



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, JUNE 4, 2018**  
(Immediately following the Village Board Meeting)

**MEETING LOCATION CHANGE:**  
**NORTH AURORA POLICE DEPARTMENT**  
**COMMUNITY ROOM**  
**200 S. LINCOLNWAY, NORTH AURORA IL**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Lincoln Valley on the Fox Development (Fox Valley Golf Course)

**EXECUTIVE SESSION**

**ADJOURN**

Initials SB



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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** PETITION 18-02: FOX VALLEY GOLF COURSE DEVELOPMENT  
**AGENDA:** 6/4/2018 COMMITTEE OF THE WHOLE MEETING

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### DISCUSSION

National homebuilders DR Horton have submitted plans for the development of the former Fox Valley Golf Course located on IL 25. Referred to as 'Lincoln Valley on the Fox', the plan consists of a mix of residential uses spread across the 102-acre former golf course site that are intended to accommodate an age-targeted demographic (Age 55+). More specifically, the plan includes 149 single-family homes, 63 two-family dwellings (126 units) and 33 three-unit townhome buildings (99 units) for a total of 374 units. The plan also includes a centrally-located clubhouse with adjacent ancillary recreational amenities available to the residents.

On September 20, 2017, DR Horton presented the second draft of the concept plan to the Development Committee for review. To summarize, the Development Committee did not have an issue with the mixed-use residential concept on the second draft plan, but believed the plan was not favorable from a density perspective and needed to better take advantage of the natural terrain of the golf course. The second draft concept plan included 400 total units. Staff notes that the first draft plan was submitted in July, 2017. Based upon staff's review comments relative to the first draft plan, the second draft concept plan was created.

DR Horton later presented the third draft concept plan to the Village Board during their November 6, 2017 Committee of the Whole meeting to obtain additional feedback. The third draft concept plan included 362 total units. With the exception of the six (6) duplex buildings (12 units) that have since been added, the plan is nearly identical to the current plan and was well-received.

A public hearing was held on this item before the Plan Commission at their March 6, 2018 meeting. The public hearing was heavily attended with multiple questions being asked and concerns being voiced by residents living adjacent to the former Fox Valley Golf Course. The approved meeting minutes from the March 6, 2018 Plan Commission public hearing have been attached.

While many topics were discussed during the public hearing, stormwater management and traffic impacts were the most common concerns of surrounding residents. The density of the development and the ability to allow an age targeted vs. age restricted population were also prevalent topics discussed, by both the attendees and the Plan Commission. A considerable amount of time was also spent explaining the entitlement process by providing clarification that the Village of North Aurora is not developing the property, but rather the City of Aurora owns the property and solicited developers for their property. It was also noted on several occasions that the property is currently designated with an R-1 Single Family Residence District zoning classification and could be developed by-right as a single-family residential subdivision without the need for the zoning requests currently being petitioned by DR Horton.

The Plan Commission unanimously recommended approval of the petition per eight (8) additional conditions of approval, for a total of nine (9) conditions:



- 1) An additional traffic study shall be conducted by a third party licensed professional engineer chosen and coordinated by village staff.
- 2) Additional evergreen trees shall be added to the forty (40) foot buffer areas located along the periphery of the north, south and east property lines.
- 3) A tree preservation plan shall be approved, and strict adherence to Section 16.12.010(C)(5)(d) of the Subdivision Ordinance shall be enforced during development of the property for failure to adhere to the provisions of the approved tree preservation plan. Each violation is subject to a fine of fifty dollars (\$50.00) per inch caliper, but not less than five hundred dollars (\$500.00) per tree.
- 4) The western portion of Sussex Court shall be thirty-three (33) feet in width, from back of curb to back of curb.
- 5) The minimum side yard setback for all residential structures shall be no less than ten (10) feet.
- 6) The maximum distance between street lights shall be 250 feet, provided that deviations may be approved by the Village Engineer in specific instances, in writing, provided the deviation will not adversely impact public safety.
- 7) All streetlights will be required to use LED technology, per Village specification.
- 8) The village shall condition the planned unit development on the payment of the impact fees of \$715.00 per residential unit to offset the initial burden to the Fire District.
- 9) *Original Staff Condition* – Revise the northeast Banbury Road entrance geometrics to align with the Country Club Estates entrance from Banbury Road (Oak Crest Drive).

**With the exception of increasing the minimum side yard setback to ten (10) feet,** the petitioner has agreed to the above conditions or made the appropriate changes to the plan, reflecting the condition(s). The petitioner's response to the conditions are attached.

**Attachments:**

1. PowerPoint development summation, prepared by Village staff.
2. Staff Report to the Plan Commission
3. Density Analysis, dated February 16, 2018, prepared by Teska Associates, Inc
4. Statement of Special Use Standards, prepared by the petitioner
5. Statement of PUD Standards, prepared by the petitioner
6. Statement of Map Amendment Standards, prepared by the petitioner
7. March 6, 2018 Plan Commission Approved Meeting Minutes
8. DR Horton Response to North Aurora Plan Commission Conditions of Approval, Petition 18-02, Lincoln Valley on the Fox, dated April 24, 2018
9. Study Review Proposed Lincoln Valley on the Fox North Aurora, Illinois, prepared by KLOA, Inc., dated May 10, 2018
10. An Ordinance granting Map Amendments and a Special Use for a residential Planned Unit Development for Lincoln Valley on the Fox



# Lincoln Valley on the Fox Development

COMMITTEE OF THE WHOLE

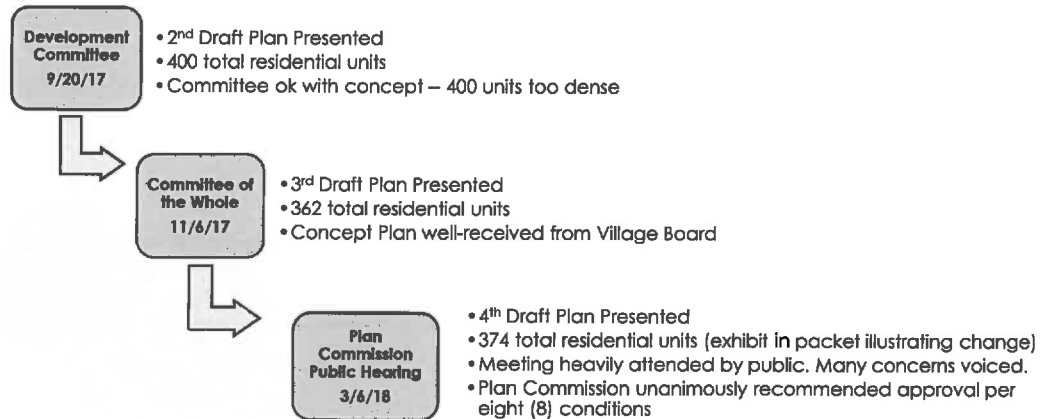
JUNE 4, 2018

## Why we're here.

- ▶ Former Fox Valley Golf Course property owned by the City of Aurora
- ▶ Golf course closed in 2016
- ▶ City of Aurora solicited sale of property
- ▶ DR Horton under contract with the City of Aurora to purchase property and develop age-targeted development
- ▶ Village of North Aurora maintains jurisdiction over property
- ▶ Zoning petition filed by DR Horton
  - ▶ Map Amendment ("rezoning") (R1 District → R1A, R3, R4)
  - ▶ Preliminary Subdivision Plat Approval
  - ▶ Special Use for Planned Unit Development (required per Zoning Ordinance)
    - ▶ Various zoning departures from Zoning and Subdivision Ordinances



## Public Meeting History



## Public Hearing Comments

- ▶ Traffic Impacts
- ▶ Age Targeted vs. Age Restrictive Development
- ▶ Stormwater Impacts
- ▶ Density
- ▶ Building Façade Appearance and Maintenance
- ▶ Buffering and Greenspace
- ▶ Tree Preservation
- ▶ Wildlife Displacement



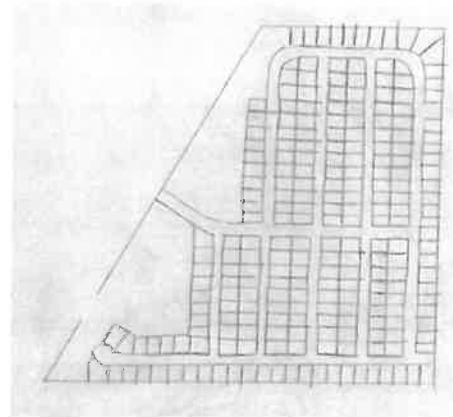
## KLOA, Inc. Traffic Study Findings

- ▶ Village retained the services of the transportation firm Kenig, Lindgren, O'Hara, Aboona, Inc. (Rosemont, IL) to evaluate the methodology, analyses, and findings of the first traffic study and conduct their own independent analysis.
- ▶ Additional Traffic Counts Conducted
  - ▶ Tuesday, April 10, 2018 & Wednesday, April 11, 2018
  - ▶ 6:00 A.M. to 9:00 A.M. and from 2:00 P.M. to 7:00 P.M.
  - ▶ School in session – no dismissal holidays.
- ▶ KLOA, Inc concurs with the trip generation estimates provided in the Gewalt Hamilton Associates, Inc. (GWA) study.
- ▶ According to KLOA, Inc., the small increases in traffic volumes will have a limited impact on the operation and roadway characteristics of Banbury Road and on all of the study intersections.
- ▶ Banbury Road Impacts
  - ▶ North of the site – one additional trip every 2.8 and 2.2 minutes during the morning and evening peak hour, respectively.
  - ▶ South of the site – approximately 1.2 and 1.5 vehicles every minute during the morning and evening peak hours, respectively.
- ▶ "KLOA, Inc. is in substantial agreement with the methodology, analyses, and findings presented in the original traffic study conducted by GWA. The proposed development will have a minimal impact on traffic conditions in the area and the operational characteristics of the adjacent roadways."

## Current Zoning Classification

- ▶ R1 – Single Family Residence District
- ▶ Estimated 230 Single Family Homes
  - ▶ No zoning considerations needed
  - ▶ Gross Density 2.24 units/acre
  - ▶ Population Estimate = 658 residents
    - ▶ (2.86\* x 230 units)

\*U.S. Census North Aurora Persons Per Household



Example Site Plan Utilizing Existing R-1 Zoning Standards



## R-1 Single Family Residence District

Permitted Uses	Special Uses
Community Residence, Small (8 or fewer persons)	Place of Worship
Dwelling, Single-Family	Golf Course
Educational Facility, Elementary and/or Secondary (Nonresidential)	Cemetery
Park	Agriculture
Library	Animal Husbandry
Village Office or Facility	Grazing of Livestock
	Plant husbandry, including greenhouses
	Planned Unit Development
	Seasonal stand for display and sale of products at least fifty-five (55) percent of which are grown on the premises
	Utility
	Wireless Telecommunications Antenna
	Wireless Telecommunications Facility
	Wireless Telecommunications Tower

## Density

- ▶ Total site area would consist of an average gross density of 3.65 units per acre.
- ▶ Net density, which includes only the lot areas within each respective land use, would be an average of 7.92 units per acre.
- ▶ 50% of the development would be dedicated to open space, stormwater detention and right-of-way.
- ▶ The Village of North Aurora does not have specific density requirements, instead relies on bulk and yard regulations (lot area minimums, setbacks, etc.).
- ▶ The American Planning Association's Planning and Urban Design Standards, typical gross densities of select housing types includes the following:

### North Aurora Examples:

Classification	Gross Acres	SF Units	MF Units	Total Units	Gross Density
Country Club Estates	109	213	0	213	1.95
Randall Highlands	62	55	186	241	3.89

Housing Types	Typical Gross Density Range (Units/Acre, Including Streets)
Single-Family, detached (generally 1 to 2 story)	4 to 10
Single-Family, rowhouses (2 to 3 story)	8 to 20
Three to Six Family Houses (3 to 4 story)	8 to 25



# Zoning & Subdivision Departures

Zoning Departures - Summary Table Standards from the North Austin Village Ordinance									
	R-1A Single Family Residence			R-1 General Residence District			R-4 General Residence District		
Subdivision Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Lot Area, Minimum	6,413 sf	9,000 sf	2,640 sf	30,288 sf	30,000 sf (Two-Family)	None	16,420 sf	9,000 sf (Townhouse)	None
Lot Width, Minimum	53 ft	70 ft	17 ft	60 ft	60 ft (One & Two Family)	None	75 ft	75 ft (Townhouse)	None
Lot Coverage, Maximum*	50%	40%	10%	50%	40%	15%	44%	40%	4%
Building Height, Maximum	3.5 stories not greater than 35 ft	3.5 stories not greater than 35 ft	None	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	None	3.5 stories not greater than 45 ft	3.5 stories not greater than 45 ft	None
Yard Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Residential Front Yard, Minimum	30 ft	30 ft	None	30 ft	35 ft	5 ft	30 ft	35 ft	5 ft
Residential Rear Yard, Minimum	30 ft	30 ft	None	30 ft	30 ft	None	30 ft	30 ft	None
Residential Interior Side Yard, Minimum	5 ft	5 ft	None	5 ft	10 ft	5 ft	30 ft	10 ft	None
Residential Corner Side Yard, Minimum	20 ft	20 ft	None	20 ft	30 ft	10 ft	30 ft	30 ft	None
*Note: Lot Coverage: The portion of a lot that is occupied by buildings or structures, including necessary enclosures, expressed as a percentage of total lot area. Lot coverage shall not include driveways, parking spaces, pools, sidewalks, swimming pools or other paved areas and other similar improvements or non-enclosed porches (See Figure 15-7, Lot Coverage).									
Subdivision Ordinance Departures - Summary Table									
Subdivision Regulations	Proposed	Standard	Departure						
Street Light Spacing - Local Road Streets	200 ft	350 ft	150 ft						
Right-of-Way Width	60 ft	66 ft	6 ft						
16.12.070.2.3 Cul-de-sac Length	A cul-de-sac designed to be permanent shall not be longer than 165 feet	A cul-de-sac designed to be permanent shall not be longer than 100 feet	65 ft						
16.12.070.4.4 Horizontal Reverse Curves	The minimum tangent between horizontal reverse curves = 30 ft	The minimum tangent between horizontal reverse curves = 100 ft	70 ft						
16.12.070.4.5 Horizontal Curve Radius	The minimum radius of horizontal curves = 55 feet	The minimum radius of horizontal curves = 150 feet	95 ft						
16.12.070.5.1 Sidewalks along Major Roadways	There will be no sidewalks along major roadways such as state or county routes which are within or abutting the proposed development	Sidewalks will be required along major roadways such as state or county routes which are within or abutting the proposed development	Yes						

## Plan Commission Conditions

- 1) An additional traffic study shall be conducted by a third party licensed professional engineer chosen and coordinated by village staff. Status: Completed.
- 2) Additional evergreen trees shall be added to the forty (40) foot buffer areas located along the periphery of the north, south and east property lines. Status: Additional evergreen trees added to north (9), south (4) and eastern boundaries (11). Note: all landscape trees to be located in buffer yards, located on the inside of the existing tree lines that are to be preserved.
- 3) A tree preservation plan shall be approved, and strict adherence to Section 16.12.010(C)(5)(d) of the Subdivision Ordinance shall be enforced during development of the property for failure to adhere to the provisions of the approved tree preservation plan. Each violation is subject to a fine of fifty dollars (\$50.00) per inch caliper, but not less than five hundred dollars (\$500.00) per tree. Status: Per staff's recommendation, developer has agreed to replace any damaged or removed trees with similar caliper tree(s) within the development.
- 4) The western portion of Sussex Court shall be thirty-three (33) feet in width, from back of curb to back of curb. Status: Developer has agreed to expand Sussex Court to 33'. The civil plans have been updated accordingly.
- 5) The minimum side yard setback for all residential structures shall be no less than ten (10) feet. Status: Developer does not agree to 10' setback citing conformance to existing R1A District standards of 5'.
- 6) The maximum distance between street lights shall be 250 feet, provided that deviations may be approved by the Village Engineer in specific instances, in writing, provided the deviation will not adversely impact public safety. Status: Street lighting exhibit provided by developer indicating one spacing gap greater than 250 feet.
- 7) All streetlights will be required to use LED technology, per Village specification. Status: Developer has agreed to install LED lighting.
- 8) The village shall condition the planned unit development on the payment of the impact fees of \$715.00 per residential unit to offset the initial burden to the Fire District. Status: Developer has agreed to pay fee.



## Planned Unit Development/Map Amendment Agreement

- ▶ Establishes approved zoning parameters (zoning district(s), setbacks, lot width, etc.)
- ▶ Conditions of approval are/can be integrated into document (ex. tree preservation provisions)
- ▶ Substitution provisions (Section 5) Duplex → Single Family, Townhome → Duplex (no increase in density)
- ▶ Signage Package
- ▶ Development specifics
  - ▶ Project phasing
  - ▶ Financial requirements
  - ▶ Building codes
  - ▶ Permit process
- ▶ Covenant Restrictions
  - ▶ Includes Anti-Monotony requirements
  - ▶ Prohibits additions to be constructed to the residential units, except for rear decks and patios and related improvements to single family detached units
  - ▶ Prohibits accessory buildings and structures on residential lots, including sheds, basketball goals and play equipment.
  - ▶ Controls and restricts the type of fences that owners of single family detached residences may install

## Future Consideration Items

- ▶ Map Amendment (Rezoning) – R-1 District → R1A, R3 & R4
  - ▶ Accept petitioner's response to Map Amendment Standards
  - ▶ Reject petitioner's response to Map Amendment Standards
  - ▶ Suggest alternative zoning classification(s) or configuration(s)
- ▶ Special Use (Planned Unit Development)
  - ▶ Accept petitioner's response to Special Use Standards
  - ▶ Reject petitioner's response to Special Use Standards
  - ▶ Zoning Ordinance and Subdivision Ordinance Departures
    - ▶ Accept all or individual departures
    - ▶ Reject all or individual departures
- ▶ Plan Commission Conditions of approval
  - ▶ Accept the Plan Commission's conditions of approval as-is
  - ▶ Remove Plan Commission's condition(s) of approval
  - ▶ Add additional conditions of approval
- ▶ Planned Unit Development & Map Amendment Ordinance (PUD Agreement)
  - ▶ Accept the Agreement as-is
  - ▶ Accept or reject various provisions
  - ▶ Add additional provisions



<b>STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR</b>
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**GENERAL INFORMATION**

**Meeting Date:** March 6, 2018

**Petition Number:** #18-02

**Petitioner:** DRH Cambridge Homes, Inc.

**Requests:** 1) Map Amendment 2) Special use to allow a Planned Unit Development with deviations from the Zoning Ordinance and Subdivision Ordinance 3) Preliminary Subdivision Plat Approval

**Location:** 2500 North River Road

**Parcel Number(s):** 12-34-100-009 and 12-34-100-010

**Size:** 102 acres

**Current Zoning:** R-1 Single-Family District

**Current Use:** Inoperable golf course with vacant ancillary buildings and banquet facility

**Contiguous Zoning:** North: Unincorporated Kane County (F Farming District), South: R-3 General Residence District, East: R-1 Single-Family Residence District, West: R-1 Single-Family Residence District (Red Oak Nature Center)

**Contiguous Uses:** North: Single-Family Residences, South: R-3 Townhomes, East: Single-Family Residences, West: Red Oak Nature Center

**Comprehensive Plan Designation:** 'Single-Family Detached'

**PROPOSAL**

National homebuilders DR Horton have submitted plans for the development of the former Fox Valley Golf Course located on IL 25. Referred to as 'Lincoln Valley on the Fox', the plan consists of a mix of residential uses spread across the 102-acre former golf course site that are intended to accommodate an age-targeted demographic (55+). More specifically, the plan includes 149 single-family homes, 63 two-family dwellings (126 units) and 33 three-unit townhome buildings (99 units) for a total of 374 units. The plan also includes a centrally-located clubhouse with adjacent ancillary recreational amenities available to the residents.

On September 20, 2017, DR Horton presented the second draft of the concept plan to the Development Committee for review. To summarize, the Development Committee did not have an issue with the



mixed-use residential concept on the second draft plan, but believed the plan was not favorable from a density perspective and needed to better take advantage of the natural terrain of the golf course. Staff notes that the second draft concept plan included 400 total units.

DR Horton later presented the third draft concept plan to the Village Board during their November 6, 2017 Committee of the Whole meeting to obtain additional feedback. The third draft concept plan included 362 total units. With the exception of the six (6) duplex buildings (12 units) that have since been added, the plan was well-received and is nearly identical to the current plan.

### **MAP AMENDMENT (REZONING)**

The entirety of the subject property is currently located in the R-1 Single Family Residence District where single-family residential is classified as a permitted use and two-family dwellings (duplexes) and townhomes are prohibited. The petitioner is requesting to rezone the three different areas of the property with respect to the proposed underlying use of each area. The proposed R-1A Single-Family Residence District area will accommodate the single-family residences. The proposed R-3 General Residence District area will accommodate the duplexes. Lastly, the proposed R-4 General Residence District area will accommodate the townhomes. Staff worked closely with the petitioner to assign a zoning district to each use that allowed each use to be classified as a permitted use in each of the proposed districts and also best match the bulk regulations and setbacks for each district.

### **SPECIAL USE – PLANNED UNIT DEVELOPMENT**

Per Section 5.4(B) of the Zoning Ordinance, any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development. Additionally, the Plan Commission may recommend and the Village Board may grant exceptions to the district regulations where a planned unit development is located. Exceptions from district regulations may be granted for planned unit developments with respect to height, density, bulk regulations and setbacks, number of buildings on a zoning lot, allowance for access via private roadways, off-street parking and loading, landscaping and screening and signage. The 'Zoning Departures – Summary Table' provided by the petitioner, and attached to this report, illustrate the various bulk regulation and setback exceptions, as well as the deviations from the Subdivision Ordinance.

### **COMPREHENSIVE PLAN**

The Village of North Aurora Comprehensive Plan designates the subject property as 'Single-Family Detached'. Per the 2015 Comprehensive Plan, *the site is currently the Fox Valley Golf Course under the ownership of the City of Aurora. However, as redevelopment is considered for the site, the Village should work with stakeholders to establish a vision and development concept that includes single-family housing. The southern portion of the site could include townhouse development that is compatible with and an appropriate transition from the Fairway View development on Ridge Road. Development of this site should include connections to surrounding neighborhoods at Oak Crest Drive and Ridge Road, integrate a trail system that would connect to the Red Oak Nature Preserve, and the preservation of trees through a design concept that would utilize existing fairways and streets. Existing ponds and lakes should be preserved as stormwater facilities, and the Village should work with IDOT to establish a safe crossing of IL 25 to Red Oak Nature Preserve.*

Staff notes the following with regard to the Comprehensive Plan statement:



- From a landmass and unit count perspective, the development will consist predominantly of single-family residences.
- The southern portion of the site will include townhouse and duplex development that is compatible with and an appropriate transition from the Fairway View development on Ridge Road.
- A recreational trail is included in the plan and will meander through the development and connect with the proposed sidewalk network.
- A tree preservation plan was submitted and includes specific preservation efforts made along IL 25 and the southern boundary adjacent to the Fairway View development. Effort will be made to preserve as many pockets of quality trees within the interior of the property as well.
- Staff has been working in conjunction with DR Horton and IDOT to reduce the current speed limit on IL 25 in order to promote safe crossing to the Red Oak Nature Preserve.

