



**COMMITTEE OF THE WHOLE MEETING
MONDAY, DECEMBER 19, 2016
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.
(Immediately following the Village Board Meeting)**

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Concept Plan for 102 S. Lincolnway
2. Variance Request for 341 Western Ave
3. Village's Tax Increment Financing Districts
4. Naming of North Aurora Riverfront Park

EXECUTIVE SESSION

ADJOURN

Initials

JB

**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: 102 S LINCOLNWAY CONCEPT PLAN
AGENDA: 12/19/2016 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

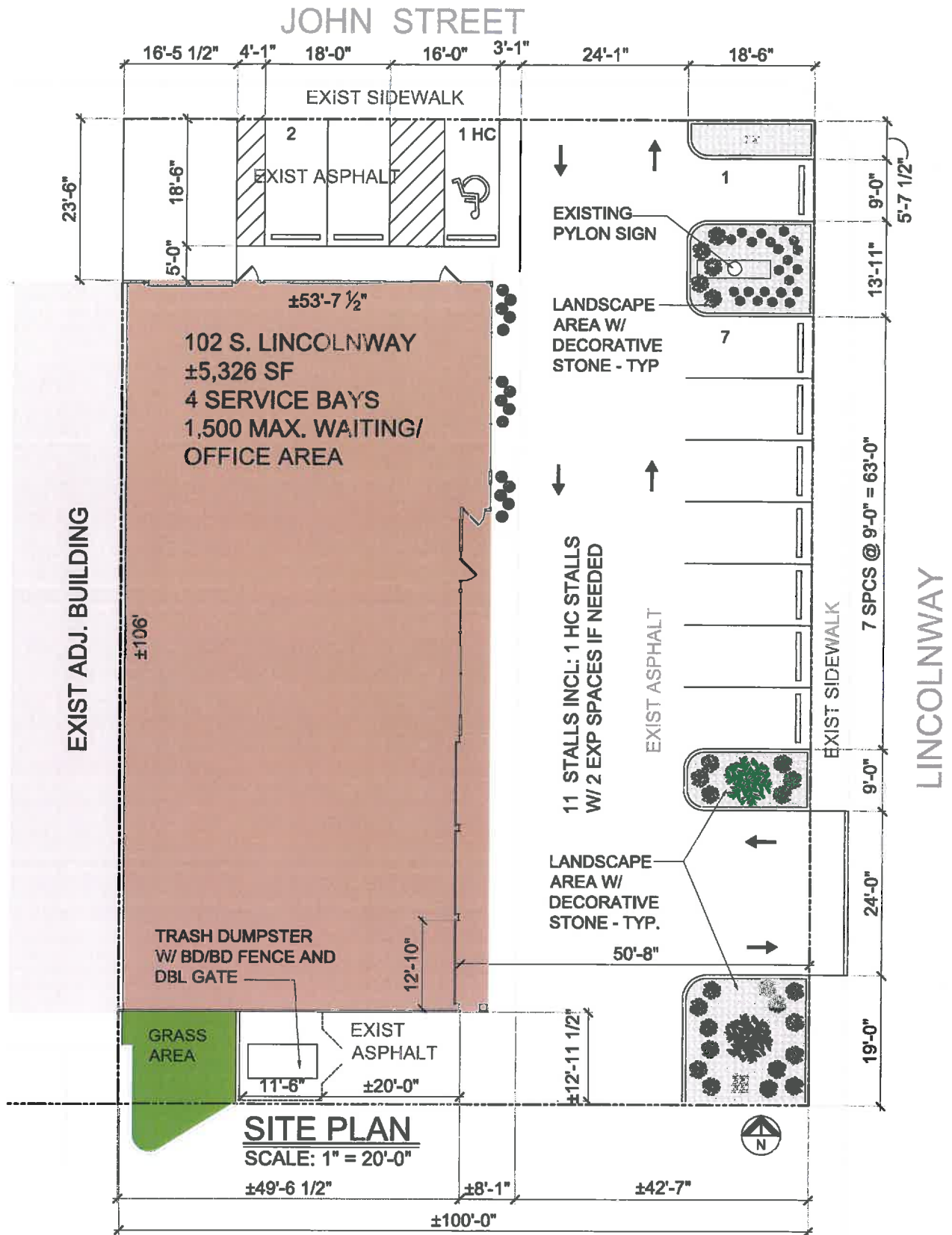
The 5,326 square foot building located on the property at 102 S. Lincolnway has historically been used for motor vehicle service. The submitted concept plan includes updates to the site and existing building for the use of motor vehicle service and repair.

The subject property is located in the B-3 Central Business District. Motor vehicle service and repair is classified as a special use in the B-3 District. According to the Zoning Ordinance, if any nonconforming use is discontinued, or becomes vacant, and remains discontinued or unoccupied for a continuous period of 180 days such use shall be deemed to be abandoned. As the previous use has been abandoned for more than 180 days, a special use to allow motor vehicle service and repair on the subject property is needed.

Staff would like to take this opportunity to solicit feedback from the Village Board on the concept plan and the use of the property as a motor vehicle service and repair facility.

Attachments:

1. Conceptual Site and Building Elevation Plans, prepared by A&M Architects, LLC, dated December 9, 2016.

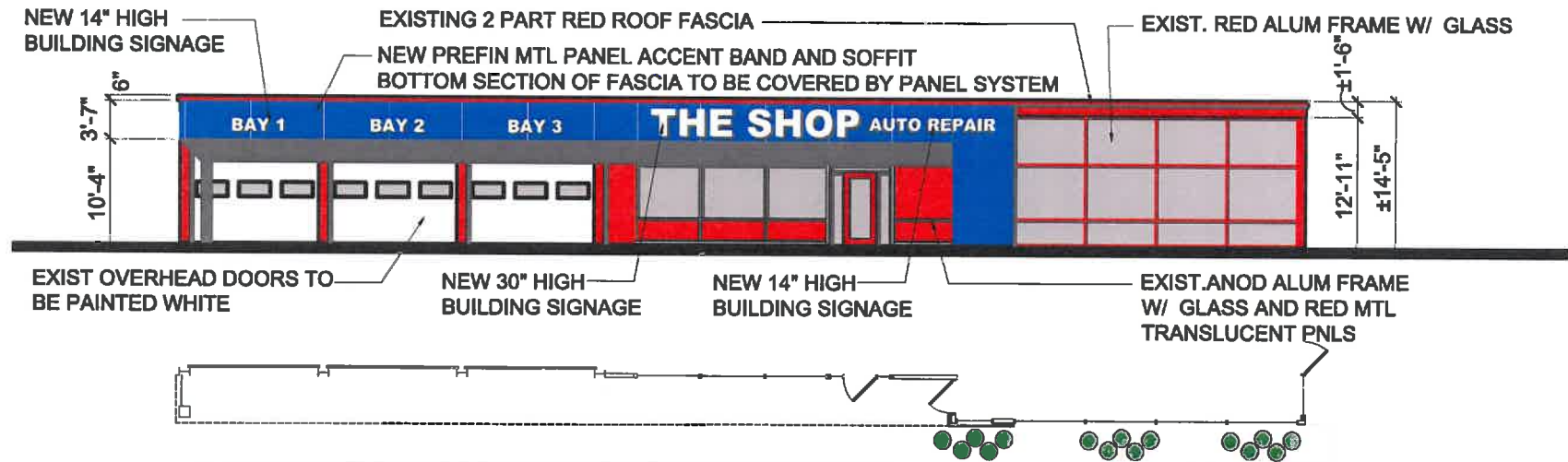


A+M ARCHITECTS, LLC
 40 Landover Parkway Suite 3
 Hawthorn Woods, Illinois 60047
 TEL: 847.726.9517
 FAX: 847.726.9516

