



**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, APRIL 2, 2018 – 7:00 p.m.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

AGENDA

CALL TO ORDER - SILENT PRAYER - MEDITATION - PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATION

1. Arbor Day

AUDIENCE COMMENTS

TRUSTEE COMMENTS

CONSENT AGENDA

1. Village Board Minutes dated 3/19/2018; Committee of the Whole Minutes dated 3/19/18
2. Travel and Expenses for Business Purposes for Village Board Members in the Amount of **\$200.00**
3. Resolution Acknowledging Substantial Completion of Public Improvements Triggering The One-Year Maintenance Period And Reduction of Letter of Credit for the Property Located at 310 S Lincolnway
4. Resolution Accepting a Grant of Easement and Vacation in the North Aurora Storage Subdivision in the Village Of North Aurora
5. Interim Bills List dated 3/22/2018 in the Amount of **\$149,944.44**
6. Bills List dated 04/02/2018 in the Amount of **\$133,148.61**

NEW BUSINESS

1. Approval of a Contract from Lakeshore Recycling Systems (LRS), LLC for Street Sweeping
2. Motion to Waive Bids and Accept a Quote from Solutient Technologies for Water Treatment Sludge Removal in the Amount of **\$37,700.00**

3. Approval of an Ordinance Granting a Variance Pursuant to Chapter 13 of the Zoning Ordinance to allow a Reduction in the Amount of Required Parking for a Property Located in the I-2 General Industrial District
4. Approval of an Ordinance Approving the Site Plan for the Property located at 194 Alder Drive

OLD BUSINESS

VILLAGE PRESIDENT REPORT

COMMITTEE REPORTS

TRUSTEES' COMMENTS

ADMINISTRATOR'S REPORT

ATTORNEY'S REPORT

FIRE DISTRICT REPORT

VILLAGE DEPARTMENT REPORTS

1. Finance
2. Community Development
3. Police
4. Public Works

EXECUTIVE SESSION

ADJOURN

Initials 



PROCLAMATION

Arbor Day 2018

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the whole world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

NOW, THEREFORE, BE IT PROCLAIMED, I, Dale Berman, Village President of the Village of North Aurora do hereby proclaim April 27, 2018 as

"ARBOR DAY"

in the Village of North Aurora, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further, I urge all citizens to plant trees to gladden the hearts and promote the well-being of this and future generations on this 27th day of April, 2018.

Dated this _____ day of _____, 2018

Dale Berman, Village President

ATTEST:

Lori Murray, Village Clerk

**VILLAGE OF NORTH AURORA
VILLAGE BOARD MEETING MINUTES
MARCH 19, 2018**

CALL TO ORDER

Mayor Berman called the meeting to order.

SILENT PRAYER – MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

In attendance: Mayor Dale Berman, Trustee Mark Gaffino, Trustee Mike Lowery, Trustee Laura Curtis, Trustee Mark Carroll, Trustee Mark Guethle, Village Clerk Lori Murray. **Not in attendance:** Trustee Tao Martinez.

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Public Works Director John Laskowski, Police Chief Dave Fisher, and Village Attorney Kevin Drendel.

CONSENT AGENDA

- 1. Village Board Minutes dated 3/5/2018; Committee of the Whole Minutes dated 3/5/18**
- 2. Bills List dated 03/19/2018 in the Amount of \$275,296.51**

Motion for approval made by Trustee Gaffino and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Gaffino – yes, Trustee Lowery – yes, Trustee Curtis – yes, Trustee Carroll – yes, Trustee Guethle – yes. **Motion approved (5-0).**

NEW BUSINESS

- 1. Approval of Ordinance Approving the sale of Real Property consisting of 1.53 acres located at the northwest intersection of Randall Road and Interstate 88 in the Village of North Aurora**

Motion for approval made by Trustee Guethle and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Guethle – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Lowery – yes, Trustee Guethle – yes. **Motion approved (5-0).**

- 2. Approval of an Ordinance Amending Ordinance #15-09-21-02 Approving the Site Plan for the property located on Lot 3 of the Gateway Industrial North Aurora Resubdivision in the Village of North Aurora**

Motion for approval made by Trustee Guethle and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Guethle – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Lowery – yes, Trustee Gaffino – yes. **Motion approved (5-0).**

- 3. Approval of an Ordinance granting a Special Use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance to allow a Drive-Through Facility at 24 S. Lincolnway in the B-3 Central Business District, Village of North Aurora, Illinois**

Community & Economic Development Director Mike Toth stated that the petitioner has requested the removal of condition #5. The fence is not required and there is fencing along the properties on the west portion of the alley. The landscaping in this case would be the preferred method of screening.

Mayor Berman noted that the Village had approved this in the past. This is before the Board in order to re-discuss approving the Special Use Ordinance.

Motion made by Trustee Guethle and seconded by Trustee Gaffino to reconsider the motion approving the Special Use Ordinance. **Voice Vote** – yes – unanimous. **Motion approved.**

Motion made by Trustee Carroll and seconded by Trustee Gaffino to Amend the Motion approving the Special Use Ordinance by eliminating the fence condition. **Voice Vote** – yes – unanimous. **Motion approved.**

Motion made by Trustee Carroll and seconded by Trustee Curtis to approve the Amended Motion approving the Special Use Ordinance eliminating the fence condition. **Roll Call Vote:** Trustee Guethle – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Lowery – yes, Trustee Gaffino – yes. **Motion approved (5-0).**

4. Approval of the North Aurora Mothers Club Community Parade on September 23, 2018 at 3:00 pm

Village Administrator Steve Bosco state that the route will have a slight modification this year. The parade route will go down Oak Street east to Cherry Tree Court, proceed south to State Street, west to Sycamore Lane and then south on Sycamore to Princeton where it will end at Goodwin Elementary School. Motion for approval made by Trustee Lowery and seconded by Trustee Gaffino. **Roll Call Vote:** Trustee Lowery – yes, Trustee Curtis – yes, Trustee Gaffino – yes, Trustee Carroll – yes, Trustee Guethle – yes. **Motion approved (5-0).**

OLD BUSINESS -None

VILLAGE PRESIDENT REPORT - None

COMMITTEE REPORTS - None

ADMINISTRATOR'S REPORT - None

ATTORNEY'S REPORT - None

FIRE DISTRICT – Absent

DEPARTMENT REPORTS

1. **Finance** - None
2. **Community Development** – At the March 6th Plan Commission meeting the topic of discussion was the 100-acre development of the Fox Valley Golf Course. The Plan Commission recommended approval subject to conditions. This item will be forwarded to a Committee of the Whole meeting for further discussion.
3. **Police** - None
4. **Public Works** - None

ADJOURNMENT

Motion to adjourn made by Trustee Curtis and seconded by Trustee Lowery. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
MARCH 19, 2018**

CALL TO ORDER

Mayor Berman called the meeting to order.

ROLL CALL

In attendance: Mayor Dale Berman, Trustee Mark Gaffino, Trustee Mike Lowery, Trustee Laura Curtis, Trustee Mark Carroll, Trustee Mark Guethle, Village Clerk Lori Murray. **Not in attendance:** Trustee Tao Martinez.

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Public Works Director John Laskowski, Police Chief Dave Fisher, and Village Attorney Kevin Drendel.

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS – None

DISCUSSION

1. 194 Alder Site Plan and Variance

Marcia Arb and Shelley Henderson – business address: 194 Alder Drive, North Aurora, IL

The proposal presented was for a parking variance at 194 Alder Drive (Abelei Flavors). They are also looking for site plan review since the addition is over 25% threshold. They are proposing to do a 21,000 square foot addition for a total of a 33,000 square foot building. Use of the facility is considered light industrial which requires two parking spaces per 1000. The facility currently has a total of 42 parking spaces. Per the expansion they would be required to have 66 spaces. They are requesting the variance for this reduction. Mike Toth noted that the Plan Commission discussed this at the March 6th meeting. Staff is now looking for feedback from the Board. Shelley Henderson stated that they put an addition on 2 years ago and added another 25 parking spaces for a total of 42 spaces. There are 18 employees and the buildout will only result in hiring one or two additional employees. The addition will be used for increased production, labs and for incoming and outgoing materials. The new parking lot is never used and they do not want to spend the money on additional parking and would rather put that money into the addition.

The Board did not see any issues with the request.

2. Silo Concept

M&M Consultants (David, Kurt and Gustavo) provided a concept design for the proposed silo project.

Some of the items discussed for this project:

1. New parking planned to the south.
2. Topography of the site. There is not a continuous grade from the Harner's restaurant down to the river edge.
3. Existing bike thoroughfare. Will make some adjustments to that in order to gain more space in front of the silo.
4. There will be a series of walkways to get people from the new parking area to the lower level seating area as well as an upper level observation deck.
5. Playground feature to the riverbank edge.
6. Walkways are accessible throughout and will be accessible to someone in a wheelchair.
7. Key consideration was to transform the silo to a full height observation tower.
8. Concept for lighting the silo at night. The lighting would help make it a dynamic icon throughout the seasons. Lighting could highlight the top or project through the existing openings. Can also light up the silo from below.

Costs:

Silo Repairs and Exterior Coating:	\$245,000
Lighting design features:	\$182,000.
Walkways & Seating and 2 nd level observation area:	\$996,000.
Reconfiguration of the Bike thoroughfare and Playground:	\$650,000
Full Height Stair & Outlooks:	\$591,000

Curtis asked about the total cost of the project. M&M consultant stated \$2,666,177.55. Steve Bosco noted that the numbers are conservative and features can be designed so that they are more cost effective.

As far as funding, this is in the TIF district and is a park improvement. Lighting the silo was one of the first priorities. Staff always planned for some of the money in the budget to go towards the silo project. The Village will also apply for grants and partner with the Fox Valley Park District and NOARDA. In reference to lighting, Staff suggested the lighting aspect be completed first and use TIF funds for most of the cost. Trustee Curtis said she does not agree with spending this type of money on the silo, adding that \$3 million can take care of a lot of roads in the Village. Curtis said she liked the concept of lighting the silo but did not think it was a good fiscal concept. Trustee Guethle said he would like to see some of the grant money that can be obtained and that TIF Funds is a smart idea. Trustee Carroll asked if the FVPD has any stake in this in terms of funds. Bosco said that Staff had not discussed finances with the park district, but that the FVPD would be working with the Village on an intergovernmental agreement to provide the land. The Village has fund balance that has to be used in the TIF district and the money is to be used for these type of projects. Trustee Gaffino said that he does not want to spend a lot of taxpayer money, but likes this idea and the idea of grants and is excited about downtown development. Lighting would be a good idea to start the process. Trustee Lowery said it would

make a dramatic improvement to the visual aspect of the Route 31 corridor. Lowery said he is in favor of the project but concerned about the cost. Bosco said that in the draft budget, the Village has put money in the TIF fund for next year. That money will be in the upcoming budget.