### **HOMES FOR A CHANGING REGION**

In 2014, the Village, in conjunction with the Metropolitan Mayors Caucus, Kane County, CMAP, the Metropolitan Planning Council, City of Batavia, City of Geneva and City of St. Charles completed the Homes for a Changing Region study. The study was intended to take a deep dive to answer questions about current conditions and the future of the housing market in the subregion.

A goal specific to the Village of North Aurora deriving from the Homes for a Changing Region study was to *encourage housing options for seniors*. Recommendations included with said goal are aimed at encouraging a mix of senior housing options through the following efforts:

- Actively seek to attract senior housing development(s) by working to market North Aurora as an attractive location for senior development and forming relationships with potential developers.
- Consider creating an incentive package to attract the type of senior housing the Village desires. Incentives could include density bonuses and reduced parking requirements.
- The Village should work with the Central Fox Valley Subregion to develop “aging in place” information for residents, which would identify important modifications needed to improve accessibility, eliminate barriers, and create safer spaces for seniors who wish to remain in their current home.

As the proposed development is intended to accommodate an age-targeted demographic (55+), staff believes the development provides housing options for seniors who want to remain in the community, but do not want to maintain a larger home.

### **DENSITY**

Per the submitted plan, the total site area would consist of an average gross density of 3.65 units per acre. The net density, which includes only the lot areas within each respective land use, would be an average of 7.92 units per acre. Staff notes that 50% of the development would be dedicated to open space, stormwater detention and right-of-way.

For reference purposes, the American Planning Association’s Planning and Urban Design Standards, typical densities of select housing types includes the following:



Housing Types	Typical Gross Density Range (Units/Acre, Including Streets)
Single-Family, detached (generally 1 to 2 story)	4 to 10
Single-Family, rowhouses (2 to 3 story)	8 to 20
Three to Six Family Houses (3 to 4 story)	8 to 25

In order to gauge any perceived impact of the development from a density perspective, staff asked Teska and Associates to prepare an analysis of the proposed development in comparison to a typical single-family subdivision (of the exact acreage) permitted under the R-1 Single-Family Residence District. A copy of the analysis is included with this report.

#### **FINDINGS & RECOMMENDATION**

The Community Development Department finds that the information presented **meets** the Standards for Map Amendments and Specials Uses as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #18-02, subject to the following conditions:

- 1) Revise the northeast Banbury Road entrance geometrics to align with the Country Club Estates entrance from Banbury Road (Oak Crest Drive).





Community Planning + Site Design + Development Economics + Landscape Architecture

To: Michael Toth, Community and Economic Development Director  
Village of North Aurora

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

Date: February 16, 2018

Re: Lincoln Valley on the Fox

In response to our recent meeting on February 2, 2018, I have prepared the following analysis relating to the density of the proposed development.

The proposed site plan contains the following residential densities:

Classification	Gross Acres	Units	Net Acres	Units	Net Density	Gross Density
R1-a	49.58	149	24.47	149	6.09	3.01
R-3	28.38	126	16.13	126	7.81	4.44
R-4	24.57	99	10.02	99	9.88	4.03
Total	102.53	374	50.62	374	7.39	3.64

For comparison, I have calculated density for two residential developments within the Village of North Aurora, Country Club Estates (single-family) and Randall Highlands (single- and multi-family):

Classification	Gross Acres	SF Units	MF Units	Total Units	Gross Density
Country Club Estates	109	213	0	213	1.95
Randall Highlands	62	55	186	241	3.89



Country Club Estates



Randall Highlands

Teska Associates, Inc.

24103 West Lockport Street, Unit 107, Plainfield, Illinois 60544 voice 815.436.9485 fax 815.439.3304 www.TeskaAssociates.com

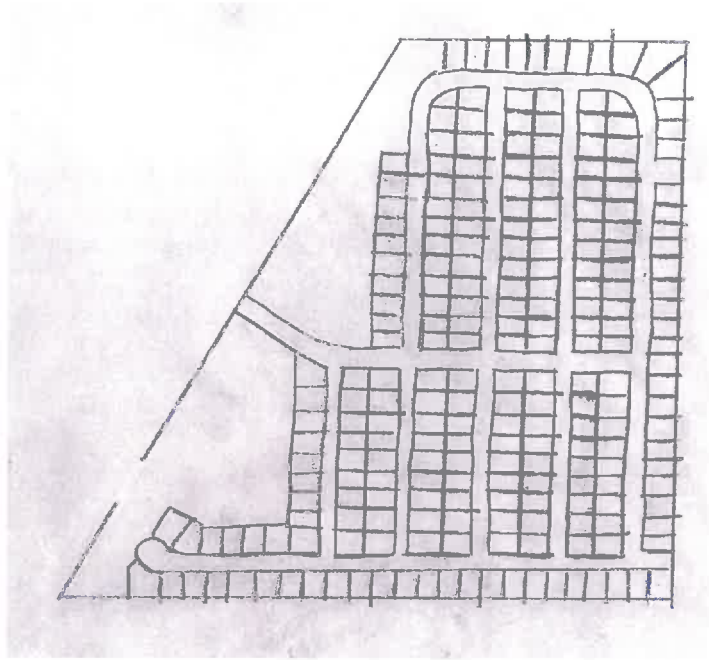


### Existing Zoning

The subject property is currently zoned R-1, and would likely be developed as a Planned Unit Development (PUD) in order to meet the guidelines of the Comprehensive Plan through a mix of single- and multi-family products. For comparison, Teska has produced a rough sketch to estimate the density should the subject property be developed under the existing R-1 zoning standards.

The sketch to the right illustrates an example site plan for the subject property utilizing the existing R-1 zoning standards of 75 ft. minimum lot width and 10,000 sq.ft. minimum lot size. These standards allow for approximately 230 single-family lots, which would result in a gross density of approximately 2.24 du/acre.

If developed strictly under the existing R-1 zoning standards, the estimated density would be less than the proposed development, but the amount of open space and amenities such as parks, trails, clubhouse, existing tree preservation, etc. would be diminished (10 acres of additional park dedication would be required in accordance with the Subdivision Control Ordinance, or could be provided as cash in lieu). In addition, the proposed development is intended as 'age targeted', which would significantly limit any potential impact on the school districts resulting from new student generation.



*Example Site Plan Utilizing Existing R-1 Zoning Standards*

As the subject property will likely be developed as a PUD, this process will allow for the Village to offset any anticipated negative impacts of higher-density development. Allowing higher density through the PUD process has already significantly improved the proposed site plan through the various iterations of concept plans (July 19, 2017 – September 20, 2017 – October 9, 2017 – present site plan). The current proposed plan includes significantly more open space (31%), tree preservation, amenities such as the clubhouse and trail system, and overall creative design.

Category	Proposed Site Plan	Existing R-1 Zoning
Estimated Total Population	560 - 750 *	660 **
Estimated Student Population	0 *	150 **
Parks/Open Space	31% total site area	10-acres dedication required
Clubhouse	Yes	No
Trail System	Yes	No
Creative Design (curvilinear streets, etc.)	Yes	No

\* Age-Targeted estimate of 1.5 - 2 total population per unit, no children anticipated but not prohibited

\*\* Population and student generation based on Estimated Ultimate Population Per Dwelling Unit, North Aurora Subdivision Ordinance, Page 65

Teska Associates, Inc.



**LINCOLN VALLEY ON THE FOX  
STATEMENT OF COMPLIANCE WITH SPECIAL USE STANDARDS  
APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT**

The proposed preliminary planned unit development for Lincoln Valley on the Fox satisfies the standards for special use under the Village of North Aurora Zoning Ordinance:

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

**Pursuant to Section 5.3 of the zoning ordinance, planned unit developments are allowed as a special use in any zoning district.**

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

**The proposed planned unit development will be a residential development which is age-targeted to seniors. The project will provide residential options for area residents who are seeking to downsize their family home, often after their children have moved out of the family home. This housing market is rapidly growing and is currently under served in the North Aurora area.**

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

**The project is a senior age targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The Village of North Aurora has sufficient available capacity to serve the property with sewer and water service. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes. Accordingly, the project will not create substantial impacts on public expenses and services, and will be beneficial to the economic welfare of North Aurora.**



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

**One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy. Except for those deviations from the Village ordinances which are listed in the planned unit development application, the project will comply with all Village codes and regulations.**

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

**The other properties in the general vicinity of the site are utilized for single family detached homes, townhomes, and park and open space adjacent to the Fox River. The proposed development is compatible with those surrounding uses. The duplex and townhome units for the project will be located in proximity to the existing multiple family units located to the south of the site. The single family detached homes will be located in proximity to the single family detached homes located to the east of the site. Significant open space and detention areas are located adjacent to the existing park and open space areas west of the site. Accordingly, the project has been designed to be compatible with the uses in the general vicinity.**

6. The proposed special use will not significantly diminish the safety, use, enjoyment and value of other property in the neighborhood in which it is located.

**Since the proposed residential uses are compatible with the existing surrounding residential uses, the project will not diminish the safety, use, enjoyment or value of the surrounding property.**

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

**The other properties in the general vicinity of the site are utilized for single family detached homes, townhomes, and park and open space adjacent to**



**the Fox River. The proposed development is compatible with those surrounding uses. The duplex and townhome units for the project will be located in proximity to the existing multiple family units located to the south of the site. The single family detached homes will be located in proximity to the single family detached homes located to the east of the site. Significant open space and detention areas are located adjacent to the existing park and open space areas west of the site. Accordingly, the project has been designed to be compatible with the neighboring properties.**

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

**The project will be served by three entrances, which are sufficient to provide safe access to the site without creating traffic congestion. The age targeted development will disperse traffic throughout the day, in contrast to typical residential developments which create significant traffic at peak rush hours times. The internal traffic circulation will not create any dangerous traffic movements and is designed to maintain traffic at safe speeds.**

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

**Each residential unit will have at least two parking spaces, which satisfies the requirements of the Village Ordinance.**

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

**The Village of North Aurora has sufficient capacity in its sewer and water systems to provide service to the project. The project has been designed in accordance with the requirements of the Village of North Aurora Ordinances and the Kane County Stormwater Management Ordinance. The site has sufficient road access, and is otherwise designed in accordance with maintaining the public safety and welfare.**



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

**The project meets all the requirements for a special use and for a planned unit development located within the Village of North Aurora. Except for those deviations noted in the application, the project will conform to all requirements of the Village Zoning Ordinance.**



**LINCOLN VALLEY ON THE FOX  
STATEMENT OF COMPLIANCE WITH PUD STANDARDS  
APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT**

The proposed preliminary planned unit development for Lincoln Valley on the Fox project satisfies the general standards for planned unit developments under Section 5.4 of the Village of North Aurora Zoning Ordinance:

A. The site of the planned unit development shall be under common ownership and/or unified control. If there are two or more owners, the application for the planned unit development shall be jointly filed by all such owners.

**The applicant is the contract purchaser of the entire site, and therefore the site is under unified control.**

B. Any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development.

**As required by this standard, the applicant is seeking to develop the site as a planned unit development.**

C. The ordinance authorizing the special use for a planned unit development may grant exceptions to the regulations contained in this Ordinance including, but not limited to, use, density, area, bulk, off-street parking and loading, and signs, as may be desirable to achieve the objectives of the proposed planned unit development, provided that such exceptions are fully consistent with and authorized by this section.

**The application identifies the exceptions to regulations of the Ordinance which are requested pursuant to this planned unit development. These exceptions are necessary to achieve the objectives of the proposed planned unit development and are consistent with the North Aurora Zoning Ordinance.**

D. Planned unit developments shall be compatible with the purpose and intent of this Ordinance and the Village's Comprehensive Plan. A planned unit development shall not diminish the market value of surrounding properties, and it shall cause no impairment of the use of those properties.

**One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy. The properties in the general vicinity of the site are utilized for single family detached homes, townhomes and park and open space adjacent to the Fox River. The**



**proposed development will be compatible with those surrounding uses. The duplex and townhome units for the projects have been located adjacent to the existing multiple family south of the site. The single family detached homes are located proximate to the existing single family detached homes located to the east of the site. The community center, open space and detention areas are located adjacent to the existing park and open space areas which are west of the site. Accordingly, the project is compatible with the uses and the general vicinity, and will not diminish the market value of the surrounding properties or cause any impairment of the use of such surrounding properties.**

E. Planned unit developments shall not adversely affect the natural environment of the community as a whole. Natural assets and features, such as existing trees and native vegetation, shall be protected and preserved to the greatest extent practical.

**The planned unit development has been designed to place the open space and detention areas for the project adjacent to the existing park and open space along the Fox River. The project will not have any adverse impact upon the open space and park site currently adjacent to the Fox River. The project will retain a significant amount of existing trees and the native vegetation along the perimeter of the subject property and will protect and preserve such trees and vegetation in other areas of the property to the extent practical while still maintaining a viable development plan.**

F. The site shall be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development shall be adequate to serve the uses within the development. The applicant shall be responsible for the cost and installation of additional traffic controls and regulating devices that are required in relation to the surrounding area.

**The site will be served by three entrance from the adjoining streets, which are sufficient to provide safe access to the site without creating traffic congestion. The internal traffic circulation will not create any dangerous traffic movements. Each residential unit in the project will have parking spaces which exceed the requirements of the Village Ordinance.**

G. The planned unit development shall be designed to encourage or discourage the flow of traffic in, to, through and around the planned unit development as appropriate depending on the unique characteristics of the planned unit development. Access points to public streets and the location of private streets, alleys and driveways shall be subject to the approval of the Plan Commission and the Village Engineer when a special use is granted.



**The site will be served by three entrances from the adjoining streets, which are sufficient to provide safe access to the site without creating traffic congestion. The internal traffic circulation will not create any dangerous traffic movements. The internal street pattern is designed to discourage cut-through traffic, and to maintain low speeds of travel through the development. Each residential unit in the project will have parking spaces which exceed the requirements of the Village Ordinance.**

H. The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement and for the integration of pedestrian traffic in the planned unit development in relation to the area and the remainder of the Village.

**The project provides for pedestrian walking paths and sidewalks which are separated from the streets. This will encourage pedestrian use and ensure the safe movement of pedestrians.**

I. All planned unit developments shall provide for underground installation of utilities, including electricity, cable and telephone. Provisions shall be made for acceptable design and construction of storm sewer facilities and appropriate storm retention and detention devices. The construction and maintenance of all utilities, roadways, parking facilities and other site improvements shall be in accordance with the requirements of this Ordinance and other regulations of the Village.

**All utilities will be installed underground for the development. The development is designed to comply with the Village of North Aurora and Kane County stormwater requirements, and will therefore provide appropriate storm sewer facilities and storm water detention. The utility improvements, roadways and parking facilities will be constructed in accordance with the requirements of the Village Zoning Ordinance and other regulations.**

J. The proposed development shall be substantially completed within the period of time specified in the schedule of development submitted by the applicant. However, the Village Board may extend the time period upon written request of the applicant.

**The applicant expects to substantially complete build-out of the planned unit development within \_\_\_ years.**

K. The development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk and location of buildings, uses and structures, parking access and public facilities as are necessary or desirable for the welfare of the planned unit development and are not inconsistent with the best interest of the Village.



**The residential units in the development will be subject to covenants, easements and restrictions which relate to the use of the site and will provide for maintenance of the limited and common elements that are created for the development.**

L. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or accessways, shall be landscaped or otherwise improved.

**The residential units have been located in a manner which is compatible and similar to with the uses of surrounding property. Common open space areas will be landscaped and maintained by the community association.**

M. The project area shall be adaptable to unified development and shall have within or through the area no physical features which will tend to negatively affect the neighborhood or community cohesiveness.

**The project site will be developed as a unified development, and there are no physical features or other uses which will disrupt the cohesiveness of the neighborhood.**

N. Any modifications of the zoning or other regulations that would otherwise be applicable to the site shall be warranted by the design of the development plan, and the amenities incorporated in it, and shall not be inconsistent with the interest of the public generally.

**The are-targeted market desires relatively maintenance-free living, with smaller lot sizes, and community amenities. The exceptions requested from the requirements of the zoning ordinance are necessitated by the design and viability of the development plan. These exceptions are consistent with the interest of the public generally.**

O. The project shall have adequate sanitary sewers, storm sewers and water supply.

**The project is designed to have sufficient sanitary sewer service, stormwater sewer service and water supply.**

P. The project shall provide unique enhancements, amenities, features and/or standards that are not required, attainable or applicable under conventional zoning standards.

**The project provides a senior age-targeted community which offers housing units attractive to retirement age adults. The are-targeted market desires**



**relatively maintenance-free living, with smaller lot sizes, and community amenities. This market is currently under served in the Village of North Aurora and its surrounding communities. The development will include a community center and other recreational amenities for the residents of the development, which will enhance the development.**

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**LINCOLN VALLEY ON THE FOX  
STATEMENT OF REASONS FOR MAP AMENDMENT  
APPLICATION FOR MAP AMENDMENT**

The subject property consists of 99.87 acres which is currently zoned in the Village's R-1 zoning district. The Applicant requests a map amendment to rezone the subject property to the R-1A, R-3 and R-4 zoning districts.

The purpose of the rezoning to the R-1A zoning district is for the development of single-family detached homes as part of the proposed Lincoln Valley on the Fox residential planned unit development. The purpose of the rezoning to the R-3 zoning district is for the development of single-family duplex residential homes as part of the proposed Lincoln Valley on the Fox residential planned unit development. The purpose for the rezoning to the R-4 zoning district is for the development of single family residential townhomes as part of the proposed Lincoln Valley on the Fox residential planned unit development.



**LINCOLN VALLEY ON THE FOX  
STATEMENT OF COMPLIANCE WITH MAP AMENDMENT STANDARDS  
APPLICATION FOR MAP AMENDMENT**

The requested Map Amendment supports each of the following standards:

- a. The amendment to the text will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.

**The proposed Map Amendment is part of the proposed planned unit development for an age-targeted residential community that will include single family homes, duplex homes, and residential townhomes. These uses are compatible with each other and compatible with the surrounding single-family detached and attached townhome uses located on adjacent properties.**

- b. The amendment to the text is consistent with the spirit and intent of the zoning ordinance and comprehensive plan.

**The proposed Map Amendment satisfies all of the standards for a map amendment under the Zoning Ordinance. One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy.**

- c. The standards contained in Section 4.1.E of the Zoning Ordinance are satisfied:

- 1. Is the proposed amendment consistent with the existing use and zoning of nearby property?

**The proposed Map Amendment to the R-1A, R-3 and R-4 zoning districts is consistent with existing use and zoning of nearby property. The nearby properties are zoned in the R-1 and R-3 zoning districts, and utilized for residential uses. The residential uses proposed for the development are consistent and compatible with these uses and zoning. The duplex and townhome units for the projects have been located adjacent to the existing multiple family uses south of the site. The community center, open space and detention areas are located adjacent to the existing park and open space areas which are west of the site. Accordingly, the Map Amendment is compatible with the uses and zoning in the general vicinity.**



2. Does the proposed amendment diminish the existing zoning of the subject property?

**The proposed Map Amendment will not diminish the existing zoning of the subject property. The proposed planned unit development will provide a variety of residential housing options for those at or near retirement and who wish to stay within the Village, but live in a maintenance-free community.**

3. Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare?

**The proposed Map Amendment will promote the public health, safety and welfare. The planned unit development is a senior age-targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes. Accordingly, the project will meet a housing demand that exists in the Village, and provide economic benefits to the Village.**

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

**Yes. The proposed Map Amendment will provide a relative gain to the public, as the proposed aged targeted community will provide housing opportunities that are not currently available in the Village. The planned unit development is a senior age-targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes. Accordingly, the project will meet a housing demand that exists in the Village, and provide economic benefits to the Village.**

5. Is the proposed amendment not feasible for development as it is presently zoned?

**The proposed single family detached homes, duplex and townhome residential units can be developed under the planned unit development provisions of the Zoning Ordinance without a Map Amendment. However,**



**the Map Amendment will make the underlying zoning districts consistent with the development of the subject property.**

6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located?

**The subject property is currently a closed golf course, and has not been utilized as a golf course in several years. The surrounding property is fully developed with residential uses and park space.**

7. Is there evidence of community need for the use proposed by the applicant?

**There is no other age-targeted residential community in the Village of North Aurora. Accordingly, there is community need for the project in North Aurora.**

8. Is the proposed amendment consistent with the comprehensive plan?

**Yes. One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy.**

11. Does the proposed amendment benefit the residents of the Village as a whole and not just the applicant, property owners, neighbors of any property under consideration, or other special interest groups?

**Yes. The Map Amendment and proposed use will benefit the residents of the Village. There is no other age-targeted residential community in the Village of North Aurora. The planned unit development is a senior age-targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes.**

13. Does the proposed amendment avoid creating nonconformities?

**Yes, by rezoning the portions of the subject property to the R-1A, R-3 and R-4 zoning district, the zoning of those areas will be consistent with the proposed underlying uses.**



14. Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?

**Yes, to the south of the subject property the trend of development is for townhome uses. The residential uses proposed for the R-3 and R-4 zoning district are consistent with those townhome uses. To the north and east of the subject property, the trend of development is for single family homes, and the residential uses proposed for the R-1A zoning district are consistent with single family homes.**

15. Are adequate public facilities available including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the use which would be permitted on the subject property if the Amendment were adopted.

**All the public facilities necessary are either available on the site or will be brought to the site by the Applicant as part of the development of the subject property.**



**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
MARCH 6, 2018**

**CALL TO ORDER**

Chairman Brackett called the meeting to order.

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

**Staff in attendance:** Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth, Village Clerk Lori Murray, Village Attorney Kevin Drendel, Jim Bibby (Rempe Sharpe) and Pete Iosue (Teska Associates).

**APPROVAL OF MINUTES**

**1. Approval of Plan Commission Minutes dated February 6, 2018**

Motion for approval made by Commissioner Bozik and seconded by Commissioner Duncan. All in favor. **Motion approved.**

**PUBLIC HEARING**

**1. Petition #18-03 (194 Alder Dr.) The petitioner requests the following actions on the subject property:**

- 1) Variance to allow a reduction in the amount of required parking.**
- 2) Site Plan Review (non-public hearing item).**

Chairman Brackett called the meeting to order. Mike Toth stated that the petitioner, Abelei Flavors, Inc., is building a 21,000 s.f. addition to the building which is a greater than 25% expansion, requiring site plan approval. Petitioner is also looking to land bank 25 parking spaces. They are requesting the parking reduction for the development as it sits now. The Zoning Ordinance requires two off-street parking spaces per 1000 s.f. of gross floor area for manufacturing office space. Staff included some conditions if the Plan Commission decides to recommend approval of the variance. One would be to mass grade the area where the land bank parking would be and to keep an eye on the property if there were any issues to arise from the deficiency in parking, the Village could do a study and revisit at a further date. Marcia Arb and Shelley Henderson of Abelei Flavors addressed the Plan Commission. They stated that they currently have 24 spaces to the north side of the building that sit empty every day. Abelei has 18 employees and 42 parking spots. With the addition, they may hire two more people. Most of the addition is warehouse, storage and for raw materials and shipping. Toth noted that the area where parking would be is in a stormwater easement.

(Commissioner Lenkart arrived)

There were no audience comments. Public portion of the hearing was closed.

**Commissioner Duncan** asked if the property will be affected negatively by mass grading. Jim Bibby said that the storm water management has been previously provided in the previous Abelei Flavors project for the future impervious of the area.



