



**COMMITTEE OF THE WHOLE MEETING
MONDAY, DECEMBER 18, 2017
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. Opus Site Plan
2. 24 S. Lincolnway Concept Plan
3. Code Amendment regarding Trailers
4. Summerwind Subdivision Stop Signs and Turn Lanes

EXECUTIVE SESSION

1. Review of the Release of Executive Session Minutes
2. Property Acquisition I
3. Property Acquisition II

ADJOURN

Initials SPB

**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: 1100 ORCHARD GATEWAY SITE PLAN AMENDMENT
AGENDA: 12/18/2017 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

On September 21, 2015, the Village Board granted site plan approval for the property located at 1100 Orchard Gateway ("Opus East"). The Opus Group received approval to construct an approximately 451,530 square foot industrial/warehouse facility in the North Aurora Towne Centre development, now located on the 25.14 acre parcel at the southwest corner of Randall Road and Orchard Gateway Boulevard.

The Opus Group, on behalf of the property owners, is now proposing to alter the site plan to accommodate the site needs for a prospective tenant. The property has already been developed and the site plan would remain largely unchanged; however, the eastern portion of the property would be converted from loading dock space and trailer parking to an area reserved specifically for employee passenger vehicle parking. Reserved as land-banked parking, a passenger vehicle lot was included on the approved site plan on the northeast corner of the property. The amended site plan also includes the use of the Village-owned parcel located adjacent to the southeast corner of the subject property. The land-banked parking area, Village-owned lot, and all area in between, would become parking for employee passenger vehicles. According to the amended site plan, 40 trailer parking spaces would be installed along the western portion of the property.

Staff notes that most of the previous discussions regarding the original site plan was the visual impact that the truck docks and truck parking would have on Randall Road and Orchard Gateway. Should the Board decide to move forward with an Ordinance amending the previous site plan, conditions could be added which could prevent truck parking in the eastern parking lots on the subject property. Staff notes that a condition of approval for the original site plan included a prohibition of truck parking in the aforementioned land-banked parking area. Lastly, the other condition of approval required that any fencing on the subject be of ornamental design and black in color. This condition of approval should also remain.

Attachments:

1. Proposed Site Plan Modification Packet, prepared by The Opus Group

1100 ORCHARD GATEWAY BLVD.
452,153 SF SPECULATIVE WAREHOUSE BUILDING



PROPOSED SITE PLAN MODIFICATION

In conjunction with a 12-year Lease with:

Personalization
MALL.COM

a wholly-owned subsidiary of:

**BED BATH &
BEYOND**

Prepared for
Village of North Aurora
Board Meeting
December 18, 2017

TABLE OF CONTENTS

SECTION 1 – APPROVED SITE PLAN

- Ordinance No. 15-09-21-02

SECTION 2 – PROPOSED SITE PLAN MODIFICATION

- Color Site Plan as Constructed
- Proposed Site Plan Highlighting Tenant-Requested Modifications to Accommodate Employee Car Parking

SECTION 3 – PHOTOS OF EXISTING CONDITIONS

- Color Site Plan Showing Photo Locations
- Photo 1: East Entry Drive Looking East at Approved Future Car Parking
- Photo 2: East Entry Drive Looking South at Proposed Car Parking Area
- Photo 3: Orchard/Randall Looking Southwest at Building & Parking Area
- Photo 4: Randall Rd. Looking Southwest at Building & Existing Berm
- Photo 5: Randall Rd. Looking Southwest at Proposed Car Parking Area
- Photo 6: Randall Rd. Looking West at Berm & Dock Area
- Photo 7: Randall Rd. Looking Northwest at Proposed Car Parking Area
- Photo 8: Looking South at Village-Owned +/- 1.53 Acre Parcel



SECTION 1 – APPROVED SITE PLAN

- Ordinance No. 15-09-21-02





**VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 15-09-21-02

**ORDINANCE APPROVING THE SITE PLAN FOR THE PROPERTY
LOCATED ON LOT 3 OF THE GATEWAY INDUSTRIAL NORTH AURORA RESUBDIVISION
IN THE VILLAGE OF NORTH AURORA**

Adopted by the Board of Trustees
and Village President of the Village of North Aurora
this 21ST day of SEPTEMBER, 2014

Published in Pamphlet Form
By Authority of the Board of Trustees
of the Village of North Aurora
Kane County, Illinois
this _____ day of _____, 2014


Lori Murray, Village Clerk

ORDINANCE NO. 15-09-21-02

**ORDINANCE APPROVING THE SITE PLAN
FOR THE PROPERTY LOCATED ON
LOT 3 OF THE GATEWAY INDUSTRIAL NORTH AURORA RESUBDIVISION
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, the North Aurora Plan Commission has reviewed the site plan for the property located on Lot 3 of the Gateway Industrial North Aurora Resubdivision (hereinafter the "Property") pursuant to the application for site plan review filed by Opus Development Company LLC for the Property; and

WHEREAS, the North Aurora Plan Commission has considered the site plan for the Property in light of the general standards and specific standards for site plan review set forth in Title 17 (Zoning), Chapter 4, Section 4.4 (Site Plan Review), Subsection A and Subsection D of the North Aurora Code; and

WHEREAS, the North Aurora Plan Commission made a formal recommendation of approval for the site plan at their September 1, 2013 meeting.

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

1. The recitals set forth above are incorporated herein as the material findings of the President and the Board of Trustees.
2. The North Aurora Board has considered the Plan Commission recommendation and all of the general and specific site plan standards set forth in Title 17, Chapter 4, Section 4.4 of the North Aurora Code and finds that all of the standards have been satisfied.
3. The site plan in the form attached hereto and incorporated herein by reference as Exhibit "A", the building elevation plans in the form attached hereto and incorporated herein by reference as Exhibit "B" and the landscape plan in the form attached hereto and incorporated herein by reference as Exhibit "C" is hereby approved with the following conditions:
 - A. Fencing shall be of an ornamental design, constructed of galvanized aluminum and black in color.

Ordinance # _____

- B. Trailer parking shall be prohibited in the land-banked parking area located on the northeast corner of the subject property.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 21st day of SEPTEMBER, 2015, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 21st day of SEPTEMBER, 2015, A.D.

Mark Carroll	<u>absent</u>	Laura Curtis	<u>yes</u>
Chris Faber	<u>yes</u>	Mark Gaffino	<u>yes</u>
Mark Guethle	<u>yes</u>	Michael Lowery	<u>yes</u>

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 21st day of SEPTEMBER, 2015, A.D.

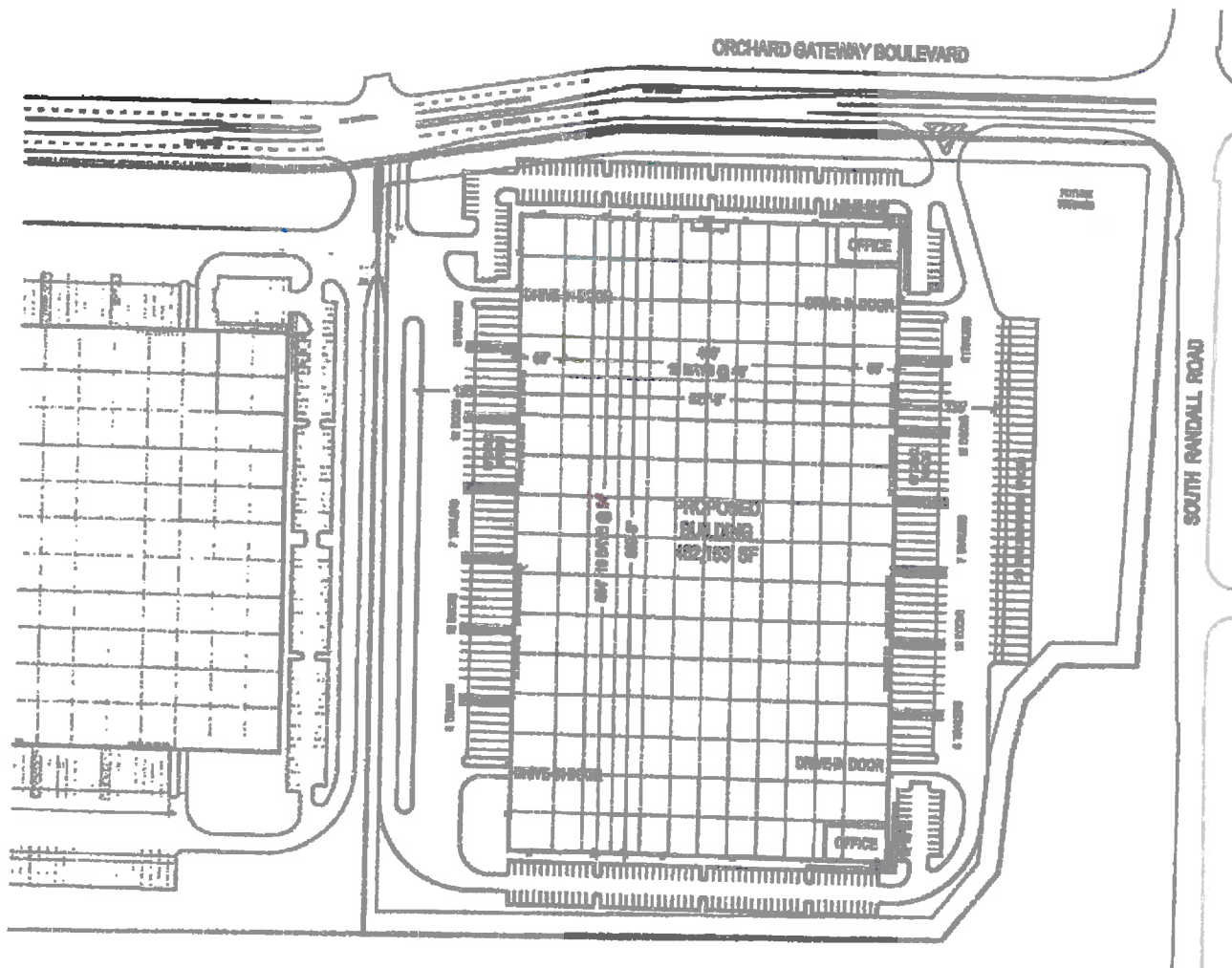
ATTEST:

Louise Murray
Village Clerk

Dale Bema
Village President

Ordinance # _____

EXHIBIT "A" – SITE PLAN



PROJECT INFORMATION

Site Area	25.14 Acres
Building Area	482,153 SF
Parking Provided	268 Stalls
Docks:	48
(Expandable)	
Drive-In Doors:	4
Trailer Parking Spaces:	40
(Between Docks)	
Trailer Parking Total:	39
(Across Court)	



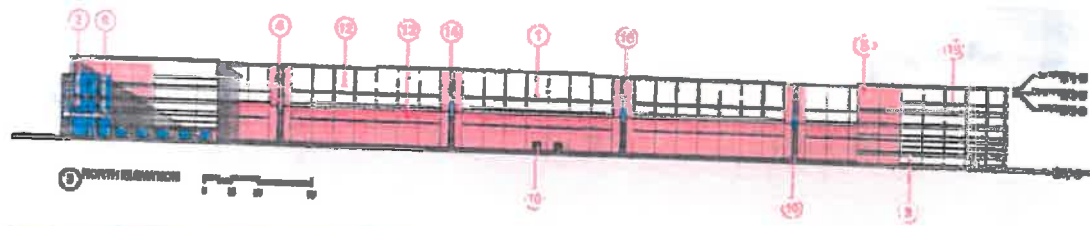
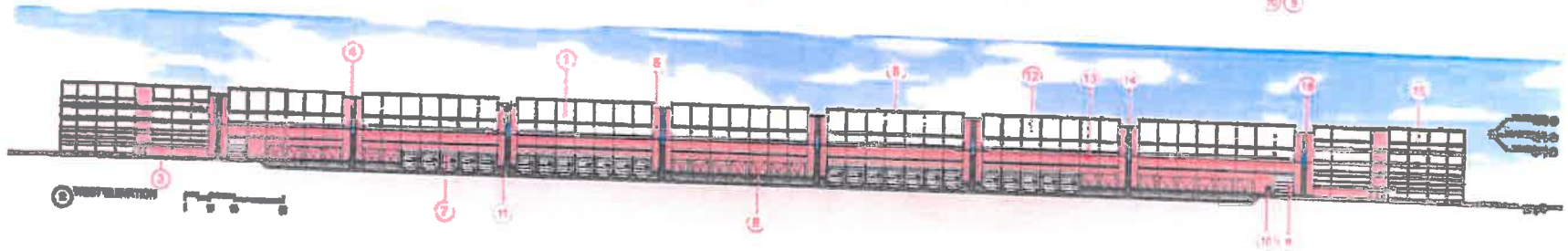
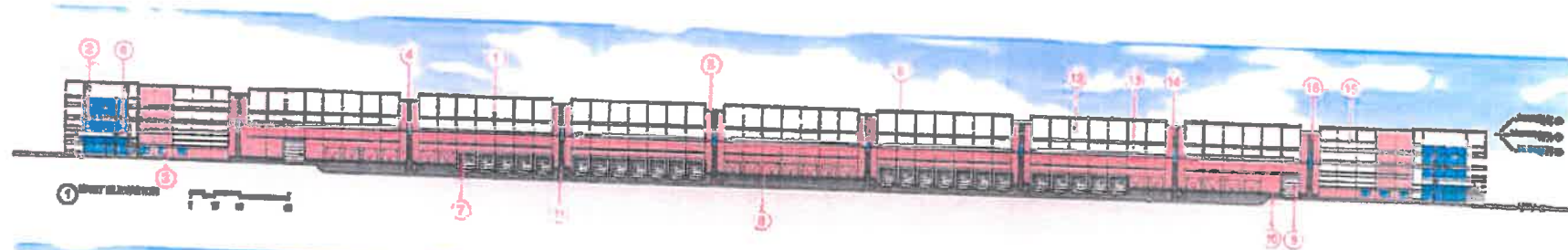
North Aurora East
North Aurora, IL



Site Plan
08.11.2015

Ordinance # _____

EXHIBIT "B" - BUILDING ELEVATION PLANS



EXTERIOR MATERIALS LEGEND

- 1 SMOOTH FINISH PRECAST CONCRETE WALL PANELS
PAINTED WITH REVEALS
- 2 GLASS CURTAIN WALL AT OFFICE CORNERS
- 3 6'-0" X 8'-0" INSULATED GLASS PUNCH WINDOW
- 4 8'-0" X 8'-0" INSULATED GLASS CLERESTORY WINDOW
- 5 PREFABRICATED METAL PARAPET CAP
- 6 PREFABRICATED METAL CANOPY
- 7 OVERHEAD DOCK DOOR
- 8 FUTURE DOCK DOOR LOCATION
- 9 OVERHEAD DRIVE-IN DOOR
- 10 PAINTED HOLLOW METAL DOOR
- 11 STEEL DOCK STAIRS AND LANDING
- 12 PAINT COLOR #1 - CASA BLANCA SW 7571
- 13 PAINT COLOR #2 - BRANDYWINE SW 7710
- 14 PAINT COLOR #3 - URBANE BRONZE SW 7049
- 15 HORIZONTAL REVEAL
- 16 VERTICAL REVEAL

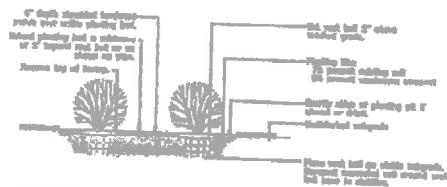


North Aurora East
North Aurora, IL

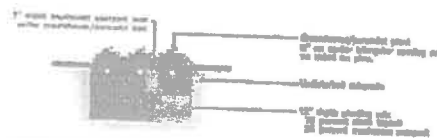
Perspective View
08.11.2015

Ordinance # _____

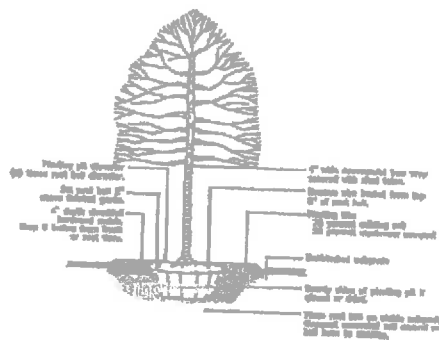
EXHIBIT "C" - LANDSCAPE PLAN



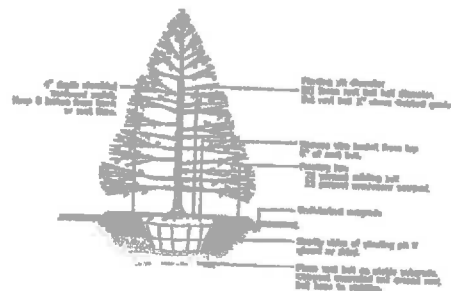
Shrub Planting



Groundcover/Perennial Planting



Deciduous Tree Planting



Evergreen Tree Planting

Plant List

Shrub Type	Qty.	Size	Botanical Name	Common Name	Remarks
ASH	13	2.5"	Aster x Spargang 'Autumn Blue'	Autumn Blue Flowering Aster	SB
RA	8	2.5"	Aster robustus 'Frosty Blue'	Autumn Blue Flowering Aster	SB
CD	24	2.5"	Calla canadensis 'Frosty Blue'	Autumn Blue Flowering Aster	SB
CS	16	2.5"	Calla canadensis var. 'Frosty Blue'	Autumn Blue Flowering Aster	SB
LS	9	2.5"	Lysichiton cuneatus 'Frosty Blue'	Autumn Blue Flowering Aster	SB
UL	3	2.5"	Ulmus americana 'Frosty Blue'	Autumn Blue Flowering Aster	SB
UL	7	2.5"	Ulmus americana 'Frosty Blue'	Autumn Blue Flowering Aster	SB
UL	17	2.5"	Ulmus americana 'Frosty Blue'	Autumn Blue Flowering Aster	SB

Groundcover Type	Qty.	Size	Botanical Name	Common Name	Remarks
ANC	1	6"	Androsace canadensis	Androsace canadensis	SB/Chlor
ALS	1	6"	Androsace canadensis	Androsace canadensis	SB/Chlor

Evergreen Type	Qty.	Size	Botanical Name	Common Name	Remarks
PO	31	6"	Podocarpus neriifolia	Podocarpus neriifolia	SB
PO	18	6"	Podocarpus neriifolia	Podocarpus neriifolia	SB
PO	18	6"	Podocarpus neriifolia	Podocarpus neriifolia	SB

Shrub	Qty.	Size	Botanical Name	Common Name	Remarks
BU	28	3.5"	Buxus sempervirens 'Green'	Buxus sempervirens	SB
BU	37	3.5"	Buxus sempervirens 'Green'	Buxus sempervirens	SB
BU	19	3.5"	Buxus sempervirens 'Green'	Buxus sempervirens	SB

Perennial	Qty.	Size	Botanical Name	Common Name	Remarks
AP	30	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	30	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB
AL	18	6"	Asperula 'Green'	Asperula 'Green'	SB

