12	7
\$200,000+	10	12	17	6
Average Household Income	\$ 106,269	\$ 113,923	\$ 130,590	\$ 84,550
2020 Households by Income				
(By Percentage)				
<\$15,000	5.1	4.662296	2.205487	7.10457
\$15,000 - \$24,999	3.4	3.548756	1.317913	5.201868
\$25,000 - \$34,999	5.5	4.610261	3.227542	7.344367
\$35,000 - \$49,999	9.7	8.211052	5.35234	13.909786
\$50,000 - \$74,999	13.8	12.290561	12.963959	17.282616
\$75,000 - \$99,999	16.4	14.496826	16.62184	15.513134
\$100,000 - \$149,999	22.4	23.519617	26.600323	17.798257
\$150,000 - \$199,999	12	15.443855	15.008069	8.649928
\$200,000+	11.7	13.216776	16.702528	7.195474
Average Household Income	119095	129109	142363	95454
2015 Owner Occupied Housing Units by Value				
(By Percentage)				
Total	4940	7286	2860	42404
<\$50,000	0.4	0.041175	0.174825	1.122536
\$50,000 - \$99,999	2	0.713698	0.944056	8.520423
\$100,000 - \$149,999	8.7	3.129289	3.216783	21.118291
\$150,000 - \$199,999	21.1	12.764205	15.20979	23.193567
\$200,000 - \$249,999	20.1	17.650288	18.566434	16.01264
\$250,000 - \$299,999	16.9	19.599231	21.923077	10.520234
\$300,000 - \$399,999	19.4	26.557782	24.72028	11.373927
\$400,000 - \$499,999	6.7	12.640681	9.86014	4.233091
\$500,000 - \$749,999	3.9	5.860554	4.51049	3.072823
\$750,000 - \$999,999	0.5	0.686248	0.629371	0.488161
\$1,000,000 +	0.3	0.356849	0.244755	0.344307
Average Home Value	271690	317335	301101	225255

About Market & Feasibility Advisors

Market & Feasibility Advisors (MFA) provides timely in-depth data, comprehensive analysis, and sustainable strategies for public, private, and non-profit clients.

We often work with firms that provide professional services in Architecture; City and Regional Planning; Real Estate Development, Entertainment, Leisure and Recreation, Exhibit Design; Fund Raising; Landscape Architecture; Legal Services; Survey Research; Civil Engineering; Theatre Design; Museum Planning; Transportation; Education and Branding.

Whether working directly for clients or as a part of multi-disciplinary team, MFA executes market, feasibility, master plan economics, and impact studies resulting in strategic planning based on realistic environments and the unique characteristics of each specific site, project, target market, and competition.

- MFA's public sector work includes: downtown, corridor, neighborhood, and many types of economic development and urban redevelopment plans, as well as real estate and retail studies, transit-oriented developments (TOD), industrial and military base closures, historic districts, brownfield re-use, parks and recreational facilities, and convention and meeting facilities.
- MFA's private sector work includes: mixed-use developments, housing, retail, hotel and resort, medical, and commercial entertainment, including theme parks, attractions, and waterparks.
- MFA's cultural and non-profit sector clientele includes: performing arts facilities, zoos, historic structures and districts, aquariums, museums.

MFA is comprised primarily of consultants who worked for the firm formerly known as ERA (Economics Research Associates) and helped grow that firm prior to its sale.

Market & Feasibility Advisors has offices in Chicago and Austin. Our Chicago office is centrally located in Chicago downtown, at One South Dearborn, a LEED Silver certified building. MFA is an all-senior consultant organization.

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