**Commissioner Duncan** asked if the property will be affected negatively by mass grading. Jim Bibby said that the storm water management has been previously provided in the previous Abelei Flavors project for the future impervious of the area.

**Commissioner Holbrook** asked how many additional spaces are not being used at this time. Shelley Henderson replied 20-22 spaces.

**Commissioner Lenkart** asked if at some time Abelei moves and the new tenant needs parking, will that condition run with the building? Toth said the Village will probably record this with the property.

Motion made by Commissioner Bozik to approve the variance subject to staff recommendations. Commissioner Lenkart asked if the motion could include that the variance goes with the land. Bozik amended his motion to include that item as well as site plan review. Motion seconded by Commissioner Lenkart. **Roll Call Vote:** Bozik – yes, Duncan – yes, Holbrook – yes, Lenkart – yes, Anderson – yes, Tuohy – yes. (6-0).

**2. Petition #18-02 (2500 N. River Road) The petitioner requests the following actions on the subject property:**

- 1) Map Amendment**
- 2) Special use to allow a Planned Unit Development with deviations from the Zoning Ordinance and Subdivision Ordinance.**
- 3) Preliminary Subdivision Plat Approval**

Toth stated that the hearing tonight is for a recommendation before the Plan Commission. No action to approve or deny the development will take place as part of this hearing. The property is located at 2500 River Road. It is the former Fox Valley Golf Course which is owned by the City of Aurora, but is located in the Village of North Aurora. The Lincoln Valley on the Fox product is a mixed residential use consisting of 374 units, single-story, age-targeted development to include single family homes, duplexes and townhomes. It is in the R1 zoning district (single family). The petitioner is requesting a map amendment to accommodate the underlying zoning for the residential uses. Proposed R1A use to accommodate the single family portion of the development. Zoning overlay of R3 on the southeast portion of the property to accommodate duplexes and on the southwest portion, zoning R4 for the townhomes. Per the Zoning Ordinance, a planned unit development is required by code since it is larger than two acres.

Toth said that a number of emails were received from property owners and those emails were forwarded to the Plan Commission.

The plan that was presented has been at the conceptual level before the Development Committee and the Committee of the Whole. Staff has been working with DR Horton for over a year and the product has been carefully planned out with the developer. Staff recommends approval of the development which is consistent with the Comprehensive Plan. In 2014, the Village embarked on a Homes for a Changing Region study. What came from that was the need for senior housing in North Aurora.



On behalf of DH/Cambridge Homes, Inc.:

Schain Banks, Attorneys at Law: Jim Griffin

DR Horton: Mark Fields, Bruce Mellon, Deborah Beaver, Jeff Ende

WBK Engineering (land planners): Chuck Hanlon and Adam Rak

Cemcon (civil engineering firm): Kevin Serafin

Gary Weber Associates (landscape architect): Monica Goshorn-Maroney

GeWalt Hamilton (traffic engineers): Justin Opitz

Knight Engineers: Clayton Shipley

Mark Fields addressed the commission and stated that they started the process in July of last year with a pre-application meeting, proposing an active adult community with a low maintenance environment, onsite activities such as a clubhouse, pools, other active uses and open space incorporating paths and walking trails, open water ponds and parks.

Adam Rak from WBK Engineering noted the evolution of the site plan:

-July 17, 2017 – Pre-application meeting. Original proposal for 407 units and a total open space of 17.78 acres. At this meeting, DR Horton was encouraged to reduce units and increase open space.

-September 29, 2017- Proposed 400 units and open space of almost 27.8 acres.

-November 6, 2017 – Committee of the Whole meeting - 362 units and a larger increase of 32.12 acres of open space

-March 6, 2017 – Proposed 374 units and open space of 32.29 acres.

Reason for the increase: In the duplex lots, after further study on architectural footprints, the lots were reduced a bit to accommodate the units. The road network did not change. Some interior lot lines were adjusted.

Developing Site plan – The existing drainage on Banbury road travels to the west. Halfway into the site it splits to the northwest and one leg goes straight. DR Horton wanted to preserve this overland flow and create some premium lots in this area. The existing drainage also guided the location of the detention areas. Open space was carved out for a park and a green corridor around Route 25. Access to the site will align with Oak Crest Drive on the northeast corner of the site and an additional secondary access on Banbury to the south. There will be 149 units in the R1A zoning. The premium lots overlooking the central park area with the detention basin will provide a nice visual since these homes sit at a higher elevation. Duplex lots will be located in the southeast corner and will include 126 total units. Some of these will also overlook the open space. The townhome development of 99 units will be comprised of 33 buildings. Sidewalks will be included on both sides of the street.

Chuck Hanlon of WBK Engineering stated that there will be a total of 1168 new trees that will be planted. Of those, there will be 548 parkway trees, 214 shade trees, 223 evergreen trees and 183 ornamental trees.



Gross Density – development is at 3.65 dwelling units per acre.

Mark Fields spoke about the product:

Specifically geared to the ranch homes, it is centered around first floor master bedrooms, open kitchens, wider doors and bathrooms designed for future aging and all maintenance free.

**\*\*Single Family** – The homeowner would be in charge of the actual home, exterior and roof but the HOA would be in charge of the landscaping, mowing, and snow removal. It is a maintenance-free living environment. Square footage would range from 1600-2400 s.f. The homes would include 2 bedroom/2bath with a 3 bedroom option. Average sales price in the mid to upper 300s.

**\*\*Duplex home** – Two-home unit. 2 bed/2 bath. The HOA would be in charge of exterior maintenance. Homeowners do not take on the burden/obligation for exterior maintenance. Square footage would range from 1462 – 1559 s.f. Average sales price in the mid to upper 200s.

**\*\*Three-unit attached townhome/villa** – Each building has three units. Square footage ranges from 1205 – 1458 s.f. All are 2Bed/2BA. Larger square footage has a third bedroom option. All maintenance exterior shell, siding, roofs, would be taken care of by the HOA as well as snow removal and yard mowing.

**Amenities** – lifestyle of having an all-inclusive ability to live and play in the neighborhood. Sitting up on a hill will be the 5,000 s.f. clubhouse. It will include a common area, storage facilities for pool uses, pickle ball court, bocce ball, themed gardens, warming kitchen, exercise rooms and picnic areas.

Recommendation of approval by staff for the special use.

Atty. Drendel noted that the audience will have the opportunity to ask questions or address the petitioners.

Those who were planning to speak were sworn in at this time.

**Delores Warner, 727 Hartfield Drive, North Aurora** – *What is the time frame for the project?*

Mark Fields said they anticipate mass grading within the fall and winter pipe development through the winter. Foundations could be completed in early spring.

**John Moe, 214 Ridge Road, North Aurora** – *How much green space between our homes and the south end of the townhomes and duplexes? Will there be some landscaping added to block the view from west to east from Route 25 to Banbury?* Fields said that there is a 40-foot minimum buffer on the north and south perimeter. On the areas of the side of the townhomes to the south will be closer to 50 feet. To the north have maintained a 40-foot separation. Fields said they are proposing additional trees and landscaping on the north and areas to fill in the gaps to the tree line on the east. Buffer landscaping trees will be along the entire south perimeter line.



**Beth Hoffman, 447 Bellar Court, North Aurora** – *Will you be preserving the existing tree line along Banbury and add to it or will you remove and plant new?* Fields said the intent is not to clear-cut and take out any substantial areas. As for crossings for stormsewers that could be an impact. There may be a need to move trees. Bruce Mellon (DR Horton) said that they are in the process of evaluating the quality of the trees and will enhance the quality of the streetscape. The plan is to save as many viable quality species and replace as necessary to complete the green screening for residents and rest of community.

**Ron Lingle, 700 Doral Lane, North Aurora** – *What is the traffic impact on Banbury? What has been done to the corner of Banbury and Route 25 since there have been deaths at that intersection? What is being done to improve the water situation so that we don't get cut off?* Fields said they are not asking for any special uses for watering and would follow the village ordinances. In regard to traffic, Justin Opitz with GHA stated that the study was generated by trips of traffic based on normal single family homes and townhomes in order to have more of a conservative analysis. In terms of measuring impacts on intersections, it is measured in terms of level of service and is ranked from A to F. Currently, this intersection at River Road is sitting at a B rank. The rank shows that there would be no impact. Opitz said the site would be generating five trips in the morning off of River and sending out 16. It would bring in 17 trips in the afternoon and sending out 10. Opitz said that the way this development is organized as age-targeted, the trips will be more dispersed because not everyone will be leaving for work at the same time or coming home at the same time in the afternoon. A resident asked when the data was collected. Opitz said that the data was collected on Thursday, September 28, 2017 from 6 – 9 a.m. and 4-7 p.m. Data was collected at Banbury & River, Banbury & Oak Crest and Banbury & Butterfield Road.

Village Administrator Steve Bosco addressed the question regarding water restrictions. The Village has a water conservation effort. This does not mean that the Village does not have water. Residents water between 6 – 9 am and 6 to 9 pm on odd and even days. A lot of towns have that as a conservation effort. The Village has four deep wells and two active towers. We started drilling a 5<sup>th</sup> deep well this week and approved a 6<sup>th</sup> deep well at last night's village meeting. Those should be online in the next year. We are also building a 3<sup>rd</sup> water tower. This is being done for operational needs, future needs and redundancy.

**Audrey Bly, 1307 Turnberry Drive, North Aurora** – *What the Village's plan is to remove the coyotes currently living on the golf course land?* Fields said that they have not analyzed the coyote population but the coyotes will be existent. They migrate and move to other locations.

**Erica Hagen, 2S943 Shagbark Drive, Batavia** – *Will water be draining into the properties to the north?* Answer: All the existing drainage characteristics for the offsite flows will be maintained. If water is flowing from your property now onto our site it will continue to do so. It will make its way into swales and then into our detention basin and release water downstream per the Village and County ordinances. There will be no change to anyone's stormwater flows. Hagen asked if there are any studies to prove that the water will not be draining from the new changes over to the existing properties. Hagen asked if she could obtain such a report. Village Engineer Jim Bibby said that there is significant natural relief from east to west across the Fox Valley Golf Course acreage. Also, the land plan shows the central lake that runs from southeast to northwest. That was placed to respect the stormwater overflow path and route. Chairman



Brackett said that this has been a concern for developers coming into the Village for years. The development has to retain its own water and cannot worsen another property's water. It can only improve it.

**Diana Sharp, 2S965 Shagbark Drive, Batavia** – Concern with water running south to north. Sharp said she can see the water run through her back yard to the current hole 7 of the golf course when there is a decent rainfall. It is by the line of trees that will be planted.

**Scott Parsons, 2S957 Shagbark Drive, Batavia** – Parsons noted that the issue is with the grade of the golf course. Hole 7 is higher than all of the residents' properties. Water runs off of the golf course and into the back yards. *Will the grade be lowered and are there stormsewers that run behind the single family homes to remove the water?* Kevin Serafin, design engineer on the project, said that the drainage on the north line will be picked up in storm sewers and swales and brought to the northern detention site. Exhaustive studies have been done to get a thorough understanding of how each individual water shed upstream behaves. DR Horton will work with existing grading and the proposed road grades so that the water gets collected before it leaves the proposed site.

**Robin Hicks, 720 Lindsey Circle, North Aurora** – Hicks asked if the public would have access to the area, noting that HOAs typically close off their recreational space so it can't be used by the public. Fields said that areas of the site that back up to private ownership would be private. As far as the ability to use the sidewalks, the site would be accessible through the public walk system. Hicks then asked about the Comprehensive Plan of 2015. In that plan it states the Village is promoting LEED development and sustainable building practices. Fields said that as a builder, they are always looking to improve the quality of their developments. Fields also noted that they are bound by the efficiency requirements of the State of Illinois and the Building Code Requirements in the Village of North Aurora.

Mike Toth noted that the state mandates the energy conservation codes and that the Village has to abide by those codes. Toth also noted that when a development comes into town and does not provide public park land, they have to pay a fee in lieu to the Village, which gets used by the park district towards land for park improvements within the Village of North Aurora.

**Pat Lenz, 2S956 Thorncrest Road, Batavia** – *What will the residents be getting in return for this development?* Answer from the DR Horton team: This will be a tremendous attribute since there is a need in this community for this type of development. It will provide a needed housing stock to the Village. This development will also create a tremendous amount of increased taxes that will go to North Aurora and the other taxing bodies.

Mike Toth said that the property is privately owned by the City of Aurora. Once they closed the golf course they made the representation that the property was for sale for development. The Village has met with developers in the past that had not come this far and the Village has to entertain the zoning request. Chairman Brackett said that as a private development there is no tradeoff, however, some of the benefits will be park district improvements, school improvements and improvements to the surrounding communities.



**Jerry Kalita, 367 Ridge Road, North Aurora** – Mr. Kalita was concerned with the view of their homes due to this development and mentioned that tightening up the duplexes will lessen green space.

Kalita asked if 40 feet from the development's property line to the back of the buildings would be open. Fields said it would be 40 feet to the property line for duplexes with townhomes having a greater offset. Toth said, per the Zoning Ordinance, buffer yards are only required between residential and non-residential uses. The buffer along Route 25 is the only one required for this development by code of 50 feet.

**Ryan Hettinger, 920 Banbury Road, North Aurora** – In terms of the buffers, *what is the plan with the green space on the west side of Banbury Road?* On the Banbury, from the Banbury right-of-way, is 40 feet to the property line and then a building setback from that point.

**Maureen Joy, 329 Ridge Road, North Aurora** – Joy said that the topography from the townhomes dips down and then rises to the golf course. There are also retaining walls. *What is the plan for some of the landscaping by the retaining walls? Will there continue to be the rise? What about runoff?* Kevin Serafin said that the intention is to cut down some of the peaks on the four to six buildings closest to the west along the south property line that will preserve the lower swale to direct runoff to the southernmost basin. The existing retaining walls will not be impacted.

**Robin Blair, 2S840 Shagbark Drive, Batavia** – *In terms of the use of the area to the west of River Street, what will be done to let people cross River Street?* Fields said they have engaged IDOT to find out what is allowable and not allowable for a pedestrian crossing. Bibby said that a formal request to initiate a study to reduce the speed limit along Route 25 has been submitted.

**Chuck Hanlon of WBK** addressed the Commission and noted, for clarification, that the duplexes from the property line to the south property line will be 50 feet. The townhomes from the property line to the townhome buildings will be 40 feet. The townhomes are perpendicular to the property line and there is a 60-foot gap from back of townhome to back of townhome.

**Scott Parsons, 2S957 Shagbark Drive, Batavia** – *Has a traffic study had been done for traffic heading toward downtown Batavia on Route 25 & Wilson in the morning or the evening?* Parsons said that the intersection is horrible during those times. Another question was about the distance from the single family home building to the lot line.

Bibby said in relation to traffic, it reflects 15 cars in the a.m. peak hour and 10 coming back in the p.m. peak hour northbound on Route 25. This will result in a 2% increase in traffic.

Toth said, in reference to the distance from single family homes to the south property line along Shagbark, if there is a 40-foot buffer between the property line and the north property of the golf course and then the rear yard setback is 30 feet, there would be 70 feet between the property line from their south property line to the nearest structure.



**Kathy Miller, 840 Banbury Road, North Aurora** – *Where is the south entrance going to be placed?* Fields said that the south entrance from our property line to our center line is less than 200 feet. It will be north of the resident's home.

*With all of the additional housing, is there a concern with emergency vehicles being able to reach the homes?* Steve Bosco said the North Aurora Fire District has not mentioned any additional concerns. Bosco added that he could mention this to the Fire District and get additional input.

Miller mentioned her concern with the speed limit on Route 25. Bosco said he would forward this to the Police Chief. Residents said they have mentioned this to the Police Department in the past.

**Lin Dukar, 373 Ridge Road, North Aurora** – *How many trees will be preserved?* Fields said he did not have an actual number but that there are areas that have been identified for preservation.

*What communications have you had with the school district and how will children who may be living in the development get to the school without a crossing or bussing?* Bosco said that the school district is aware of the development and the Village would keep them updated with questions and concerns.

*What are the sizes of the trees that you will be using on the perimeter?* Monica Goshorn-Maroney of Gary Weber Associates said that street trees would be provided at 2-1/2 inch caliber and evergreens and ornamentals at 6-foot in height. Toth said that the tree count can be viewed on the Village website. Bosco also noted that packets are posted on the website before the meetings and can be viewed by going to [www.northaurora.org](http://www.northaurora.org).

**Sue Nelis, 2W903 Thorncrest Road, Batavia** – Nelis said that another traffic study needs to be done and that another concern is with crime during the building process of the development since there was higher crime when two other subdivisions were built in the past.

**Amy Lawhead, 604 Wingfoot, North Aurora** – Lawhead asked if the petitioner approached the Village or if the Village reached out to the developer. Fields stated that the property was made available through the City of Aurora. D.R. Horton looked at uses related to the site and, as a company, decided the market and local area would support an age-targeted development. Lawhead asked if they have demographics on how many people, 55 and older, are in North Aurora and the surrounding areas. Fields said he did not have a demographic study that was submitted, but their marketing team did look at numerous details to determine the viability of an age targeted community. Lawhead commented that the sale price of the homes is too high for a couple looking to downsize.

Bosco mentioned that when the City of Aurora decided they did not want to operate the golf course any longer, they went through a public process. DR Horton submitted a plan to say they wanted to develop the land. The Village has no control with the City of Aurora putting out a proposal for the land. It then comes to the Village to move forward.



**Margaret Gazdacka**, Manager of Red Oak Nature Center – *When will construction end for the development and will construction traffic be off of Route 25?* Fields stated that they anticipate the site to be developed in two phases. Mass grading/drainage would be done in the first phase and the streets and curbs would be looked at in a phased approach. From a buildout perspective, that will be determined by the market. Construction traffic would be coming off of Route 25. Gazdacka asked when DR Horton will be done with the infrastructure. Fields said 4 – 5 months on each phase.

*How much will the construction affect those going to impact the Nature Center and those homeowners who live around the property?* Fields said this would be regulated by the permit process and IDOT.

*What will be the hours of construction?* Fields said construction would be done during construction hours allowed by the Village. Toth said that start time is 6 a.m. for Monday through Saturday and 8 a.m. on Sundays.

Toth asked if DR Horton intends to use any of the existing infrastructure (roads to and from the site) as haul roads or staging areas for construction. Answer from DR Horton was that they will be installing all of their required sediment and road control measures. There will be a construction access and will look at using the existing driveway off of Route 25.

In regard to water runoff, Gazdacka said that the nature center gets a lot of erosion with the culverts under Route 25 and all of that goes directly to the Fox River. *Will swales collect the pond water and filter the pollutants with natural plantings? How much more water is to be expected?* Fields said that the ponds will be built with sediment basins at the infalls and outfalls. There will be naturalized plantings at least on the banks of the ponds. Kevin Serafin stated that as far as stormwater into and out of the sight, the proposed detention ponds are designed with smaller restrictors and will be reducing peak flows by 15%. That retention volume will also assist with the water quality.

**Robin Hicks 720 Lindsay, North Aurora** – *Has DR Horton had an opportunity to work with the Integrated Management Plan of the Fox River Ecosystem Partnership?* Answer was that they were not aware of that partnership.

*How far in advance should the project proceed before reaching out to the police so that they can study the impact?* Toth said that staff meets with the police on a weekly basis. Bosco noted that it was through discussions with the police that the Village was able to move forward to see if IDOT would provide a traffic study for Route 25.

**Scott Parsons, 2S957 Shagbark Drive, Batavia** – *Will the development have gates at the entrances?* Fields said no.

*How will the developer be able to limit the size of the family since it is an age targeted community?* Fields said that the product does not support familial living and the buyer profile does not produce much student impact.

*What are the chances that this plan of 55 and over can change if sales do not go the way you are planning?* Mike Toth said that through the special use process, a PUD agreement will be



drafted. A number of things can be outlined in that agreement. The developer has been very forthcoming that the plan is age-targeted and not age specific. Atty. Drendel said the Village would have some oversight in review of the covenants and the covenants are where a lot of those restrictions would be contained that would be conducive to an older community and not a community with younger children.

**Ed Sweeney, 6065 Spyglass Court, North Aurora** – Sweeney said he was curious about the road improvements that are anticipated. Banbury Road is a curbless country road. With the Route 25 speed limit at 50 mph, the intersection at Route 25 and Banbury is a tragedy in the making. *Will there be any right turn lanes on Banbury Road and Route 25?* Clayton Shipley with Knight Engineering said there is no proposed additional turn lanes at Banbury and Route 25. At the entrance of Route 25 there is a left turn lane proposed for access to the site. No proposed improvement on Banbury Road at this time.

**Marcia Gerzan, 291 Ridge Road, North Aurora** – Concern is density. Density of the duplexes and townhomes. Gerzan noted that if each of the 374 units had two cars, there would be over 800 cars in the development.

**Joel Hagan, 2S943 Shagbark Drive, Batavia** – *Did the traffic numbers come from a professional engineer?* Answer was that the existing numbers came from the cameras and was viewed by a professional engineer. *Did North Aurora waste money by coming up with a land use plan only to change it once someone requested a major deviation?* Atty. Drendel said that North Aurora does not dictate who builds or who owns property. North Aurora creates zoning but it has to be flexible. The Village can't be so rigid that no one can build anything in the community. There always has to be an adjustment for a development.

Steve Bosco said there may be some confusion between a Comprehensive Plan and a strategic plan. Staff takes the plan and gets it to the most workable plan possible and brings it forward to be voted on. The strategic plan is a set of goals and objectives the Village sets. The Comprehensive Plan is a longer range plan, looking 20 years out as to what the Village plans to see in the future.

Atty. Drendel said that with a PUD, sometimes there are deviations so that the Village can get something in return. The developer could have come in with a plan that was all duplexes that met straight zoning where they would not have to request anything from the Village. A plan like what is being presented provides more open space.

**John Moe, 214 Ridge Road, North Aurora** – Upon completion of the development, taxes will come up to \$1.7 million combined. *Does North Aurora and Aurora share that? What kind of fence will be allowed in this new development?* Fields said the resident will not be able to put up just any type of fence. This would be a part of the restrictions within the CC&R's to restrict fencing styles. Bosco said in reference to taxes, since it is already annexed into the Village, the taxes would go to all of the taxing bodies that surround it: North Aurora Fire District, Village of North Aurora, Fox Valley Park District and School District 129.

**Johnny Lloyd, 456 Bellar Court, North Aurora** – *Can the residents come up with a plan and do away with the current proposal?* Atty. Drendel said that this would be up to the petitioner.



Lloyd suggested making Lippold Park a beautiful park that all residents could enjoy and more open space. Drendel said that pitch needs to be made to the land owner. Public bodies can't hold land hostage with what a property owner wants to do with the property. Toth said there were rights of first refusal given to certain park operators before the developers, but no one has expressed interest in the property.

**James Lawhead, 604 Wingfoot Drive, North Aurora – *Why age targeted rather than age restricted?*** Fields said that restricting to a specific age limits the buyer profile. In a restricted environment, you are reducing your targeted buyer. Also, in a restricted environment, there is a lot of time and effort going back to school district or park districts or the Village to renegotiate fees. It is a combination of marketability, resale-ability and practical nature of the time to other governing bodies.

*If a group of four guys wanted to buy a house, would they be restricted from doing so?* Fields said that with restrictions in the HOA, there are car restrictions and restrictions that would limit what they could do.

*When DR Horton leaves, how do they hold the homeowners association intact?* Fields said that the Village would have some control.