Curtis asked how much the Village has in the TIF Fund. Bosco said that what has been allocated is in the TIF Fund. The Village will have to put \$350,000 - \$400,000 in the fund. The Village has just over \$1 million in the TIF Fund and then the Village has an increment that comes in next year of \$400,000. Out of the \$1.5 million next year, there are projects lined up including \$400,000 for the silo project. Lowery said we should look at the long term effect of this project. If we develop this over the years, the impact will put North Aurora at a significant point on the map in the Fox Valley. Trustee Carroll agreed and added that North Aurora has a couple of restaurants on Route 31 that are struggling and this will bring foot traffic to the area. Carroll said that the Village has been talking about getting people down to the river for the last 10 years. This is one of the first steps in the process. Gaffino said that if we truly believe in this and Route 31 is our focus, we need to take a step forward. Curtis asked, from a liability issue, what will happen at night with the silo and if it will be locked. Bosco said it will be locked at night and there would be a camera system. Curtis asked if the Village will have to hire people and how will it be maintained. Bosco said that the Village will have conversations with the FVPD and would discuss the potential of having the FVPD maintain it at night.

Carroll said that since this is the only project of its kind, would like to push the FVPD to have more involvement in this project such as funding. Trustee Gaffino agreed. Gaffino noted that most of the revenue does not end up in North Aurora from the park district. This project would be a nice thing the park district could tag onto so that the residents can see where their tax dollars go. Do not want to just be provided with the space, but have actual dollars from the park district go into this project.

Mayor Berman concluded that this is definitely a long term project and the Village can use some of its funds to get the project started.

ADJOURNMENT

Motion to adjourn made by Trustee Gaffino and seconded by Trustee Guethle. All in favor.
Motion approved.

Respectfully Submitted,

Lori J. Murray
Village Clerk

Travel and Expenses for Business Purposes

NAME	EVENT	EXPENSE or REIMBURSEMENT	AMOUNT	DATE
Dale Berman	State of the Village	Expense	\$ 30.00	3/14/2018
Trustee Mark Gaffino	State of the Village	Expense	\$ 30.00	3/14/2018
Trustee Laura Curtis	State of the Village	Expense	\$ 30.00	3/14/2018
Trustee Mike Lowery	State of the Village	Expense	\$ 30.00	3/14/2018
Dale Berman	Metro West C.O.G. Board Meeting	Expense	\$ 35.00	3/22/2018
Dale Berman	State of the City of Aurora - Chamber Event	Expense	\$ 45.00	4/3/2018

Total Expenses \$ 200.00



VILLAGE OF NORTH AURORA TRAVEL REQUEST (FORM A)

If any travel expense(s) or reimbursement requests exceed the maximum allowable amounts per policy, they must be approved by a roll call vote of the Village Board. All Village Board Members expense(s) or reimbursements must be approved by a roll call vote of the Village Board.

Training / Travel Information			
Name: <u>Dale Berman</u>		Event: <u>STATE OF the Village</u>	
Position: <u>Village President</u>		Purpose:	
Date From: <u>3-14-18</u>	Date To: <u>3-14-18</u>	Method of Travel:	
Destination: <u>NORTH AURORA</u>		Zip Code:	
Department: <u>VILLAGE BOARD</u>		GL Account Number:	

Expense Information (Please see the back of this form for limitations and the excerpt for Section 9.10 of the HR Manual)				
Expense	Estimate (\$)	Actual (\$)	Reimbursement (\$)	Per Diem Rates for North Aurora and Kane County (1)
Transportation To/From Event				Breakfast: \$11.00 Lunch: \$12.00 Dinner: \$23.00 **Per Diems include Tips and Gratuities **Localities outside this proximity may result in different per diem rates and can be found at gsa.gov
Lodging				
Transportation During Event				
Registration	30.00	30.00	-	
Meal & Tips / Gratuities				
Miscellaneous				
Describe Miscellaneous:				
TOTAL EXPENSES	30.00	30.00	-	

Signatures By signing below, the employee/official affirms that he/she understands the Village's travel policy (Sec. 9.10 of the Village's HR Manual) and certifies all expenses are allowable to the best of their knowledge.			
Estimate Expense Approval			
Employee	<u>Dale Berman</u>	Date	<u>3-14-18</u>
Immediate Supv:	<u>Dale Berman et</u>	Date	<u>3-14-18</u>
Executive Asst.:	<u>Cindy Torrado</u>	Date	<u>3-14-18</u>
Actual Expense Approval			
Employee	<u>Dale Berman</u>	Date	<u>3-14-18</u>
Dept. Head:	<u>Dale Berman et</u>	Date	<u>3-14-18</u>
Executive Asst.:	<u>Cindy Torrado</u>	Date	<u>3-14-18</u>

Do any actual expense(s) or reimbursable requests exceed the maximum allowable amounts per policy? ☒ No ☐ Yes If Yes, Explain Below

Village Board Roll Call Vote Approval, if necessary: ☐ YEA ☐ NAY Date _____

AURORA REGIONAL
CHAMBER OF COMMERCE
43 W. Galena Blvd
Aurora, IL 60506

Invoice

DATE	INVOICE #
3/12/2018	123272

BILL TO
Angie Blaser Village of North Aurora 25 E. State St. North Aurora, IL 60542

FEIN 36-2441491

		P.O. NUMBER	TERMS
			UPON RECEIPT
QUANTITY	DESCRIPTION	RATE	AMOUNT
1	2017 State of the Village Address	30.00	30.00
	Wednesday, March 14, 2018 @ 11:30 a.m. (Steven Bosco)		
1	Mike Toth	30.00	30.00
1	Bill Hannah	30.00	30.00
1	Chief Dave Fisher	30.00	30.00
1	Mark Gaffino	30.00	30.00
1	Laura Curtis	30.00	30.00
1	Mike Lowery	30.00	30.00
1	Dale Berman	30.00	30.00
<p style="text-align: center;">VONA APPROVED</p> <p>DATE <u>3.16.18</u> AMOUNT _____</p> <p>DESCRIPTION <u>State of the Village Meeting</u></p> <p>ACCOUNT # _____</p> <p>SIGNATURE <u>[Signature]</u></p>			
<p>Pay your Chamber invoices online. Simply go to www.chamberlogin.com. Enter the email address you provided and the password you created. Click "Settings" at the top and "Billing" in the left column to Make a Payment. If you are unsure of your login name and/or password, please contact us at (630) 256-3180 or info@aurora-chamber.com. Thank you.</p>		TOTAL	\$240.00
		PAYMENTS/CREDITS	\$0.00
		BALANCE DUE	\$240.00

For your convenience, we accept MasterCard, Visa, Discover and American Express.

Amount to be charged \$ _____ Name on card _____

Billing address on card with ZIP code _____

Card number _____ CVS # _____

Signature of cardholder _____ Exp Date _____

Email address for receipt _____

THANK YOU FOR YOUR CONTINUED SUPPORT

43 West Galena Boulevard • Aurora, Illinois 60506 • (630) 256-3180 • Fax (630) 566-0873 • www.Aurora-Chamber.com



VILLAGE OF NORTH AURORA TRAVEL REQUEST (FORM A)

If any travel expense(s) or reimbursement requests exceed the maximum allowable amounts per policy, they must be approved by a roll call vote of the Village Board. All Village Board Members expense(s) or reimbursements must be approved by a roll call vote of the Village Board.

Training / Travel Information			
Name: <u>MARK GAFFINO, LAURA CURTIS, MIKE LOWERY</u>		Event: <u>STATE OF THE VILLAGE</u>	
Position: <u>VILLAGE TRUSTEES</u>		Purpose:	
Date From: <u>3/14/18</u>	Date To: <u>3/14/18</u>	Method of Travel:	
Destination: <u>NORTH AURORA</u>		Zip Code:	
Department: <u>VILLAGE BOARD</u>		GL Account Number:	

Expense Information <small>(Please see the back of this form for limitations and the excerpt for Section 9.10 of the HR Manual)</small>				
Expense	Estimate (\$)	Actual (\$)	Reimbursement (\$)	Per Diem Rates for North Aurora and Kane County (1)
Transportation To/From Event				Breakfast: \$11.00 Lunch: \$12.00 Dinner: \$23.00 **Per Diems Include Tips and Gratuities **Localities outside this proximity may result in different per diem rates and can be found at gsa.gov
Lodging				
Transportation During Event				
Registration	90.00	90.00	—	
Meal & Tips / Gratuities				
Miscellaneous				
Describe Miscellaneous:				
TOTAL EXPENSES	90.00	90.00	—	

Signatures

By signing below, the employee/official affirms that he/she understands the Village's travel policy (Sec. 9.10 of the Village's HR Manual) and certifies all expenses are allowable to the best of their knowledge.

Estimate Expense Approval

Employee <u>Trustees Gaffino, Curtis, Lowery</u>	Date <u>3/14/18</u>
Immediate Supv: _____	Date _____
Executive Asst.: <u>Andy Torracio</u>	Date <u>3/14/18</u>

Actual Expense Approval

Employee <u>Trustees GAFFINO, CURTIS, LOWERY</u>	Date <u>3/14/18</u>
Dept. Head: _____	Date _____
Executive Asst.: <u>Andy Torracio</u>	Date <u>3/14/18</u>

Do any actual expense(s) or reimbursable requests exceed the maximum allowable amounts per policy? ☒ No ☐ Yes If Yes, Explain Below

Village Board Roll Call Vote Approval, If necessary:

☐ YEA

☐ NAY

Date _____

**AURORA REGIONAL
CHAMBER OF COMMERCE**
43 W. Galena Blvd
Aurora, IL 60506

Invoice

DATE	INVOICE #
3/12/2018	123272

BILL TO

Angie Blaser
Village of North Aurora
25 E. State St.
North Aurora, IL 60542

FEIN 36-2441491

P.O. NUMBER	TERMS
	UPON RECEIPT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	2017 State of the Village Address	30.00	30.00
	Wednesday, March 14, 2018 @ 11:30 a.m. (Steven Bosco)		
1	Mike Toth	30.00	30.00
1	Bill Hannah	30.00	30.00
1	Chief Dave Fisher	30.00	30.00
1	Mark Gaffino	30.00	30.00
1	Laura Curtis	30.00	30.00
1	Mike Lowery	30.00	30.00
1	Dale Berman	30.00	30.00
<p style="text-align: center;">VONA APPROVED</p> <p>DATE <u>3.16.18</u> AMOUNT _____</p> <p>DESCRIPTION <u>State of the Village Meeting</u></p> <p>ACCOUNT # _____</p> <p>SIGNATURE <u>[Signature]</u></p>			
<p>Pay your Chamber invoices online. Simply go to www.chamberlogin.com. Enter the email address you provided and the password you created. Click "Settings" at the top and "Billing" in the left column to Make a Payment. If you are unsure of your login name and/or password, please contact us at (630) 256-3180 or info@aurora-chamber.com. Thank you.</p>		TOTAL	\$240.00
		PAYMENTS/CREDITS	\$0.00
		BALANCE DUE	\$240.00

For your convenience, we accept MasterCard, Visa, Discover and American Express.