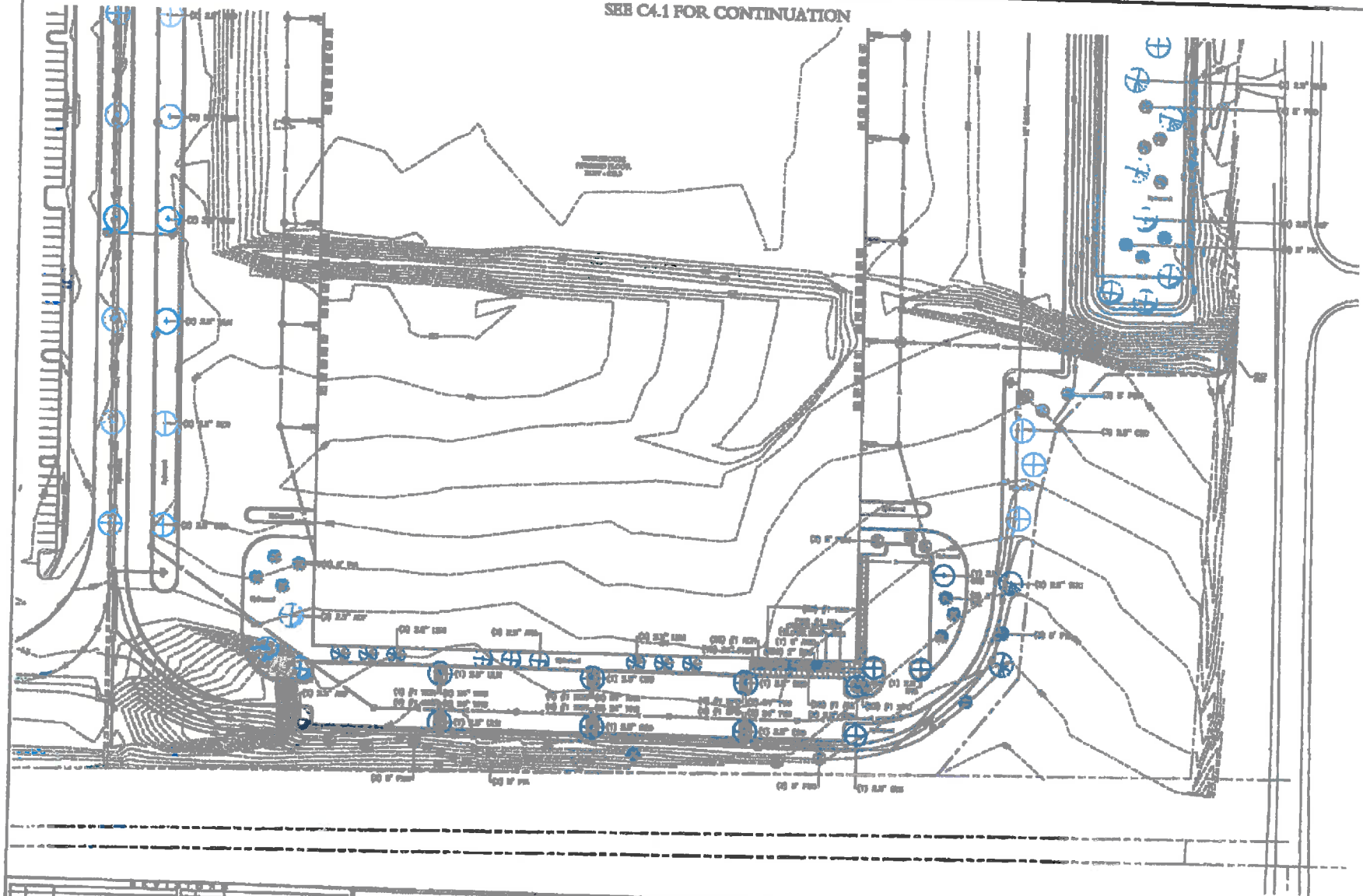
LANDSCAPE NOTES & DETAILS

NORTH AURORA TOWNE CENTRE PHASE 2E
SWC RANDALL RD AND ORCHARD GATEWAY
NORTH AURORA, IL

Craty R. Kunkle & Associates
Civil Engineers, P.C.