New Retrofit for :
THE SHOP AUTO REPAIR CENTER
 102 S. LINCOLNWAY NORTH AURORA, IL

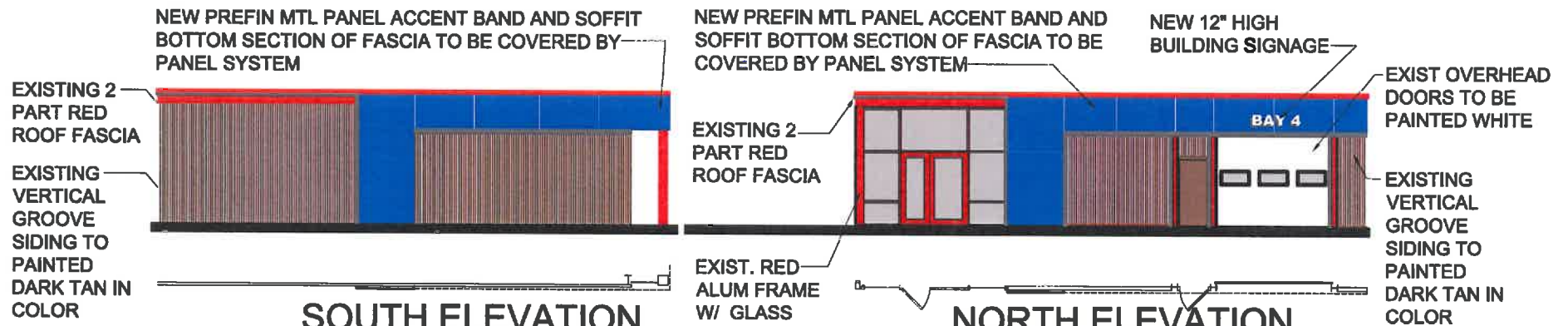
Date: 12/09/16
 Dwg: 16-102
 Drawn by: AA
 © 2016 A+M Architects, LLC

A



EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



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New Retrofit for :

THE SHOP AUTO REPAIR CENTER
102 S. LINCOLNWAY NORTH AURORA, IL

Date: 12/09/16

Dwg: 16-102

Drawn by: AA

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EL

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: PETITION 16-10: 341 WESTERN DR VARIANCE
AGENDA: 12/19/2016 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The petitioner constructed a play house an estimated two-and-a half (2.5) feet from the northern property line (interior side lot line) and nine (9) feet from the eastern property line (rear lot line).

Chapter 12 of the Zoning Ordinance requires accessory structures in residential districts to be located a minimum of five (5) feet from any rear or interior side lot line. Chapter 12 of the Zoning Ordinance also states that no accessory structure is to be located within any designated easements. A five (5) foot public utility and drainage easement is located along the northern property line and a ten (10) foot public utility and drainage easement is located along the eastern property line.

As such, a variances are needed for the deficiency in the interior side yard setback and to allow the structure to remain in the northern and eastern property public utility and drainage easements.

A public hearing was held before the Plan Commission on December 6, 2016. After a lengthy discussion of the petition, the Plan Commission recommended to deny the variance. A copy of the December 6, 2016 draft Plan Commission meeting minutes have been included to provide context to the discussion.

Staff would like to take this opportunity to solicit feedback from the Village Board on the proposed variances.

Attachments:

1. Staff report to the Plan Commission.
2. Neighborhood feedback responses.
3. December 6, 2016 draft Plan Commission meeting minutes.

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: December 6, 2016

Petition Number: 16-10

Petitioner: Aaron Anderson

Request(s): Variation to allow an accessory structure in the interior side yard setback. Variation to allow an accessory structure in an easement.

Subject Property(s): 341 Western Dr.

Parcel Number(s): 14-01-105-003

Size: Approximately 0.37 acres

Current Zoning: E-3 Estate Standard District

Contiguous Zoning: E-3 Estate Standard District

Contiguous Land Use: Single-Family residential



BACKGROUND

Chapter 12 of the Zoning Ordinance requires accessory structures in residential districts to be located a minimum of five (5) feet from any rear or interior side lot line. The petitioner constructed a play house an estimated two-and-a half (2.5) feet from the northern property line (interior side lot line) and nine (9) feet from the eastern property line (rear lot line). As such, a variance is needed for the deficiency in the interior side yard setback.

Chapter 12 of the Zoning Ordinance also states that no accessory structure is to be located within any designated easements. A five (5) foot public utility and drainage easement is located along the northern property line and a ten (10) foot public utility and drainage easement is located along the eastern property line. As such, a variance is required to allow the structure to remain in the northern and eastern property public utility and drainage easements.



According to the petitioner, the play house structure has a total ground coverage area of 130 square feet. The structure conforms to the fifteen (15) foot height restriction. Staff notes that Zoning Ordinance defines building height as being measured at half the distance between the ridge and the eave of the structure. The structure is secured to the ground by small posts that are bracketed to concrete piers.



View of the play house from the west.



View of the play house from the south

Should the Plan Commission recommend approval of Petition #16-10, staff recommends the following conditions:

- 1) *The playhouse structure shall not impede the flow of stormwater drainage, and if it does impede the flow of stormwater drainage, the playhouse structure shall be relocated outside of the easement(s).*
- 2) *The grant of the variance does not affect or diminish the access rights granted through the easement provisions to the utility companies that have those access rights, and those property rights are not be diminished by the grant of this variance.*



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

APPLICATION FOR VARIATION

VILLAGE OF NORTH AURORA
25 E. State Street
North Aurora, IL 60542

PETITION NO. 16-10

FILE NAME ANDERSON VARIANCE

DATE STAMP

RECEIVED

OCT 14 2016

**VILLAGE OF
NORTH AURORA**

I. APPLICANT AND OWNER DATA

Name of Applicant* Aaron Anderson

Address of Applicant 341 Western Drive, North Aurora, IL 60542

Telephone No. 630-907-9892

Name of Owner (s) * Aaron and Anne Anderson

Address of Owner (s) 341 Western Drive, North Aurora, IL 60542

Telephone No. 630-907-9892

Email Address aaronanderson@paintersdc30.com

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

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

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 341 Western Drive, North Aurora, IL 60542
(indicate location of common address)

Legal Description: (SEE ATTACHED PLAT OF SURVEY)

Parcel Size .37 ACRES

Present Use SINGLE FAMILY RESIDENTIAL
(business, manufacturing, residential, etc.)

Present Zoning District E-3 ESTATE STANDARD DISTRICT
(Zoning Ordinance Classification)

III. PROPOSED VARIATION(S)



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Variation requested (state specific measurements) side lot line playset setback- approx. 20"

Code Section that pertains to Variation Zoning Ordinance- Chapter 12, Section 4

Reason for request Lot playset location limitations resulting from landscaping.

Explanation of purpose to which property will be put Continued residential use

IV. Findings of Fact for Variations. A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific findings of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:

1. Hardship. No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

2. Unique Physical Conditions. The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

- a. Irregular or substandard size, shape, or configuration; or
- b. Exceptional topographical features; or
- c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
- d. Other extraordinary physical conditions peculiar to, and inherent in, the subject property.

These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.



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3. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the property owner, or his/her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.
4. **Denied Substantial Rights.** The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provisions.
5. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor merely the inability of the owner to gain a greater financial return from the use of the subject property.
6. **Conformance with Ordinance and Plan Purposes.** The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.
7. **No Other Remedy.** There is no means, other than granting the requested variation, by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property.
8. **Minimum Relief Required.** The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the Ordinance.
9. **Public Welfare.** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located.
10. **Public Safety, Light and Air.** The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.