Amount to be charged \$ _____ Name on card _____

Billing address on card with ZIP code _____

Card number _____ CVS # _____

Signature of cardholder _____ Exp Date _____

Email address for receipt _____

THANK YOU FOR YOUR CONTINUED SUPPORT

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VILLAGE OF NORTH AURORA TRAVEL REQUEST (FORM A)

If any travel expense(s) or reimbursement requests exceed the maximum allowable amounts per policy, they must be approved by a roll call vote of the Village Board. All Village Board Members expense(s) or reimbursements must be approved by a roll call vote of the Village Board.

Training / Travel Information			
Name: <u>DALE BERMAN</u>		Event: <u>METROWEST C.O.D. G.</u>	
Position: <u>VILLAGE PRESIDENT</u>		Purpose: <u>BOARD MEETING</u>	
Date From: <u>3/22/18</u>	Date To: <u>3/22/18</u>	Method of Travel:	
Destination: <u>YORKVILLE</u>		Zip Code:	
Department:		GL Account Number:	

Expense Information <small>(Please see the back of this form for limitations and the excerpt for Section 9.10 of the HR Manual)</small>				
Expense	Estimate (\$)	Actual (\$)	Reimbursement (\$)	Per Diem Rates for North Aurora and Kane County (1)
Transportation To/From Event				Breakfast: \$11.00 Lunch: \$12.00 Dinner: \$23.00 **Per Diems include Tips and Gratuities **Localities outside this proximity may result in different per diem rates and can be found at gsa.gov
Lodging				
Transportation During Event				
Registration				
Meal & Tips / Gratuities				
Miscellaneous				
Describe Miscellaneous:				
TOTAL EXPENSES				

Signatures			
By signing below, the employee/official affirms that he/she understands the Village's travel policy (Sec. 9.10 of the Village's HR Manual) and certifies all expenses are allowable to the best of their knowledge.			
Estimate Expense Approval			
Employee	<u>Dale Berman</u> <i>ct</i>	Date	<u>3/26/18</u>
Immediate Supv:		Date	
Executive Asst.:	<u>Cynthia Torrace</u>	Date	<u>3/26/18</u>
Actual Expense Approval			
Employee	<u>Dale Berman</u> <i>ct</i>	Date	<u>3/26/18</u>
Dept. Head:		Date	
Executive Asst.:	<u>Cynthia Torrace</u>	Date	<u>3/26/18</u>

Do any actual expense(s) or reimbursable requests exceed the maximum allowable amounts per policy? ☒ No ☐ Yes If Yes, Explain Below

Village Board Roll Call Vote Approval, if necessary: ☐ YEA ☐ NAY Date _____

**Metro West Council of Government
5 East Downer Place - Ste. E
Aurora, IL 60505
PLEASE NOTE OUR NEW
ADDRESS**

Invoice

Date	Invoice #
3/23/2018	3358

Bill To
Village of North Aurora Attn: Accounts Payable 25 East State Street North Aurora, Illinois 60542

Description	Amount
2018-March 22nd Board Meeting at Blackstone in Yorkville Dale Berman and Steve Bosco	70.00
Total	\$70.00
Phone #	
630-859-1331	



VILLAGE OF NORTH AURORA TRAVEL REQUEST (FORM A)

If any travel expense(s) or reimbursement requests exceed the maximum allowable amounts per policy, they must be approved by a roll call vote of the Village Board. All Village Board Members expense(s) or reimbursements must be approved by a roll call vote of the Village Board.

Training / Travel Information			
Name: <u>DALE BERMAN</u>		Event: <u>AURORA REGIONAL CHAMBER</u>	
Position: <u>VILLAGE PRESIDENT</u>		Purpose: <u>STATE OF CITY - AURORA</u>	
Date From: <u>4-3-18</u>	Date To: <u>4-3-18</u>	Method of Travel:	
Destination:		Zip Code:	
Department:		GL Account Number:	

Expense Information <small>(Please see the back of this form for limitations and the excerpt for Section 9.10 of the HR Manual)</small>				
Expense	Estimate (\$)	Actual (\$)	Reimbursement (\$)	Per Diem Rates for North Aurora and Kane County
Transportation To/From Event				(1)
Lodging				Breakfast: \$11.00
Transportation During Event				Lunch: \$12.00
Registration	45.00	45.00		Dinner: \$23.00
Meal & Tips / Gratuities				**Per Diems include Tips and Gratuities
Miscellaneous				**Localities outside this proximity may result in different per diem rates and can be found at gsa.gov
Describe Miscellaneous:				
TOTAL EXPENSES	45.00	45.00		

Signatures

By signing below, the employee/official affirms that he/she understands the Village's travel policy (Sec. 9.10 of the Village's HR Manual) and certifies all expenses are allowable to the best of their knowledge.

Estimate Expense Approval

Employee: <u>Dale Berman et</u>	Date: <u>3/5/18</u>
Immediate Supv: _____	Date: _____
Executive Asst.: <u>Cindy Torraco</u>	Date: <u>3/5/18</u>

Actual Expense Approval

Employee: <u>Dale Berman et</u>	Date: <u>3/26/18</u>
Dept. Head: _____	Date: _____
Executive Asst.: <u>Cindy Torraco</u>	Date: <u>3/26/18</u>

Do any actual expense(s) or reimbursable requests exceed the maximum allowable amounts per policy? ☒ No ☐ Yes If Yes, Explain Below

Village Board Roll Call Vote Approval, if necessary:

☐ YEA

☐ NAY

Date _____

AURORA REGIONAL
CHAMBER OF COMMERCE
43 W. Galena Blvd
Aurora, IL 60506

Invoice

DATE	INVOICE #
3/6/2018	123204

BILL TO
Angie Blaser Village of North Aurora 25 E. State St. North Aurora, IL 60542

FEIN 36-2441491

		P.O. NUMBER	TERMS
			UPON RECEIPT
QUANTITY	DESCRIPTION	RATE	AMOUNT
1	One Lunch Ticket: Membership (Dale Berman)	45.00	45.00
Pay your Chamber invoices online. Simply go to www.chamberlogin.com . Enter the email address you provided and the password you created. Click "Settings" at the top and "Billing" in the left column to Make a Payment. If you are unsure of your login name and/or password, please contact us at (630) 256-3180 or info@aurora-chamber.com . Thank you.		TOTAL	\$45.00
		PAYMENTS/CREDITS	\$0.00
		BALANCE DUE	\$45.00

For your convenience, we accept MasterCard, Visa, Discover and American Express.

Amount to be charged \$ _____ Name on card _____

Billing address on card with ZIP code _____

Card number _____ CVS # _____

Signature of cardholder _____ Exp Date _____

Email address for receipt _____

Thank You For Attending This Aurora Chamber Event!

43 West Galena Boulevard • Aurora, Illinois 60506 • (630) 256-3180 • Fax (630) 566-0873 • www.Aurora-Chamber.com

VILLAGE OF NORTH AURORA

RESOLUTION No. _____

**RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION
OF PUBLIC IMPROVEMENTS TRIGGERING THE ONE-YEAR MAINTENANCE
PERIOD AND REDUCTION OF LETTER OF CREDIT
FOR THE PROPERTY LOCATED AT 310 S LINCOLNWAY**

WHEREAS, North Aurora Storage, LLC (the “Developer”) has substantially completed the public improvements associated with the watermain installation (the “Public Improvements”); and

WHEREAS, the Developer has requested that the Village acknowledge substantial completion of the Public Improvements, authorize a reduction of the associated letter of credit to the one-year maintenance amounts and trigger the beginning of the one-year maintenance period.

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

1. Recital set forth above and incorporated herein as the material findings of fact of the President and the Board of Trustees.
2. The one-year maintenance period for the Public Improvements in connection with the subject property is hereby triggered from and after the date of this resolution.
3. The letter of credit for Public Improvements is hereby authorized to be reduced to the amount prescribed by ordinance to secure the obligations for the one-year maintenance period as determined by the Village Engineer.
4. The one-year maintenance period for the Public Improvements shall begin from and after the passage and approval of this Resolution, and the Developer shall complete any punchlist items identified by the Village Engineer and satisfy all of the one-year maintenance obligations established by the North Aurora Code as a condition of acceptance of the Public Improvements and release of the letters of credit which must be approved by the North Aurora Village Board after the one-year maintenance obligations have been satisfied.
5. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2018, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2018, A.D.

VILLAGE OF NORTH AURORA

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2018, A.D.

ATTEST:

Village President

Village Clerk

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Resolution No. _____

RESOLUTION ACCEPTING A GRANT OF EASEMENT AND VACATION
IN THE NORTH AURORA STORAGE SUBDIVISION
IN THE VILLAGE OF NORTH AURORA

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2018

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2018
by _____.

Signed _____

VILLAGE OF NORTH AURORA

RESOLUTION NO. _____

RESOLUTION ACCEPTING A GRANT OF EASEMENT AND VACATION
IN THE NORTH AURORA STORAGE SUBDIVISION
IN THE VILLAGE OF NORTH AURORA

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

1. The Plat of Easement Grant/Vacation for a public utility and drainage easement from North Aurora Storage LLC in the form attached hereto and incorporated herein by reference as Exhibit "A" (the "Easement") granting an easement for public utility and drainage purposes is hereby accepted over, on, through and in the property legally described as follows:

LOT 1 IN NORTH AURORA STROAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2017 AS DOCUMENT NO. 2017K015708, IN KANE COUNTY, ILLINOIS.