C4.3

SEE C4.1 FOR CONTINUATION



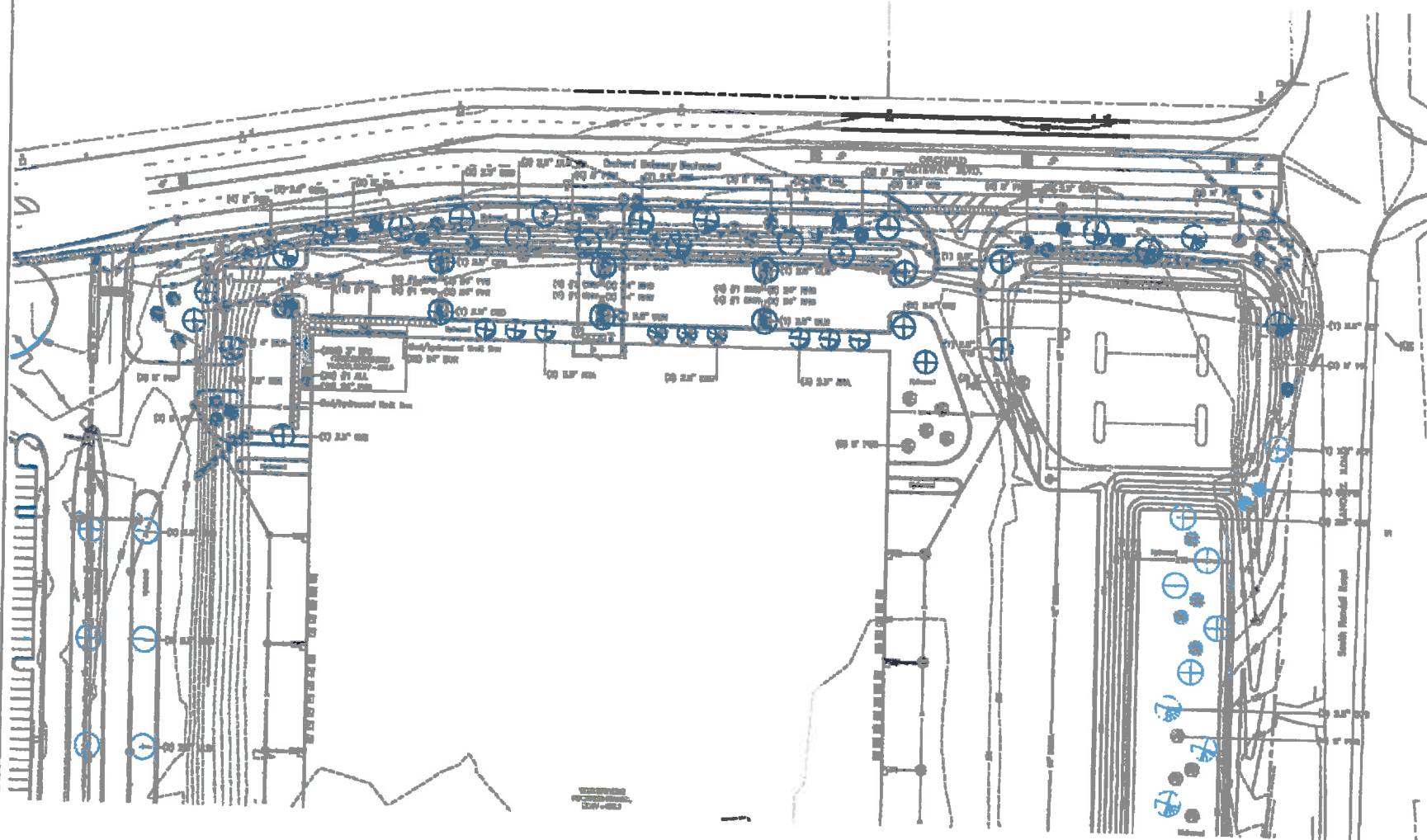
LANDSCAPE PLAN

NORTH AURORA TOWNE CENTRE - PHASE 25
SWC RANDALL RD AND ORCHARD GATEWAY
NORTH AURORA, IL

C R *Only A. Kucuk & Associates*
CVE Systems, PC

C4.2

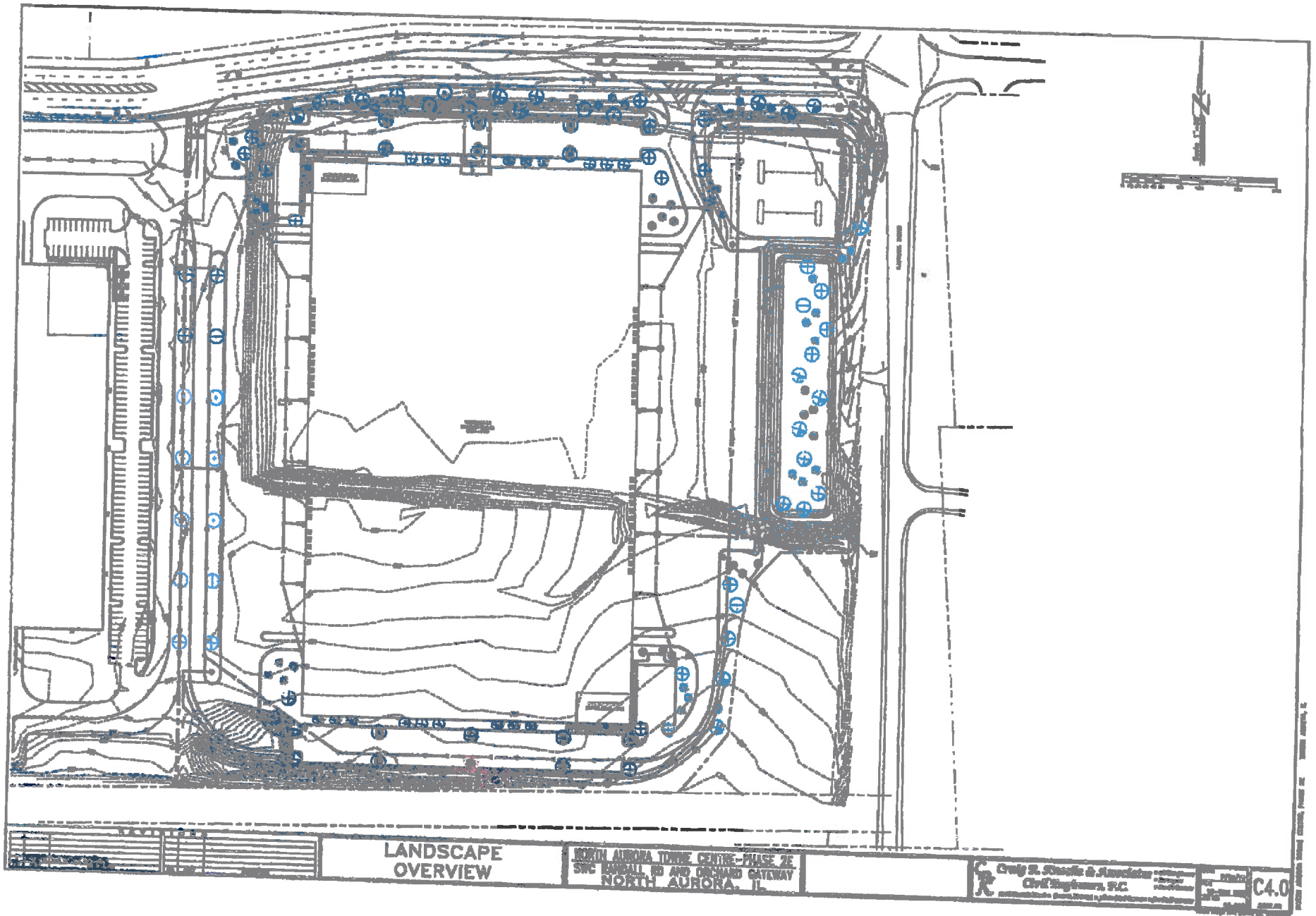
NOT TO SCALE - SEE C4.1 FOR CONTINUATION



NORTH AURORA TOWNE CENTRE-PHASE 2B
SWC RANDALL RD AND ORCHARD GATEWAY
NORTH AURORA, IL

Only R. Steele & Associates
Civil Engineers, P.C.

c4



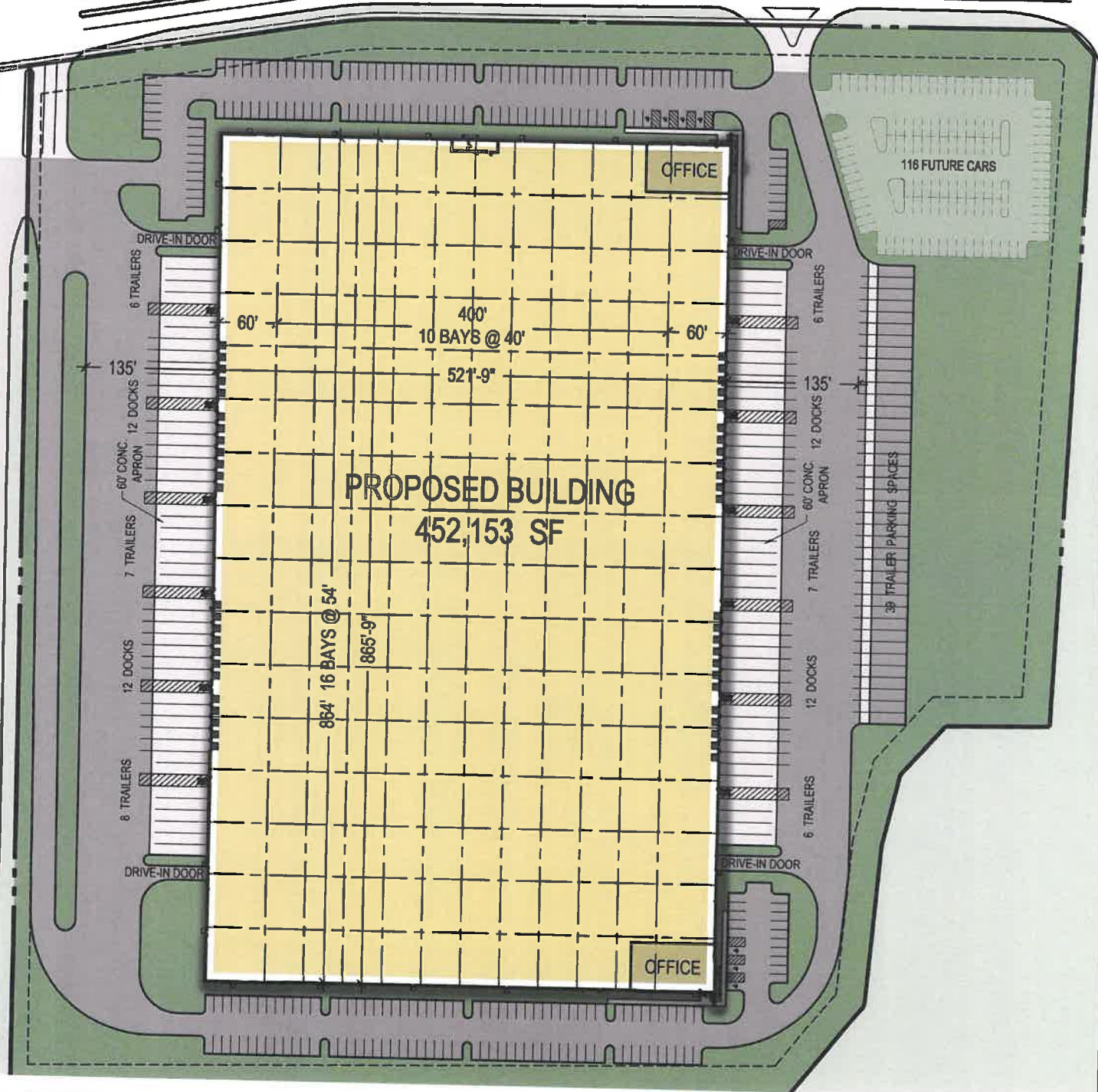
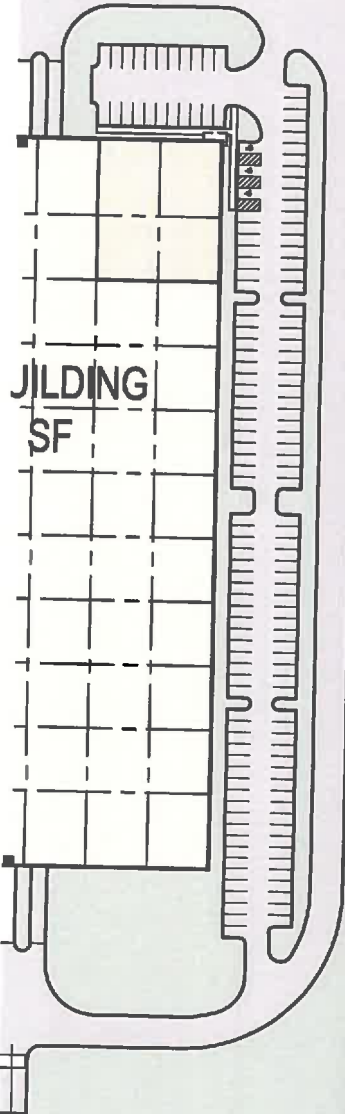
SECTION 2 – PROPOSED SITE PLAN MODIFICATION

- Color Site Plan as Constructed
- Proposed Site Plan Highlighting Tenant-Requested Modifications to Accommodate Employee Car Parking