NORTH AURORA PLAN COMMISSION – DECEMBER 6, 2016
VARIANCE PETITION 16-10: 341 WESTERN DRIVE

IV. Finding of Fact

1. **Hardship.** First, the playset is nearly complete. Strict adherence to the provision would require removal. Playset is custom made; therefore, reassembly is possible only at substantial cost to us. Second, re-location options, due to landscaping and lot topography, are unfavorable due to other purposes we have planned for remaining portions of our yard. Third, it appears to us that re-location options may be more obtrusive to the views of neighbors.
2. **Unique Physical Conditions.** First, the topography of the subject property – the northeast corner of our lot – is graded to allow for water runoff into a storm drain, restricting the use of this portion of our yard for many things due to heavy runoff that can occur at times (we have attempted landscaping, a sandbox, and a garden). The playset is ideal for this space because it is slightly elevated from the ground and planned ground cover is natural (mulch). Secondly, while the playset is attractive and tasteful, not all our neighbors may prefer an alternative location that might obscure an otherwise open view.
3. **Not Self-Created.** First, the provision was created by governmental action when the Village of North Aurora Board of Trustees approved the Lake Run Estates subdivision plans and plat; however, particular easement distances vary throughout communities. Second, all preliminary communication we had with the leadership of the Lake Run Estates homeowners' association (HOA) gave us the distinct impression that our plans would not cause anyone hardship or concern, that there was no routine or regular enforcement of rules by the HOA that would prohibit the building of a playset that encroaches into an easement. Thus, we approached our project in good faith that our plans would be acceptable.
4. **Denied Substantial Rights.** While we share the substantial rights commonly enjoyed by owners of other property in our subdivision, our property is unique because it contains a storm drain and differs as such in grading and pitch. An inability to assemble a playset suitable for our large family, including 4 children, in an optimal location in light of the grading and pitch dynamics, would constitute a substantial material change to the property as we conceived it at the time of purchase. The ability to make of ones' yard, within reason, an ideal environment for safe and supervised play, is a feature commonly sought by homebuyers. Moreover, the strict adherence to restrictions regardless of the practical harmlessness of the variance would likely be viewed by prospective homebuyers as overly-restrictive.
5. **Not Merely Special Privilege.** Despite the provisions adopted by the Village, playsets and other structures, such as sheds, are commonly located within side and/or rear easements. Thus, we do not believe we are seeking a special privilege in requesting this variance.

6. **Conformance with Ordinance and Plan Purposes.** Substantial space remains for utility purposes and, if absolutely necessary, removal is possible. Moreover, there is nothing unusual about the structure. It is comparable in size and height of several commercially-available pre-fabricated playsets installed within adjacent property, with stabilized walls, ladders, swings, and slides. These playsets are similarly temporary and removable when their purpose is no longer needed.
7. **No Other Remedy.** Strict application of the provision (if the variance is not granted) would require us to demolish the playset, with very little material of use remaining, resulting in substantial financial loss.
8. **Minimum Relief Required.** The modest variance is the minimum measure of relief necessary to alleviate the hardship and difficulty presented by the strict application of the provision. The variance sought would encroach upon approximately 5.5% of the linear distance of the northern utility easement, or 1.8% of the total square footage of the northern easement that we are responsible for maintaining and preserving. This leaves 98% of the northern utility easement remains unaffected.
9. **Public Welfare.** The easement is primarily for utility services that may be required between properties. There is no reason to believe the variation will prevent any necessary utility work. If, by chance, such work requires movement of the playset, this will, of course, be possible.
10. **Public Safety.** The playset is custom-built by experienced craftspersons. The Village building inspector has been on-site and expressed no concerns about the integrity of the project, or its impact on public safety.
11. **Noise and Odor.** The variation will not produce excessive noise or odor as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public.



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11. Noise and Odor. The proposed variation will not produce excessive noise or odor as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public.

IV. CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

_____ 25 copies of an 8 ½ x 11" or 8 ½ x 14" plot plan of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements, and adjoining streets or uses. (large sized copies may be requested by Staff)

_____ A written certified list containing the names of registered owners, their mailing addresses and tax parcel number of all properties within 250 feet of the location for which the variation is requested.

_____ Legal description.

_____ Proof of ownership by deed or title or insurance policy.

_____ Filing fee in the amount of \$200.00 - If payment is made by check, it should be made payable to the Village of North Aurora.

_____ Letter of authorization from owner, if applicable.

_____ Disclosure of beneficiaries of Land Trust, if applicable.

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 ^{N/A} 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.

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.


Applicant or Authorized Agent

10/14/16
Date


Owner

10/14/16
Date



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P: 630.897.1457 F: 630.897.0269
www.northaurora.org

STATE OF ILLINOIS)
COUNTY OF KANE) SS

*NOT
Applicable
10/11/16*

I, _____ being first duly sworn on oath depose
and say that I am trust officer of _____ and that the following persons are all of the
beneficiaries of the trust

SUBSCRIBED AND SWORN TO

Trust Officer

Before me this _____ day of _____, 20____

A Notary Public in and for such County.

LEGEND

- O IRON PIPE SET
- EX XX.X EXISTING GRADE ELEVATION
- (XX.X) PROPOSED GRADE ELEVATION
- (TF-XX.X) PROPOSED TOP OF FOUNDATION
- DRAINAGE DIRECTION
- OVERLAND FLOW ROUTE
- 7XX- EXISTING CONTOURS
- 7XX- PROPOSED CONTOURS

PLAT OF SURVEY

LOT 29 IN LAKE RUN ESTATES UNIT 1 RECORDED ON AUGUST 10, 2005 AS DOCUMENT NO. 2005K093076 BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLACKBERRY TOWNSHIP, AND ALSO IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SUGAR GROVE, ILL. IN KANE COUNTY, ILLINOIS.

SCALE: 1" = 20'
BEARINGS ARE FOR ANGULAR
REFERENCE ONLY AND ARE
NOT RELATED TO TRUE OR
MAGNETIC NORTH.