2. Village staff is hereby directed and authorized to record the Plat of Easement Grant/Vacation and to take any and all actions necessary and appropriate to accept and take ownership and control over the Easement and to maintain it in perpetuity.

3. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2018 A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2018 A.D.

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

VILLAGE OF NORTH AURORA

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora,
Kane County, Illinois this ____ day of _____, 2018 A.D.

Dale Berman, Village President

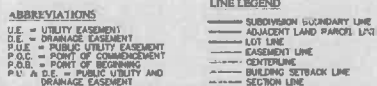
ATTEST:

Village Clerk

VILLAGE OF NORTH AURORA

EXHIBIT A

LOT 1 IN NORTH AURORA STORAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 2017 AS DOCUMENT 20170415706, IN KANE COUNTY, ILLINOIS



COMPASS
SURVEYING LTD.
ALTA SURVEYS & TOPOGRAPHY & CONSTRUCTION STAMPS
2511 GINGER WOODS PARKWAY, STE. 100
ALBANY, N.Y. 12206

SCALE: 1" = 20'

1 OF 2

FIGURE NO. 17.039

PLAT OF EASEMENT GRANT/VACATION OVER

LOT 1 IN NORTH AURORA STORAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP
38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2017 AS
DOCUMENT 2017015708, IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF Illinois)
COUNTY OF Kane) ss.

THIS IS TO CERTIFY THAT North Aurora Storage A/FM
LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY
DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER HAS CAUSED THE
PROPERTY PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN
SET FORTH, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT North Aurora, Ill. THIS 20 DAY OF
A.D. 2018

BY: [Signature]
SIGNATURE

PRINT NAME John Philip Murphy

TITLE Manager

ADDRESS 1111 N. Roosevelt Ave
North Aurora, Ill. 60155

NOTARY'S CERTIFICATE

STATE OF Illinois)
COUNTY OF Kane) ss.

I, Julie A. Niedzwiedz A NOTARY PUBLIC IN AND FOR
THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
John Philip Murphy (PRINT NAME) Manager
(TITLE) OF SAID LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO
BE THE SAME PERSON WHOSE NAME IS SUBSIGNED TO THE FOREGOING
INSTRUMENT AS SUCH Owner RESPECTFULLY APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED
AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY
ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY
COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20th DAY OF
A.D. 2018

[Signature]
NOTARY PUBLIC SIGNATURE

Julie A. Niedzwiedz
(PRINT NAME)

EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND
GRANTED TO THE VILLAGE OF NORTH AURORA AND TO ALL PUBLIC UTILITY
COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM
EASEMENT RIGHTS FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO,
COACH, INC., AT&T, COMMUNICABLES, EDISON COMPANY AND NORTHERN
ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON
ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND
LABELED PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR THE PURPOSE OF
INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING,
ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING
ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER
UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE
WAYS, STORM WATER DETENTION AND RETENTION, WATERWAYS AND ANY AND
ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO
BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE
REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS, AND SUCH
APPURTENANCES AND ADDITIONS THEREON AS SAID VILLAGE AND UTILITIES MAY
DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL
ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO
DO ANY OR ALL OF THE ABOVE NOW. THE RIGHT IS ALSO HEREBY GRANTED
TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES,
SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR
ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, UPON,
ACROSS, OVER, UNDER OR THROUGH SAID EASEMENTS. NO PERMANENT
BUILDINGS SHALL BE PLACED ON SAID EASEMENTS BUT SAME MAY BE USED
FOR GARDENS, TREES, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO
NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.
WHERE AN EASEMENT IS USED FOR STORM SEWERS, SANITARY SEWERS OR ANY
OTHER UTILITY INSTALLATION, IT SHALL BE SUBJECT TO THE PRIOR APPROVAL
OF SAID VILLAGE, SO AS NOT TO INTERFERE WITH OTHER UTILITY LINES AND
DRAINAGE. AFTER INSTALLATION OF SAID UTILITY LINES THE FINAL SURFACE OF
THE EASEMENT SHALL BE RESTORED IN A MANNER SO AS NOT TO INTERFERE
WITH PROPER OPERATION AND DRAINAGE THEREOF. FENCES SHALL NOT BE
ERECTED UPON SAID EASEMENT EXCEPT WHERE SPECIFICALLY PERMITTED BY
WRITTEN AUTHORITY OF THE VILLAGE OF NORTH AURORA.

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS)

COUNTY OF KANE) ss.

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS
DAY OF _____ A.D. 20____

PRESIDENT, BOARD OF TRUSTEES
VILLAGE OF NORTH AURORA, ILLINOIS

VILLAGE CLERK

VILLAGE ENGINEER APPROVAL

STATE OF ILLINOIS)

COUNTY OF KANE) ss.

APPROVED BY James E. Curry OF
ENGINEER, THE NORTH AURORA VILLAGE ENGINEER, THIS
DAY OF _____ A.D. 2018

[Signature]
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)

COUNTY OF KANE) ss.

I HAVE PREPARED THIS PLAT FROM EXISTING MAPS, PLATS, RECORDS AND
INFORMATION PROVIDED TO THE SURVEYOR.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 04-002778
LICENSE EXPIRES 4/30/2018

BY: [Signature]
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3525
LICENSE EXPIRES 11-30-18

DATE: JANUARY 8, 2018



DATE	12-2-17	PC	PA	DRIVE	BY	WPS	DELETED	BY	OFF	BOOK	PA	NO	P/A
NO.	REQ-000008										DATE	BY	

PROJECT	NORTH AURORA STORAGE
CLIENT	WATERMARK ENGINEERING RESOURCES, LTD
DATE	2017 August, Illinois 0542
DATE	2017 August, Illinois 0542

COMPASS SURVEYING LTD.	ALTA SURVEYING & CONSTRUCTION, INC.
2011 CONGRESS PARKWAY, STE. 100 AURORA, IL 60009 TEL: 630-584-1141 FAX: 630-584-1142 WWW.COMPASSURVEYING.COM	2011 CONGRESS PARKWAY, STE. 100 AURORA, IL 60009 TEL: 630-584-1141 FAX: 630-584-1142 WWW.COMPASSURVEYING.COM

SCALE: NONE	2 OF 2
FILE NO: 17.0384	

Accounts Payable

To Be Paid Proof List

User: Ablaser
Printed: 03/22/2018 - 10:48AM
Batch: 00503.03.2018



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Preferred Real Estate, LLC						
467661						
NATC Rebate June 17 - Aug 17	76,547.01	01-490-4781	Sales Tax Rebates	03222018-0013/16/2018	03/22/2018	
NATC Rebate Sept 17 - Nov 17	73,397.43	01-490-4781	Sales Tax Rebates	03222018-0023/16/2018	03/22/2018	
Total:	149,944.44	*Vendor Total				
Report Total:	149,944.44					