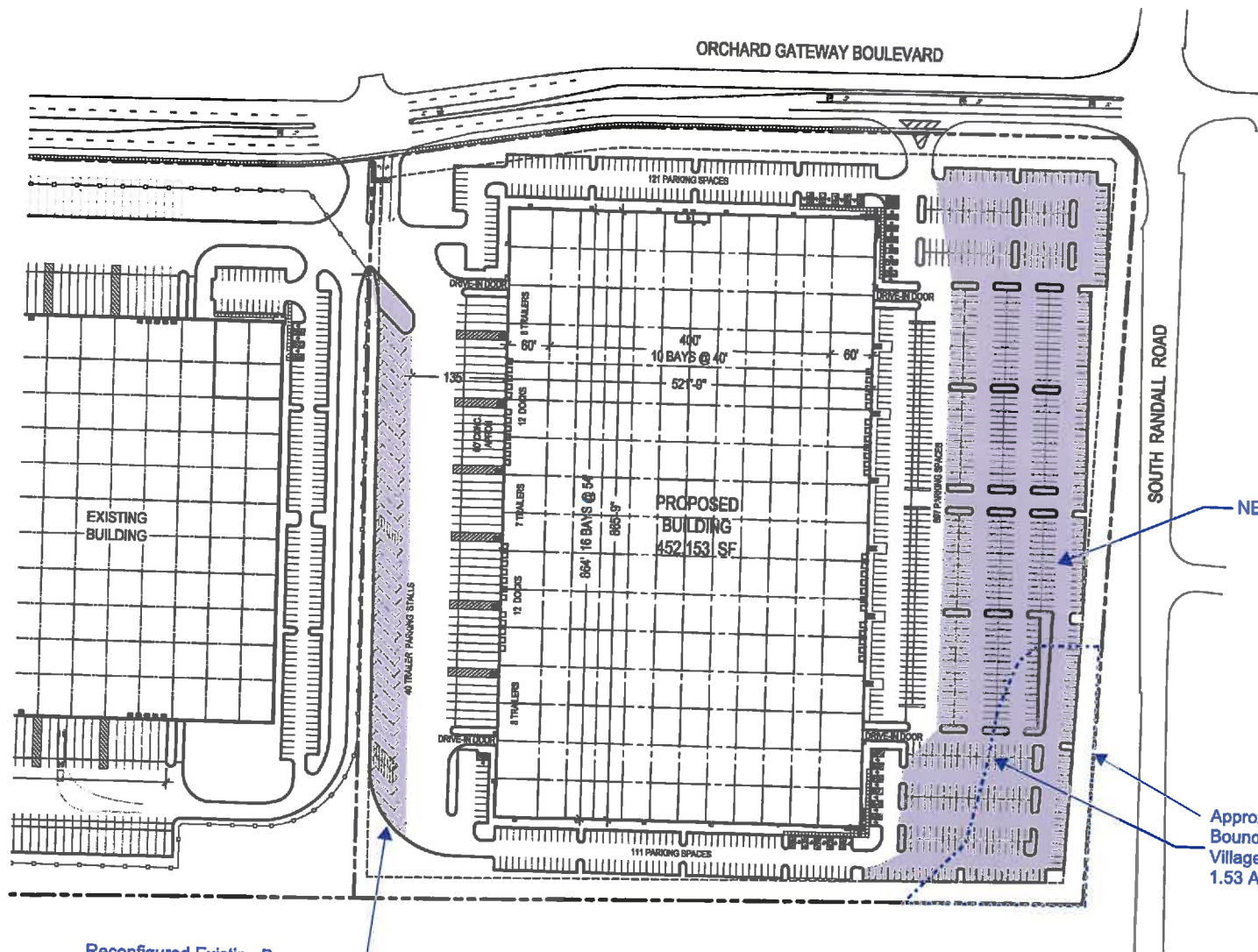
ORCHARD GATEWAY BOULEVARD

SOUTH RANDALL ROAD



PROJECT INFORMATION

Site Area	25.14 Acres
Building Area	452,153 SF
Parking Provided	1,130 Stalls
Docks:	24
Drive-In Doors:	4
Total Trailer Parking:	61
(Across Court	40)
(Along Dock Wall	21)



NEW Auto Parking

Approximate
Boundaries of
Village-Owned +/-
1.53 Acre Parcel

Reconfigured Existing Bypass
Lane to Provide Trailer Parking



1100 Orchard Gateway - Personalization Mall
North Aurora, IL

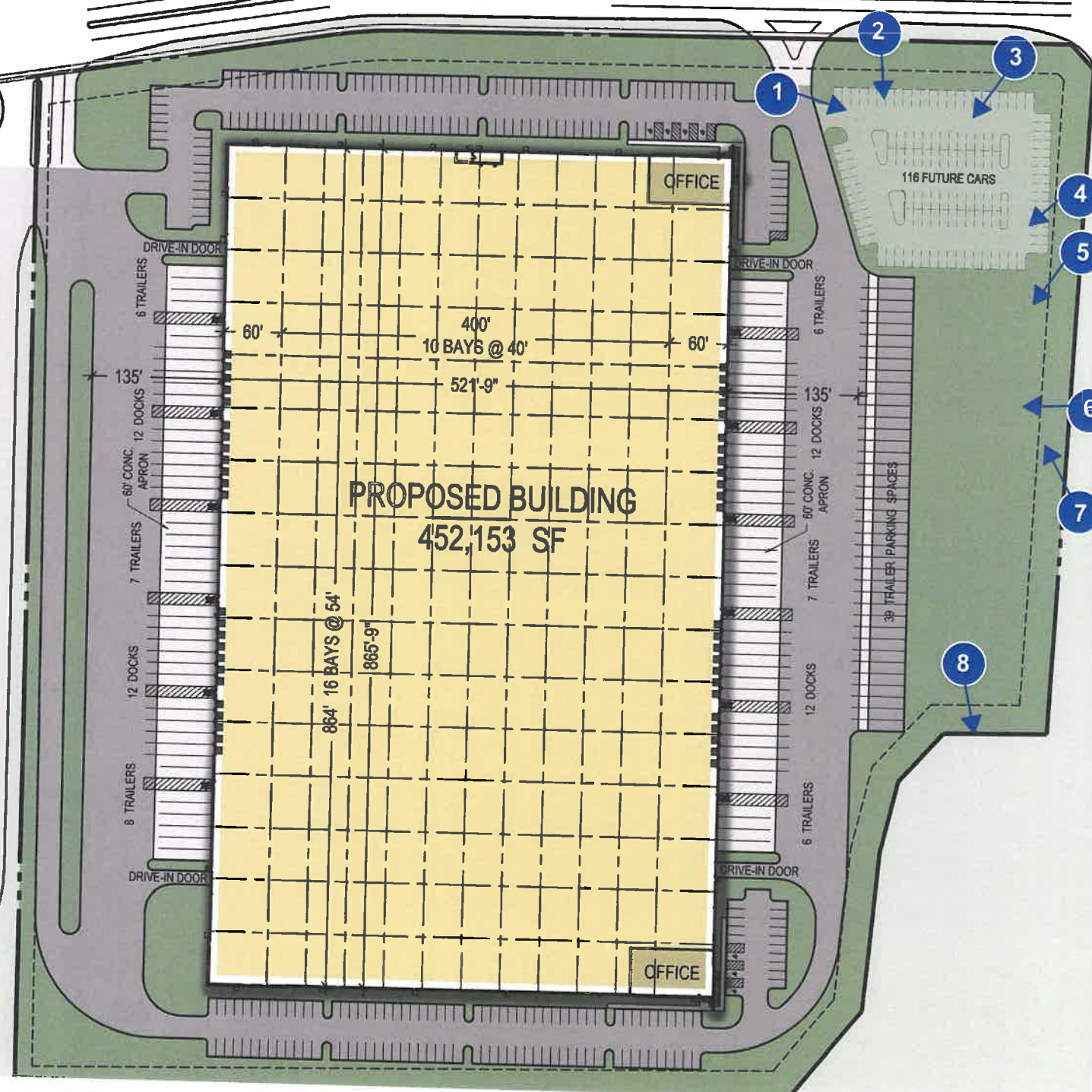
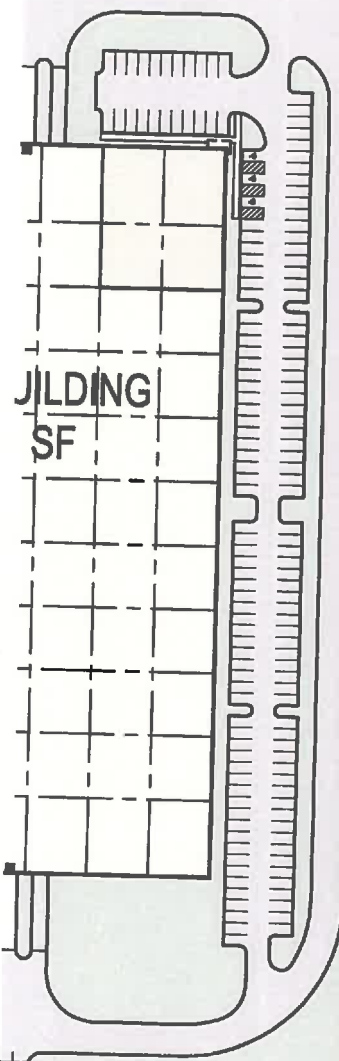
Site Plan
11.13.2017