**Tom Sharp, 2S965 Shagbark Drive, Batavia – *Can the Village tell the builder that it wants the development to be restricted to people 55 and over?*** Drendel said it is possible. They could push forward with this plan if they wanted to. Sharp asked if the Village wanted to mandate an age restriction. Fields said he does not have an answer and this not in their application, but if the Village wanted to attach that to the request, they would have that ability. Drendel questioned whether it would be an appropriate land use restriction or regulation. Sharp said that there is nothing in place to say that a family of four couldn't move in to the development. Fields said the product does not support single family living. Sharp proposed to see that restriction put in place. Toth said the existing zoning right now allows for single family development with no restrictions. By right, someone can put in single family homes.

Iosue said the Village updated the Comprehensive Land Use Plan a few years ago and this property was identified as a potential redevelopment site and suggested that what the petitioner is asking for is in line with the Comprehensive Plan

Bosco said it is already zoned R1 so a development comes in and if they don't ask for a deviation, they can go and build it.

**James Lawhead, 604 Wingfoot Drive, North Aurora – *What type of materials for the outside façades?*** Answer was a mixture of vinyl and natural materials.

*-What type of warranty on the homes?* Answer – did not have this information available. Lawhead said that warranties need to be provided to the Village.

*-Will there be basements?* - Answer - yes.

*-What type of shingles?* Answer - architectural shingles.



*-What is the distance between each home?* Answer – 10 feet. Lawhead said he is concerned with fire spread since the homes are so close together. Fields said that this is the existing sideyard required setback.

*-How is landscaping and maintenance of the property enforced?* Fields said it is done through contracts that are set aside for the different maintenance items. There is also an extensive HOA contract.

*-What kind of study has been done regarding waterflow drainage?* Jim Bibby stated that the offsite tributary was studied extensively for this project. It is 240 acres tributary and includes a number of properties including east of Hart Road and half the acreage of Marmion.

Kevin Serrafin said that supplemental surveys were done. They worked with the Village and got plans for the Banbury Ridge subdivision, Fox Valley Country Club Estates subdivision, The Vineyards subdivision and modeled each one of the stormwater management facilities. DR Horton has a clear understanding as to how the watershed operates.

**Dan Calabrese, 2S973 Shagbark Drive, Batavia** – *Will there be any street lights in the subdivision?* Answer was yes.

*If the houses do not sell, do any houses need to be enrolled in section 8?* Answer was no. This is not a section 8 housing development.

*Will any of the trees along the northern tree line be touched?* Answer – Tree line on the north is identified as a protection area.

*Will anyone from DR Horton be in attendance to supervise the tree demolition?* Fields said that the site contractors will be present to supervise.

**Amy Lawhead, 604 Wingfoot Drive, North Aurora** – *Is there any way the Village of North Aurora will say they do not want this project to come into the Village or is this a done deal?*

Bosco said that this is not a done deal and the Commission is appreciative of the turnout of residents so that concerns are noted. Bosco noted that the builder could come in and build R1 since that is the current zoning.

The Plan Commission will look at this and make their recommendation. If approved or denied by the Plan Commission, the petitioner has the right to go forward to the Village Board. The Board is the only board that has the authority to approve the project. The next step after the Plan Commission would be at the Committee of the Whole meeting. After that, the Village Board can take action to approve or deny.

There were no further questions. Chairman Brackett closed the public portion of the hearing.  
Commissioner Comments

**Commissioner Anderson** asked Jim Bibby if there have been other traffic studies at Banbury and Route 25 – Bibby said this was reviewed by Steve Grabowski in Bibby's office. It is a



moderately low traffic total volume, the concern being the a.m. and p.m. hours. There was another study but it would have been done three or four years ago. Bibby said he believes the counts are accurate and that the study was appropriately done; on a single day with clear weather.

Anderson asked the developer about reviewing the overall landscape plan. Plantings are six feet or lower in height. Would like to see more greenscape. The developer needs more of an effort to try and enhance the view the current homeowners will be looking at. Identify the fence profile and a list of the approved materials. Any light that can be shed about the HOA would be helpful so that homeowners have a full understanding. Provide some information on the turnover language so the Village and residents know when the developer is no longer responsible for the HOA and the upkeep.

Anderson asked if it is the builder's intention to build the units on a per contract basis or a built for sale with a spec use projection. Fields said that DR Horton is a spec builder so there will be more of those as well as constructed/buyer select options.

**Commissioner Duncan** asked for the reasoning for the departure of 140 feet for the streetlights. Fields said they are looking for a minor departure and requesting the lights be farther apart. This would not be for all lights, only selective spacing in areas. Toth asked if they will use LED lights. Answer was, yes. It would be detailed in the plans and will be built to the Village spec.

Duncan asked what is meant by a "horizontal reversed curve". Serafin said it is an S curve and the Village requires a certain length, a hundred feet of tangent. There is one area in the plan that is shorter. Toth said that the Fire District has reviewed this. Duncan said the one cul-de-sac in the middle of the development looked tight.

Duncan said that the biggest issue is density.

**Commissioner Tuohy** said she was also concerned with density. Tuohy asked if there will be evergreens or deciduous trees at the south and north property line. Monica from Gary Weber Associates said that buffers along the property line will include a mixture of shade, ornamental and evergreen trees. Tuohy encouraged a heavier evergreen population.

From a waste management perspective, is there going to be a central location or individual for pickup? Fields said that Waste Management would serve at the driveway line. On the public streets, waste management will serve at the property line. For the attached product, there will be a designated collection at the curb.

Tuohy asked if there are different elevations. Fields said that the exterior on the single family will be a mix of natural stone or brick with vinyl. There will be multiple elevations for the attached buildings.

**Commissioner Holbrook** noted her concern about the price point. What will be the cost of the HOA? Fields said that the single family assessment will be less than the attached product. The assessment for common area will be equal.



Holbrook asked about having a left hand turn from Route 25 into the subdivision. Will there be a right turn lane as well as a left turn lane into the subdivision? Clayton Shipley said that there is a proposed left turn into the site. There is no right turn lane into the subdivision.

**Commissioner Lenkart** asked the builder if they would be requiring different colors on the buildings so that they are not all the same. Fields said they would set up some of the anti-monotony requirements.

Lenkart asked why the floor plans were not included in the packet. Fields said that he normally does not submit those at the preliminary stage, but could submit those as a follow up item. Lenkart asked about the width of the sidewalk and when the walking paths would be built. Answer on the sidewalk was five feet. Amenities and paths will be done within the first phase of development. Lenkart said he would like to see as much of the walking paths completed by then.

Lenkart questioned the plan for a splash pad. Fields said that splash pads have become very popular with grandparents. It allows them to do be involved with the kids through something other than a pool. Lenkart asked how much of the plan will be flat. Jim Bibby said the open spaces in the interior were focused in on to preserve the overflows and the natural depressional storage areas and the mature trees. DR Horton said they made sure they utilized the existing terrain and preserved the naturalized areas.

Lenkart asked what would prevent the storm water detention ponds from overflowing and flooding Route 25 during a major rainfall. Answer was that they are designing the improvements around the standards of the Kane County Stormwater Ordinance. Have modeled this for the 100 year storms. Also reducing the peak flows to the Route 25 right-of-way. Bibby suggested Lenkart look at the contours on the lakes that are being created, adding that it is a massive storage potential.

Lenkart said that there are 80 trees identified as needing to be removed. What percentage will be left of the inventoried trees? Lenkart said he would like to keep as many as possible and put in evergreens for screening during the winter. Toth said the ordinance is written to preserve trees. Lenkart said that there should be a serious fine if the developer takes down a tree that was not supposed to be removed.

Lastly, Lenkart said that the development should be age restricted rather than age targeted.

**Commissioner Bozik** asked why they are not being made to install curb and gutter along Banbury Road. Bibby said on the east side of Banbury, across the frontage, is a saw tooth of portions of unannexed property. The street was just reconstructed three years ago with a rural cross section and a very substantial pavement to stay as a rural cross section. That project did not envision tearing the street up and going to curb and gutter. Bozik said this seems to deviate from putting curb and gutter throughout the village.

Bozik suggested that Sussex Court, west of Darwin, be widened to 33 feet to accommodate fire apparatus. Bibby said that is a very good point.



Bozik said that he spoke with Chief Lambert to address some of his issues. The building separation with a 5-foot sideyard setback is unacceptable. A 10-foot distance between houses, especially houses with vinyl siding, is problematic. In the Village's Zoning Ordinance, everything is a minimum of 10 feet. Need to stay with a 10-foot sideyard setback. Eliminate the R1A zoning and go straight R1 and change lot sizes and require a 10-foot sideyard setback. In the Village's zoning map, there is no reference to R1A. Leave street lights at 250 feet and if a deviation, it would be at the discretion of the Village Engineer. This is a subdivision in which we are catering to 55 and older and reducing the lighting is a security issue. Bibby said that staff agreed. Bozik said that age restricted is more efficient.

Bozik stated that no one anticipated a large piece of property that is already annexed into the Village being developed like this. When it comes to the fire department impact fees, there was never any thought for making the provision for property that is already annexed into the Village. As the plan stands, with the 374 units at a \$715 per unit impact fee, it would be \$267,000 that the fire district would receive for impact fees, but as written now, will not.

With a 750-1069 population, this will increase the call volume from 91-130 calls per year. Bozik said that consideration should be made to ensure there is an impact or gap fee that is provided to the Fire District.

Bozik noted that density is a big concern. If the land was strictly R1 zoning, the Village would be looking at 230 units. The proposed 374 units constitutes a 61% increase in density.

**Mike Toth noted the following Conditions:**

1. Led street lights per Village specification
2. Additional evergreens around perimeter of property
3. Sussex Court widened to 33 feet
4. 10-foot setback for single family homes
5. Distance of street lights per village engineer
6. Fire district impact fee
7. Additional traffic study
8. Tree fine

Curb and gutter on Banbury and age restricted vs. age targeted was not placed as a condition but as a discussion item.

Motion made by Commissioner Anderson and seconded by Commissioner Lenkart to approve and move forward to the village board subject to the conditions noted and also for map amendment, special use and the preliminary subdivision plat. **Roll Call Vote:** Tuohy – yes, Bozik – yes, Lenkart – yes, Holbrook – yes, Anderson – yes, Duncan – yes. **Motion approved.**

**ADJOURNMENT**

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

Respectfully Submitted,

Lori J. Murray  
Village Clerk



**MEMORANDUM**

**TO:** Village of North Aurora

**FROM:** James R. Griffin

**RE:** DR Horton Response to North Aurora Plan Commission Conditions of Approval, Petition 18-02, Lincoln Valley on the Fox

**DATE:** April 24, 2018

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The following are DR Horton's responses to the Village of North Aurora Plan Commission's conditions of approval for the Lincoln Valley on the Fox project:

1. An additional traffic study shall be conducted by a third party licensed professional engineer chosen and coordinated by Village staff.

**Response: Agreed; DR Horton understands that the engineering firm of KLOA has initiated this confirmation of DR Horton's traffic study.**

2. Additional evergreen trees shall be added to the forty (40) foot buffer areas located along the periphery of the north, south, and east property lines.

**Response: Agreed; DR Horton revised its landscaping plans to include additional evergreen trees in the buffer areas along the north, south and east property lines. Revised landscaping plans have been submitted to the Village of North Aurora in accordance with this condition.**

3. A tree preservation plan shall be approved, and strict adherence to Section 16.12.010(C)(5)(d) of the Subdivision Ordinance shall be enforced during the development of the property for failure to adhere to the provisions of the approved tree preservation plan. Each violation is subject to a fine of fifty dollars (\$50.00) per inch caliper, but not less than five hundred dollars (\$500.00) per tree.

**Response: DR Horton agrees that pursuant to Village Codes, a tree preservation plan shall be submitted to the Village as part of DR Horton's final plat and final PUD application. DR Horton acknowledges the Village's existing fine structure for violation of a tree preservation plan. However, DR Horton suggests that rather than utilizing a fine structure, that DR Horton be required to replace trees that are inadvertently damaged or destroyed during development of the project.**



4. The western portion of Sussex Court shall be thirty-three (33) feet in width, from back of curb to back of curb.

**Response: Agreed; DR Horton has revised its preliminary development plan in conformance with this condition.**

5. The minimum side yard setback for all residential structures shall be no less than ten (10) feet.

**Response: The proposed 5 feet side yard setback for the single family detached home lots to be located in the R-1A zoning district, and the proposed 5 feet side yard setback for the attached townhome lots proposed in the R-4 zoning district, conform to the side yard setback standards for such zoning districts, and do not require a variance.**

**DR Horton will provide a total side yard of 12 feet per lot, with no side yard setback of less than 5 feet. Depending on individual lot grading conditions, DR Horton will shift the building pad toward one side of the lot, resulting in a combined building-to-building setback of not less than 10 feet, and not more than 14 feet.**

**Building code standards used by the Village require only a 5 feet separation between exterior walls of residential units. (International Building Code, Section R302). The minimum separation distance proposed by DR Horton is 10 feet, which is twice the minimum separation distance under the building code.**

**Accordingly, DR Horton requests that the Village Board not implement this condition recommended by the Plan Commission.**

6. The maximum distance between street lights shall be 250 feet, provided that deviations may be approved by the Village Engineer in specific instances, in writing, provided the deviation will not adversely impact public safety.

**Response: DR Horton submitted a revised street lighting plan, which specifically identifies any deviations from the 250 feet minimum distance between street lights. DR Horton requests that the Village Engineer review and approve such deviations.**

7. All street lights will be required to use LED technology, per Village specification.

**Response: Agreed.**

8. The Village shall condition the planned unit development on the payment of the impact fees of \$750.00 per residential unit to offset the initial burden to the Fire District caused by proposed development for buildings, equipment and the provision of fire protection services.



**Response: Agreed.**

F:\JRG\DR Horton\North Aurora\Response to North Aurora PC conditions



MEMORANDUM TO: Michael Toth  
Community and Economic Development Director  
Village of North Aurora

FROM: Javier Millan  
Senior Consultant

Luay Aboona, PE, PTOE  
Principal

DATE: May 10, 2018

SUBJECT: Traffic Study Review  
Proposed Lincoln Valley on the Fox  
North Aurora, Illinois

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.), at your request, has reviewed the traffic study prepared by Gewalt Hamilton Associates, Inc. (GHA) for the proposed redevelopment of the Fox Valley Country Club with an age-targeted community in North Aurora, Illinois. The reviewed traffic study assumed a residential development with 169 single-family homes, 92 duplex units, and 102 townhomes. Access to the site is proposed to be provided via one full ingress/egress access drive on IL 25 at approximately the same location of the access drive serving the Fox Valley Country Club and via two full ingress/egress access drives on Banbury Road. One of the access drives on Banbury Road will be lined up opposite Oak Crest Drive.

It should be note that the latest plan calls for 149 single-family homes, 126 duplex units and 99 townhomes. Based on a review of the trip generation rates found in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, this new mix will generate virtually the same number of peak hour trips as those presented in the traffic study. As such, our review of their traffic study and their assumptions is still valid.

## Traffic Study Review

The following summarizes KLOA, Inc.'s concerns and questions with the GHA traffic study dated October 27, 2017.

### General Comments

While the traffic study generally follows industry guidelines for conducting traffic studies, given the site's proximity to Schneider Elementary School (approximately 0.3 miles south of the site's southern boundary) and the fact that the kindergarten through 5<sup>th</sup> grade full-day schedule ends its school day at 2:20 P.M., the existing traffic counts during the afternoon peak period should have started at 2:00 P.M. To confirm the validity of these counts and in order to capture the dismissal time of the school, KLOA, Inc. conducted traffic counts at the following intersections from 6:00 A.M. to 9:00 A.M. and from 2:00 P.M. to 7:00 P.M. on Tuesday, April 10 and Wednesday, April 11, 2018:



- IL 25 with IL 56
- IL 25 with Banbury Road
- IL 56 with Banbury Road/Frontage Road
- Banbury Road with Oak Crest Drive

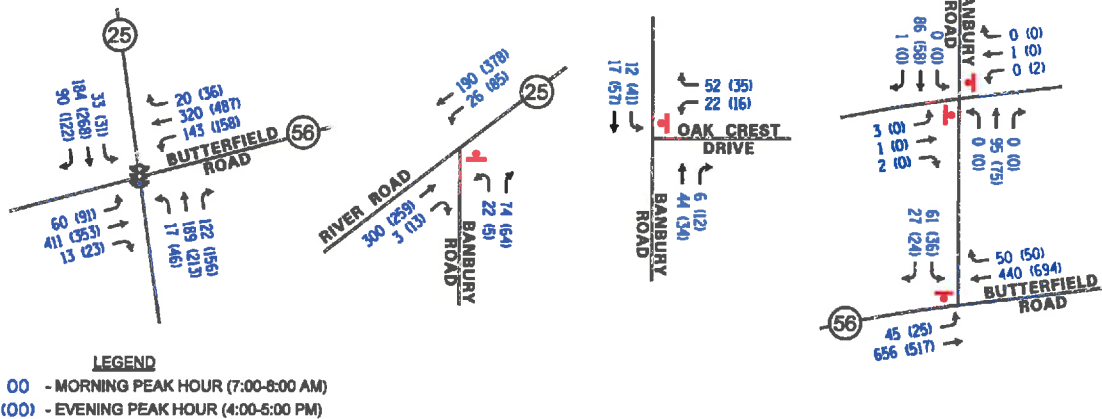
It should be noted that school was in session during both days and various activities were occurring after the 2:20 P.M. dismissal bell. Based on a review of the new traffic counts, the peak hours of traffic of the area on both days occurred from 7:00 to 8:00 A.M., from 3:00 to 4:00 P.M., and from 5:00 to 6:00 P.M. **Figure 1** shows a comparison of the peak hour traffic volumes collected by GHA in their traffic study to those collected by KLOA, Inc. on the two separate days. Inspection of the traffic volumes indicates that the peak hour traffic volumes fluctuated between two and 10 percent of each other, which is typical and normal. **Figures A and B** in the Appendix show the hourly traffic volumes collected for the remaining hours.

Given that the GHA study had no discussion of accident data at the studied intersections, KLOA, Inc. requested accident data for the past most recent available five years from the Illinois Department of Transportation. The accident data for the studied intersections is summarized in **Tables 1** through **4**. A review of the accident data indicated that the frequency of accidents was low and that there were no fatalities reported at the intersections. It should also be noted that none of the intersections were listed in IDOT's Statewide or Local Five Percent Report which presents the five percent of state, county, township, and municipal roadway segments and intersections exhibiting the most pressing safety needs.

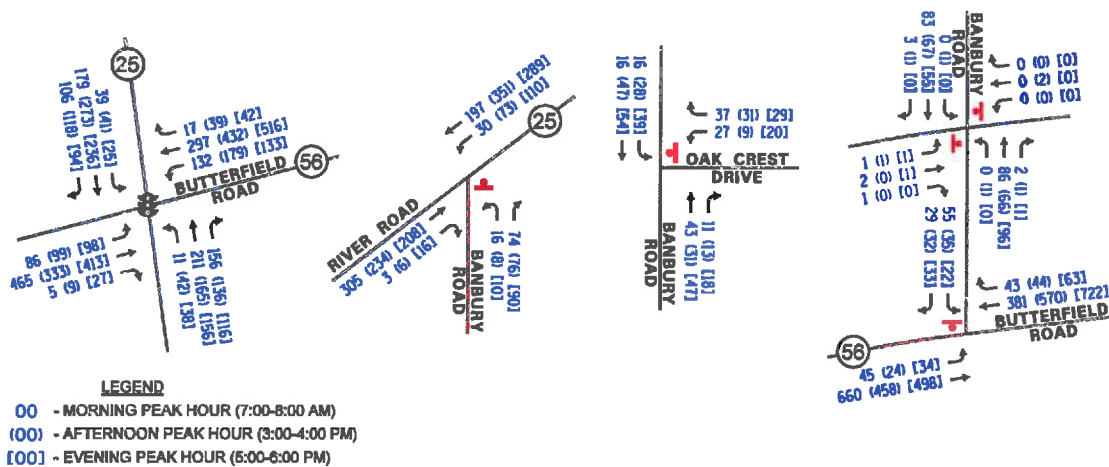
**Disclaimer:** The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



# **GHA TRAFFIC COUNTS** **MARCH 26, 2017 &** **SEPTEMBER 28, 2017**



## **KLOA, INC. TRAFFIC COUNTS** **TUESDAY APRIL 10, 2018**



## **KLOA, INC. TRAFFIC COUNTS** **WEDNESDAY APRIL 11, 2018**

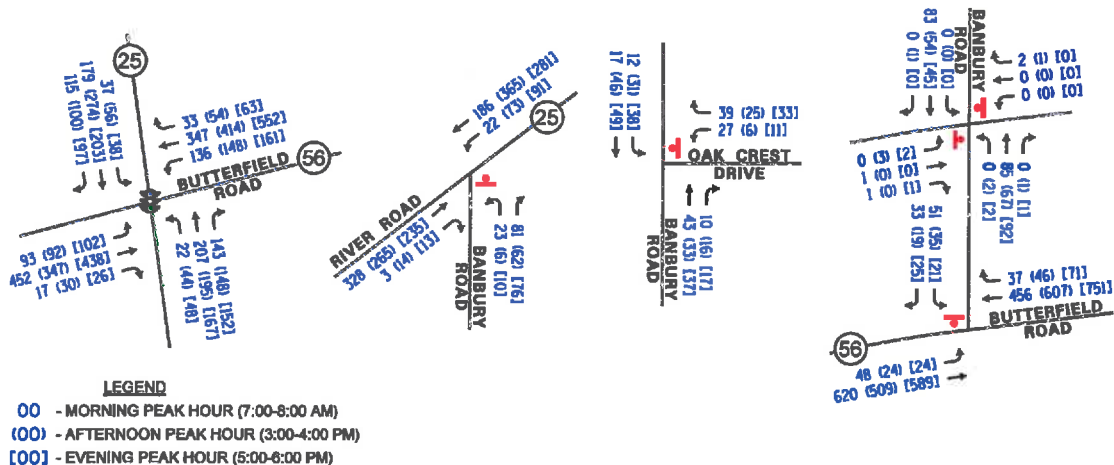




Table 1

## RIVER ROAD (IL 25) WITH BUTTERFIELD ROAD (IL 56) ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Bicyclist	
2012	0	0	8	1	0	0	9
2013	0	0	5	1	0	1	7
2014	0	0	4	0	1	0	5
2015	1	1	6	1	2	0	11
2016	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>6</u>
<b>Total</b>	<b>1</b>	<b>2</b>	<b>26</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>38</b>
<b>Average/Year</b>	<b>&lt;1</b>	<b>&lt;1</b>	<b>5.2</b>	<b>&lt;1</b>	<b>&lt;1</b>	<b>&lt;1</b>	<b>7.6</b>

Table 2

## BUTTERFIELD ROAD (IL 56) WITH BANBURY ROAD ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2012	0	0	0	0	1	0	1
2013	0	0	0	0	1	0	1
2014	0	0	0	0	0	0	0
2015	0	0	1	0	0	0	1
2016	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>
<b>Average/Year</b>	<b>0</b>	<b>0</b>	<b>&lt;1</b>	<b>0</b>	<b>&lt;1</b>	<b>0</b>	<b>&lt;1</b>



Table 3

## RIVER ROAD (IL 25) WITH BANBURY ROAD ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2012	1	0	0	0	1	0	2
2013	0	0	0	0	1	0	1
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>2</u>
<b>Total</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>5</b>
<b>Average/Year</b>	<b>&lt;1</b>	<b>&lt;1</b>	<b>0</b>	<b>0</b>	<b>&lt;1</b>	<b>0</b>	<b>1.0</b>

Table 4

## BANBURY ROAD WITH OAK CREST DRIVE ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2012	0	0	0	0	0	0	0
2013	0	1	0	0	0	0	1
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Average/Year</b>	<b>0</b>	<b>&lt;1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>&lt;1</b>



### Trip Generation

- We concur with the trip generation estimates provided in the traffic impact study.