Accounts Payable

To Be Paid Proof List

User: bhannah
 Printed: 03/29/2018 - 1:10PM
 Batch: 00501.04.2018



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
1st Ayd Corporation						
039020						
PD Supplies- Forks/Spoons/PeptoBismol	136.48	01-445-4421	Custodial Supplies	PSI179714	3/15/2018	04/02/2018
VH Supplies- Toliet Paper	116.19	01-445-4421	Custodial Supplies	PSI179725	3/15/2018	04/02/2018
Total:	252.67	*Vendor Total				
AIM						
046510						
Flex- Mar 2018	168.00	01-430-4267	Finance Services	00029241	4/1/2018	04/02/2018
Total:	168.00	*Vendor Total				
AT&T Global Services, Inc.						
023770						
Maintenance Contract/April 2018	157.17	01-430-4651	Telephone	IL831479	3/16/2018	04/02/2018
Total:	157.17	*Vendor Total				
AT&T						
001620						
Phone/Internet/PW Garage	170.21	01-445-4651	Telephone	Issued 030720	3/7/2018	04/02/2018
Total:	170.21	*Vendor Total				
Aurora Area Convention						
003770						
Akshar Hotel Tax/Jan 2018	1,798.49	15-430-4752	90% Tourism Council	03122018	3/12/2018	04/02/2018
Akshar Hotel Tax/Feb 2018	1,605.71	15-430-4752	90% Tourism Council	03122018-0013	12/2018	04/02/2018
Total:	3,404.20	*Vendor Total				
Aurora Regional						
034120						
State Of Village Mtg/Gaffino, Curtis, Lowery, I	120.00	01-410-4390	Dues & Meetings	123272-001	3/12/2018	04/02/2018
State Of Village Mtg/Hannah, Bosco	60.00	01-430-4390	Dues & Meetings	123272-002	3/12/2018	04/02/2018
State Of Village Mtg/Toth	30.00	01-441-4390	Dues & Meetings	123272-003	3/12/2018	04/02/2018
State Of Village Mtg/Fisher	30.00	01-440-4390	Dues & Meetings	123272-004	3/12/2018	04/02/2018
Total:	240.00	*Vendor Total				
B & F Construction						
015600						
Plan Review- Wild Crab	1,095.50	01-441-4276	Inspection Services	48975	3/14/2018	04/02/2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	1,095.50	*Vendor Total				
Camic Johnson, LTD.						
03989						
Adjudication	350.00	01-441-4506	Publishing	106	3/19/2018	04/02/2018
Total:	350.00	*Vendor Total				
Canon Solutions America, Inc.						
034960						
Copier Maint	183.57	01-440-4510	Equipment/IT Maint	4025295259	3/1/2018	04/02/2018
Total:	183.57	*Vendor Total				
Coleman Land Company						
467625						
Appraisal/N. Lincolnway	1,700.00	01-441-4280	Consulting Fees	1383	3/20/2018	04/02/2018
Total:	1,700.00	*Vendor Total				
Comcast Cable						
040740						
TV Service/PD	10.53	01-440-4652	Communications	0151504	3/10/2018	04/02/2018
Internet Service/WTP	192.63	60-445-4652	Communications	016691	3/9/2018	04/02/2018
Total:	203.16	*Vendor Total				
Commonwealth Edison						
000330						
Street Lights/4 S Willowway	91.52	10-445-4660	Street Lighting and Poles	0146092024	3/12/2018	04/02/2018
Street Lights/3 E Laurel	5.33	10-445-4660	Street Lighting and Poles	0445305000	3/12/2018	04/02/2018
Street Lights/1802 Orchard Gateway	217.20	10-445-4660	Street Lighting and Poles	0562144049	3/9/2018	04/02/2018
Street Lights/1901 Orchard Gateway	57.36	10-445-4660	Street Lighting and Poles	0835082016	3/9/2018	04/02/2018
East Tower Electric	67.08	01-445-4662	Utility	1313136025	3/13/2018	04/02/2018
Street Lights/ 1200 Orchard Gateway	359.02	01-445-4660	Street Lighting	1344158042	3/9/2018	04/02/2018
Street Lights/O N Rt 56 & Rt 25	128.98	10-445-4660	Street Lighting and Poles	1425064018	3/13/2018	04/02/2018
Street Lights/Randall & Ice Cream	10.00	10-445-4660	Street Lighting and Poles	1543019148	3/9/2018	04/02/2018
Street Lights/Comiskey & Orchard	93.76	10-445-4660	Street Lighting and Poles	2313121105	3/9/2018	04/02/2018
Street Lights/19 N Lincolnway	83.52	10-445-4660	Street Lighting and Poles	2985029045	3/12/2018	04/02/2018
Total:	1,113.77	*Vendor Total				
Display Sales						
017010						
US Flag & Hardware	595.50	01-445-4530	Public Grounds/Parks Maint	INV-014467	3/13/2018	04/02/2018
Total:	595.50	*Vendor Total				
Dynegy Energy Services						
048750						
Well #7/Feb 9 -Mar 11	4,449.63	60-445-4662	Utility	14653111803	3/14/2018	04/02/2018
Well #4/Feb 8 -Mar 8	8,333.60	60-445-4662	Utility	14653111803	3/14/2018	04/02/2018
Well #5 ETP/Feb 9 -Mar 11	9,400.98	60-445-4662	Utility	14653111803	3/14/2018	04/02/2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Well #3/Feb 8 -Mar 8	213.73	60-445-4662	Utility	14653111803	3/14/2018	04/02/2018
Well #6/Feb 6 -Mar 6	3,583.71	60-445-4662	Utility	14653111803	3/14/2018	04/02/2018
Total:	25,981.65	*Vendor Total				
Euclid Managers						
049670						
Short-Term Disability/Aril 2018	319.74	01-000-2057	Short-Term Disability	4/1-4/30	3/14/2018	04/02/2018
Total:	319.74	*Vendor Total				
Feece Oil						
031060						
Mid-Grade Fuel	3,328.49	71-000-1340	Gas/Diesel Escrow	3533320	3/20/2018	04/02/2018
Diesel Fuel	1,038.15	71-000-1340	Gas/Diesel Escrow	3533321	3/20/2018	04/02/2018
Total:	4,366.64	*Vendor Total				
Fox Metro						
029650						
Service Inspections/New	20.00	60-445-4480	New Meters,rprs. & Rplemnts.	02082018	3/7/2018	04/02/2018
Total:	20.00	*Vendor Total				
Fox Valley Ford, Inc.						
015480						
2018 Ford Explorer/Admin	25,161.00	71-430-4869	Vehicles	03282018	3/28/2018	04/02/2018
Total:	25,161.00	*Vendor Total				
Frost Electric Company, Inc.						
021540						
Street Light Repairs	1,167.00	60-445-4565	Water Well Rpr & Mtce	7388	3/9/2018	04/02/2018
Street Light Repairs/Orch Gateway	2,080.00	60-445-4565	Water Well Rpr & Mtce	7392	3/16/2018	04/02/2018
Juniper Strt Lght Wire Repair	975.00	10-445-4661	Street Light Repair/Maint	7395	3/15/2018	04/02/2018
Spare Backspin Timer For Wells	625.00	60-445-4565	Water Well Rpr & Mtce	7396	3/15/2018	04/02/2018
Electric Panel Replaced/AM Tower	845.00	60-445-4565	Water Well Rpr & Mtce	7397	3/15/2018	04/02/2018
Check WTP Power/Well #4 Meter	120.00	60-445-4565	Water Well Rpr & Mtce	7399	3/15/2018	04/02/2018
Total:	5,812.00	*Vendor Total				
Gorski, Joseph						
028500						
NGCRC Gang Specialist Conf	115.91	01-440-4370	Conferences & Travel	03292018	8/10/2017	04/02/2018
Total:	115.91	*Vendor Total				
Grainger						
031900						
Credit Correction	302.00	60-445-4565	Water Well Rpr & Mtce	9278028783	3/29/2018	04/02/2018
TP PVC Part/Hypo Repair	7.36	60-445-4567	Treatment Plant Repair/Maint	9725884531	3/13/2018	04/02/2018
Total:	309.36	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
ILLCO Inc.						
040110						
Special HMO Chem Resistant Valves	590.30	60-445-4567	Treatment Plant Repair/Maint	1332891	3/14/2018	04/02/2018
TP Hypo Repairs/Parts	68.13	60-445-4567	Treatment Plant Repair/Maint	1332892	3/14/2018	04/02/2018
Total:	658.43	*Vendor Total				
Illinois Fire & Police						
010070						
Illinois Fire & Police Commissioners Assoc Du	375.00	01-439-4390	Dues & Meetings	03292018	3/27/2018	04/02/2018
Total:	375.00	*Vendor Total				
Interactive Building Solutions, LLC						
050600						
PD Unit Above Gun Range/Re-Programmed	716.38	01-445-4520	Public Buildings Rpr & Mtce	105152	1/4/2018	04/02/2018
BAS Controler Repair	1,875.00	01-445-4520	Public Buildings Rpr & Mtce	105171	1/23/2018	04/02/2018
Total:	2,591.38	*Vendor Total				
JSN Contractors Supply						
041440						
Red Marking Flags	230.00	10-445-4661	Street Light Repair/Maint	81543	3/8/2018	04/02/2018
Grinding Cups	42.00	10-445-4661	Street Light Repair/Maint	81544	3/8/2018	04/02/2018
Total:	272.00	*Vendor Total				
Lee Jensen Sales Co., Inc.						
044070						
Confined Space Harnesses	835.00	60-445-4510	Equipment/IT Maint	175841	3/15/2018	04/02/2018
Total:	835.00	*Vendor Total				
Menards						
016070						
Mailbox Replacements	157.85	01-445-4799	Misc. Expenditures	83019	3/13/2018	04/02/2018
TP Cleaning Supplies	33.28	60-445-4567	Treatment Plant Repair/Maint	83037	3/24/2018	04/02/2018
Cleaning Products For TPs	74.47	60-445-4567	Treatment Plant Repair/Maint	83274	3/13/2018	04/02/2018
Total:	265.60	*Vendor Total				
Metro West COG						
032210						
Board Meeting/Mar 2018	35.00	01-410-4390	Dues & Meetings	3358-001	3/23/2018	04/02/2018
Board Meeting/Bosco/Mar 2018	35.00	01-430-4390	Dues & Meetings	3358-002	3/23/2018	04/02/2018
Total:	70.00	*Vendor Total				
Muller & Muller, Ltd.						
467647						
M&M Presentation Concept Development	2,675.97	12-438-4255	Engineering	171014-03	3/23/2018	04/02/2018
Total:	2,675.97	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
North Aurora NAPA, Inc.						
038730						
Oil Dry/Vehicle Maint (4)	31.92	60-445-4511	Vehicle Repair and Maint	289019	3/15/2018	04/02/2018
Truck #183 Repair	30.97	60-445-4511	Vehicle Repair and Maint	289063	3/15/2018	04/02/2018
Vehicle Maintenance	22.52	60-445-4511	Vehicle Repair and Maint	289916	3/26/2018	04/02/2018
Total:	85.41	*Vendor Total				
Office Depot						
035720						
Misc Office Supplies/PD	72.60	01-440-4411	Office Expenses	2168941811	3/9/2018	04/02/2018
Misc Office Supplies/PD	79.14	01-440-4411	Office Expenses	2170855036	3/15/2018	04/02/2018
Total:	151.74	*Vendor Total				
Paddock Publications, Inc.						
026910						
Street Sweep Bid	75.90	01-445-4506	Publishing	T4494862	3/6/2018	04/02/2018
Total:	75.90	*Vendor Total				
Performance Chemical & Supply, Inc.						
048030						
PD Custodial Supplies	389.03	01-445-4421	Custodial Supplies	215107	9/6/2017	04/02/2018
PD Kleenex Toilet Paper	79.64	01-445-4421	Custodial Supplies	215247	9/11/2017	04/02/2018
VH Paper Towels	136.00	01-445-4421	Custodial Supplies	218679	1/10/2018	04/02/2018
PD Paper Towels	136.00	01-445-4421	Custodial Supplies	218680	1/10/2018	04/02/2018
Total:	740.67	*Vendor Total				
Pitney Bowes Inc.						
017470						
E Z Seal Pint Bottle (4)	10.64	01-430-4411	Office Expenses	1006883718-C	3/20/2018	04/02/2018
E Z Seal Pint Bottle (4)	10.64	01-441-4411	Office Expenses	1006883718-C	3/20/2018	04/02/2018
E Z Seal Pint Bottle (4)	10.64	01-445-4411	Office Expenses	1006883718-C	3/20/2018	04/02/2018
E Z Seal Pint Bottle (4)	10.63	60-445-4411	Office Expenses	1006883718-C	3/20/2018	04/02/2018
Total:	42.55	*Vendor Total				
Rempe Sharpe & Associates						
000970						
Final Payment-Dixon AM Tower Paint Inspecti	3,375.00	60-445-4255	Engineering	26211	3/19/2018	04/02/2018
Unit Prices To MDS For PCI Study	931.00	01-445-4255	Engineering	26212	3/19/2018	04/02/2018
Lot Grading	232.00	01-441-4255	Engineering	26213	3/19/2018	04/02/2018
Compilation Of Plan Review Docs/NPDES Pro	833.00	01-445-4255	Engineering	26214	3/19/2018	04/02/2018
Water Dept GIS Map Update Project	1,532.00	60-445-4255	Engineering	26215	3/19/2018	04/02/2018
Engineering/AMC Dolan	340.00	90-000-E223	310 S Lincolnway	26216	3/19/2018	04/02/2018
Engineering/Fox Valley Golf	3,800.15	90-000-E232	DR Horton - FV Golf Course	26217	3/19/2018	04/02/2018
Engineering/Abelel	138.86	01-441-4255	Engineering	26218	3/20/2018	04/02/2018
Engineering/Valley Green Dev	466.81	12-438-4255	Engineering	26219	3/20/2018	04/02/2018
Engineering/Next Door Storage	112.32	90-000-E223	310 S Lincolnway	26220	3/20/2018	04/02/2018
WTP MIOX Eng	202.02	60-445-4255	Engineering	26221	3/20/2018	04/02/2018
Engineering/Randall Highland Hotel	436.45	90-000-E055	NA Lodging 1, LLC	26222	3/20/2018	04/02/2018
Design/Survey 2018 Misc Project	3,072.88	21-450-4255	Engineering	26223	3/20/2018	04/02/2018
Design/Survey 2018 Street Program	15,222.27	21-450-4255	Engineering	26224	3/20/2018	04/02/2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	30,694.76	*Vendor Total				
Sean McCoy						
034810						
ILEAS Conf. Training Reimbursement	33.86	01-440-4370	Conferences & Travel	03062018	3/6/2018	04/02/2018
<hr/>						
Total:	33.86	*Vendor Total				
Sign-A-Rama						
029780						
Public Hearing Sign	108.66	01-441-4506	Publishing	12381	3/15/2018	04/02/2018
<hr/>						
Total:	108.66	*Vendor Total				
Sun Life Financial						
033620						
Dental Insurance-Apr 2018/Admin	255.52	01-430-4136	Dental Insurance	042018-001	4/1/2018	04/02/2018
Dental Insurance-Apr 2018/Comm Dev	74.27	01-441-4136	Dental Insurance	042018-002	4/1/2018	04/02/2018
Dental Insurance-Apr 2018/Police	782.72	01-440-4136	Dental Insurance	042018-003	4/1/2018	04/02/2018
Dental Insurance-Apr 2018/PW	229.46	01-445-4136	Dental Insurance	042018-004	4/1/2018	04/02/2018
Dental Insurance-Apr 2018/Water	125.08	60-445-4136	Dental Insurance	042018-005	4/1/2018	04/02/2018
Dental Insurance-Apr 2018/Employee	1,658.33	01-000-2054	Insurance Employee Reimburse	042018-006	4/1/2018	04/02/2018
<hr/>						
Total:	3,125.38	*Vendor Total				
Technology Management Rev Fund						
007390						
IWIN	723.32	01-440-4652	Communications	T1825944	3/12/2018	04/02/2018
<hr/>						
Total:	723.32	*Vendor Total				
Teska Associates, Inc.						
024820						
Research/Density	1,260.00	01-441-4275	Planning	8430	3/16/2018	04/02/2018
Meetings/GC Dev	308.21	01-441-4275	Planning	8431	3/16/2018	04/02/2018
<hr/>						
Total:	1,568.21	*Vendor Total				
Thom Jungels						
039460						
Plumbing Inspections (17)	595.00	01-441-4276	Inspection Services	Thru 3.19.18	3/19/2018	04/02/2018
<hr/>						
Total:	595.00	*Vendor Total				
Uniform Den, Inc.						
020300						
Ballistic Vest	414.50	01-440-4160	Uniform Allowance	54431	3/12/2018	04/02/2018
<hr/>						
Total:	414.50	*Vendor Total				
Verizon Wireless						
025430						
Cell Phone Feb13- Mar 12/PD	21.36	01-440-4652	Communications	9803469795-C	3/12/2018	04/02/2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Cell Phone Feb13- Mar 12/PW	185.49	01-445-4652	Communications	9803469795-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/Water	74.54	60-445-4652	Communications	9803469796-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/PW	164.26	01-445-4652	Communications	9803469796-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/PD	280.44	01-440-4652	Communications	9803469796-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/Comm Dev	86.09	01-441-4652	Communications	9803469796-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/Admin	104.39	01-430-4652	Communications	9803469796-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/Water	69.21	60-445-4652	Communications	9803469797-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/PW	79.23	01-445-4652	Communications	9803469797-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/Admin	67.78	01-430-4652	Communications	9803469797-C	3/12/2018	04/02/2018
Cell Phone Feb13- Mar 12/PD	89.21	01-440-4652	Communications	9803469797-C	3/12/2018	04/02/2018
Total:	1,222.00	*Vendor Total				
Vision Service Plan (IL)						
042720						
Vision- April 2018	493.72	01-000-2056	VSP - Employee Contributions	804995227	3/17/2018	04/02/2018
Total:	493.72	*Vendor Total				
Water Products Company						
001170						
Hyd Repair Parts	301.89	60-445-4563	Fire Hydrant Repair/maint	0279219	3/14/2018	04/02/2018
Dual Check Valves	2,238.38	60-445-4568	Watermain Rprs. & Rplcmts.	0279220	3/14/2018	04/02/2018
60' Roll 3/4" Copper	465.00	60-445-4568	Watermain Rprs. & Rplcmts.	0279281	3/19/2018	04/02/2018
Water Maint Repair Parts	64.88	60-445-4568	Watermain Rprs. & Rplcmts.	0279328	3/21/2018	04/02/2018
Total:	3,070.15	*Vendor Total				
Water Resources						
010380						
V4 MIUs (40)	4,400.00	60-445-4480	New Meters,rprs. & Rplcmts.	32183-001	3/16/2018	04/02/2018
5/8" Meters (20)	1,920.00	60-445-4480	New Meters,rprs. & Rplcmts.	32183-002	3/16/2018	04/02/2018
1" Meters (12)	2,454.00	60-445-4480	New Meters,rprs. & Rplcmts.	32183-003	3/16/2018	04/02/2018
Total:	8,774.00	*Vendor Total				
Waubensee Community College						
025510						
CPR Training/Certification	1,331.00	01-440-4380	Training	108428	3/13/2018	04/02/2018
Total:	1,331.00	*Vendor Total				
Weilandt Legal Document Svcs.						
038240						
Adjudication	73.50	01-441-4506	Publishing	17-0320	3/20/2018	04/02/2018
Total:	73.50	*Vendor Total				
Winzer Corporation						
047560						
PD Floor Regreaser	218.15	01-445-4421	Custodial Supplies	6080873	3/20/2018	04/02/2018
PW Garage All Purpose Cleaner	142.70	01-445-4421	Custodial Supplies	6080874	3/20/2018	04/02/2018
Total:	360.85	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Report Total:	<hr/>					
	133,148.61					
	<hr/>					