SECTION 3 – PHOTOS OF EXISTING CONDITIONS



ORCHARD GATEWAY BOULEVARD

SOUTH RANDALL ROAD



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

PHOTO 1: East Entry Drive Looking East at Approved Future Car Parking



PHOTO 2: East Entry Drive Looking South at Proposed Car Parking Area



PHOTO 3: Orchard / Randall Rd. Looking Southwest at Building & Parking Area



PHOTO 4: Randall Rd. Looking Southwest at Building & Existing Berm



PHOTO 5: Randall Rd. Looking Southwest at Proposed Car Parking Area



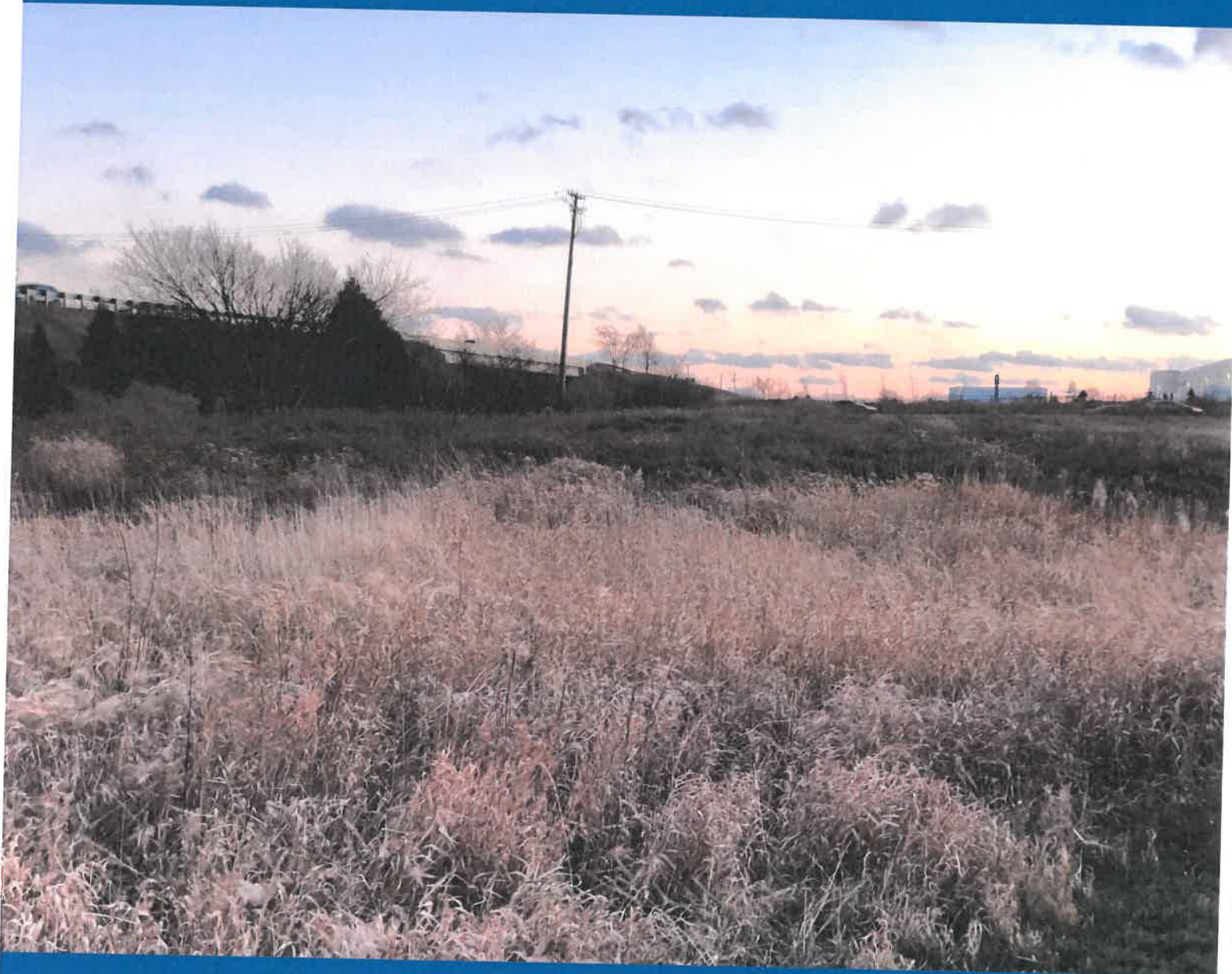
PHOTO 6: Randall Rd. Looking West at Existing Berm & Dock Area



PHOTO 7: Randall Rd. Looking Northwest at Proposed Car Parking Area



PHOTO 8: Looking South at Village-Owned +/- 1.53 Acre Parcel



**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: 24 S. LINCOLNWAY CONCEPT PLAN
AGENDA: 12/18/2017 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The Village purchased the subject property in February, 2016. Staff has been working with someone interested in opening a drive through coffee shop on the subject property. The submitted concept plan includes a 678 square foot standalone coffee shop with a drive through. Parking would be provided on the western portion of the property. The proposed plan utilizes three points of egress on the property. Right-in access would be provided on the northeast corner of the property, right-in, right-out access would be provided along the southeast corner of the property and a full access point along John Street. The drive through would be centrally-located in the property and travel from north to south. In order to reduce the impact on the residential properties located to the west of the subject property, landscaping would be provided along the western property line. The plan also includes an outdoor seating area located along the eastern building elevation.

The subject property is located in the B-3 Central Business District. Coffee Shops/Teahouses are classified as a permitted use in the B-3 District; however, the Drive-Through Facility would require special use approval.

During the October 17, 2016 Village Board meeting, staff solicited feedback from the Village Board regarding any desirable or undesirable uses of the property. The Board was seemingly opposed to the idea of allowing another motor vehicle use (gas station, service and repair) and suggested franchise restaurants and/or coffee shops as the desired use of the property.

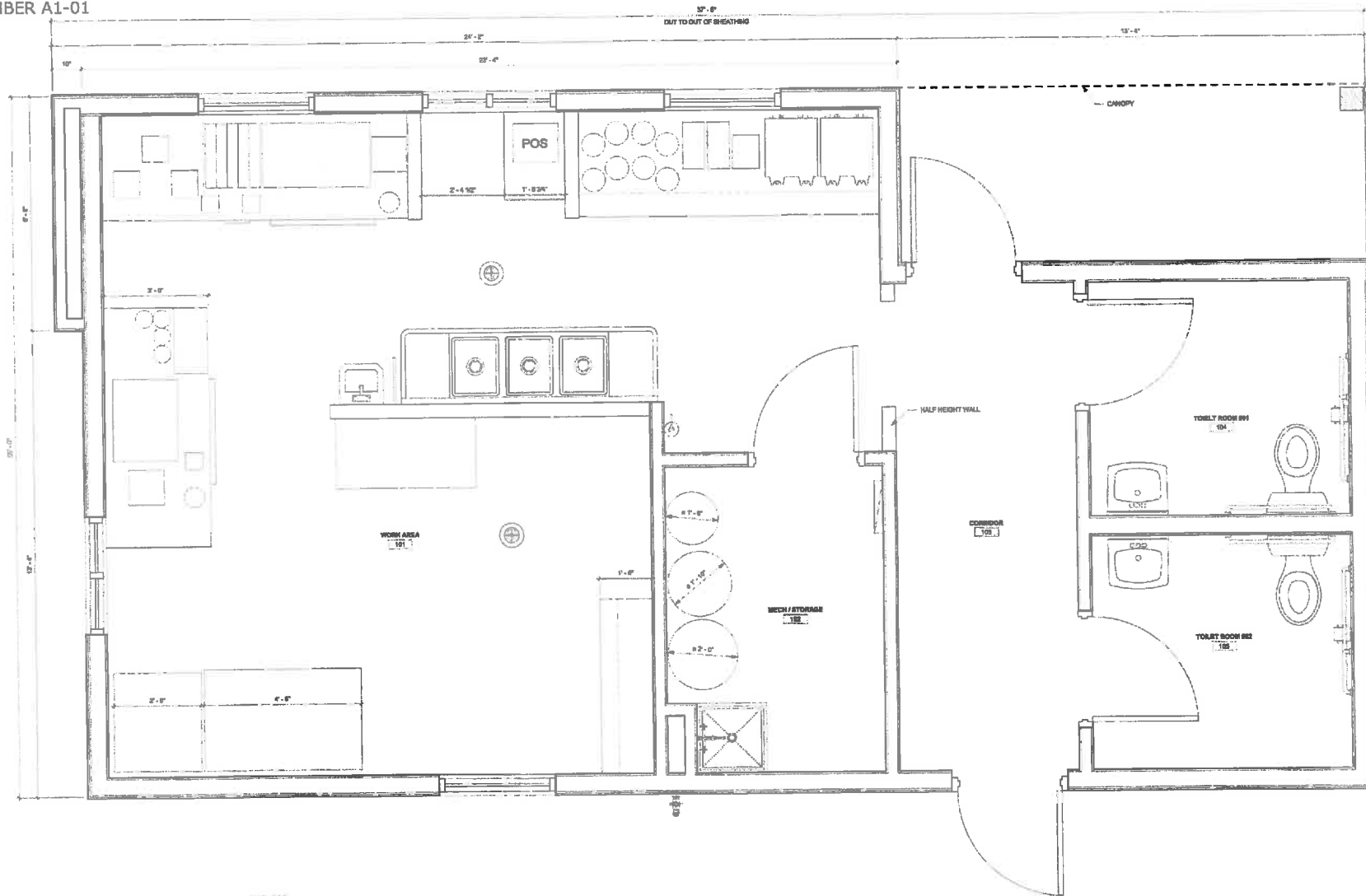
Staff would like to solicit feedback from the Village Board on the submitted concept plan. As owners of the property, the Village has greater discretion on the use of the property; as such, staff poses the following questions:

- 1) Does the Village Board have any issues with the proposed use?
- 2) Are there any elements of the submitted plan that need to be addressed?

Attachments:

1. Concept Plan Packet

SHEET NUMBER A1-01



1 ENLARGED EQUIPMENT PLAN
 3/4" = 1'-0"
 PRELIMINARY FLOOR PLAN







THIS SEASON ORDER A

FALL FAVORITE

RIGHT FROM YOUR

AUTUMN-OBILE



PUMPKIN SPICE
WHITE MOCHA



CARAMEL APPLE
CHAI



VANILLA
MOCHA



MAPLE MIEL
LATTE

MOKA

ESPRESSO.COFFEE.TEA

COFFEE AND TEA

PREMIUM COFFEES

	S 12oz	M 16oz	L 20oz	XL 24oz
HOUSE (medium roast)	1.70	1.95	2.25	2.45
JAMAICAN (hint of maple)	1.70	1.95	2.25	2.45
FRENCH (dark roast)	1.70	1.95	2.25	2.45
DECAF	1.70	1.95	2.25	2.45

ICED COFFEES

	S 16oz	M 20oz	L 24oz	XL 32oz
HOUSE	1.85	2.10	2.40	2.65
JAMAICAN	1.85	2.10	2.40	2.65

HOT TEAS

	S 12oz	M 16oz	L 20oz	XL 24oz
BLACK TEAS	1.95	2.15	2.45	2.75
GREEN TEA	1.95	2.15	2.45	2.75
HERBAL TEAS	1.95	2.15	2.45	2.75
CHAI TEA LATTE	3.55	4.00	4.40	4.80
CHAIPPUCCINO	4.10	4.55	4.95	5.35
ORANGE VANILLA TEA LATTE	3.55	4.00	4.40	4.80