### Directional Distribution

- Based on the existing traffic counts provided in the traffic study, the directional distribution appears to be reasonable.

### Analysis and Methodology

- The intersection of IL 56 with Banbury Road was analyzed assuming Banbury Road provides two southbound lanes. While the southbound approach is approximately 20 feet wide, based on our field visit and a review of the traffic count videos, southbound vehicles utilize Banbury Road as a single outbound lane.
- KLOA, Inc. analyzed the intersection assuming one southbound lane and the results of the capacity analyses indicate that the southbound approach during the Year 2025 morning peak hour will operate at a level of service (LOS) E with 43.6 seconds of delay. Furthermore, 95<sup>th</sup> percentile queues will be approximately 110 feet. In order to mitigate this, the design of the intersection will need to be reviewed to determine if two southbound lanes can be achieved by restriping the existing road or if it will require widening.
- Although there are some minor typos/errors in the analyses and volumes presented in the 2025 Total Traffic figure, these will not change the results of the analyses and we generally concur with their findings.
- Based on a review of GHA projections, the proposed development will add approximately 72 more total (combination of northbound and southbound traffic) vehicles during the morning peak hour and 92 more total vehicles during the evening peak hour to Banbury Road south of the site. This translates into approximately 1.2 and 1.5 vehicles every minute during the morning and evening peak hours, respectively.
- North of the site, the development will add approximately 21 more total vehicles during the morning peak hour and 27 more total vehicles during the evening peak hour to Banbury Road north of the site. This translates into approximately one additional trip every 2.8 and 2.2. minutes during the morning and evening peak hour, respectively.
- These small increases in traffic volumes will have a limited impact on the operation and roadway characteristics of Banbury Road and on all of the study intersections.

### Site Access

- We concur with the recommendations pertaining to number of outbound lanes at the access drive off IL 25 and the two access drives off Banbury Road.



## Summary of Findings

Notwithstanding the minor errors/typos found in the traffic impact study prepared by GHA, KLOA, Inc. is in substantial agreement with the methodology, analyses, and findings presented in the traffic study. The proposed development will have a minimal impact on traffic conditions in the area and the operational characteristics of the adjacent roadways.



# Appendix



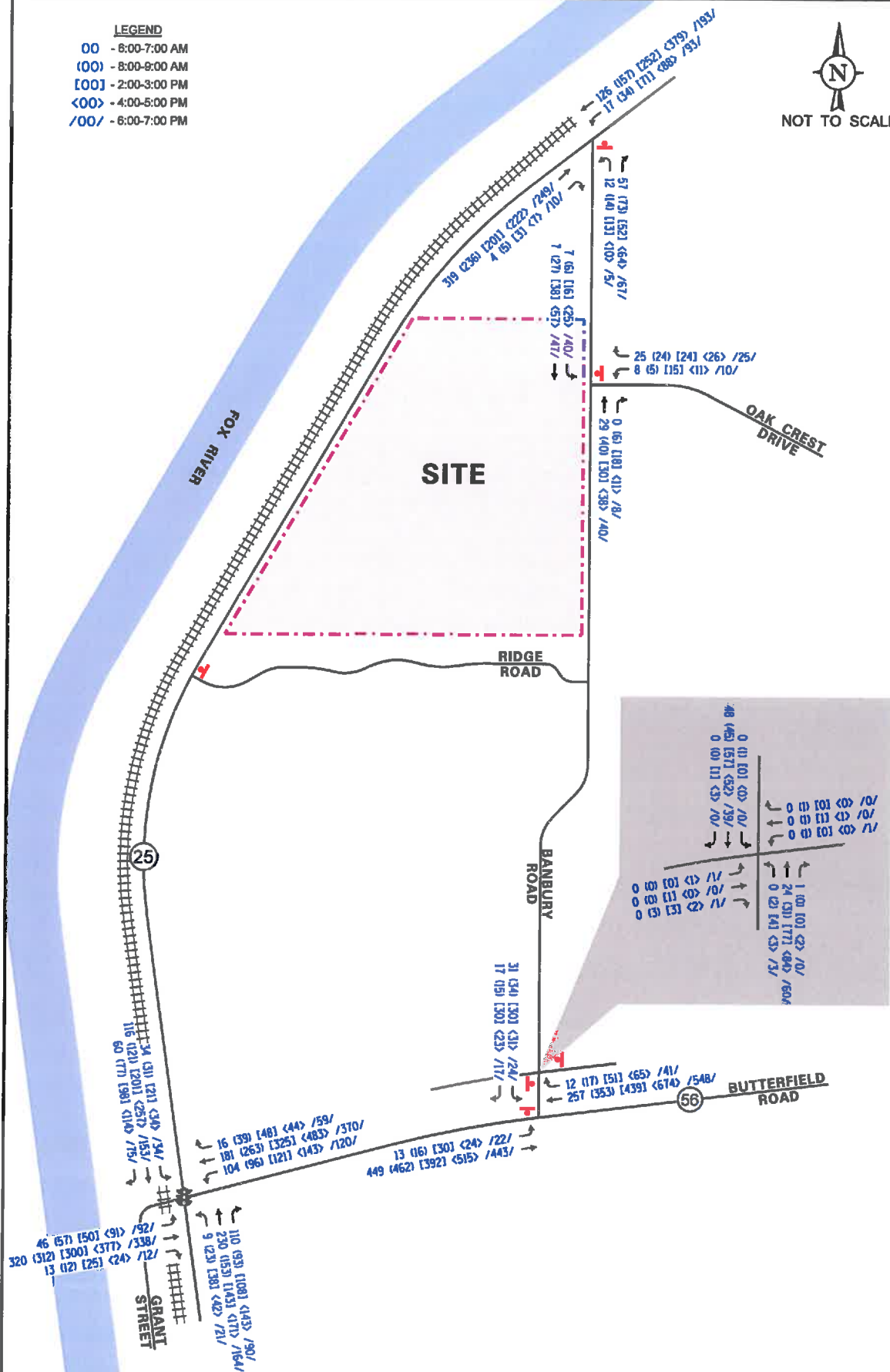
## **Figures A and B**







**LEGEND**  
 00 - 8:00-7:00 AM  
 (00) - 8:00-9:00 AM  
 [00] - 2:00-3:00 PM  
 <00> - 4:00-5:00 PM  
 /00/ - 6:00-7:00 PM





3                   **AN ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A**  
4                   **RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE**  
5                   **FOX**  
6

7                   WHEREAS, a petition requesting map amendments and a special use for a residential  
8                   planned unit development for certain property legally described in Exhibit 1 attached hereto and  
9                   made a part hereof, hereinafter referred to as "Property", has been filed with the VILLAGE OF  
10                  NORTH AURORA, hereinafter sometimes referred to as the "Village", by D.R. Horton, Inc. -  
11                  Midwest (formerly named DRH Cambridge Homes, Inc.), a California corporation hereinafter  
12                  called "Petitioner" or "Developer"; and  
13

14                  WHEREAS, Petitioner is under contract to purchase the Property from the current owner,  
15                  the City of Aurora; and  
16

17                  WHEREAS, the Property is currently zoned R-1, and Petitioner intends to develop the  
18                  Property as a residential planned unit development.  
19

20                  WHEREAS, the North Aurora Plan Commission held a public hearing on the petition in  
21                  accordance with law on March 6, 2018; and  
22

23                  WHEREAS, the Board of Trustees of the Village of North Aurora has received the  
24                  recommendation of the Plan Commission and has considered same; and  
25  
26

27                  NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE  
28                  VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, as follows:  
29

30                  1.       **APPROVAL OF MAP AMENDMENT AND PRELIMINARY PUD.**  
31

32                       1.1       That the North Aurora Zoning Ordinance, as amended from time to time, and as  
33                       set forth in the Zoning District Map as described therein and on file in the office of the Village  
34                       Clerk, is hereby amended by granting a map amendment for the Property to the R-1A, R-3 and  
35                       R-4 zoning districts, as depicted on the zoning district map which is attached hereto and  
36                       incorporated herein by reference as Exhibit 2;  
37

38                       1.2       That the North Aurora Zoning Ordinance, as amended from time to time, and as  
39                       set forth in the Zoning District Map as described therein and on file in the office of the Village  
40                       Clerk, is hereby amended by granting a special use for a residential Planned Unit Development  
41                       for the Property pursuant to the terms and conditions contained in this Ordinance.  
42

43                       1.3       Development of the Property shall be in substantial compliance with the  
44                       Preliminary Site Plan prepared by WBK Engineering dated \_\_\_\_\_, the Preliminary Engineering  
45                       Plan and Preliminary Plat prepared by CEMCON dated 11-21-17 and last revised on 5-18-18, the  
46                       Preliminary Landscape Plan prepared by Gary Weber Associates dated 12-13-17, and last



revised on 5-29-18, and the site plan for the clubhouse and other community amenities, dated 5-23-18, together which are attached hereto and incorporated herein by reference as Exhibit "3" (collectively referenced herein as the "Development Documents"). Development of the Property shall also be subject to the additional requirements, provisions and restrictions provided in this Ordinance. Before a construction permit shall be granted for improvements on the Property, the Final Plans must be approved by the staff and Village engineer in substantial conformance with the Development Documents and Village, this PUD and Ordinance applicable laws, ordinances and regulations. The Final Plan and related Development Documents, as finally approved by the Village, shall be initialed by Owner and Village and placed on file in the Village records

## 2. LAND USE REQUIREMENT.

2.1 The Property shall be developed and operated in compliance with this Ordinance and all applicable ordinances of the Village that are not in conflict with this Ordinance, except as provided for herein. The Property shall be developed with residential units consisting of single family detached units, duplex units and townhome units, in substantial conformance with the petition submitted by Developer for the Project.

2.2 The Property shall also be developed with amenities for the residents of the Property, including but not limited to a clubhouse, pool and other community amenities for active and passive recreation consistent with an active adult community. Such amenities shall be installed at the sole discretion of the Developer. All such amenities shall be developed and operated in compliance with this Ordinance and all applicable ordinances of the Village that are not in conflict with this Ordinance, except as provided for herein.

## 3. SITE DEVELOPMENT STANDARDS AND DEPARTURES.

The Property shall be developed in accordance with the applicable ordinances of the Village, except for certain departures from the Village's Zoning Ordinance and Subdivision Ordinance which are set forth in Exhibit 4 attached hereto and made a part hereof. The departures shown in Exhibit 4 are hereby approved by the Village.

## 4. PRELIMINARY PLAN APPROVAL and FINAL PLAN APPROVAL PROCESS.

4.1 The Preliminary Plan and Preliminary Plat of Subdivision have been reviewed by the corporate authorities of the Village, and are hereby approved for the development of the Property.

4.2 Developer shall submit Final Plans, including Final Engineering and Final Plat(s) of Subdivision in accordance with the Village's Zoning, Subdivision Ordinance and other applicable laws, ordinances and regulations and shall be reviewed and approved in accordance with the procedures set forth in this Ordinance. Final Plats of Subdivision and Final Engineering



shall be reviewed and approved in accordance with the procedures and ordinances of the Village. At no time and under no circumstances shall any moratoria established by Village ordinance or resolution on the approval of plats of subdivision or planned unit development or on the issuance of building permits or any other moratoria be applicable to the development of the Property or any portion thereof.

4.3 The Village shall allow development of the Property in phases, including allowing final plats for different phases of the Property for which final development approvals are requested, provided that mass grading, storm water detention and/or retention facilities, and the lift station with natural gas fired emergency generator shall be completed in the first phase. In connection with each separate phase, only those components of the public and private improvements required to allow such phase to function (including walking paths) shall be required. The guaranty for construction and payment of public improvements and maintenance shall be required, in accordance with the Village's Subdivision Code, only for such phase(s) for which the Developer requests final plat approval. Landscaping shall be required only for that portion within the specific phase being developed. Each phase must include two points of ingress and egress, acceptable to the North Aurora and Countryside Fire Protection District, two points of watermain connections with looping, as approved by the Village Engineer, and all stormwater management.

4.4 If the Developer obtains a single Final Plat approval for the entire Property, Developer shall be permitted to construct and develop the Property in phases, and in connection with each separate phase, only those components of the public and private improvements required to allow such phase to function shall be required, provided that the guaranty for construction and payment of public improvements and maintenance for such phase shall be required before any work other than mass grading is begun. Mass grading shall not begin until the guaranty for construction and payment of the mass grading work has been approved. Landscaping shall be required only for that portion within the specific phase being developed, except as otherwise provided herein.

4.5 A tree preservation plan shall be approved before any mass grading is done, and Strict adherence to Section 16.12.010(C)(5)(d) of the Subdivision Ordinance shall be enforced during development of the Property. Any trees that are damaged or removed that have been approved for preservation pursuant to the tree preservation plan shall be replaced by trees which, singularly or in the aggregate have the same caliper or greater of the trees that are damaged or removed, satisfying the caliper requirement of the Subdivision Ordinance.

## 5. CHANGES TO THE DEVELOPMENT OF THE PROPERTY.

5.1 The Property shall be developed in substantial conformance with the Development Documents and as set forth in Paragraph 4. Changes to the development of the Property shall be evaluated and processed as provided for by Village ordinance relating to amendments to a Planned Unit Development.



1           5.2     Developer shall have discretion to substitute single family detached units for  
2 duplex and townhome units shown on the Development Documents, provided that Developer  
3 may not substitute duplex or townhome units for single family units, the substitution does not  
4 increase the overall number of residential units, the lots conform in all respects to the zoning  
5 requirements of single family lots and the new single family detached units are adjacent to other  
6 single family detached units or comprise a cluster of at least six units. All design changes  
7 necessitated by such substitution of single family detached units shall be made in conformance  
8 with this Ordinance and the Village ordinances. The Village shall approve residential unit  
9 substitutions made in accordance with this subparagraph as a minor change for a PUD, unless  
10 other physical changes to the plans constitute a major change for a PUD under the Zoning  
11 Ordinance.  
12

13           5.3     Developer shall have discretion to substitute duplex units for townhome units  
14 shown on the Development Documents, provided that Developer may not substitute townhome  
15 units for duplex units, the substitution does not increase the overall number of residential units,  
16 the lots conform in all respects to the zoning requirements of the duplex lots and the new duplex  
17 units are adjacent to other duplex units or comprise a cluster of at least six units. All design  
18 changes necessitated by such substitution of duplex units shall be made in conformance with this  
19 Ordinance and the Village ordinances. The Village shall approve residential unit substitutions  
20 made in accordance with this subparagraph as a minor change for a PUD, unless other physical  
21 changes to the plans constitute a major change for a PUD under the Zoning Ordinance.  
22

## 23     6. STREETS AND ACCESS. 24

25           6.1.     River Road (State Route 25): Subject to the State of Illinois requirements for the  
26 full access point on River Road, the Village hereby approves the full access point to River Road  
27 at the location shown on the Preliminary Plan. Developer shall install the improvements for the  
28 access as shown on the Preliminary Plan, and as may be required by the State of Illinois. The  
29 costs of the improvements are to be funded solely and fully by the Developer.  
30

31           Banbury Road: The Village hereby approves two full access points to Banbury Road at  
32 the locations shown on the Preliminary Plan.  
33

34           6.2     Developer shall have the right to establish and maintain haul roads on the  
35 Property, provided erosion control is put in place and maintained by Developer as required by  
36 applicable Village requirements and the provisions of this Ordinance.  
37

## 38     7.     GRADING AND UTILITY IMPROVEMENTS; COMMENCEMENT OF 39 CONSTRUCTION OF RESIDENTIAL UNITS 40

41           7.1     Developer shall have the right to commence excavation and mass grading on the  
42 Property prior to: (i) final engineering approval; and (ii) approval of a final plat of planned  
43 development (the following being hereinafter referred to as the "Early Start Provisions") if: (a)  
44 the same are undertaken at the risk of Developer; (b) Developer has submitted to the Village  
45



1 Engineer and the Village Engineer has approved a soil erosion and sedimentation control plan;  
2 (c) soil erosion control and stormwater management facilities are put in place in conformance  
3 with the Stormwater Pollution Prevention Plan and other controlling regulations as an initial  
4 priority after mass grading mobilization and commencement; (d) no grading activity takes place  
5 in any area designated as a floodplain or wetland until Developer has received the necessary  
6 permits; and (e) Developer has submitted a construction and payment guaranty for the mass  
7 grading in acceptable form to the Village. Developer shall obtain the required Kane-DuPage  
8 permit and other required approvals from the Village, IDOT, IEPA and other agencies with  
9 jurisdiction over soil erosion and stormwater control, including a soil erosion control plan and  
10 Stormwater Pollution Prevention Plan from the Village Engineer and Public Works before mass  
11 grading begins.  
12

13 7.2. Developer shall not have the right to commence construction of utility  
14 improvements prior to: (i) final engineering approval; and (ii) approval of a final plat of planned  
15 development. Developer shall obtain all necessary permits from the Village and other agencies  
16 with jurisdiction over various aspects of the development of the Property.  
17

18 7.3 To expedite completion of the development, Developer shall be permitted to  
19 commence construction of model homes, residential units and the clubhouse prior to completion  
20 of public improvements and installation of utilities. The Village shall issue building permits that  
21 authorize the construction of residential units on the Property in its usual course, which shall not  
22 be unreasonably delayed or denied, after approval by the Village and recording of a final plat for  
23 such phase of the Property and prior to: (i) the construction of required streets (public or private)  
24 and utility improvements; (ii) the installation, inspection, dedication and acceptance of required  
25 public utility improvements; and (v) the construction or permitting of off-site improvements,  
26 provided, at a minimum: (a) a twelve-foot (12') wide, eight-inch (8") thick gravel road and water  
27 for fire fighting purposes is provided to sites under construction; (b) soil erosion control and  
28 stormwater management facilities are put in place to the satisfaction of the Village Engineer  
29 prior to such commencement; and (c) the construction and payment guaranty for the phase has  
30 been submitted and approved by the Village. The Village shall issue foundation permits once  
31 gravel roads are in place. Vertical construction (above the foundation) of residential units shall  
32 not be permitted until a binder course is placed on the internal roads that provide access to such  
33 model homes, residential units and clubhouse. Vertical construction (above the foundation) of  
34 model homes and the clubhouse shall be permitted once gravel roads are in place which provide  
35 sufficient emergency access to such model homes and clubhouse, water service for fire-fighting  
36 purposes is provided to the sites under construction, and one point of access to the model homes  
37 and clubhouse exists. No model homes, residential units or clubhouse may be occupied without  
38 the Village issuing a certificate of occupancy.  
39

## 40 8. DEDICATION.AND ACCEPTANCE OF PUBLIC IMPROVEMENTS

41

42 8.1 On the final plats, Developer shall dedicate to the Village all of the streets,  
43 utilities and other public improvements to be owned and maintained by the Village, to be  
44 accepted by the Village as provided in the Subdivision Control Ordinance. Village shall provide  
45 Developer with its tax exempt identification information to utilize in the purchase of materials to



be used for construction of public improvements to be dedicated to the Village upon completion.

8.2 Developer shall dedicate, and the Village shall accept, public improvements for each separate phase of the development, after such public improvements for each phase are completed and the one-year maintenance period has been satisfied as required by the Subdivision Control Ordinance.

## 9. APPLICABLE VILLAGE CODES AND FEES

9.1 Unless provided otherwise in this Ordinance, the zoning, subdivision, development and improvement of the Property shall occur in accordance with: (i) the Village's Zoning Ordinance Subdivision Ordinance as the same exist as of the Effective Date of this Ordinance, except to the extent the Zoning Ordinance and the Subdivision Ordinance conflict with the provisions of this Ordinance; ii) the Village's Building Code as of the Effective Date of this Ordinance, which is the 2009 International Residential Code; (iii) the North Aurora and Countryside Fire Protection District requirements in place as of the Effective Date; and (iv) all other Village codes and ordinances, provided they are generally applicable throughout the Village. For six years after the Effective Date of this Ordinance, the Village's current Building Code shall apply to any new units for which building permits have not previously been issued by the Village. Unless required by Federal, State, or other controlling law, the Village shall not require sprinkling of the single-family or duplex residential units.

9.2 The following land/cash fees shall be paid by Developer at the time a building permit is issued for each residential unit:

9.2.1 The Developer shall pay the per residential unit fee in lieu of providing land for a school site as required by the Village ordinances and established policies that are generally applicable;

9.2.2 The Developer shall pay the per residential unit fee in lieu of providing land a park site for the public as required by the Village ordinances and established policies that are generally applicable; and

9.2.3 The Developer shall pay \$715.00 per residential unit fee in lieu of providing land for a fire station as required by the Village ordinances and established policies that are generally applicable.

9.3 Except as provided for in this Ordinance, the Village shall not require Developer to pay any fees or to donate any land or money or make any other contributions to the Village or any other governmental agency as a result of the development of the Property or the subdivision of any portion of the Property. The Village shall not enact any special assessment or tax upon the Property without the consent of Developer, as long as Developer owns any portion of the Property.

9.4 No recapture fees are due and owing to the Village from the Property.



10. DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.

Prior to approval of a final plat, and no later than the transfer of title to any portion of the Property, Developer shall submit a Declaration of Covenants, Easements and Restrictions ("Declaration") to the Village for the Property. The Developer may utilize a Master Declaration and/or Sub-Area Declarations at the Developer's option, provided that they contain the following requirements of subsequent transferees of the Property:

10.1. Said declarations may contain such restrictions, covenants, conditions and easements as deemed advisable by the Developer.

10.2. Said declarations shall, however, designate the lift station, common areas in general, landscaping easement areas and the landscaping and monument signage area (and any other area desired by Developer to be designated as common area) to be maintained by an association or associations; and at the time deemed suitable by the Village such common areas shall be included within a backup special service area to be created by the Village. In addition, the declarations shall require all landscaping required by this Ordinance which is located outside of the designated common areas to be maintained by the then current property owner in good condition so that any damaged or dead trees, shrubs or ground cover must be promptly replaced, and all landscaping planted on private property be maintained during all times the property remains in use.

10.3 The Village shall establish one or more backup special service areas for the purpose of maintaining, repairing, restoring, and otherwise overseeing, the lift station, common areas in general, landscaping easement areas, private roads, stormwater facilities and the landscaping and monument signage area (and any other area identified by Developer as common area). The special service area(s) shall be set up in order to provide backup funding for such lift station and the common area improvements that are uniquely beneficial to the Property, including funding for the detention, retention and stormwater management facilities of the Property. The Village shall only utilize the backup special service area(s) if the association(s) responsible for maintenance of the lift station and common areas of the Property shall fail to provide such maintenance as required by applicable codes and regulations and sound engineering. In respect to the lift station, the Developer shall establish a service contract with the supplier of the lift station for the warranty and maintenance of the lift station and lift station components and appurtenances, as appropriate and necessary from time to time for the efficient and effective functioning of the lift station, for the first three (3) years after the lift station is built. Developer shall provide in the covenants and restrictions of the master association to be established by the Developer that the master association shall maintain the lift station after the lift station is turned over to the master association when state statute requires such turnover.