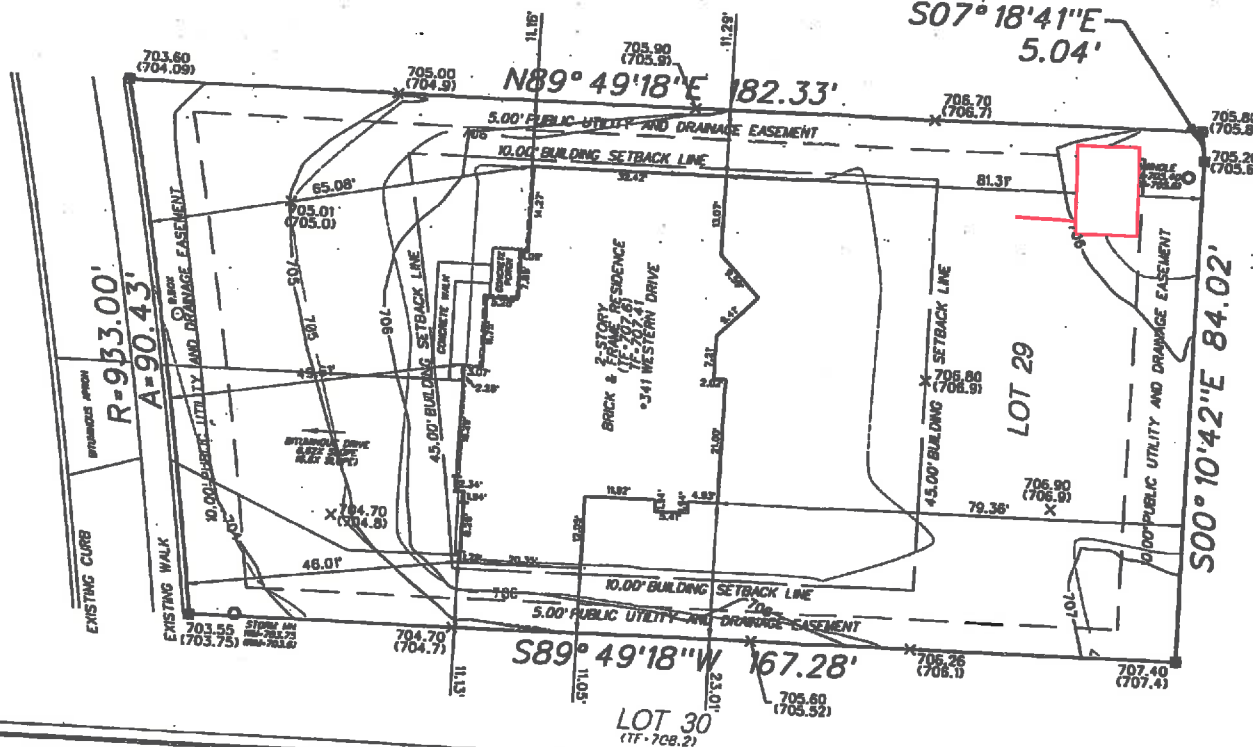
- SURVEYOR'S NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY TYPE OF TITLE WHICH MAY BE HELD BY A CURRENT TITLE HOLDER.
 2. BUILDING FOOTINGS AND LIVES SHOWN HEREON ARE GENERAL NOTES.
 3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS.
 4. ONLY THOSE BUILDINGS LINE SETBACKS AND DISTANCES WHICH ARE SHOWN ON THE PLAT OF SURVEY ARE TO BE CONSIDERED. ALL OTHER SETBACKS AND DISTANCES ARE TO BE DETERMINED BY THE OWNER AND ARE NOT TO BE CONSIDERED.
 5. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

TSL

9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
scuyesthompson@td.com

Thomson Surveying Ltd.
PROJECT NO. 3924H-291 DATE: 12-09-05
© THOMSON SURVEYING, LTD., 2006

WESTERN DRIVE
65' R.O.W.



STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF AUGUST A.D., 2006

AT ROSEMONT, ILLINOIS.

THIS SURVEY IS SUBJECT TO ANY TYPE OF TITLE WHICH MAY BE HELD BY A CURRENT TITLE HOLDER. ONLY THOSE BUILDINGS LINE SETBACKS AND DISTANCES WHICH ARE SHOWN ON THE PLAT OF SURVEY ARE TO BE CONSIDERED. ALL OTHER SETBACKS AND DISTANCES ARE TO BE DETERMINED BY THE OWNER AND ARE NOT TO BE CONSIDERED.

FINAL SURVEY: 08-02-06
SETBACK EASEMENT: 01-06-06
REVISED BLOC: 01-06-06

THIS SURVEY IS SUBJECT TO ANY TYPE OF TITLE WHICH MAY BE HELD BY A CURRENT TITLE HOLDER. ONLY THOSE BUILDINGS LINE SETBACKS AND DISTANCES WHICH ARE SHOWN ON THE PLAT OF SURVEY ARE TO BE CONSIDERED. ALL OTHER SETBACKS AND DISTANCES ARE TO BE DETERMINED BY THE OWNER AND ARE NOT TO BE CONSIDERED.

12/28/05

O = Objection

Michael Toth

From: Paul McSkimming <mcskimmings@aol.com>
Sent: Monday, December 05, 2016 12:37 PM
To: Michael Toth; jdc canoe@comcast.net; jallen7133@gmail.com
Subject: Variance at 341 Western Drive, North Aurora

Mr. Toth,

I, Andrew Paul McSkimming at 430 Lake Run Ct, would like to DENY the variance at 341 Western Drive, North Aurora. I live kiddie corner to the residence in question and would like to oppose this overbearing structure on the Village's easement.

Thank you in advance for your understanding!

Paul McSkimming
River Front Chrysler Dodge Jeep Ram, Inc.
North Aurora, IL 60542
630-907-1700
630-907-2130 fax

Michael Toth

From: wgdoeden@comcast.net
Sent: Monday, December 05, 2016 2:36 PM
To: Michael Toth
Subject: Code Variance - 341 Western Drive
Attachments: IMG_1870.JPG

Dear Mr Toth,

I live next door to the property requesting a variance for their two story, 10x12 structure which violates the setback zoning ordinance and which when completed may also violate the height ordinance. Mr. Anderson was aware before he began erecting this building that he was in violation of the setbacks and yet proceeded to construct it. The enormity of this accessory building also sets the stage for even larger structures in the future.

The view from my kitchen is now reminiscent of looking out at the backs of tenement buildings in Chicago. (photo attached)

If nothing else, Mr. Anderson's knowing disregard for the rules should disqualify his request for a variance.

I respectfully oppose granting this variance.

Thank you for your consideration.

William G Doeden
349 Western Drive
North Aurora, IL 60542

630-907-9414



Michael Toth

From: Steve Luke <stluke1999@hotmail.com>
Sent: Sunday, December 04, 2016 9:24 PM
To: Michael Toth
Subject: 341 Western Dr. Variance Petition

Dear Mr. Toth:

While I will be out of town on December 6th on business, I wanted to express to the Village that I have no concern or issue with the variation petition filed by Aaron Anderson.

I live across the street from Mr. Anderson, and just slightly to the North. The setback variation he has requested has no impact on my property and am supportive of his petition.

Sincerely,

Steve Luetkehans
348 Western Dr.
North Aurora
C: 630-450-1426

Michael Toth

From: Tucci, Mike <Mike.Tucci@us.mizuho-sc.com>
Sent: Monday, December 05, 2016 11:56 AM
To: Michael Toth
Subject: Anderson Variance

Mike-

My name is Michael Tucci and my family and I live next door to the Anderson's at 333 Western Drive. Please share with the Plan Commission and Village Board that we are encouraging the approval of the Anderson's variance request.

Thanks

Michael Tucci
Director, Futures and Options Sales
Mizuho Securities USA Inc.

Mizuho Americas
311 S. Wacker Dr. #700
Chicago, IL 60606
T: +1 312 294 8810 | M: +1 630 880 8180
Michael.tucci@us.mizuho-sc.com
mizuhoamericas.com | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

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Michael Toth

From: E Capeless <capeless@yahoo.com>
Sent: Monday, December 05, 2016 12:38 PM
To: Michael Toth
Subject: Requested Variance - Lake Run Estates

Good afternoon Mr. Toth.

My name is Edward Capeless and I live at 325 Western Drive in the Lake Run Estates sub-division in North Aurora.

While I unfortunately will not be able to attend tomorrow night's Plan Commission meeting for the Village, I wanted to write to let the board know I live two doors down from the Anderson's and I wanted to encourage the board to approve the Anderson's requested variance regarding the location of the playset in their backyard.

There are a number of playsets within the Lake Run Estates community and the landscaping and foliage on Western Drive and, in particular, in the Anderson's backyard significantly obscures it from view. I feel the design and spirit of the Anderson's request aligns very well with existing playsets and for what all of the family's with children desire as a part of our neighborhood. I therefore offer my full support of the Anderson's request and hope the board does as well.

I would be happy to discuss further should you have any questions.