ICED TEAS

	S 16oz	M 20oz	L 24oz	XL 32oz
DETOX SPORTEA	1.95	2.25	2.55	2.95
CHAI TEA LATTE	3.55	4.00	4.40	4.85
CHAIPPUCCINO	4.10	4.55	4.95	5.40

SPECIALTY BLENDED TEAS

	S 16oz	M 20oz	L 24oz	XL 32oz
CHAI TEA LATTE	3.85	4.55	5.15	5.95
	4.40	5.10	5.70	6.50
	4.40	5.10	5.70	6.50

ESPRESSO

HOT

	SINGLE 12oz	DOUBLE 16oz	TRIPLE 20oz	QUAD 24oz
MOCHA	3.25	3.95	4.50	5.00
WHITE MOCHA	3.35	4.05	4.60	5.10
BLACK & WHITE MOCHA	3.45	4.15	4.70	5.20
LATTE	2.85	3.50	4.00	4.50
CAPPUCCINO	3.00	3.60	4.10	4.45
AMERICANO	2.40	2.85	3.30	3.60
BLANCO AMERICANO	3.35	4.05	4.60	5.10
MIEL LATTE	3.15	3.80	4.30	4.80

ICED

	SINGLE 16oz	DOUBLE 20oz	TRIPLE 24oz	QUAD 32oz
MOCHA	3.25	3.95	4.50	5.15
WHITE MOCHA	3.35	4.05	4.60	5.25
BLACK & WHITE MOCHA	3.45	4.15	4.70	5.35
LATTE	2.85	3.50	4.00	4.60
AMERICANO	2.40	2.85	3.30	3.60
BLANCO AMERICANO	3.35	4.05	4.60	5.10

BLENDED

	SINGLE 16oz	DOUBLE 20oz	TRIPLE 24oz	QUAD 32oz
MOCHA	3.70	4.40	4.95	5.75
WHITE MOCHA	3.80	4.50	5.05	5.85
BLACK & WHITE MOCHA	3.90	4.60	5.15	5.95
LATTE	3.35	4.05	4.60	5.40
OREO LATTE	4.10	4.80	5.35	6.15

DECAF: ALL ESPRESSO DRINKS ARE AVAILABLE IN DECAF

SUGAR FREE: MOST OF OUR DRINKS ARE AVAILABLE USING SUGAR FREE FLAVORS

SMOOTHIES AND MORE

REAL FRUIT SMOOTHIES

	S 16oz	M 20oz	L 24oz
STRAWBERRY BANANA	3.95	4.65	5.20
MANGO	3.95	4.65	5.20
MIXED BERRY	3.95	4.65	5.20
MEGABERRY MANGO	4.45	5.15	5.70
ADD A BOOSTER			0.25

SHAKES

	S 16oz	M 20oz	L 24oz
OREO COOKIE	3.85	4.45	4.95
STRAWBERRY	3.85	4.45	4.95
VANILLA	3.60	4.20	4.70
CHOCOLATE	3.60	4.20	4.70

OTHER BEVERAGES

	S 12oz	M 16oz	L 20oz	XL 24oz
HOT CHOCOLATE	2.85	3.40	3.90	4.40
FLAVORED STEAMER	2.85	3.40	3.90	4.40

JUST FOR KIDS

	XS 8oz
SMOOTHIES	2.00
SHAKES	2.00
HOT CHOCOLATE	2.00

CUSTOMIZE YOUR DRINK

EXTRA SHOT OF ESPRESSO	0.70
FLAVOR SHOT	0.70
ALMOND MILK	0.75
SOY MILK	0.75



MOKA



VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: RECREATIONAL VEHICLE TEXT AMENDMENTS
AGENDA: 12/18/2017 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Chapter 13 of the Zoning Ordinance regulates recreational vehicles in residential districts. For reference purposes, recreational vehicles can only be parked or stored in front yard or corner side yard off-street parking facilities on residential properties during the following periods:

1. Friday noon to Monday noon, inclusive.
2. April 15 to April 30 and October 1 to October 15, both inclusive.
3. Upon written request by permit issued by the code enforcement office, for a continuous period not to exceed fourteen (14) days for the parking of recreational vehicles owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.

During the November 20, 2017 Village Board meeting, two residents spoke before the Board, concerned about their inability to service/load their recreational vehicles outside of the permissible timeframe.

Per the direction of the Village Board, staff has drafted text amendments to the Zoning Ordinance relative to recreational vehicles for review. Staff notes that the Village Board adopted amendments to recreational vehicles and utility trailers in 2013 and 2014. Copies of the approved Ordinances have been provided for reference. Staff notes the following changes in 2013 and 2014 and highlights of the proposed changes:

2013 (Ordinance #13-10-07-02)

- Utility trailers were added to the recreational vehicle provisions and regulated as such.
- The 48-hour time allowance during the week was removed and only the timeframes listed above were allowable parking times for recreational vehicles.
- A limit of one (1) recreational vehicle was allowed to be parked behind the front elevation of the home on a residential lot.

2014 (Ordinance #14-04-21-02)

- The requirement to screen the one (1) recreational vehicle allowed to be parked behind the front elevation of the home on a residential lot from view with a solid wood fence or masonry screen wall at least six (6) feet in height was removed.

Proposed Changes

- Utility trailers would no longer be classified as recreational vehicles.
- The regulation of utility trailers would not change from current regulation.
- Residences would be allowed to park one (1) recreational vehicle in front of the front elevation of the residence between April 1st and October 31st.
- The definitions of recreation vehicles and utility trailers would be amended to accommodate the amended regulations.

Attachments:

1. Ordinance #13-10-07-02 approving a text amendment to Title 17, Section 13 of the North Aurora Municipal Code (Zoning Ordinance) specifically regulating recreational vehicles and utility trailers.
2. Ordinance #14-04-21-02 approving text amendments to Title 17, Chapter 13 of the North Aurora Municipal Code (Zoning Ordinance) relative to recreational vehicle and utility trailer screening (Petition #14-05).
3. Draft text amendments to the Zoning Ordinance relative to recreational vehicles.
4. Recreational vehicle regulations from area communities.

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. 13-10-07-02

ORDINANCE AMENDING THE ZONING PROVISIONS
OF THE NORTH AURORA MUNICIPAL CODE
REGULATING UTILITY TRAILERS

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this 7th day of OCTOBER, 2013

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this 7th day of October, 2013
by Cynthia Torrace.

Signed Paul Murray

VILLAGE OF NORTH AURORA

ORDINANCE NO. 13-10-07-02

ORDINANCE AMENDING THE ZONING PROVISIONS
OF THE NORTH AURORA MUNICIPAL CODE
REGULATING UTILITY TRAILERS

(PC 13-13; Text Amendments to the Zoning Ordinance)

WHEREAS, the Village of North Aurora maintains a Zoning Ordinance which is found in Title 17 of the Code of North Aurora, Illinois; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Ordinance and make necessary changes; and

WHEREAS, as the Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of North Aurora Plan Commission on August 6, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

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

SECTION 1: That Title 17, Chapter 13, Section 12 of the Code of North Aurora, Illinois is hereby amended to read as follows:

Chapter 13 OFF-STREET PARKING AND LOADING

13.12 Recreational vehicles in residential districts.

For the purposes of this section, recreational vehicles shall include ~~all trailers~~, campers, motor homes, boats ~~(and other watercraft)~~, pop-up campers, and utility trailers, ~~that transport snowmobiles, personal water craft, ATVs, etc.~~

A. No recreational vehicle ~~or trailer licensed to transport recreational vehicles, equipment, or boats~~ shall be ~~parked in the public right-of-way or in the driveway of a residential district for more than~~

VILLAGE OF NORTH AURORA

~~forty-eight (48) hours or~~ parked or stored in front yard or corner side yard off-street parking facilities on residential premises except during the following periods:

1. Friday noon to Monday noon, inclusive.
2. April 15 to April 30 and October 1 to October 15, both inclusive.
3. Upon written request by permit issued by the Code Enforcement Office, for a continuous period not to exceed fourteen (14) days for the parking of recreational vehicles owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.

B. Recreational vehicles may be parked or stored in any zoning district when located in a fully enclosed permanent structure or completely screened from view by a solid wood fence, or masonry screen wall ~~or slatted chain-link fence~~ at least six feet in height. Only one (1) recreational vehicle may be parked or stored behind the front building elevation on a residential lot. Temporary storage tents for recreational vehicles shall not be considered such a structure.

C. All parking and storing of recreational vehicles shall be on a hard surface as identified in Section 13.12.8(C).

D. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes in any zoning district.

~~E. This section does not apply to recreational vehicles offered for sale in an approved outdoor sales and display area of a motor vehicle dealership.~~

SECTION 2: That Title 17, Chapter 16, of the Code of North Aurora, Illinois is hereby amended to read as follows:

Chapter 16 DEFINITIONS

Recreational Vehicle. A vehicle, or similar means of human transportation, used primarily for recreational purposes, which shall include, but is not limited to, the following:

A. **Boat/Raft.** Any unit that is used for water travel.

B. **Camper Trailer.** A nonself-propelled motor vehicle designed to be towed and designed to be used as a temporary dwelling for travel or recreational use.

C. **Motor Home.** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

D. **Pickup Coach.** A structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational or vacation uses.

E. **Snowmobile.** A motorized vehicle used for travel over snow or ice.

~~F. **Trailers.** A nonself-propelled motor vehicle to be towed and used to transport recreational vehicles such as boats, snowmobiles and motorcycles.~~

F. **Utility Trailers.** A vehicle, enclosed or non-enclosed, without its own motive power (excluding semitrailers) that is designed and constructed to transport another vehicle, such as a car, boat, motorcycle, or snowmobile, or to transport equipment and/or tools, such as lawn mowers, etc., and that is eligible to be licensed or registered and insured for highway use.