10.4 Said declarations shall include anti-monotony standards for the residential units.

10.5 Said declarations shall prohibit any additions to be constructed to the residential units, except for rear decks and patios and related improvements to single family detached units,



which shall be allowed subject to compliance with standards set forth in the declarations.

10.6 Said declarations shall contain restrictions that, at a minimum, prohibit accessory buildings and structures on residential lots, including sheds, basketball goals and play equipment, which restrictions shall be enforced and shall not be subject to amendment or removal except upon approval of the Village in keeping with the development of the Property as an age-targeted development. Said declarations shall control and restrict the type of fences that owners of single family detached residences may install.

## 11. SIGNAGE.

The Village approves the temporary and permanent sign package for the Property, which is attached hereto as Exhibit 5.

## 12. MODEL HOMES AND SALES OFFICES AND TRAILERS

12.1 Throughout the course of development of the Property, Developer shall have the right to construct residential units which shall serve as model homes for each type of housing product being constructed on the Property. The number and type of model homes to be constructed shall be at the Developer's discretion. Developer, at its risk, shall have the right to undertake such construction prior to Village approval of a final plat of planned development for the portion of the Property upon which the same are to be constructed provided a final plat of planned development and final engineering plans incorporating such model home site have been prepared and submitted to the Village for review. Each model home site may contain a model of each of the floor plans of the housing type that Developer anticipates offering for sale to the public and temporary fencing, lighting, signage, sales offices (including trailers typically used for such purpose), parking lots and promotional structures. Developer shall submit plans to the Village for its review and approval for the model home sites that Developer seeks to construct. The Village shall approve or disapprove such plans in its usual course, which shall not be unreasonably delayed, by notice. . Any notice of disapproval shall set forth with specificity the modifications needed to make such plans acceptable. After such model home site plans have been approved by the Village, the Village shall issue building permits for the construction of the model homes to be constructed on such model home sites. Said model homes must be connected to public wastewater and water facilities prior to occupancy. If said model homes otherwise comply with the Zoning Ordinance and Village Building Code and other ordinances existing as of the Effective Date of this Agreement, any more restrictive changes in such codes and ordinances enacted prior to the time a request for issuance of final certificate of occupancy is submitted to the Village shall not be applicable to such model home.

12.2 Developer shall have the right to maintain sales trailers and sales offices on the Property and to install temporary wastewater holding tanks and water facilities to serve such sales trailers and sales offices provided such tanks and water facilities are removed and disconnected at such time as public sewer and water systems become available and such sales



1 offices may be connected thereto.  
2  
3

4 13. ON-SITE EASEMENTS AND IMPROVEMENTS.  
5

6 13.1 At the time of recordation of each final plat for any portion of the Property,  
7 Developer shall grant to the Village, at no cost to the Village, a blanket easement for police, fire  
8 and emergency equipment (established via text on the final plat) and such other on-site  
9 easements as set forth on the Preliminary Plan and subsequent final plat to be in substantial  
10 conformance therewith.  
11

12 13.2 Except for such time to effectuate the re-connection of any public utility system,  
13 there shall be no disruption or discontinuation of the operation of any public utility system, or  
14 storm or surface water drainage system by virtue of establishing new easements and vacation of  
15 any existing easements.  
16

17 13.3 Developer shall provide for the interconnection, through appropriate storm  
18 drainage easements and structures, of the storm sewer system constructed within the Property  
19 with the outfall structures adjacent and downstream from the Property.  
20  
21

22 14. OFF-SITE EASEMENTS AND CONSTRUCTION.  
23

24 In the event Developer is unable to acquire necessary off-site easements for the off-site  
25 extension of utilities, the Village shall exercise its power of eminent domain to acquire the same,  
26 provided Developer shall pay the reasonable costs incurred by the Village as a result thereof.  
27  
28

29 15. GUARANTY FOR PUBLIC IMPROVEMENTS.  
30

31 All guaranties for construction and payment shall be provided as required in keeping with  
32 the current Subdivision Ordinance in the amount of one hundred twenty percent (120%) of the  
33 cost of construction estimate certified by the Village Engineer as follows: (a) the guaranty for  
34 mass grading may be provided separately from the guaranty for construction and payment of  
35 public improvements; (b) the guaranty for the public improvements in each phase shall be  
36 required before the construction of the public improvement for such phase commences; and (c)  
37 the guaranty for the one-year maintenance requirements shall be required when the public  
38 improvements are substantially completed as a condition of the triggering of the one-year  
39 maintenance period. The Guaranty for the mass grading and for construction and payment of  
40 Public Improvements shall be submitted and approved before any permit in each instance is  
41 issued, and before triggering of the one-year maintenance period, as the case may be, in accord  
42 with 30 ILCS 550/3, which allows Developer to post surety bonds and other instruments as a  
43 guaranty for public improvements, and in accord with the current Subdivision Control Ordinance  
44 of the Village in force as of the Effective Date of this Ordinance in form otherwise acceptable to  
45 the Village. The Developer may seek the periodic reduction in the guaranty as the work is



completed in phases, providing that no reduction in guaranty shall be approved unless and until the phase and all of the public improvements that are involved in such phase are substantially completed, and sufficient maintenance guaranty for the public improvements in such phase is, or will be, in place when the guaranty is reduced.

## 16. MASTER BUILDING PLANS AND BUILDING PERMITS

16.1 Developer shall have the right to submit master building plans for the various types of residential units to be constructed on the Property. Once the residential master building plans have been approved, no further third party plan review fees will be charged to Developer for the issuance of a building permit for the construction of any residential unit pursuant to an approved master building plan. Substantial (i.e. structural changes only) deviations, if any, from a master building plan shall be identified on the applicable building permit application and may require third party plan review. Developer shall pay the generally applicable fees due the Village for issuance of building permits. Master building plans shall be reviewed and approved or disapproved by the Village by written notice, which notice shall specify, in the event of disapproval, the revisions required for approval in the usual course by the Village which shall not be unreasonably delayed.

16.2 For individual residential units for which the Village has approved a master building plan, Developer shall, in the application for building permit for an individual residential unit, identify the residential unit model on the building permit application, submit the master building plan approved by the Village, and identify on such master building plan any deviations being made and options being selected from the master building plan for such residential unit model.

## 17. RESTORATION OF VILLAGE PROPERTY.

Unless otherwise modified by approved engineering, Developer shall repair and replace, in accordance with the original sizes, standards and topography in a manner satisfactory to the Village Engineer, all Village property, including public improvements and public right-of-ways, damaged or disturbed by reason of Developer's work in connection with the development of the Property. Developer shall also comply with the Construction Permits Cash Deposits Ordinance.

## 18. PUBLIC STREET LIGHTING.

Developer shall install street lights and supporting fixtures along all public streets located within the Property pursuant to the relevant North Aurora Ordinance using LED technology. All such street lights shall comply with the North Aurora Zoning Ordinance and shall be dedicated to, owned, operated and maintained by the Village if located on dedicated roadway. Street lights that serve a residence shall be operable before the occupancy permit is issued for such residence.



1  
2 19. COMPLIANCE WITH STATE STATUTES.  
3

4 In the event that any one or more provisions of this Ordinance do not comply with any  
5 one or more provisions of the Illinois Compiled Statute and the governing rules of the Illinois  
6 Pollution Control Board or the Federal or State Environmental Protection Agencies, then the  
7 Village, Developer, and all of their respective successors and assigns, agree to cooperate to  
8 comply with said provisions which shall include, but not be limited to, the passage of resolutions  
9 and ordinances to accomplish such compliance. The Village shall cooperate with Developer's  
10 permit application(s) to the Illinois Environmental Protection Agency.  
11

12  
13 20. CONVEYANCES.  
14

15 Nothing contained in this Ordinance shall be construed to restrict or limit the right of the  
16 Developer to sell or convey all or any portion of the Property, whether improved or unimproved;  
17 provided, however, no conveyance shall affect the obligation to and/or dedication or grant of  
18 rights-of-way, easements or roadways required to be dedicated under this Ordinance; and  
19 provided that Developer shall not sell, convey or transfer any portion of the Property unless and  
20 until the Developer has recorded a Master Declaration and/or Sub-Area Declarations for the  
21 entire Property.  
22

23 21. CONFLICT IN REGULATIONS AND ORDINANCES.  
24

25 The provisions of this Ordinance shall supersede the provisions of any ordinance, code,  
26 or regulation of the Village which may be in conflict with the provisions of this Ordinance.  
27

28  
29 22. INCORPORATION OF EXHIBITS.  
30

31 All exhibits attached to this Ordinance are hereby incorporated herein and made a part of  
32 the substance hereof.  
33

34  
35 23. EFFECTIVE DATE.  
36

37 This Ordinance shall become effective from and after its passage and approval in  
38 accordance with law ("Effective Date").  
39

40  
41  
42  
43 PRESENTED to the Board of Trustees of the Village of North Aurora, Kane County,  
44 Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
45



PASSED by the Board of Trustees of the Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

APPROVED and signed by me as the President of the Board of Trustees of the Village of  
North Aurora, Kane County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk



13  
EXHIBIT 1

To the  
**ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE  
FOX**

Legal Description of the Property

10 THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 34,  
11 TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
12 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE  
13 NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 34 FOR A POINT OF  
14 BEGINNING; THENCE SOUTH 0 DEGREES 14 MINUTES WEST ALONG THE CENTER  
15 LINE OF SAID ROAD ON QUARTER SECTION LINE 2337.6 FEET; THENCE SOUTH 88  
16 DEGREES 13 MINUTES WEST 2690.6 FEET TO THE EASTERLY RIGHT OF WAY LINE  
17 OF THE BATAVIA BRANCH OF THE CHICAGO, BURLINGTON AND QUINCY  
18 RAILROAD COMPANY; THENCE NORTH 29 DEGREES 39 MINUTES EAST ALONG SAID  
19 RIGHT OF WAY LINE 2583 FEET; THENCE NORTHEASTERLY ON A CURVE ALONG  
20 SAID RIGHT OF WAY LINE 176.5 FEET TO THE NORTH LINE OF SECTION 34; THENCE  
21 NORTH 88 DEGREES 56 MINUTES EAST ALONG SAID SECTION LINE 1329 FEET TO  
22 THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY,  
23 ILLINOIS.



**EXHIBIT 2**

To the

**ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE  
FOX**

Zoning District Map

1  
2  
3  
4  
5  
6  
7  
8  
9  
10



**EXHIBIT 3**

To the

**ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE  
FOX**

Development Documents



**EXHIBIT 4**

To the

**ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE  
FOX**

Approved Departures from the Village Zoning Ordinance and Village Subdivision Ordinance



**EXHIBIT 5**

To the

**ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A  
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE  
FOX**

Temporary and Permanent Sign Package



# EXHIBIT 5

## LINCOLN VALLEY ON THE FOX

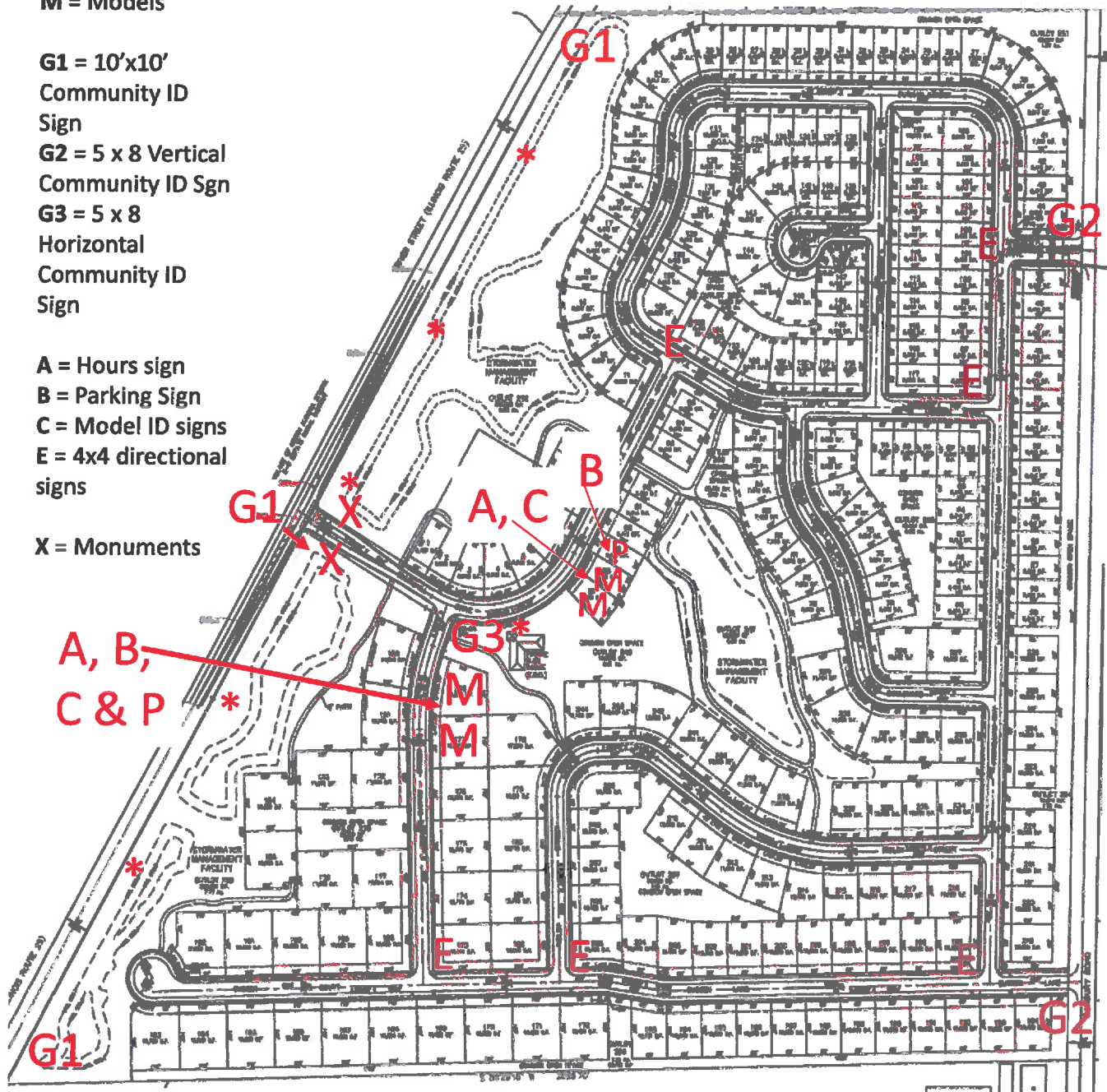
### Signs – Temporary and Permanent

P = Parking  
M = Models

G1 = 10'x10'  
Community ID  
Sign  
G2 = 5 x 8 Vertical  
Community ID Sgn  
G3 = 5 x 8  
Horizontal  
Community ID  
Sign

A = Hours sign  
B = Parking Sign  
C = Model ID signs  
E = 4x4 directional  
signs

X = Monuments



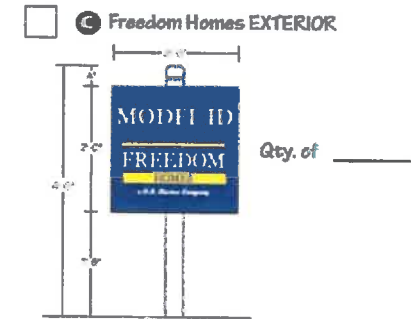




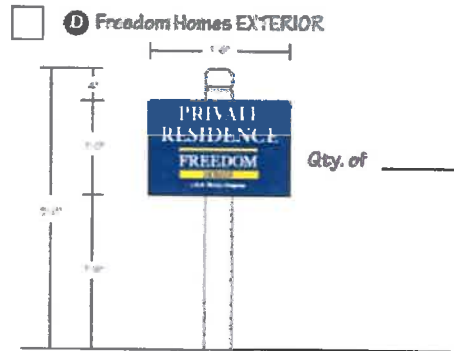
3'-0" x 2'-0" double face mdo plywood sign on wood posts w/ double face hanging hours panel



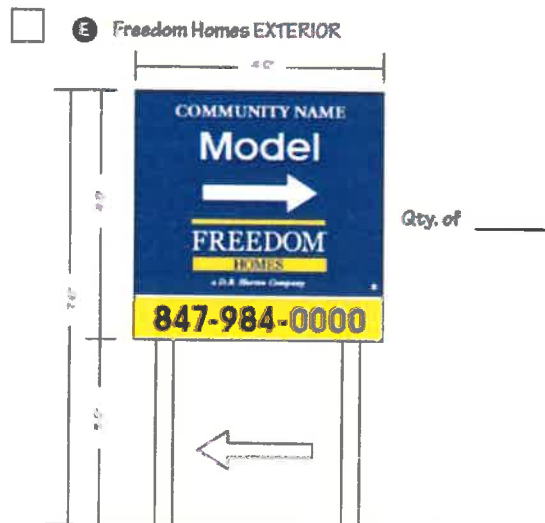
3'-0" high x 2'-0" wide double face mdo plywood sign on wood posts



(1) 2'-0" x 2'-0" single face mdo plywood sign on wood post



1'-0" high x 1'-6" wide single face mdo plywood sign



4'-0" x 4'-0" double face mdo plywood sign on wood posts

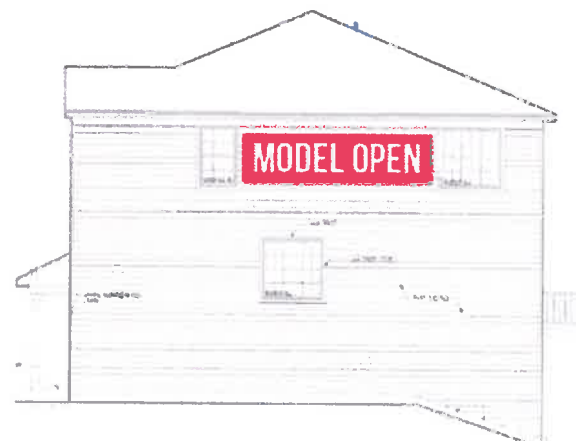
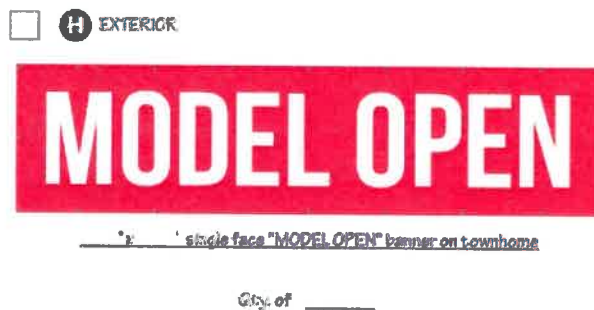


6'-0" x 6'-0" double face mdo plywood sign on wood posts



# EXHIBIT 5

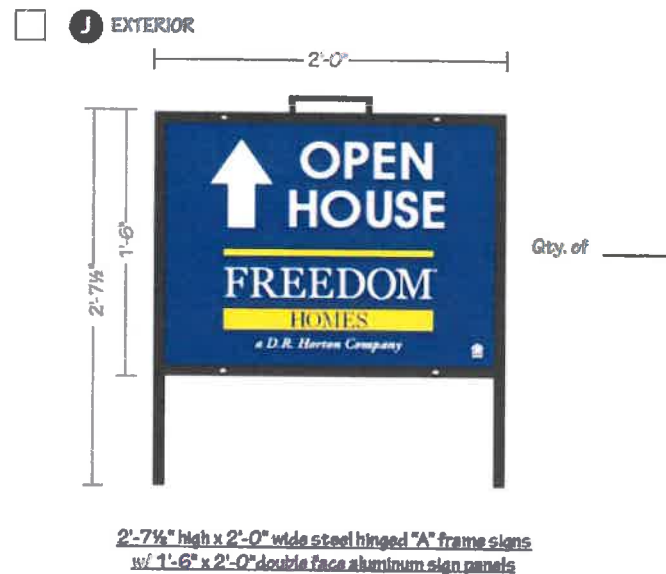
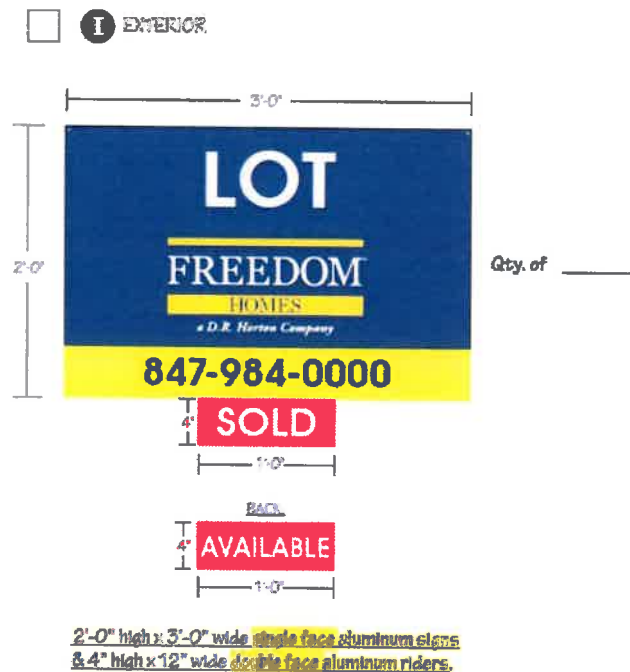
## Permanent and Temporary Signs





# EXHIBIT 5

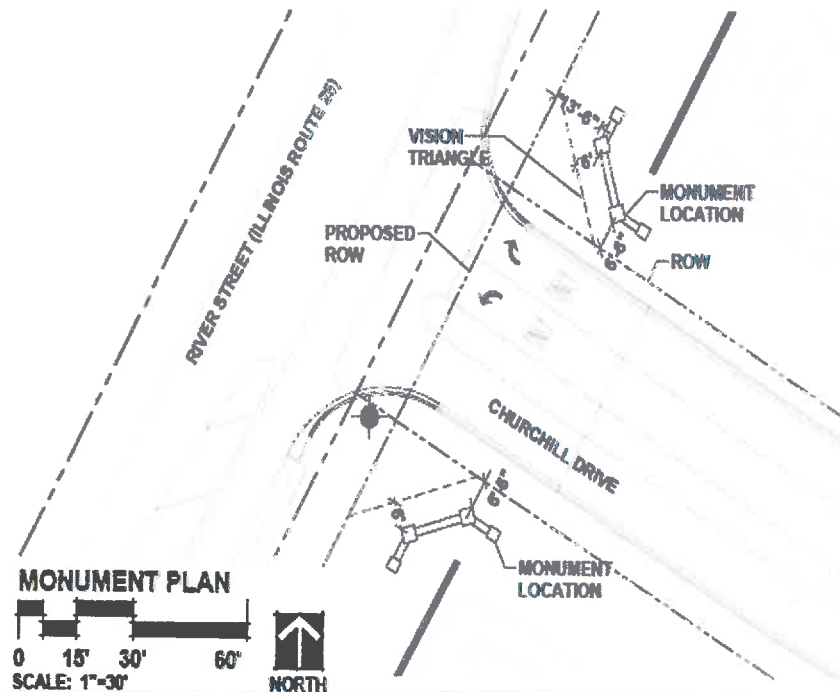
## Permanent and Temporary Signs







**MONUMENT ELEVATION**  
NOT TO SCALE



# **MONUMENT EXHIBIT** LINCOLN VALLEY ON THE FOX NORTH AURORA, ILLINOIS

4/24/2018

**D.R. HORTON**  
*America's Builder*

**GARY R. WIEBER**  
ASSOCIATES, INC.

LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE

322 SOUTH MAIN STREET  
WHEATON, ILLINOIS 60187  
TEL: 630.331.1111





**D·R·HORTON®**  
*America's Builder*

D.R. HORTON AMERICA'S BUILDER

**Lincoln Valley on the Fox**  
Village of North Aurora, Illinois

D.R. HORTON - CHICAGO DIVISION  
750 E. Bunker Court, Suite 500  
Vernon Hills, Illinois 60061  
(847) 362-9100  
[www.drhorton.com](http://www.drhorton.com)

VILLAGE OF NORTH AURORA  
25 East State Street  
North Aurora, Illinois 60542  
(630) 897-8228 ext. 224  
[www.northaurora.org](http://www.northaurora.org)







# project team



**DEVELOPER**  
**D.R. HORTON- CHICAGO DIVISION**  
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 Vernon Hills, Illinois 60061  
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[www.drhorton.com](http://www.drhorton.com)  
**CONTACT: JEFFREY ENDE**



**PROJECT ATTORNEY**  
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**CONTACT: JAMES GRIFFIN**



**ENGINEERING**  
**CEMCON, LTD**  
 2280 White Oak Circle, Suite 100  
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[www.CEMCON.com](http://www.CEMCON.com)  
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**PLANNER**  
**WBK ENGINEERING, LLC**  
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**CONTACT: CHARLES HANLON**



**LANDSCAPING**  
**GARY R. WEBER ASSOCIATES, INC.**  
 212 South Main Street  
 Wheaton, Illinois 60187  
 (630) 8668-7197  
[www.grwainc.com](http://www.grwainc.com)  
**CONTACT: RICH OLSON**

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**COMMITTEE OF THE WHOLE - JUNE 4, 2018**



**application forms**



## APPLICATION FOR MAP AMENDMENT

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

PETITION NO. \_\_\_\_\_

FILE NAME \_\_\_\_\_

DATE STAMP \_\_\_\_\_

### I. APPLICANT AND OWNER DATA

Name of Applicant\* DRH Cambridge Homes  
Address of Applicant 750 East Bunker Court, Suite 500, Vernon Hills, Illinois 60061  
Telephone Numbers 847-984-4512  
Name of Owner(s)\* City of Aurora  
Telephone Numbers 630-256-3060  
Email Address MAFields@drhorton.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 2500 North River Road, North Aurora, Illinois  
(indicate location if no common address)

Legal Description: See attached: PIN #12-34-100-009 and 12-34-100-010

Parcel Size 99.87 acres

Present Use Golf Course  
(business, manufacturing, residential, etc.)