Memorandum

To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: March 28, 2018
Re: Award of Bid: Street Sweeping and Special Event Clean-Ups

The Village of North Aurora provides Street Sweeping services three times a year on the entire road network and after special events including North Aurora Days and along parade routes. This service keeps the Village pavement free and clear from accumulated debris. Street sweeping is beneficial to the environment because it prevents debris and pollutants from entering the storm sewer system. It also reduces the chance of debris clogging pipes and creating potential flooding hazards. This is also a mandated Best Management Practice (BMP) of the Village's National Pollutant Discharge Elimination System (NPDES) ILR40 permit which is administered by the Illinois Environmental Protection Agency.

On March 6, 2018 placed an Advertisement for Bids for the Street Sweeping and Special Event Clean-Ups contract. The term of the contract is three years with an option for a fourth year. On March 28, 2018 at 10:00 A.M., the Village received and opened one bid.

The bid was submitted by Lakeshore Recycling Systems (LRS) from West Chicago, Illinois. The current contract for 2017 with Hoving Clean Sweep was in the amount \$6,363.28 and hourly rate for special events was \$132.00/hr. This contract was a 3 year contract. The past contract began in 2015 and the cost for services increased by 3% each year.

The table below displays the contract costs received for the previous street sweeping contract.

	Hoving Clean Sweep, LLC., 1655 Powis Road, West Chicago, IL 60185		
Operation	2015	2016	2017
Road Network Sweeping	\$5,998.00	\$6,177.94	\$6,363.28
Special Event Clean-Ups	\$125.00	\$129.00	\$132.00

The bids received indicate that the cost of providing street sweeping services for 2018 would be \$6490.55 excluding special events. This cost is 2% greater than the 2017 contract. The increase proposed for each year is 2.5%. The prices received for this year's contract are better than the past contract. The increase between years is 2.5% in comparison to 3% with the previous contract and the hourly rates are being held at \$130/hr., which is less than the 2017 rate. Additionally the 2018 rate was only increased 2% from the 2017 rate instead of 3%. The table below illustrates the prices received from 2018 to 2021.

	Lakeshore Recycling Systems (LRS) 1655 Powis Road, West Chicago, IL 60185			
Operation	2018	2019	2020	*2021
Road Network Sweeping	\$6,490.55	\$6,652.81	\$6,819.13	\$6,989.61
Special Event Clean-Ups	\$130.00	\$130.00	\$130.00	\$130.00

* Optional Contract Year

Over the years street sweeping service providers have consolidated. This has reduced the competition and thus explains the low number of bids received. However, even with only one bidder, pricing remains competitive. LRS, who provided the only bid, purchased last years' service provider Hoving Clean Sweep, LLC in January of 2017. As a result LRS has been performing the street sweeping with satisfactory results.

Based on the limited service providers available, the reasonable prices offered, the satisfactory past performance, recommendations from other municipalities, and the necessity of the program for compliance with IEPA regulations, it is the staff

recommendation to award the bid to Lakeshore Recycling Systems (LRS), LLC in the annual amounts listed in the table above. This activity is funded from the Public Works fund in the preliminary budget in the amount of \$20,000.



Memorandum

To: Dale Berman, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: John Laskowski, Public Works Director

Date: March 28, 2018

Re: Water Treatment Plant Radium Sludge Removal

On March 19, 2018 staff discussed the quotes received for the radioactive sludge removal from the water treatment plant with members of the Operations Committee. Below is a summary of this information presented.

The Illinois Environmental Protection Agency (EPA) began regulating radium in community water systems (CWS) in 2000. This rule required all CWS to maintain a combined radium 226/228 isotope of 5 pCi/L. Picocurie per liter (pCi/L) is the unit of measurement of radioactivity in water. As a result of this regulation all municipalities that contained radium were required to implement methods of removal to comply with the standard.

The Village's method of radium removal is through use of Hydrous Manganese Oxide (HMO). HMO is a sticky compound that attaches itself to radium. The radium and HMO is then filtered out by the filter media. When the filters are backwashed, the radium and HMO that is removed from the water is settled out to a concrete discharge chamber. (This material is commonly referred to as sludge.) Then the chamber slowly releases the discharge water into the sanitary sewer where it is conveyed to Fox Metro.

The material has accumulated over the last ten years and is beginning to create operational challenges because the excess filter media is preventing the discharge

chamber from draining efficiently. In order for this chamber to perform efficiently the excess sludge needs to be removed.

Since the sludge contains concentrated radioactive material, it requires professionals with special qualifications and licenses to handle and transport it. The Water Superintendent has worked closely with the Illinois Emergency Management Agency IEMA to understand the sludge removal process.