VILLAGE OF NORTH AURORA

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 7th day of OCTOBER, 2013, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 7th day of OCTOBER, 2013, A.D.

Laura Curtis yes

Chris Faber yes

Mark Gaffino yes

Mark Guethle absent

Ryan Lambert yes

Mike Lowery absent

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 7th day of OCTOBER, 2013, A.D.

Dale Berman
Dale Berman, Village President

ATTEST:

Lori Murray
Lori Murray, Village Clerk

\\NAVHDCD\COMMUNITY DEVELOPMENT DEPT\Hearings\2013\13-16\13-16 Ordinance.doc

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. 14-04-21-02

ORDINANCE AMENDING THE ZONING PROVISIONS
OF THE NORTH AURORA MUNICIPAL CODE REGULATING RECREATIONAL
VEHICLE AND UTILITY TRAILER SCREENING

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this 21st day of APRIL, 2014

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this 2nd day of April, 2014
by Cynthia J. Torrace

Signed Lori P. Murray

VILLAGE OF NORTH AURORA

ORDINANCE NO. 14-04-21-02

**ORDINANCE AMENDING THE ZONING PROVISIONS
OF THE NORTH AURORA MUNICIPAL CODE REGULATING RECREATIONAL
VEHICLE AND UTILITY TRAILER SCREENING**

(PC 14-05; Text Amendments to the Zoning Ordinance)

WHEREAS, the Village of North Aurora maintains a Zoning Ordinance which is found in Title 17 of the Code of North Aurora, Illinois; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Ordinance and make necessary changes; and

WHEREAS, as the Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of North Aurora Plan Commission on April 1, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

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

SECTION 1: That Title 17, Chapter 13, Section 12 of the Code of North Aurora, Illinois is hereby amended to read, as follows:

CHAPTER 13: PARKING

13.12 RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS

For the purposes of this section, recreational vehicles shall include campers, motor homes, boats (and other watercraft), pop-up campers, and utility trailers.

A. No recreational vehicle shall be parked or stored in front yard or corner side yard off-street parking facilities on residential premises except during the following periods:

1. Friday noon to Monday noon, inclusive.
2. April 15 to April 30 and October 1 to October 15, both inclusive.

VILLAGE OF NORTH AURORA

3. Upon written request by permit issued by the code enforcement office, for a continuous period not to exceed fourteen (14) days for the parking of recreational vehicles owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.

B. No recreational vehicles shall be parked or stored on property in any zoning district unless located in a fully enclosed permanent structure or completely screened from view by a solid wood fence or masonry screen wall at least six feet in height; except that only one recreational vehicle not located in a fully enclosed permanent structure may be parked or stored behind the front building elevation on a residential lot. Temporary storage tents for recreational vehicles shall not be considered such a structure.

C. All parking and storing of recreational vehicles shall be on a hard surface as identified in section 13.12.8(C).

D. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes in any zoning district.

SECTION 2: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 21ST day of APRIL, 2014, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 21ST day of APRIL, 2014, A.D.

Laura Curtis

yes

Chris Faber

yes

Mark Gaffino

yes

Mark Guethle

yes

Ryan Lambert

yes

Mike Lowery

yes

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 21ST day of APRIL, 2014, A.D.

Dale Berman
Dale Berman, Village President

ATTEST

Lori Murray
Lori Murray, Village Clerk

13.12 - Recreational vehicles in residential districts.

For the purposes of this section, recreational vehicles shall include campers, motor homes, boats (and other watercraft), ~~pop-up campers, snowmobiles, all-terrain vehicles or any trailer used to transport or store a recreational vehicle, and utility trailers.~~

- A. ~~No more than (1) one recreational vehicle shall be parked or stored in front of the front building elevation in front yard or corner side yard off-street parking facilities on a residential lot premises in a residential district or on any public right-of-way, except during the following periods:~~
 - 1. ~~Friday noon to Monday noon, inclusive.~~
 - 2. ~~April 15 to April 30 and October 31 to October 15, both inclusive.~~
 - 3. Upon written request by permit issued by the code enforcement office, for a continuous period not to exceed fourteen (14) days for the parking of recreational vehicles owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.
- B. No recreational vehicles shall be ~~parked or~~ stored on property in any zoning district unless located in a fully enclosed permanent structure; except that one recreational vehicle not located in a fully enclosed permanent structure may be parked or stored behind the front building elevation on a residential lot. Temporary storage tents for recreational vehicles shall not be considered such a structure.
- C. All parking and storing of recreational vehicles shall be on a hard surface as identified in section 13.8(C).
- D. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes in any zoning district.
- E. Recreational vehicles must be owned, leased or rented by the occupant of the property on which the recreational vehicles may be parked and/or stored.
- F. No recreational vehicle shall be parked or stored in such a way as to block any portion of the sidewalk.

13.12 – Utility Trailers in residential districts.

For the purposes of this section, utility trailers shall include any trailer used for other than transporting recreational vehicles.

- A. No utility trailer shall be parked or stored in front of the front building elevation on a residential lot in a residential district or on any public right-of-way, except during the following periods:
 - 1. Friday noon to Monday noon, inclusive.
 - 2. April 15 to April 30 and October 1 to October 15, both inclusive.

3. Upon written request by permit issued by the code enforcement office, for a continuous period not to exceed fourteen (14) days for the parking of utility trailer owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.
- B. No utility trailer shall be parked or stored on property in any zoning district unless located in a fully enclosed permanent structure; except that one utility trailer not located in a fully enclosed permanent structure may be parked or stored behind the front building elevation on a residential lot. Temporary storage tents for utility trailers shall not be considered such a structure.
- C. All parking and storing of utility trailers shall be on a hard surface as identified in section 13.8(C).
- D. No utility trailer shall be used for living, sleeping, or housekeeping purposes in any zoning district.
- E. No utility trailer shall be parked or stored in such a way as to block any portion of the sidewalk.

Recreational Vehicle. A vehicle, trailer, or similar means of human transportation, used primarily for recreational purposes, which shall include, but is not limited to campers, motor homes, boats (and other watercraft), snowmobiles, all-terrain vehicles or any trailer used to transport or store a recreational vehicle.

- A. ~~**Boat/Raft.** Any unit that is used for water travel.~~
- B. ~~**Camper Trailer.** A non-self-propelled motor vehicle designed to be towed and designed to be used as a temporary dwelling for travel or recreational use.~~
- C. ~~**Motor Home.** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.~~
- D. ~~**Pickup Coach.** A structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational or vacation uses.~~
- E. ~~**Snowmobile.** A motorized vehicle used for travel over snow or ice.~~
- F. ~~**Utility Trailers.** A vehicle, enclosed or non-enclosed, without its own motive power (excluding semitrailers) that is designed and constructed to transport another vehicle, such as a car, boat, motorcycle, or snowmobile, or to transport equipment and/or tools, such as lawn mowers, etc., and that is eligible to be licensed or registered and insured for highway use.~~

Trailer. Any nonself-propelled, wheeled vehicle, designed for carrying persons or property when drawn by a motor vehicle.

Utility Trailers. A vehicle, enclosed or non-enclosed, without its own motive power (excluding semitrailers) that is designed and constructed to transport another vehicle, equipment or tools.

Recreational Vehicles Regulation in Area Communities

Community	Permissible Timeframes	Definition
Lombard	April 1 - Oct 31	Camping or travel trailer, motor home or mini motor home, truck or van camper, all-terrain vehicle, watercraft, motorboat, sailboat, airboat, personal watercraft or specialty propcraft, any trailer used to transport or store any
Aurora	Only when loading, unloading, cleaning or servicing	
Oswego	Up to 72 hours within one week for loading/unloading	camping trailer, motor home, mini motor home, travel trailer, truck camper, van camper, conversion van, box camper, boat, jet ski, snowmobile and trailer
South Elgin	April 1 - Oct 31	vehicles or trailers for recreational or utilitarian uses which can be driven, toed, sailed, hauled or flown. Includes motor homes, travel trailers, snowmobiles, pull campers, all-terrain vehicles, cargo trailers, power boats, curisers, jet skies, pontoon boats, personal watercraft, row boats, and sail

Memorandum

To: Dale Berman, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: John Laskowski, Public Works Director

Date: December 11, 2017

Re: Summerwind Traffic Control Options

Earlier in the year the Village was made aware that there were some residents that were interested in implementing some traffic control options to better serve the residents of Summerwind Subdivision. After discussing the matter with the homeowners association (HOA) representatives the Village believes that there are certain improvements that can be made to improve the quality of life. Staff would like to present these two proposed improvements to the board for discussion.

The first is the delineation of a combined left turn/thru lane and right turn lane at the main entrance/exit of the subdivision. This delineation would improve traffic flow and prevent cars from turning right from being blocked at the intersection of Victoria Circle and Oak Street. Staff has verified there is sufficient pavement width to safely accommodate the proposed pavement markings and would recommend making this improvement.

The second improvement is the installation of stop signs. The stop signs would control traffic at the neck of the entrance to the subdivision at the T intersection. This installation would continue to allow traffic to enter the subdivision without stopping and without backing traffic onto Oak Street. The signs would force traffic exiting the subdivision from Victoria Circle/Hidden Creek Lane to stop. This prevents conflicts from traffic entering the subdivision. It also forces drivers to take extra care at the intersection as landscaping has limited visibility at this location.

Staff recommends the installation of the stop signs and views this as a safety improvement, due to the reduced visibility and speed of the cars turning off of Oak Street.