Best regards,

Edward Capeless
325 Western Drive
North Aurora, IL 60542
630.907.9115

Michael Toth

From: Denne Morrison <denne.morrison@gmail.com>
Sent: Monday, December 05, 2016 5:31 PM
To: Michael Toth
Cc: aaronanderson@paintersdc30.com
Subject: Play set/341 Western

To whom it may concern,

I am Denne` Olson. I reside at 3008 Elleby Ave in Lake Run subdivision. I am writing to give my support and approval to Aaron Anderson, 341 Western Ave, in his request to the plan commission and to the village board in regards to his play set. I take no issue with the structure. I hope it voted in favor for him to continue his efforts.

If there is an other question or concern I can help with, please contact me.

Sincerely,

Denne` Olson
(309)706-9425

Michael Toth

From: Jon Szwajkowski <jmsmedia@gmail.com>
Sent: Monday, December 05, 2016 7:54 PM
To: Michael Toth
Subject: Anderson variance

Mike,

I'm Jon Szwajkowski a neighbor of the Anderson's. I live behind them at 342 Lake Run Lane. We have no objection to their request and would like you to share this opinion with the plan commissioners and any village board members that may be involved in this decision.

Thanks,
Jon Szwajkowski

Michael Toth

From: Kristin Stumm <kristin_stumm@yahoo.com>
Sent: Monday, December 05, 2016 10:04 PM
To: Michael Toth
Subject: Variance Request - Anderson

Mike,

My name is Kristin Stumm. My family and I live in the Lake Run Estates subdivision at 3056 Elleby Court. Please share with the Plan Commission and Village Board that we are supportive of the Anderson's variance request and encourage its approval.

Sincerely,
Kristin Stumm
3056 Elleby Court
North Aurora IL 60542

Michael Toth

From: Steve Mandat <smandat@icloud.com>
Sent: Tuesday, December 06, 2016 3:34 PM
To: Michael Toth
Subject: Variance for Aaron Anerson (Lake Run Estates)

Sir,

My name is Steve Mandat and my wife Linda and I live at 367 Lake Run Lane. It has been brought to my attention there is a variance being reviewed tonight regarding our neighbors, the Andersons. We'd like to encourage the Plan Commission and Village Board to approve the requested variance.

Please feel free to contact me at 847-456-0286 or by email if you have any further questions.

Thanks,
Steve Mandat

**VILLAGE OF NORTH AURORA
PLAN COMMISSION [DRAFT] MEETING MINUTES
DECEMBER 6, 2016**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

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

Aaron Anderson was not present as an acting member of the Plan Commission, but was in the audience due to his part as the petitioner for the first item in the public hearing.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated September 6, 2016

Motion for approval made by Commissioner Tuohy and seconded by Commissioner Holbrook. All in favor. **Motion approved.**

PUBLIC HEARING

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

1. Petition #16-10: The petitioner is requesting a variance to allow a reduced side yard setback for an accessory structure in the E-3 Estate Standard District, pursuant to Chapter 12 of the North Aurora Zoning Ordinance.

Community & Economic Development Director Mike Toth stated that the meeting packet provided a copy of the neighborhood feedback to enter into the public record. Toth had compiled the emails of those residents who were in support of, as well as against, the building of the playset in its current location.

Bill Doeden, 349 Western Drive, is a member of the Board of Directors of Lake Run Estates and next door neighbor to the Anderson family, said that he learned of Aaron Anderson's plans to build a 2-story structure playset as a result of the posting and Anderson's requesting approval with the Lake Run Board of Directors. Bill said that Anderson had not sought his input or asked how it would impact his home or affect his view. Photos were submitted to the Board showing the structure in the yard. The Board of Directors had previously indicated to Mr. Anderson that the structure was in violation of the code due to setbacks. Bill noted that he recused himself from the Board as a voting member on this issue. Anderson was informed that building the structure which encroached into the easement was in violation and Anderson proceeded to construct the 2-story playset. Code allows very large structures (the playset is 10x12x15). Bill encouraged the Plan Commission to set limits on the size of these structures. He also stated that one should not knowingly violate code and rules and shouldn't impact the value of another person's house. Bill said that due to the location and the look of this structure, it will have an impact on the value of

his home. Bill requested the Plan Commission deny the variance as a result of the setback code violation.

Bill mentioned that he wanted to correct a misstatement in the fact finding section of the information provided at this hearing. Bill noted that Anderson had suggested that there was not routine regulation or correspondence from the Board. Bill noted the following:

- On June 9th, the Board of Directors indicated that the request for the playset was denied because it was in violation of code.
- On July 13, Anderson was notified again that the original denial stands because it was still in violation.
- On August 12, Anderson was notified by Baum Management Company that the playset was denied.
- On August 30, the Board of Directors said that their position had not changed and that the plans were denied.

AUDIENCE COMMENTS

Larry Lapp, 318 Lake Run Lane, North Aurora, IL – Lapp said he has lived in a lot of different communities and that this particular association, in his opinion is one-sided. Lapp said he is behind the Anderson family. It's a small neighborhood and there is no park. Lapp said that he thought the Anderson's went out of their way to make sure the playset would not be in the middle of the yard. Lapp added that this playset will not take property values down.

Aaron Anderson, 341 Western Drive, North Aurora, IL – Anderson informed the Plan Commission that he began this project under the assumption that it was okay. The location of the playset was chosen strictly so that he could try and seclude it as much as possible and bring it out of the view of as many neighbors as possible. Anderson noted that when he was made aware that he was in the easement, he had already begun the project. Anderson said when he spoke with Mike Toth and Steve Bosco regarding options, there were two: pursuing a text amendment to the North Aurora Zoning Ordinance or requesting a variance, solely for his lot. Anderson requested a variance be allowed for the 20 inches to the lot line. Anderson mentioned that there are several playsets in the neighborhood and in the village that encroach on these easements and the HOA has consistently not held people to the same standard. Anderson said he has had a number of neighbors who said they were okay with the playset. The total height of the structure will not exceed the village's maximum height of 15 feet.

There were no further audience comments and Chairman Brackett closed the public hearing for this item.

NEW BUSINESS

Toth noted that Staff would no longer provide recommendations in staff reports for variances. Instead, will want the committee and boards to make those decisions. Toth said that the discussions from tonight's two items will be at the December 19th COW meeting for discussion.

1. Petition #16-10: The petitioner is requesting a variance to allow a reduced side yard setback for an accessory structure in the E-3 Estate Standard District, pursuant to Chapter 12 of the North Aurora Zoning Ordinance.

Mike Toth said that the Village does not require permits for constructing playsets. The structure has been referred to as an accessory building due to its size. In regard to the area of the structure, it cannot be more than 10% of the zoning lot and cannot exceed the square footage of the actual principle structure itself. In regard to location, it cannot be located in an easement. The subject property has a 5-foot easement along the northern property line and a 10-foot easement along the eastern side. This structure is in violation of encroaching the easement. Toth said that, from a setback perspective, accessory buildings can be 5 feet off the side and rear yard. However, play houses have to be 10 feet off the rear yard. Toth added that this discrepancy in setback provisions is a dissonance that needs to be addressed. The petitioner's structure is placed on piers and bolts so it will allow for passage of water. The structure is located 2.5 feet from the northern property line which is 2.5 feet less than the required 5 foot variance. There are two variances requested. One for the setback variance on the north property line and the easement provisions. The structure is currently 9.5 feet off the rear property line and two and a half feet off the north property line. Toth noted that staff has allowed certain movable structures in easements. He also added that a text amendment was approved in 2015, which allows for a variance from any provision of the Zoning Ordinance.

Commissioner Rivecco asked if there was a specific reason or if it was a choice that the structure was placed 2.5 feet off the property line. Anderson said he has some landscaping that he was trying to work around and that there is a tree to the south.