Staff reached out to several companies providing them with specific information which they could use to develop quotations on the work. The quotations were based on the volume of material in the tanks and desired level of removal.

Based on this information there were four companies that provided quotations for consideration. The results are displayed in table below.

Operation	Solutient Technologies 6616 Promway Ave. NW North Canton, OH 44720	Veolia Environmental Services 5137 Indianapolis Blvd, East Chicago, IN 46312	Chase Environmental Group 503 Budkeye Dr. Suite 110 Troy, IL 62294	All Services Contracting 2024 E. Damon Avenue Decatur, IL 62526
Sludge Removal	\$37,700.00	\$42,420.00	\$48,955.00	\$133,509.00

The nature of this maintenance operation is such that the professional expertise required to craft plans and specifications for sludge removal would be expensive because of the specialized nature of the project. Instead, staff relied on colleagues at the IEMA, professionals in other communities, and research to assist in understanding sludge removal process works. Utilizing this information we were able to formulate an understanding and communicate it to vendors and eliminate cost associated with the development of plans and specifications. Based on the information presented the Village received competitive quotes from vendors.

Based on the research performed by the Water Superintendent and the competitive nature of the quotes received, staff is recommending the waiver of the formal bidding process and the acceptance of the quote from Solutient Technologies in the amount of \$37,700 with a not to exceed value of \$45,000. This project is budgeted in in the 2017-18 fiscal year budget in the amount of \$50,000.

**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: PETITION 18-03: 194 ALDER DRIVE PARKING VARIANCE/SITE PLAN REVIEW
AGENDA: 4/2/2018 REGULAR VILLAGE BOARD MEETING

ITEMS

- 1) An ordinance granting a Variance pursuant to Chapter 13 of the Zoning Ordinance to allow a reduction in the amount of required parking for a property located in the I-2 General Industrial District, Village of North Aurora, Illinois
- 2) Ordinance approving the Site Plan for the property located at 194 Alder Drive in the Village of North Aurora

DISCUSSION

Section 13.13 of the Zoning Ordinance 'Required off-street parking spaces' establishes the minimum number of off-street parking spaces to be provided for each designated land use. The use of the facility is classified as Light Industrial. Per Section 13.13 of the Zoning Ordinance, Light Industrial uses are required to provide two (2) off-street parking spaces per 1,000 square feet of gross floor area of manufacturing and office area. Abelei, Inc is proposing a 21,130 square foot addition to their existing 11,865 square foot facility located at 194 Alder Drive, for a total of 32,995 square feet.

At 32,994 total square feet, sixty-six (66) parking spaces would be required. The subject property currently provides a total of forty-two (42) parking spaces. As such, another twenty-four (24) parking spaces would be required to accommodate the additional square footage of the building expansion.

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for any commercial, office, manufacturing or multifamily structural addition that constitutes more than twenty-five (25) percent of total square footage of an existing structure.

The Village Board reviewed the request at their March 19, 2018 Committee of the Whole meeting and was supportive of the parking variance and site plan approval.

Attachments:

1. Staff report to the Plan Commission
2. An ordinance granting a Variance pursuant to Chapter 13 of the Zoning Ordinance to allow a reduction in the amount of required parking for a property located in the I-2 General Industrial District, Village of North Aurora, Illinois
3. Ordinance approving the Site Plan for the property located at 194 Alder Drive in the Village of North Aurora

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: March 6, 2018

Petition Number: 18-03

Petitioner: Abelei, Inc

Request(s): 1) Variance to allow a reduction in the amount of required parking 2) Site plan review

Subject Property(s): 194 Alder Drive

Parcel Number(s): 15-05-476-003 and -004

Size: Approximately 3.48 acres

Current Zoning: I-2 General Industrial District

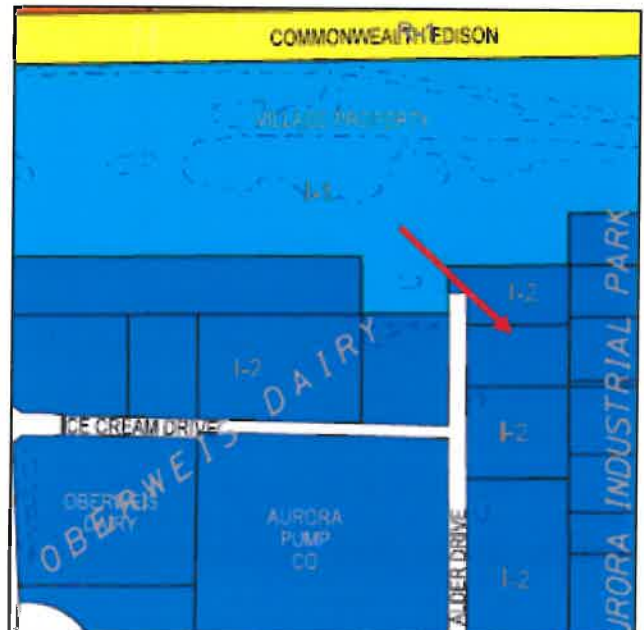
Contiguous Zoning: North – I-1 Limited Industrial District, South – I-2 General Industrial District, East - I-2 General Industrial District, West - I-2 General Industrial District

Comprehensive Plan Designation: Office/Industrial

BACKGROUND

Abelei, Inc is proposing a 21,130 square foot addition to their existing 11,865 square foot facility located at 194 Alder Drive, for a total of 32,995 square feet.

Section 13.13 of the Zoning Ordinance 'Required off-street parking spaces' establishes the minimum number of off-street parking spaces to be provided for each designated land use. Abelei, Inc, is a manufacturer and supplier of flavoring for foods, beverages, dairy, confectionary, bakery, pharmaceuticals, and nutraceutical applications. The use of the facility is classified as Light Industrial. Per Section 13.13 of the Zoning Ordinance, Light Industrial uses are required to provide two (2) off-street parking spaces per 1,000 square feet of gross floor area of manufacturing and office area.



At 32,994 total square feet, sixty-six (66) parking spaces would be required. The subject property currently provides a total of forty-two (42) parking spaces. As such, another twenty-four (24) parking spaces would be required to accommodate the additional square footage of the building expansion.

SITE PLAN REVIEW

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for any commercial, office, manufacturing or multifamily structural addition that constitutes more than twenty-five (25) percent of total square footage of an existing structure. The standards for site plan review are established in Chapter 4.4 - Site Plan Review of the North Aurora Zoning Ordinance.

Upon review of the submitted site, architectural and landscape plans; staff found the site plan review provisions of the Zoning Ordinance satisfactorily addressed.

Should the Plan Commission recommend approval of Petition #18-03, staff suggests the following condition:

- 1) *In the event that a) the current use of the subject property (Light Industrial) was to change to a use requiring a greater amount of parking b) any parking issues were to arise from the deficient parking on the subject property or c) the number of employees was to increase, the Village maintains the right to first review the conditions and then determine whether or not to require the minimum number of off-street parking spaces to be provided for the designated use.*
- 2) *The area located directly to the north of the proposed building addition shall be mass graded to accommodate the land banked twenty-five additional parking spaces.*



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

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

RECEIVED

FEB 09 2018

VILLAGE OF
NORTH AURORA

APPLICATION FOR VARIATION

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

PETITION NO. 18-03

FILE NAME _____

DATE STAMP _____

I. APPLICANT AND OWNER DATA

Name of Applicant* Abelei, Inc

Address of Applicant 194 Alder Drive

Telephone No. 630 859-1410

Name of Owner (s) * Shelley Henderson

Address of Owner (s) 102 Gorham St, North Aurora

Telephone No. 630-205-8777

Email Address shenderson@abelei.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 194 Alder Dr., North Aurora, IL 60542
(indicate location of common address)

Legal Description: Lots One and Two in C.W. Cummings North Aurora Industrial Sub, being part of the Southeast quarter of Section 5, Township 38 North, Range 8 East of the third principal meridian, recorded June 22, 2001 as document number 2001K060273, in the Village of North Aurora, Kane County, Illinois

Parcel Size 1.77 acres North (Lot 2) + 1.71 acres South (Lot 1) = 3.48 acres at site

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

Present Zoning District I-2 General Industrial District
(Zoning Ordinance Classification)

III. PROPOSED VARIATION(S)



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

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 list containing the names, address 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 notices by mail to all 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

Date

Owner

Date



Variation requested (state specific measurements) Requesting a reduced minimum number of off-street parking spaces to be provided

Code Section that pertains to Variation Village of N. aurora Zoning Ordinance: Title 17 / 13.13

Reason for request To avoid the financial hardship and further difficulties associated with the installation of an additional parking lot. To save and preserve the green space surrounding the building and to preserve a lower storm water run-off.

Explanation of purpose to which property will be put Liquid and dry blending for flavor manufacturing with lab space

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.



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

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.

Village of North Aurora Application for Zoning Variance:

Findings of Fact for Variations:

Abelei Flavors Building Expansion:

1. **Hardship:** The installation of the 25 additional parking spaces would result in an unnecessary financial hardship of approximately \$60,000 - \$70,000. This is the estimated cost of the parking installation. This is equivalent to a X% increase in the project's construction cost, a percent increase large enough to jeopardize the entire project.
2. **Unique Physical Conditions:** Abelei Flavors is bounded to the North by a conservation easement containing wetlands. This variance would preserve green space to the North of the building expansion and to the South of the conservation easement.
3. **Not Self-Created:** The parking spaces for which the variance is being sought are only required under the condition that the proposed building expansion is installed. The current provided parking is in accordance with zoning for the current built facility. Thus the issue at hand is not due to any action or inaction of the owner and is not self-created.
4. **Denied Substantial Rights:** This is not applicable to this particular case.
5. **Not Merely Special Privilege:** This is not applicable to this particular case.
6. **Conformance with Ordinance and Plan Purposes:** The variance is being sought with the knowledge that the parking spaces will not be needed, and with the knowledge that spaces could be provided in the future if needed.
7. **No Other Remedy:** The variance is the only way to prevent said hardships from occurring.
8. **Minimum Relief Required:** The variance is the minimum measure of relief.
9. **Public Welfare:** The variance being sought would not be detrimental to the public welfare.
10. **Public Safety, Light, and Air:** The variance being sought would be neutral in terms of public safety, lighting, air. The current 42 parking spaces are more than enough for the current building. Of the 42 spaces 20 are in the lot to the West and 22 are in the lot to the North. The North lot has a utilization of less than 10%. The building expansion will result in the estimated hiring of X employees and the current 42 spaces will still be more than adequate and no employee parking will happen on nearby road ways. To ensure that this remains the case the parking count exhibit contained on the site development plan shows that (25) additional spaces can be added in the future.
11. **Noise and Odor:** The variance being sought would be noise and odor neutral. The variance will preserve greenspace in lieu of installing asphalt paving.