Present Zoning District R-1  
(Zoning Ordinance Classification)

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

### III. PROPOSED MAP AMENDMENT

Proposed Zoning District R-1A, R-3, R-4 (Zoning Ordinance Classification)

Has the present applicant previously sought to rezone the property or any part thereof? No  
If so, when? \_\_\_\_\_

To what zoning district classification? N/A

What type of improvement to the Property is planned? Residential homes, including single-family

homes, duplex homes and townhouses, community center, and other recreational amenities

What will be the actual use of such improvement(s)? Residences and ancillary uses

What are the existing uses of the property within the general area of the Property in question?  
Subject Property is vacant and was formerly a golf course and clubhouse. Surrounding property  
is used for residential purposes.

### IV. CHECKLIST FOR ATTACHMENTS

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

1. Legal Description (may be included in items 2 or 5 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Twenty five (25) copies of a plot plan, 8 1/2" x 11" or 8 1/2 x 14" showing proposed construction if any.
4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested.
5. A copy of owner's title insurance policy commitment or deed for the subject property.
6. Filing fee in the amount of \$4300.00; if paid by check make payable to the Village of North Aurora.
7. Letter of authorization letter from owner, if applicable.
8. 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 certified mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing.



These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

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

  
\_\_\_\_\_  
Applicant or Authorized Agent

12/15/17  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date





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

### APPLICATION FOR SPECIAL USE

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

PETITION NO. \_\_\_\_\_

FILE NAME \_\_\_\_\_

DATE STAMP \_\_\_\_\_

#### I. APPLICANT AND OWNER DATA

Name of Applicant\* DRH Cambridge Homes, Inc.

Address of Applicant 750 East Bunker Court, Suite 500, Vernon Hills, IL 60061

Telephone Numbers 847-984-4512

Email Address MAFields@drhorton.com

Name of Owner(s)\* City of Aurora

Telephone Numbers 630-258-3060

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 2500 North River Road, North Aurora, Illinois  
(indicate location if no common address)

Legal Description: See attached; PIN #12-34-100-009 and 12-34-100-010

Parcel Size 99.87 Acres

Present Use Golf Course  
(business, manufacturing, residential, etc.)

Present Zoning District R-1  
(Zoning Ordinance Classification)



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
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\*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

#### III. PROPOSED SPECIAL USE

Proposed Special Use Planned Unit Development  
(Zoning Ordinance Classification)

Code Section that authorizes Special Use 5.3  
Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? No If so, when? \_\_\_\_\_ to what district? \_\_\_\_\_

Describe briefly the type of use and improvement proposed Residential homes, including single family detached homes, duplex homes, and townhouses, community center, and recreational amenities

What are the existing uses of property within the general area of the Property in question? Residential, and park / open space.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Yes, the proposed development for an age-targeted residential community for adults approaching or in retirement who desire to remain in the North Aurora area. This market is underserved in North Aurora and the surrounding area.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.





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

3. The proposed special use **does** not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

#### IV CHECKLIST FOR ATTACHMENTS

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

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

Application for Special Use

Page 3 of 6



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

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

Completed forms for the following must accompany application

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

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending certified mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

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

  
Applicant or Authorized Agent

12/15/17  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Application for Special Use

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12-27-326-001  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-27-376-001  
HOPE, JAMES E & MARIE A LIVING  
TRUSTS .  
2S964 SHAGBARK DR  
BATAVIA, IL 60510

12-27-376-002  
SPARAGNA, JOHN A & PHILLIP J .  
02S946 SHAGBARK DR  
BATAVIA, IL 60510

12-34-100-004  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-34-100-006  
GONZALES, ANTONIO & MARIE D  
% GONZALES ANTONIO  
2428 SO RIVER ST  
BATAVIA, IL 60510

12-34-100-013  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-27-376-016  
LARSON, JASON J & MELISSA S  
35W520 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-001  
KLEIN, JOANNE J.  
02S977 SHAGBARK DR  
BATAVIA, IL 60510-

12-27-377-002  
ESPOSITO, MICHAEL & SHANNON  
2S975 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-34-155-017  
THIELBERG, CATHERINE G REVOC LIV  
CATHERINE G THIELBERG, TRUSTEE  
509 SHARON LN  
NORTH AURORA, IL 60542-9067

12-34-155-019  
TRUST # 8002371822  
275 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-020  
JACKSON, MARK A .  
283 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-27-377-003  
CALABRESE, DANIEL .  
2S973 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-004  
SHARP, THOMAS R & DIANA L .  
2S965 SHAGBARK DR  
BATAVIA, IL 60510-

02-27-377-005  
LASALLE NATIONAL BANK B7900696047  
02S957 SHAGBARK DR  
BATAVIA, IL 60510

12-34-155-022  
KRASEMAN, THOMAS J & MARLENE T .  
285 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-023  
BOGAN, DAVID J & ROBINSON, NANCY  
279 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-024  
HARLIN, MARCY R.  
277 RIDGE RD  
NORTH AURORA, IL 60542

12-27-377-006  
HAGEN, JOEL .  
2S943 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-007  
CALASH, JOSEPH A & KARLY A .  
2S925 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-009  
DROEGE, THOMAS F & MALPASS  
JENNIFER J .  
2S942 THORNECREST LN  
BATAVIA, IL 60510

12-34-155-026  
KALITA, JEROME & JANICE R  
237 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-028  
FALCONER, NANCY A .  
NANCY ANN FALCONER  
239 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-030  
SCOMA, DOLORES V .  
245 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-27-377-010  
LENCE, JOHN W & PATRICE E .  
2S956 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-011  
HENDRIX, C DENNIS & PATRICIA D .  
35W547 THORNCREST LANE  
BATAVIA, IL 60510

12-27-377-012  
OLSON, ROBERT & MARY L .  
35W535 THORNCREST LN  
BATAVIA, IL 60510

12-34-155-032  
MITCHELL, JAMES C & LINDA L .  
243 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-033  
ELLIS, JOSHUA D & ABRAHAM, LISA .  
241 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-034  
GIANFRANCESCO, RALPH A  
235 RIDGE RD  
NORTH AURORA, IL 60542

12-27-377-013  
KRETCHMER, NICHOLAS & VALERIE .  
35W509 THORNCREST  
BATAVIA, IL 60510

12-27-400-011  
ARUNDALE, III ROBERT K & SANDRA R  
2 S BANBURY RD  
BATAVIA, IL 60510

12-27-456-001  
CHARLETT, SCOTT & KIMBERLY J .  
100 SAUK DR  
BATAVIA, IL 60510-8653

12-34-155-036  
BARLOW, WANDA A & KUTSCHKE  
ROBERT K .  
221 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-037  
KIEN, PAMELA A & VEOPRASEUTH,  
JAMMY .  
223 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-039  
DOUBLE L CAPITAL LLC 229 RIDGE RD  
RICHARD LOHRMAN  
2391 KLOCK CT  
MONTGOMERY, IL 60538-6016

12-27-456-002  
WANGLER, MICHAEL & MARY ANN .  
110 SAUK DR  
BATAVIA, IL 60510

12-27-501-003  
BURLINGTON NORTHERN RAILROAD  
% PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

12-33-200-009  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-34-155-040  
VANI, JOHN T.  
231 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-041  
GHAJAR-GHIONLOO, SHOLEH .  
227 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-042  
ROWLAND, MATTHEW W.  
225 RIDGE RD  
NORTH AURORA, IL 60542

12-33-200-010  
SMITH, KENNETH C & PATRICIA M JOINT  
DCLR OF TR .  
% KENNETH C & PATRICIA M SMITH  
2501 S RIVER RD  
BATAVIA, IL 60510

12-33-200-011  
GONZALES, ANTONIO & MARIA D  
% GONZALES ANTONIO  
2428 SO RIVER ST  
BATAVIA, IL 60510

12-33-200-024  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-155-044  
BAUMAN, KATHLEEN DCLR OF TR,  
TRUSTEE  
263 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-046  
MARTINEZ, AMY .  
269 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-048  
GETTINGS, JAMES D .  
271 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-33-501-012  
BURLINGTON NORTHERN RAILROAD, .  
% PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

12-34-100-002  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-100-003  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-155-049  
COLIANNE, MICHAEL P & JANE M .  
265 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-050  
CELLINI, NICOLO  
267 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-052  
TRUCKENBROD, ARLENE TRUST,  
TRUSTEE  
259 RIDGE RD  
NORTH AURORA, IL 60542-9172



12-34-155-053  
SOUKUP, NANCY L LIVING TR,  
TRUSTEE, .  
251 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-058  
LITTLE JANICE L  
257 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-063  
MICEK DANIEL TRUST  
DANIEL S MICEK, TRUSTEE  
PO BOX 666  
YORKVILLE IL 60560-0666

12-34-155-068  
MOE JOHN & CLAUDIA  
215 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-071  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD IL 60190

12-34-156-009  
RICHARDSON SUSAN M  
254 RIDGE RD  
NORTH AURORA IL 60542-9171

12-34-156-015  
MURDOCK, JOAN M LIVING TR  
RICHARD M & JOAN M MURDOCK TR  
214 RIDGE RD  
AURORA IL 60542

12-34-156-021  
MARVEL, SUSAN  
210 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-025  
DONNELLY FAMILY TRUST, .  
ROBERT W & SANDRA J DONNELLY,  
TRUSTEES  
206 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-155-055  
WEINGARTNER ARTHUR H  
253 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-059  
KWIATT, SUSAN  
255 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-065  
PEARCE WAYNE G & SIDONIE C  
217 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-069  
CUMMINGS WILLIAM B & LINDA M  
209 RIDGE RD  
NORTH AURORA IL 60542

12-34-156-001  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD IL 60190

12-34-156-011  
FEULNER AMY K  
260 RIDGE RD  
NORTH AURORA IL 60542-9171

12-34-156-017  
ZEMKE ANNE H  
202 RIDGE RD  
NORTH AURORA IL 60542

12-34-156-023  
CONNER, JAMES W & MARTHA  
244 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-027  
MALISKA, GREGORY F & JANICE C .  
242 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-057  
STOFFA, G MICHAEL  
249 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-061  
CIESK, SUSAN A LIVING TR  
RICHARD J & SUSAN CISCHE CO-TRUSTE  
207 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-067  
GAVRAS DEBORAH A  
213 RIDGE RD  
NORTH AURORA IL 60542

12-34-155-070  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD IL 60190

12-34-156-007  
NESTEL WILLIAM B & KIMBERLY  
258 RIDGE RD  
NORTH AURORA IL 60542-9171

12-34-156-013  
SZCZEPANIK CANDACE  
212 RIDGE RD  
NORTH AURORA IL 60542

12-34-156-019  
FAUCETT, RANDALL S & KATHLEEN M  
220 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-024  
ATHANS, PHYLLIS .  
204 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-028  
FOSTER, GARY L & JANNETTE I .  
246 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-030  
POTTER, CHRISTOPHER E & MICHELLE  
238 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-034  
KASZYNSKI, DONNA .  
236 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-037  
EVERT, MICHAEL E & FELICIA L  
250 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-017  
MORRIS, TERESA L.  
361 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-023  
BLETTNER, W SCOTT  
343 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-028  
DEMOS, GEORGETTE P.  
345 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-033  
WJLER, JOHN R.  
337 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-037  
NEY, JEFFREY  
363 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-043  
ADEE, RICHARD L TRUST  
RICHARD L & ALICE E ADEE, CO-TRUSTEES  
325 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-156-032  
ALTSTADT, JENNIFER .  
252 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-035  
SNYDER, GREG R .  
216 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-038  
YOREK, AL V & ARNA V .  
256 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-018  
SPENCER, JOHN C & LINDA S .  
365 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-025  
CUMMINS FAMILY TRUST,  
MARILYN M CUMMINS, TRUSTEE  
351 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-030  
JOY, MAUREEN B TR, TRUSTEE  
329 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-034  
JACOBSON, LEE S.  
335 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-039  
KOCHLEFL, SHARON D.  
315 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-044  
WAJDA, LESLIE J & MARGARET  
MADONNA  
353 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-156-033  
DAHME, MATTHEW J & GORMAN,  
MEGHAN K .  
240 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-036  
CALTAGIRONE, LAWRENCE F & TERRY  
218 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-009  
BANBURY RIDGE LLC, .  
1N432 LYTHAM CT  
WINFIELD, IL 60190

12-34-175-020  
BALUYUT, MARK P .  
359 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-026  
MCNELLIS, GERALD M & RHONDA R  
349 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-031  
ARMSTRONG, WILLARD D JR & ANN G .  
333 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-035  
ZAUNER, DANIEL .  
331 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-041  
WAGNER, LISA M FAMILY REVOC  
TRUST, TRUSTEE  
317 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-045  
ALMONACI, KAREN M & OSCAR  
347 RIDGE RD  
NORTH AURORA, IL 60542-9156



12-34-175-047 MIDWEST BANK & TRUST CO % PITTS THOMAS F & ANNE 323 RIDGE RD NORTH AURORA, IL 60541	12-34-175-048 SPRAGUE, JAMES H & JEANNINE . 357 RIDGE RD NORTH AURORA, IL 60542	12-34-175-049 KALITA, JEROME A & LYNN M . 367 RIDGE RD NORTH AURORA, IL 60542	12-34-177-008 MICHAELS, ANDREW & MARGARET . ADAM S & MARGARET F MICHAELS 354 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-012 VORIS, KRISTIN A . 368 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-013 ALVIS, FREDERICK E & ROSEMARY L 360 RIDGE RD NORTH AURORA. IL 60542
12-34-175-050 FREY, HILDE 319 RIDGE RD NORTH AURORA, IL 60542-9156	12-34-175-051 SANDERS, RICHARD A & VERJEAN T REVOC TRS, . RICHARD A & VERJEAN T SANDERS, TRS 321 RIDGE RD NORTH AURORA, IL 60542-9156	12-34-175-053 WILLIAMS, ROBERT C & GEORGIA ANN LIV TRUSTS . ROBERT C & GEORGIA ANN WILLIAMS TRS 289 RIDGE RD NORTH AURORA, IL 60542	12-34-177-014 RICHARDSON, MATTHEW J 366 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-015 STROM, BRIAN H & NOEL M 346 RIDGE RD NORTH AURORA, IL 60542	12-34-177-017 OSULLIVAN, MAUREEN & WELCH, STEVEN R . 352 RIDGE RD NORTH AURORA, IL 60542-9170
12-34-175-055 VON EPER, CHRIS J & KATHLEEN T 295 RIDGE RD NORTH AURORA, IL 60542	12-34-175-057 KARR, OWEN S 293 RIDGE RD NORTH AURORA, IL 60542-9172	12-34-175-059 COZZI, ABRAHAM REVOC LIVING TRUST . TRUSTEE 299 RIDGE RD NORTH AURORA, IL 60542	12-34-177-019 ALMADA, MARIA DEL ROCIO . 362 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-020 MUELLER, MATTHEW J 358 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-021 MORRIS, JAMES L & DIANNE . 364 RIDGE RD NORTH AURORA, IL 60542-9170
12-34-175-060 ROBISON, SUZAN B. 297 RIDGE RD NORTH AURORA, IL 60542	12-34-175-061 GERZAN, MARCIA A. 291 RIDGE RD NORTH AURORA, IL 60542	12-34-175-063 LEMM, JAMES E & JUDITH L 303 RIDGE RD NORTH AURORA, IL 60542	12-34-177-022 BARGER, MICHAEL B 350 RIDGE RD NORTH AURORA, IL 60542	12-34-177-023 SCHMUL, HENRIETTE & DAVIS, STANLEY . 348 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-025 HUMMERT, JOHN C & MCMAHON, PATRICIA M 316 RIDGE RD NORTH AURORA, IL 60542
12-34-175-065 BRUNS, SANDRA A. 301 RIDGE RD NORTH AURORA, IL 60542	12-34-175-067 CALDWELL, LAUREL K REVOC TRUST . TRUSTEE 305 RIDGE RD NORTH AURORA, IL 60542	12-34-175-068 KRUEGER , BRETT & STEFANU, KORI . 307 RIDGE RD NORTH AURORA, IL 60542-9156	12-34-177-026 DAWSON, MICHAEL . 318 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-028 RAMMELSBERG, STEPHEN K. 324 RIDGE RD NORTH AURORA, IL 60542	12-34-177-029 YOUNG, RYAN M & CASEY . 326 RIDGE RD NORTH AURORA, IL 60542-9170
12-34-175-069 FARMER, LEWIS W & KATHLEEN E . 309 RIDGE RD NORTH AURORA, IL 60542	12-34-175-070 KROL, HELEN S. 339 RIDGE RD NORTH AURORA, IL 60542	12-34-176-006 KERRINS, DANIEL L & TAMMY M . 381 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-177-030 JOHNSON, MICHAEL S. 320 RIDGE RD NORTH AURORA, IL 60542	12-34-177-031 SANCHEZ, MOISES & HERNANDEZ VERONICA . 322 RIDGE RD NORTH AURORA, IL 60542	12-34-177-033 BENRUS, MARK A & JOAN M . 302 RIDGE RD NORTH AURORA. IL 60542
12-34-176-007 THOMAS, BERNADETTE M . 383 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-176-008 YANEK, ROBIN 387 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-176-009 ECKBURG, JACOB M. 385 RIDGE RD NORTH AURORA, IL 60542	12-34-177-035 KLINDER, CLARENCE RALPH & SHARON A . 312 RIDGE RD NORTH AURORA, IL 60542	12-34-177-036 GEGUZYS, NANCY L . 308 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-177-038 ROSALES, ELOY ARCE & ARELLANO, MARIA L 306 RIDGE RD, UNIT 5-3 NORTH AURORA, IL 60542
12-34-176-011 MONDUL, ANDREW M & BLAIR, MARY 371 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-176-013 MILLIKEN REVOCABLE LIVING TRUST GORDON S & MARY L MILLIKEN, CO-TRS 377 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-176-014 DUCAR, MARILYN A DCLRN OF TR, TRS 373 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-177-039 DEARBORN, FREDERICK T . TRUST COMPANY OF ILLINOIS - JLS 1901 BUTTERFIELD RD STE 1000 DOWNERS GROVE, IL 60515-4007	12-34-177-040 LINDBERG, AMY & SMITH, JOHN . 310 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-200-006 HENZLIK, DONALD E & BARBARA A . 1040 BANBURY RD NORTH AURORA, IL 60542
12-34-176-015 MCHENRY, VICTORIA PAGE . 375 RIDGE RD NORTH AURORA, IL 60542-9173	12-34-177-005 BANBURY RIDGE LLC 1N432 LYTHAM CT WINFIELD, IL 60190	12-34-177-007 FRIEND, DONALD F 344 RIDGE RD NORTH AURORA, IL 60542-9170	12-34-200-009 HETTINGER, RYAN J & AMY . 920 BANBURY RD NORTH AURORA, IL 60542-1739	12-34-200-010 MILLER, STEVEN C & KATHY A . 840 BANBURY RD NORTH AURORA, IL 60542	12-34-200-016 HENZLIK, DONALD E & BARBARA A . 1040 BANBURY RD NORTH AURORA, IL 60542



12-34-201-002  
PETERSON, STEVEN & MALLORY  
1309 TURNBERRY DR  
NORTH AURORA, IL 60542-9030

12-34-201-005  
TUZZOLINO, DAVID W & JOANNA .  
1405 COGHILL CT  
NORTH AURORA, IL 60542

12-34-202-002  
BUDZYNSKI, JAMES C & BONITA J.  
1310 TURNBERRY DR.  
NORTH AURORA, IL 60542

12-34-251-002  
GIENGER, BRADLEY & MARY.  
1301 WINGFOOT DR  
NORTH AURORA, IL 60542

12-34-251-007  
CATON, GLOSTER GLYNN & NORMA  
JEAN .  
1100 BANBURY RD  
NORTH AURORA, IL 60542-1738

12-34-251-016  
BANBURY RIDGE HOMEOWNERS  
ASSOC CORP  
605 LINSAY CIR  
NORTH AURORA, IL 60542

12-34-252-013  
GOELLNER, STEVEN B & EMIL .  
140 SAUK TRL  
BATAVIA, IL 60510

12-34-254-021  
BANBURY RIDGE HOMEOWNERS  
ASSOC  
175 S ADAMS ST UNIT 4  
OSWEGO, IL 60543-9602

12-34-501-002  
BURLINGTON NORTHERN RAILROAD,  
% PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH, TX 76161-0089




25 East State Street, North Aurora, IL 60152  
P: 630.897.1457 F: 630.897.0289  
[www.northaurora.org](http://www.northaurora.org)

See  
0502  
0209  
a.ig

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

[illegible]

I, Dmar Rodriguez-Caballero being first duly sworn on oath certifies that all fo the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