Commissioner Tuohy said that Anderson had mentioned a 20-inch setback, but Toth had stated a 2.5 foot setback along the northern property line. Tuohy asked for clarification as to the correct distance difference. Toth said it is hard to measure since the measurement derives from the fence and not an actual surveyed line. He then stated that they would use the more restrictive of the two to be conservative.

Commissioner Duncan questioned in reference to public safety, the building inspector has been on site and had no concerns, even though it is not subject to permitting. Aaron said that was correct. The Board of Directors asked the management company to contact the village due to safety concerns of the structure. Anderson asked the building inspector at that time if he saw anything of concern. The building inspector did not find any issue with the integrity of the structure.

Toth said there is no protocol or building inspection for playsets so a complete inspection was not completed. The Village was notified, went out there, asked the petitioner to stop construction which he did, but there were some elements he needed to shore up before a child could safely play on it. Toth added that the Zoning Ordinance provides a definition for a shed and an accessory structure, but not a playhouse.

Commissioner Botkin said he did not have any issue with the safety of the structure, but was more concerned with the timeline. Mr. Anderson was informed several times that this was going to be in violation of the Ordinance prior to construction. Toth replied, yes. Anderson said that before

any of those discussions were had, he had started digging the pillars. After submitting the plans to the HOA, was told about the violation. Botkin said he was concerned about the optics and the way it looks to others. There was someone from the Plan Commission asking for a variance for a project knowing that he was in violation. The Plan Commission should be fully aware of the rules.

Commissioner Bozik asked about how deep the concrete pillars are. Anderson replied, 3 feet. Bozik said he was in agreement with Commissioner Botkin. Botkin questioned at what the point in construction he knew he was in violation. Anderson said not very far. Bozik asked how long it was from the point Anderson realized he was in violation to when the village came out. Anderson said about 4 weeks.

Bozik noted to staff that there is a broad definition of a playset and are throwing it under the auspices of an auxiliary structure. Bozik asked, if this was a shed or had a garage door on it, would it require a permit. Toth replied, yes. Bozik said we are playing with the wording because we are calling this a play structure even though in terms of square footage. He said that it is larger than some of the sheds being built and because it has a foundation under it on pillars, it is similar to a deck. Toth said staff has had people put ply houses in trees and on elevated stilts. The goal is not to permit these, however, that may be different after this case. Bozik said if Aaron moves out and the next homeowner moves in, all of a sudden it is not a playset and they store mowers and chemicals. He asked how it would then be regulated. Toth said that the village can put a condition in there that is tied to the property owner or can only be used as a playhouse. Bozik said that once it is up it is difficult to regulate. Bozik agreed with Commissioner Botkin, adding that as a public official, whether appointed or elected, you are held to a higher standard. From the village's standpoint, whether calling it a playset or accessory structure, something of this size and magnitude should have been regulated. During that process the violation would have been caught. After tonight, there is a need to go back and revisit this to have a strict definition of a play structure. Bozik said that there were failures on our ordinances and failure on the part of Anderson as to how it was handled.

Village Administrator Steve Bosco recommended looking at the size of accessory structures and at other towns on how they regulate these. Staff will then come back with suggestions. Commissioner Duncan said that was fine, however this is not the issue. What is the issue is the size of the actual easement. Bozik said the issue is the easement and if the variance would or would not be allowable.

Commissioner Holbrook asked if there have been any other variances where the village has allowed for encroachment on easements. Commissioner Duncan said we have not allowed this in the past.

Attorney Drendel said the standards are in the application itself and need to be reviewed to guide the discussion.

Commissioner Duncan said that there is no hardship. Adding the question of why this would be allowed to sit where no one else's would be. Duncan said it is not a good enough reason for a variance, or for not following the rules.

Commissioner Bozik said looking at the findings of fact, there are several facts that have not been met. Bozik said he did not see significant evidence submitted for a reason to pursue or give a variance.

Commissioner Botkin said he agreed with what had already been said, especially in terms of hardship.

Commissioner Holbrook also said she had agreed with what was already mentioned.

Commissioner Duncan said she is sympathetic, but a variance that does not solve the problem. It makes it worse for everyone else in the community if this were to be allowed, which is not what variances are meant to be.

Commissioner Tuohy said she doesn't see a hardship, but even if Anderson were to follow the variances, it would be even more of an eyesore than it already is. However, she does not see the hardship.

Commissioner Rivecco said that the Village has yard setbacks and easements for valid reasons. In the past, we have not wanted to allow encroachments in the easements and do not want to set a precedent with this one.

Chairman Brackett said if the playset is moved 20 or 30 inches, it doesn't solve the problem as the structure would still be there.

Commissioner Holbrook said if the village was to allow this, then someone else can come along and ask for the same thing.

Commissioner Bozik said that the Plan Commission's position is not to determine if this is aesthetically pleasing to the neighborhood, but if it is encroaching into the easement and if it is a violation.

Commissioner Duncan said there is not a single finding of fact that makes this a unique situation that couldn't have been done differently by staying within the rules. The petitioner had knowledge and had information. There is a violation regardless.

Anderson said this is about the specifics of his yard and where he chose to put the playset for a number of reasons. The setback requirement is an arbitrary number. The setback requirement in North Aurora is 5 feet. When the Plan Commission created a text amendment they could have easily made a recommendation to make the setback 3 feet. Anderson said his playset is in violation and therefore requesting a variance.

Bill Doeden stated that the Board of Directors mentioned that if a variance was granted, they would then approve the application.

Findings of Fact

1. *No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this ordinance would create a practical difficulty or a particular hardship. Roll Call Vote: Rivecco – no, Duncan – no, Tuohy – yes, Holbrook – yes, Botkin – no, Bozik – no. (No – 4, Yes – 2)*
2. *The subject property is exceptional as compared to other properties subject to the same provisions by means of a unique physical condition. Roll Call Vote: Bozik – no, Botkin – no, Holbrook – no, Duncan – no, Tuohy – no, Rivecco – no. (No – 6, Yes – 0)*
3. *The aforesaid unique physical condition is not the result of any action or inaction of the property owner or his or her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action other than the adoption of this ordinance. Roll Call Vote: Tuohy – no, Duncan – no, Holbrook – no, Bozik – no, Botkin – no, Rivecco – no. (No – 6, Yes – 0).*
4. *The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by other properties subject to the same ordinance. Roll Call Vote: Duncan – no, Holbrook – no, Botkin – yes, Bozik – no, Rivecco – no, Tuohy – yes. (No – 4, Yes – 2).*
5. *The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions nor merely the ability of the owner to gain a greater financial return from the use of the subject property. Roll Call Vote: Holbrook – yes, Botkin – yes, Bozik – yes, Rivecco – yes, Tuohy – yes, Duncan – yes. (Yes – 6, No – 0).*
6. *The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this ordinance, including the provision from which a variation is sought or the general purpose or intent of the Comprehensive Plan. Roll Call Vote: Botkin – yes, Bozik – no, Rivecco – yes, Tuohy – yes, Duncan – yes, Holbrook – yes. (Yes – 5, No – 1).*
7. *There is no means other than granting the variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property. Roll Call Vote: Bozik – no, Rivecco – no, Tuohy – no, Duncan – yes, Holbrook – no, Botkin – no. (No – 5, Yes – 1),*

8. *The variation is the minimum measure of relief necessary to alleviate the hardship or difficulty presented by the strict applicant of the ordinance. Roll Call Vote: Rivecco – no, Tuohy–yes, Duncan–yes, Holbrook – yes, Botkin – yes, Bozik – yes. (Yes – 5, No – 1).*
9. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located. Roll Call Vote: Tuohy – yes, Duncan –yes, Holbrook – yes, Botkin – yes, Bozik – yes, Rivecco – yes. (Yes – 6, No – 0).*
10. *The variation will not produce excessive noise or odor to be detrimental to the health and welfare of the public welfare, or which interferes unreasonably with the comfort of the public.*
Holbrook – yes, Botkin – yes, Bozik – yes, Rivecco – yes, Tuohy – yes, Duncan – yes.
(Yes – 6, No – 0).