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

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

Marcia L Arb

Karen R Criss

Shelley C. Henderson

[Signature]
Trust Officer

SUBSCRIBED AND SWORN TO

Before me this 8th day of february, 20 18

Carmen Arvalo

A Notary Public in and for such County.



[FOR RECORDERS USE]

WARRANTY DEED

Corporation to Corporation

THE GRANTOR, CHARLES W. CUMMINGS, a divorced person not since remarried, of Aurora, Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, Conveys and Warrants to **KMS HOLDINGS, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 550 North Commons Drive, Suite 100, Aurora, Illinois 60504, the following described Real Estate, to wit:

LOT 1 IN C.W. CUMMINGS NORTH AURORA INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

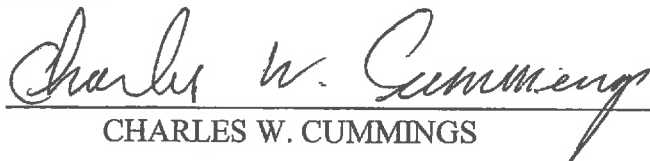
PIN NO: 15-05-476-004

Commonly known as: 1.84 acre vacant lot at the north end of Alder Drive
North Aurora, Illinois 60542

hereby expressly declaring that the estate conveyed shall pass, individual to individual, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO general taxes for the year 2002 (due and payable in 2003) and subsequent years, and covenants, conditions, restrictions and easements of record.

DATED this 28th day of May, 2002.

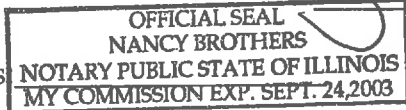

CHARLES W. CUMMINGS

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that CHARLES W. CUMMINGS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of May, 2002.

Commission Expires



Notary Public

Prepared by:

Attorney Gerald K. Hodge
8 E. Galena Blvd.
P.O. Box 5030
Aurora, Illinois 60507

SEND SUBSEQUENT TAX BILLS TO:

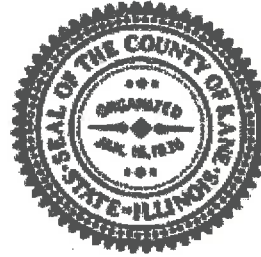
KMS Holdings, LLC
550 North Commons
Unit 100
Aurora, Illinois 60504

MAIL TO:

Attorney William Mohr
Mohr & Gaertner
1300 Iroquois Drive
Suite 230
Naperville, Illinois 60563

[AFFIX REVENUE STAMPS]

Mark D. Armstrong, CIAO
Kane County Supervisor of Assessments



719 South Batavia Ave
Building C
Geneva, Illinois 60134

Kane County Property Assessments

Parcel **15-05-477-001**

Property Location
197 ALDER DR
NORTH AURORA, IL 60542-

Mailing Address
BOUSQUET, JOYCE .
738 CARIBBEAN CT
MARCO ISLAND, FL 34145-3422

Property Class
0080 -Industrial
Tax Code
AU-016

Subdivision

Lot/Block

Document [AC 2016](#) 9/8/2016

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	90,170	107,828	197,998
2017SE	0	0	90,170	107,828	197,998
2017Alt	0	0	0	0	0
2016BR	0	0	77,293	107,486	184,779
2016SE	0	0	77,293	107,486	184,779
2016Alt	0	0	0	0	0

[Menu Page](#)

[Tax Extension Home Page](#)

[County Assessments Home Page](#)

[Parcel Tax Information](#)

[Aurora Township Assessor](#)

[View Property Map](#)

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
01/06/1995	0.00	NONE (87896)	
05/01/2012	210,000.00	2012K035997	

Mark D. Armstrong, CIAO
Kane County Supervisor of Assessments



719 South Batavia Ave
Building C
Geneva, Illinois 60134

Kane County Property Assessments

Parcel 15-05-476-001																	
Property Location 200 ALDER DR NORTH AURORA, IL 60542-		Mailing Address LANG, BRIAN W DCLRN OF TR, TRUSTEE, . 42240 N 113TH WAY SCOTTSDALE, AZ 85262-3525		Property Class 0080 -Industrial Tax Code AU-016													
Subdivision Lot/Block Document 2013K079704 11/8/2013																	
	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total												
2017BR	0	0	86,471	233,529	320,000												
2017SE	0	0	86,471	314,605	401,076												
2017Alt	0	0	0	0	0												
2016BR	0	0	74,122	245,310	319,432												
2016SE	0	0	74,122	245,310	319,432												
2016Alt	0	0	0	0	0												
<table border="1"> <tr> <td>Sale Date</td> <td>Gross Selling Price</td> <td>Sales Document No.</td> <td>Recorded Date</td> </tr> <tr> <td>01/01/2004</td> <td>2,300,000.00</td> <td>2004K011956</td> <td>1/23/2004</td> </tr> <tr> <td>06/09/1999</td> <td>0.00</td> <td>99KO20612</td> <td></td> </tr> </table>						Sale Date	Gross Selling Price	Sales Document No.	Recorded Date	01/01/2004	2,300,000.00	2004K011956	1/23/2004	06/09/1999	0.00	99KO20612	
Sale Date	Gross Selling Price	Sales Document No.	Recorded Date														
01/01/2004	2,300,000.00	2004K011956	1/23/2004														
06/09/1999	0.00	99KO20612															

[Menu Page](#)
[Tax Extension Home Page](#)
[County Assessments Home Page](#)
[Parcel Tax Information](#)
[Aurora Township Assessor](#)
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Mark D. Armstrong, CIAO
Kane County Supervisor of Assessments



719 South Batavia Ave
Building C
Geneva, Illinois 60134

Kane County Property Assessments

Parcel **15-05-476-004**

Property Location
ALDER DR
NORTH AURORA, IL 60542-

Mailing Address
KMS HOLDINGS LLC, .
194 ALDER DR
NORTH AURORA, IL 60542-

Property Class
0080 -Industrial
Tax Code
AU-016

Subdivision
Lot/Block
Document

12/5/2003

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	57,872	180,537	238,409
2017SE	0	0	57,872	180,537	238,409
2017Alt	0	0	0	0	0
2016BR	0	0	49,607	164,053	213,660
2016SE	0	0	49,607	164,053	213,660
2016Alt	0	0	0	0	0

[Menu Page](#)

[Tax Extension Home Page](#)

[County Assessments Home Page](#)

[Parcel Tax Information](#)

[Aurora Township Assessor](#)

[View Property Map](#)

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
05/01/2002	278,779.00	2002K072947	
06/22/2001	0.00	NONE (152977)	6/22/2001

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIANCE PURSUANT TO CHAPTER 13 OF
THE ZONING ORDINANCE TO ALLOW A REDUCTION IN THE AMOUNT OF
REQUIRED PARKING FOR A PROPERTY LOCATED IN THE I-2 GENERAL
INDUSTRIAL DISTRICT, VILLAGE OF NORTH AURORA, ILLINOIS.**

(Petition #18-03; 194 Alder Drive)

WHEREAS, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I-2 General Industrial District; and,

WHEREAS, an application has been filed requesting approval of a variance pursuant to Title 17, Chapter 13 of the North Aurora Zoning Ordinance to allow a reduction in the amount of required parking for a property located in the I-2 General Industrial District ; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on March 6, 2018 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its findings and recommendation addressing the criteria for the determination of variances as provided in the Zoning Ordinance with the President and Board of Trustees recommending approval of the variation described herein; and,

WHEREAS, the President and Board of Trustees has reviewed the findings and recommendations of the Plan Commission and has determined that the requested variance meets the standards.

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: The recitals set forth above are incorporated herein as material provisions of this Ordinance.

SECTION 2: That the variance is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 17, Chapter 13 of the North Aurora Zoning Ordinance to allow a reduction in the amount of required parking for a property located in the I-2 General Industrial District , subject to the following conditions:

- 1) In the event that a) the current use of the subject property (Light Industrial) was to change to a use requiring a greater amount of parking b) any parking issues were to

arise from the deficient parking on the subject property or c) the number of employees was to increase, the Village maintains the right to first review the conditions and then determine whether or not to require the minimum number of off-street parking spaces to be provided for the designated use.

- 2) The area located directly to the north of the proposed building addition shall be mass graded to accommodate the land banked twenty-five additional parking spaces.
- 3) The Village shall record the approving ordinance with the Kane County Recorder's Office.

SECTION 3: That this Ordinance is limited and restricted to the property located at 194 Alder Drive, North Aurora, Illinois and legally described as follows:

LOTS ONE AND TWO IN C.W. CUMMINGS NORTH AURORA INDUSTRIAL SUB, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 22, 2001 AS DOCUMENT NUMBER 2001K060273, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Property Index Numbers: 15-05-476-003 and -004

SECTION 4: 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 _____ day of _____, 2018, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2018, A.D.

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Ordinance No. _____
Re: Petition #18-03
Page 3

Dale Berman, Village President

ATTEST:

Lori Murray, Village Clerk

ORDINANCE NO.

ORDINANCE APPROVING THE SITE PLAN
FOR THE PROPERTY LOCATED AT 194 ALDER DRIVE
IN THE VILLAGE OF NORTH AURORA

WHEREAS, the North Aurora Plan Commission has reviewed the site plan for the property located at 194 Alder Drive (hereinafter the "Property") pursuant to the application for site plan review filed by Abelei, Inc 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 March 6, 2018 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", and the building elevation plans in the form attached hereto and incorporated herein by reference as Exhibit "B" is hereby approved, subject to the following condition:
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 ____ day of _____, 2018, A.D.

Ordinance # _____

Passed by the Board of Trustees of the Village of North Aurora, Kane County,
Illinois this ____ day of _____, 2018, A.D.

Mark Carroll	_____	Laura Curtis	_____
Mark Gaffino	_____	Mark Guethle	_____
Michael Lowery	_____	Tao Martinez	_____

Approved and signed by me as President of the Board of Trustees of the Village
of North Aurora, Kane County, Illinois this ____ day of _____, 2018, A.D.

ATTEST:

Village President

Village Clerk

Ordinance # _____

EXHIBIT "A" – SITE PLAN

Ordinance # _____

EXHIBIT "B" – BUILDING ELEVATION PLANS