Atty. Drendel stated that the way case law reads, you have to find favorably on each factor for approval of a variance. Duncan said there are at least four standards that the Plan Commission does not approve. Drendel said that is the case law and is what should govern. The primary factors are what has developed over many years over cases. The case law pertains to hardship, unusual physical conditions, not self-created and conformance with ordinance and planned purposes.

Motion made by Commissioner Holbrook and seconded by Commissioner Tuohy to approve the variance with the requirement that should this property be sold, the variance is no longer in effect and if there is a new owner the structure would remain a playset. The Motion also included the two conditions that it cannot impede the storm water drainage and does not diminish the rights of the underlying utility companies to access the easement. **Roll Call Vote:** Bozik – no, Botkin – no, Duncan – no, Holbrook – yes, Tuohy – yes, Rivecco – no. **Motion failed.**

Botkin said that since the Plan Commission found unfavorably on at least 4 of the 11 cases, moved to deny the application for variance. Seconded by Commissioner Duncan. **Roll Call Vote:** Tuohy – yes, Duncan – yes, Holbrook – yes, Rivecco – yes, Bozik – yes, Botkin – yes. (Yes – 6, No – 0). Motion for denial of the variance. The item will move forward for discussion with the Village Board.

PUBLIC HEARING

Chairman Brackett opened the public hearing for a Variance for a sign for Liberty Development

2. Petition #16-09: The petitioner is requesting a variance from Section 15.48.080 of the North Aurora Sign Ordinance to increase the allowable size of a Class 5 Temporary Sign

Adam Bray of Liberty Development addressed the Plan Commission requesting a variance to increase the allowable size of a class 5 temporary sign. The proposed sign would be 10x20 (Two

signs with each sign having 200 square feet in a v-shaped pattern, adjacent to I-88. The location of business is at 400 Mitchell Road, North Aurora, IL 60542.

Motion for approval made by Commissioner Bozik and seconded by Commissioner Duncan. **Roll Call Vote:** Bozik – yes, Botkin – yes, Duncan – yes, Tuohy – yes, Rivecco – yes, Holbrook – yes. **Motion approved (6-0).**

3. Village staff would like to solicit feedback from the Plan Commission regarding text amendments relative to the number of parking spaces required for Food Stores

Currently the North Aurora Zoning Ordinance requires 5 spaces per 1,000 square feet of gross floor area for food stores and 4 spaces per 1,000 square feet for general retail. Staff said that by reducing the required amount of parking for food stores, a greater emphasis on open space and less on impervious surfaces. Toth added that 7 of the 10 communities researched on the matter either used 4 per 1,000 or used a net square footage calculation, as opposed to a gross area calculation. The Plan Commission was in favor of the suggestions by staff, citing the desire for additional open space.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES – Village Administrator Steve Bosco and Community and Economic Development Director Mike Toth gave a quick overview of active development projects and plans.

ADJOURNMENT

Motion to adjourn made by Commissioner Bozik and seconded by Commissioner Botkin. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk



TO: North Aurora Village Board

FROM: Pete Iosue, AICP, Senior Planner
Teska Associates, Inc.

DATE: December 13, 2016

RE: North Aurora TIF Analysis Summary

Teska Associates has been working with Village staff to evaluate the performance of the three (3) existing Tax Increment Financing (TIF) districts within the Village of North Aurora. This memo is intended to provide the Village Board with a general summary of our findings. I will be available at the 12/19/16 Village Board meeting to provide additional details and answer any questions relating to the TIF districts.

What is the Current Status of the Existing TIF Districts?

TIF District	TIF Name	# of Parcels	TIF Start (Base) Year	TIF Start (Base) Value	2015 Equalized Assessed Value (EAV)	2015 Increase in EAV *	2015 TIF Tax Revenue	TIF End Year	Projected TIF Tax Revenue (current – end of TIF)
TIF #1	Route 31	172	2001/2008	\$20,135,246	\$16,470,099	\$3,479,819	\$378,118	2024	\$3,624,101
TIF #2	Sperry	24	2003/2004	\$145,585	\$99,896	\$29,245	\$3,167	2026	\$37,994
TIF #3	North Lincolnway	43	2011	\$1,834,177	\$1,313,477	\$97,574	\$10,602	2034	\$230,521
				\$22,115,008	\$17,883,472	\$3,606,638	\$391,887		\$3,892,616

** Although the current total EAV has decreased in value from the initial base value, individual parcels have increased in value from the base value resulting in an overall increase in EAV.*

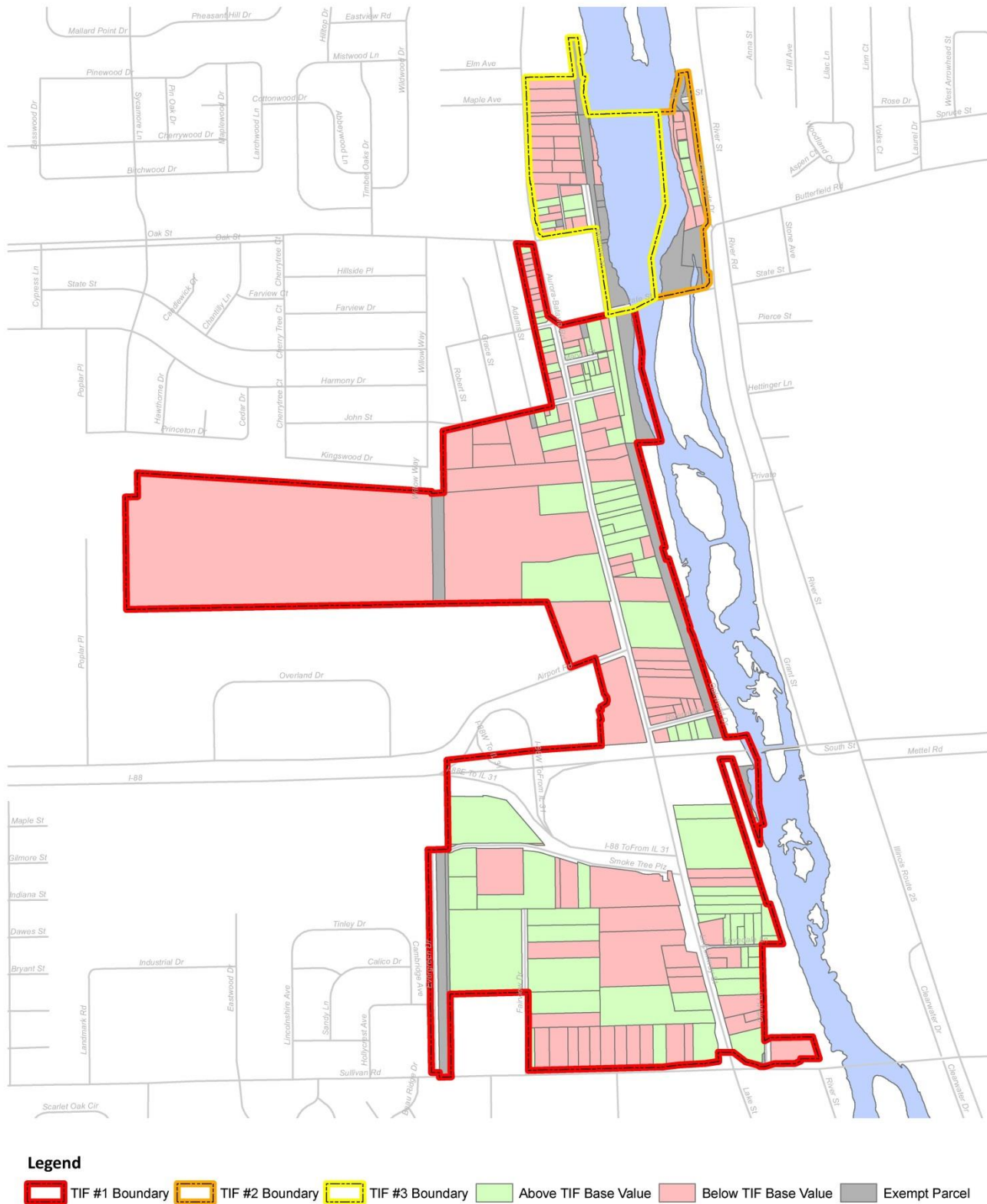
The table above illustrates that total EAV of all three of the existing TIF districts is below the total base value of each respective TIF district. This is problematic as a TIF district generates revenue from the property tax produced by the increase in EAV from the base value. However, all three TIF districts *are* generating positive increment as the revenue is calculated for each individual parcel within the TIF, and some parcels have increased exponentially in value even as the total value of the TIF district has decreased.

The projected increment for each TIF district shown in the table above is simply an estimate of future revenue without any new development within the TIF districts. Any future new development, or

rehabilitation of existing buildings within a TIF district, would likely generate additional revenue for that TIF district.

The maps on the following pages graphically illustrate the current status of each parcel within the TIF districts relative to the base value, and the previous 5-year trend of increase/decrease in value.

North Aurora TIF District Performance



North Aurora TIF District 5-Year Trend (Change in EAV 2011 - 2015)



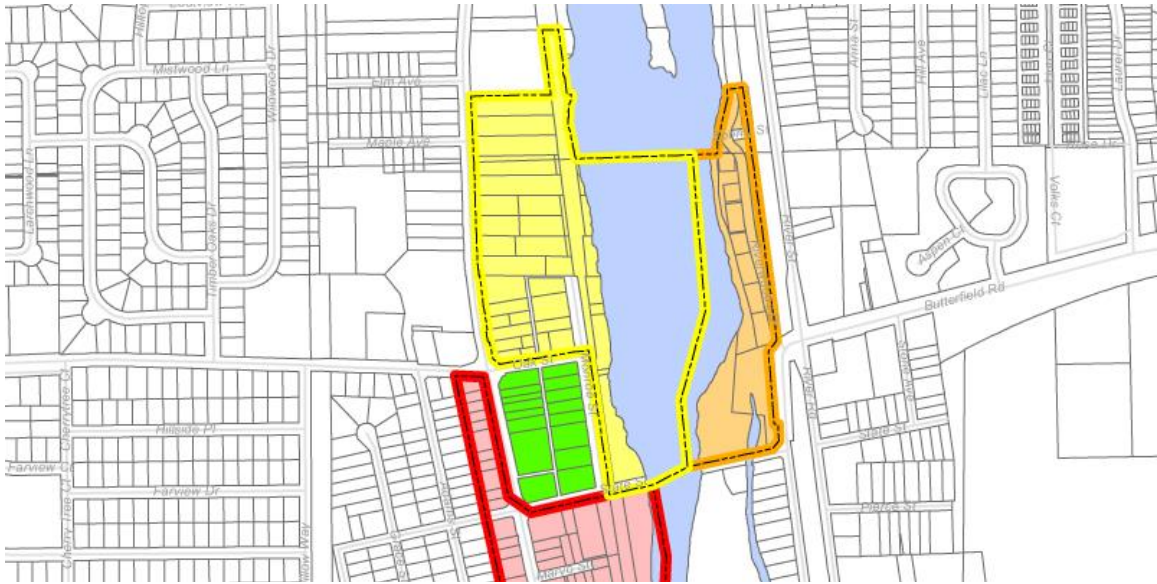
What Does This Mean for the Village?

As detailed in the table on Page #1, the Village's TIF districts are all currently generating positive tax increment. However, as shown on the previous maps, many parcels are below the base value and/or decreasing in value over time. The amount of increment generated is less than anticipated at the time the TIFs were created, and the time remaining to generate increment in each TIF is limited. The Route 31 TIF has only 8 years remaining which limits the ability to fund necessary improvements to promote new development.

The Village does have a number of options to address the performance of the existing TIF districts that could help accomplish the Village's goals and objectives for the area. There are a number of variables that might influence the Village to take a certain course of action. Generally speaking, some of those variables could include private development project impacts; support from the state and local taxing bodies; and immediate, near term and long term financial impacts on available increment.

The Village can pursue extending the timeframe of one or more of the existing TIF districts. The maximum timeframe for a TIF district is 23 years, however this can be extended by an additional 12 years beyond the set expiration date with approval by the state legislature. This would require a legislative sponsor and the approval of all of the affected taxing bodies. There is no guarantee this approach would be successful, but it would generate an additional 12 years of increment for the affected TIF district. The Route 31 TIF is the obvious candidate for such an approach as it will expire soon and has the most potential for new development.

The Village may also consider dissolving one or more of the existing TIF districts and creating a new TIF district in their place. This approach could provide multiple benefits and potentially the most opportunity to generate increment as many of the parcels within the TIF districts have been shown to be below the base level. Creating a new TIF would reset the base to the current lower levels, as well as, provide a full new 23 year timeframe. This could potentially be a catalyst to fund needed public projects and incentivize private redevelopment projects, but may also require a lapse in available funding during the transition to a new TIF district(s). This could be attributed to the potential refunding of increment to the various taxing bodies. As the existing TIFs are generating revenue, there are some projects could still be funded with the limited available increment before such refunding. This option could also allow the Village to reevaluate the TIF boundaries and establish a new boundary that would most benefit the Village.



Although not located in an active TIF district, the area in green is situated between the Route 31 TIF and North Lincolnway TIF and contains Fire Station #1 and the former Activity Center property.

This summary is intended to illustrate the recent performance of the TIF districts and summarize some available options. Teska has been working with village staff to assemble increment projections for multiple TIF configurations. Teska can provide the Board with a more detailed analysis of the various options available to the Village, if the Board wants to explore a specific option. I will be available to answer any questions the Village Board may have relating to TIF at the December 19, 2016 Board meeting.

Memorandum



To: Village President and Village Board of Trustees

From: Steven Bosco, Village Administrator

Date: 12-15-16

Re: North Aurora Riverfront Park

Several months ago, the Village acquired North Aurora Riverfront Park from the Fox Valley Park District. With the change in ownership of the park, the Village is in the process of designing some possible enhancements to the park and switching the current Fox Valley Park District sign to a Village of North Aurora sign. As such, the timing seemed appropriate to determine if the Village Board would like to change the name of the park to something other than North Aurora Riverfront Park.

Prior to the Village Board's discussion, staff members discussed the possible name change of the park and came up with the following list to help generate discussion with the Village Board.

- 1) Mill Race Park
- 2) Overlook Park
- 3) Hartsburg and Hawksley Mill Park
- 4) Old Mill Park
- 5) Schneider's Crossing Park
- 6) Crossroads Park
- 7) Fox River Park

Should the Village Board pursue changing the name of the park, an additional option could be to solicit feedback from the community with potential names for a future discussion.