  
Applicant Signature

12-15-17  
Date

SUBSCRIBED AND SWORN TO  
Before me this 15<sup>th</sup> day of December, 2017

Notary Public



Application for Special Use

Page 6 of 6





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**concept plans**



# CONCEPT PLAN - PROPOSED

FOX RIVER

IL ROUTE 31

SOUTH RIVER STREET

BANBURY ROAD

RIDGE ROAD

COMMUNITY  
AMENITY & PARK  
~7.0 ACRES



**D-R HORTON**  
*America's Builder*

Builder:  
DR Horton, Inc - Chicago Division  
750 Bunler Court  
Vernon Hills, Illinois 60061  
T: (847) 816-0288  
www.drhorton.com

**WBK**  
engineering

Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkengineering.com

**Lincoln Valley on the Fox | Preliminary Site Plan**  
North Aurora, Illinois

Project Number | 17-0185  
Date | 11-28-2017  
Not to Scale



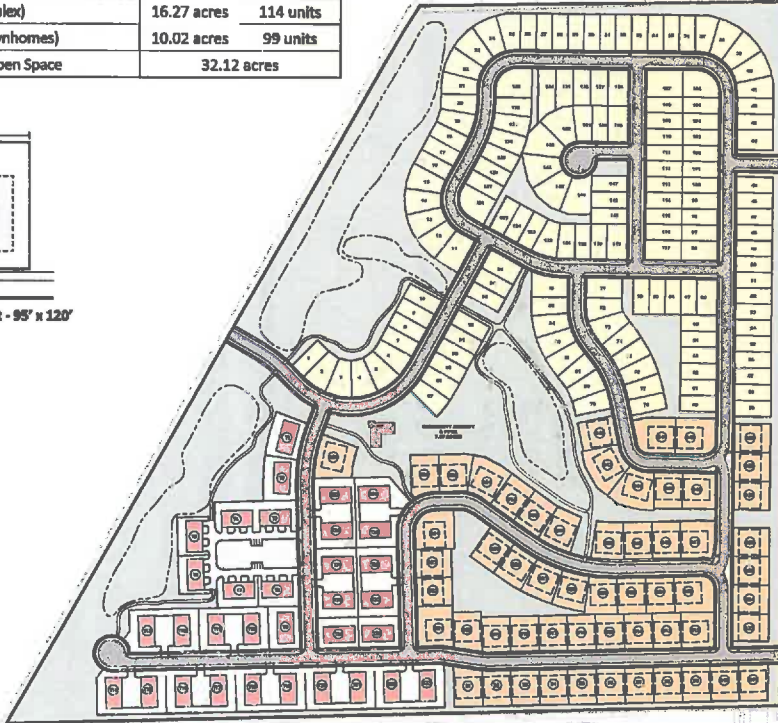
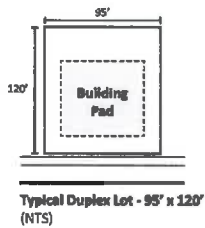




## Previous Site Plan

Committee of the Whole - 11/6/2017

Lincoln Valley on the Fox Site Plan Open Space Comparison		
Land Area Category	Site Statistics	
Proposed ROW	16.66 acres	
Proposed Private Road Easement	2.97 acres	
R-1A Lot Area (Single Family)	24.50 acres	149 units
R-3 Lot Area (Duplex)	16.27 acres	114 units
R-4 Lot Area (Townhomes)	10.02 acres	99 units
Common Area Open Space	32.12 acres	

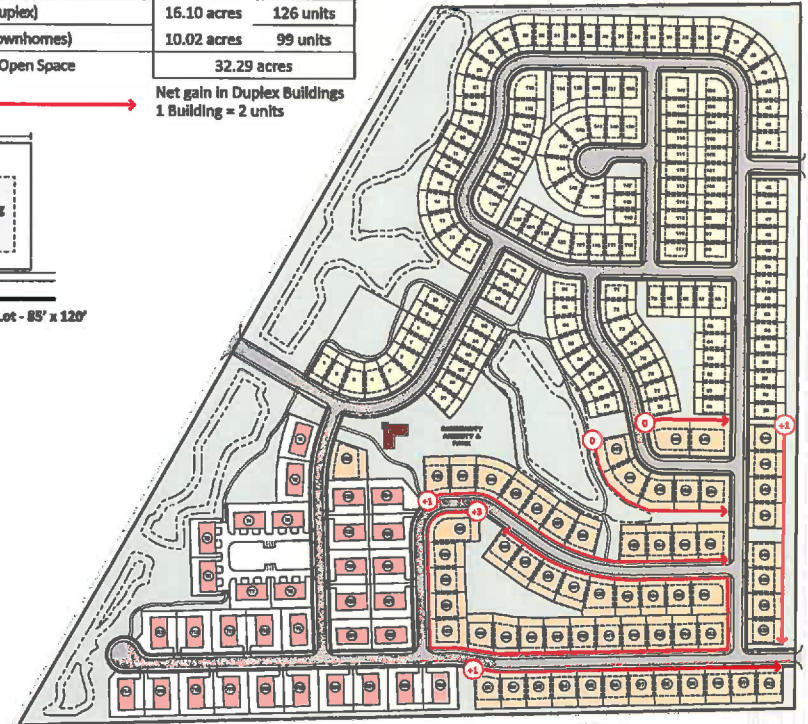
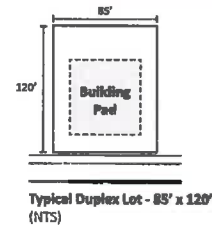


## Proposed Site Plan

Submitted for Staff Review - 12/18/2017

Lincoln Valley on the Fox Site Plan Open Space Comparison		
Land Area Category	Site Statistics	
Proposed ROW	16.66 acres	
Proposed Private Road Easement	2.97 acres	
R-1A Lot Area (Single Family)	24.50 acres	149 units
R-3 Lot Area (Duplex)	16.10 acres	126 units
R-4 Lot Area (Townhomes)	10.02 acres	99 units
Common Area Open Space	32.29 acres	

Net gain in Duplex Buildings  
1 Building = 2 units



**D.R. HORTON**  
America's Builder

Builder:  
DR Horton, Inc. - Chicago Division  
750 Burling Court  
Vernon Hills, Illinois 60061  
T: (847) 816-0288  
www.drhorton.com

**WBK**  
engineering

Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkeengineering.com

**Lincoln Valley on the Fox | Open Space Comparison**  
North Aurora, Illinois

Project Number | 17-0185  
Date | 02-09-2018  
Not to Scale



**engineering**







PRELIMINARY  
PLANNED UNIT DEVELOPMENT PLAT  
FOR  
**LINCOLN VALLEY SUBDIVISION**

LEGAL DESCRIPTION

[illegible]

**NOTE:**  
BOUNDARY SHOWN HEREON PURSUANT TO ALTA/SPPS LAND TITLE  
SURVEY PREPARED BY ROBINSON ENGINEERING LTD., DATED JULY  
25, 2017. FINAL BOUNDARY SUBJECT TO CHANGE BY FORTHCOMING  
CECONO LTD. BOUNDARY SURVEY.

**TOTAL AREA OF SLANDYTON**  
AREA = 4,708,884 SQ. FT. OR 108.084 ACRES  
(OF WHICH 106,323 SQ. FT. OR 2.440 ACRES  
LIES WITHIN THE LIMITS OF SLANDY ROUTE 29  
PER DEC. NO. 2009 AND DEC. NO. 201208)

100 50 0 50 100  
SCALE: 1 INCH = 100 FEET

### LOCATION MAP



## NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM UTILITY ASSESS AND FIELD SURVEY INFORMATION. THE SERVICEPAGES DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER IN SERVICE OR ABANDONED. THE SERVICEPAGES FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SERVICEPAGES HAS NOT

## BENCHMARKS

ELEVATION REFERENCE MARKS  
NON MOMENT INFORM - BRASS MOMENT STAMPED "1/2" COAST G  
GEODESIC SURVEY MONUMENT  
ELEVATION=717.48 MAMM

**PROJECT FLOWCHART REFERENCE NUMBER**

CP 0012 - SET "B" AT CONCRETE WALK ON EAST SIDE OF  
 BATHORY ROAD ADJACENT TO 2ND FIRE HYDRANT NORTH OF RIVER ROAD  
 NORTH SIDE: 447048.63  
 EASTING: 890208.00  
 ELEVATION: 71.04 844000  
  
 CP 0013 - SET "B" IN TOP OF CURB AT THE SOUTHEAST CORNER OF DRUG  
 GUY DRIVE AND BATHORY ROAD.  
 NORTH SIDE: 447048.63  
 EASTING: 890208.00  
 ELEVATION: 717.80 844000

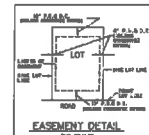
CP 4112 - SET 'Y' IN TOP OF CURB AT THE SOUTHEAST CORNER OF DICK  
CITY DRIVE AND SANDSPRING ROAD.  
NORTHING: 1678481.06  
EASTING: 890028.89  
ELEVATION: 717.80 Meters

NEW DATA	
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H. TOWN, AND	8,000, 00
I. TOWN, AND	1,77, 00
J. TOWN, AND	8,000, 00
K. TOWN, AND	1,77, 00
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M. TOWN, AND	1,77, 00
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CE. TOWN, AND	1,77, 00
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CH. TOWN, AND	8,000, 00
CI. TOWN, AND	1,77, 00
CJ. TOWN, AND	8,000, 00
CK. TOWN, AND	1,77, 00
CL. TOWN, AND	8,000, 00
CM. TOWN, AND	1,77, 00
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DH. TOWN, AND	8,000, 00
DI. TOWN, AND	1,77, 00
DJ. TOWN, AND	8,000, 00
DK. TOWN, AND	1,77, 00
DL. TOWN, AND	8,000, 00
DM. TOWN, AND	1,77, 00
DN. TOWN, AND	8,000, 00
DO. TOWN, AND	1,77, 00
DP. TOWN, AND	8,000, 00
DQ. TOWN, AND	1,77, 00
DR. TOWN, AND	8,000, 00

### LINE LEADER

**SIDE - GROUND**

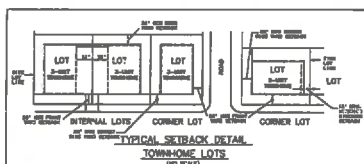
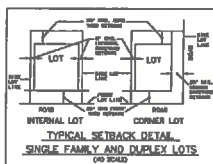
- SUBDIVISION BOUNDARY LINE  
Heavy Solid Line
- LOT LINE/VISIBILITY LINE  
(Dotted Lines)
- EXISTING CORNERSTONE LIMITS OF THE VILLAGE OF GREEN ACRES  
(Heavy Dashed Line)
- DEULAN LINE  
(Long Dash-dot Lines)
- EASEMENT LINE/LIMITS OF ENCLOSURE  
(Short Dashed Lines)
- PROPERTY  
(Single Dotted Lines)



## NOTES

[illegible]

### LEGEND

[illegible]

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING

INTERESTED FIRM  
D.R. HORTON, INC. - MIDWEST, A CALIFORNIA CORPORATION  
750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, ILLINOIS 60061  
(847) 362-9100

[illegible]



A map showing a river with a blue line representing the river's course. A black rectangle highlights a specific area on the river, labeled "POLLUTANT LOCATION".

[illegible]

TOTAL AREA OF SUBDIVISION:

AREA = 4,708,994 SQ. FT. ON FOR 694 ACRES  
OF INCH 150.372 SQ. FT. ON 3.66 ACRES  
LES WITHIN THE LIMITS OF CLARKSON ROAD TO  
THE OLD NO. 1 STREET AND INC. NO. 200281

100 50 0 50

## NOTES

THE UNDERGROUND SERVICES WHICH HAVE BEEN LOCATED FROM UTILITY RECORDS AND FIELD SURVEY INFORMATION, THE SURVEYOR HAS CONCLUDED THAT THE UNDERGROUND SERVICES WHICH COMPOSE ALL SUCH UTILITIES IN THE AREA, EXCEPT IN SERVICE ON ABBAYOARD, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES WHICH ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND SERVICES.

## BENCHMARKS

CLEVELAND PUBLIC LIBRARY

NEW MOUNTAIN MARIANA - A BRASS CUBE SET IN THE TOP OF A CONCRETE CONCRETE PIER AND STAPLED "U.S. COAST & GEODETIC SURVEY BENCHMARK" IS 18 FEET LOCATED AT THE FOURTH CORNER CORNER OF THE VETERANS CEMETERY 33 FEET EAST OF THE CORNER OF ALBERT ROAD, IN AND 9 FEET SOUTH OF A STONE CORNER POST IN BAYONA, SAME COUNTY, SAME PARISH. - 215 55 00 N 84 00 W

FOR REMITTANCE NOTICE - IS 3.6 WITH BIRTH IN CONCRETE 1.5 FEET ABOVE  
AND BIRTH LOCATED 434 FEET NORTH OF THE CENTERLINE OF DAK STREET  
AND 28 FEET WEST OF SANGRA RIVER IN IN NORTH ALABAMA, SAME COUNTY,  
SANGRA.  
EFFECTIVE = 040114 000000

**PROJECT PLANNING AND CONTROL**

117804.02  
 117804.78  
 117804.00

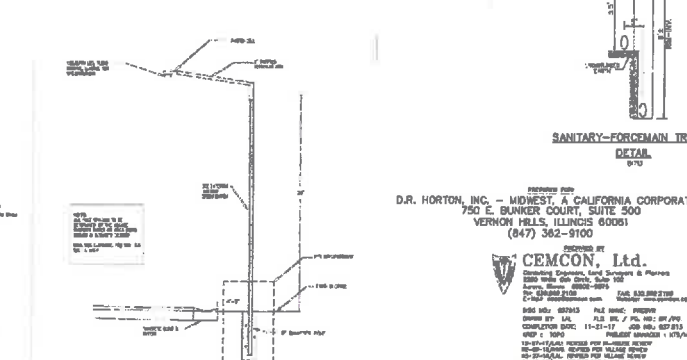
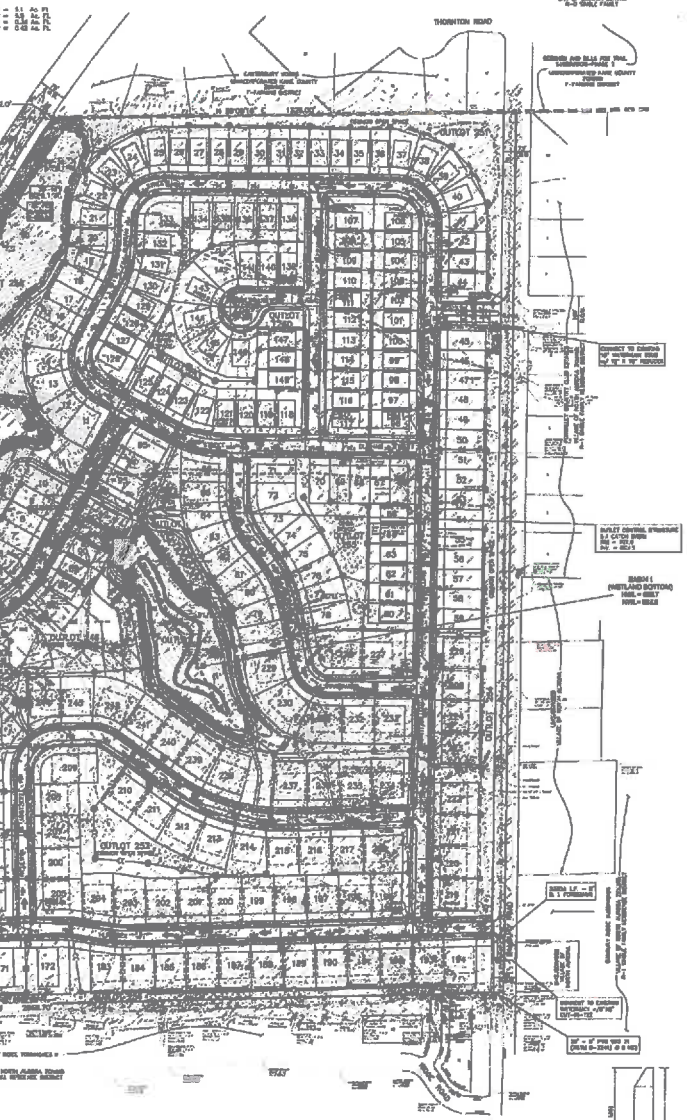
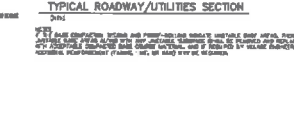
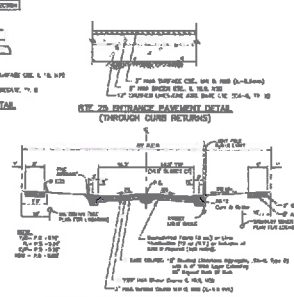
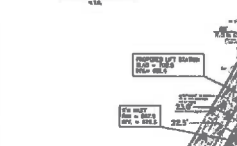
OF HILL - SET 'N' IN TOP OF CURB AT THE SOUTHEAST CORNER OF ONE  
WEST DRIVE AND SHAWLEY ROAD

NORTHING	1470471.10
EASTING	800230.00
11 1/2" DIA. HOLE	21.7' DIA. HOLE

--	--

[illegible]

## STORMWATER MANAGEMENT SUMMARY

[illegible]

**SANITARY-FORCEMAIN TRENCH  
DETAIL**

**D.R. HORTON, INC. - MIDWEST, A CALIFORNIA CORPORATION**  
750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, ILLINOIS 60061  
(847) 382-9100

**Abstract**

**CEMCON, Ltd.**  
Concrete Engineers, Architects & Planners  
2220 West 4th Street, Suite 102  
Anchorage, Alaska 99502-2074  
Tel: 464-2421 Fax: 432-2378  
C-1044 ccmcon@aol.com [www.ccmcon.com](http://www.ccmcon.com)

980 014 029245 FILE NAME: PROJECT  
OWNER BY: LAL FILE NO. / P. NO.: 01 / 10  
COMPLETION DATE: 11-21-17 JOB NO.: 027 015  
REF: C 1050 PROJECT MANAGER: KTS/AM

10-20-17 10:41AM RECEIVED FOR AS-BUILT REVIEW  
10-20-17 10:41AM RECEIVED FOR AS-BUILT REVIEW  
10-20-17 10:41AM RECEIVED FOR AS-BUILT REVIEW  
10-20-17 10:41AM RECEIVED FOR AS-BUILT REVIEW



**landscaping**



# Preliminary Landscape Plan LINCOLN VALLEY

North Aurora, Illinois

May 29, 2018

## CONSULTANTS:



**LANDSCAPE ARCHITECT:**  
GARY R. WEBER ASSOCIATES, INC.  
212 SOUTH MAIN STREET  
WHEATON, ILLINOIS 60187



**CIVIL ENGINEER:**  
CBMCON, LTD.  
2280 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60502



**LOCATION MAP**  
SCALE: 1"=500'

## INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	PRELIMINARY LANDSCAPE PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	TYPICAL FOUNDATION LANDSCAPE PLANS
7	MONUMENT DETAILS
8	TREE PRESERVATION PLAN
9	TREE INVENTORY

**D·R·HORTON**  
*America's Builder*



# REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	<b>SHADE TREES</b>		
	Acer x freemanii AUTUMN BLUE MAPLE	2 1/2" Cal.	
	Acer canadense 'Green Marvel' GREEN POINTAINE SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COTTONWOOD	2 1/2" Cal.	
	Platanus x occidentalis 'Bastardus' BASTARDUS LONDON PLANTANUS	2 1/2" Cal.	
	Quercus macrocarpa BRASSY PINE OAK	2 1/2" Cal.	
	Quercus bicolor BRASSY OAK	2 1/2" Cal.	
	Tilia americana 'Nelson' NORFOLK AMERICAN LINDEN	2 1/2" Cal.	
	Ulmus 'Varian Blue' TRENTON BLUE	2 1/2" Cal.	
	<b>ORNA-MENTAL TREES</b>		
	Arbutus canadensis APPLE SERVICEBERRY	6' Tall	1410-15m
	Salix nigra RIVER BIRCH	6' Tall	1410-15m
	Cornus alternifolia BASTARDUS KOSHO	6' Tall	1410-15m
	Cornus amomum CORNELIACHERRY DOGWOOD	6' Tall	1410-15m
	Crataegus arborescens THORNLESS CRATAEGUS HAWTHORN	6' Tall	1410-15m
	Malus 'Redstart' REDSTART CRABAPPLE	6' Tall	1410-15m
	Prunella americana 'Red' RED PRUNELLA	6' Tall	1410-15m
	<b>EVERGREEN TREES</b>		
	Abies balsamea WHITE FIR	6' Tall	
	Pinus strobus BLACK PINE	6' Tall	
	Pinus strobus GREEN COLORADO SPRUCE	6' Tall	
	Pinus strobus WHITE PINE	6' Tall	
	Thuja occidentalis DOUGLAS FIR	6' Tall	
	Thuja occidentalis 'Sargentii' SARGENTII DOUGLAS FIR	6' Tall	
	<b>DECIDUOUS SHRUBS</b>		
	Cornus alternifolia ARCTIC FIRE SCOTCH DOGWOOD	24" Tall	1" O.C.
	Cornus alternifolia FERNWOOD DOGWOOD	24" Tall	1" O.C.
	Hamamelis virginica LITTLE LEMMY VIRGINIA HEMLOCK	24" Tall	1" O.C.
	Hamamelis virginica 'Fragrant' Fragrant HAMMELIS VIRGINICA	24" Tall	1" O.C.
	Rosa 'Rugosa' PINK DOGWOOD ROSE	24" Tall	1" O.C.
	Syringa vulgaris 'Palmeri' SWAMP SYRINGA	24" Tall	1" O.C.
	Viburnum dentatum ARROWWOOD VIBURNUM	24" Tall	1" O.C.
	Viburnum dentatum 'Molli' MOLLI ARROWWOOD VIBURNUM	24" Tall	1" O.C.
	<b>EVERGREEN SHRUBS</b>		
	Juniperus communis GREEN VILLY DOGWOOD	24" Tall	1" O.C.
	Juniperus communis 'Sargentii' GREEN SARGENTII JUNIPER	24" Tall	1" O.C.
	Juniperus communis 'Meyeri' SEA GREEN JUNIPER	24" Tall	1" O.C.
	Juniperus communis 'Sargentii' SARGENTII JUNIPER	24" Tall	1" O.C.
	Juniperus communis 'Sargentii' SARGENTII JUNIPER	24" Tall	1" O.C.
	<b>PERENNIALS AND ORNA-MENTAL GRASSES</b>		
	Coreopsis verticillata 'Lodgepole' ZAGREB CORNUS	18" O.C.	
	Hosta plantaginea 'Vernon Millers' FRANCIS HILLARYS HOSTA	24" O.C.	
	Hosta plantaginea 'Vernon Millers' FRANCIS HILLARYS HOSTA	24" O.C.	
	Hosta plantaginea 'Vernon Millers' FRANCIS HILLARYS HOSTA	24" O.C.	
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	Hosta plantaginea 'Vernon Millers' FRANCIS HILLARYS HOSTA	24" O.C.	
	Hosta plantaginea 'Vernon Millers' FRANCIS HILLARYS HOSTA	24" O.C.	
	<b>GRASSES</b>		
	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	
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	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	
	Stipa capensis STIPA	18" O.C.	

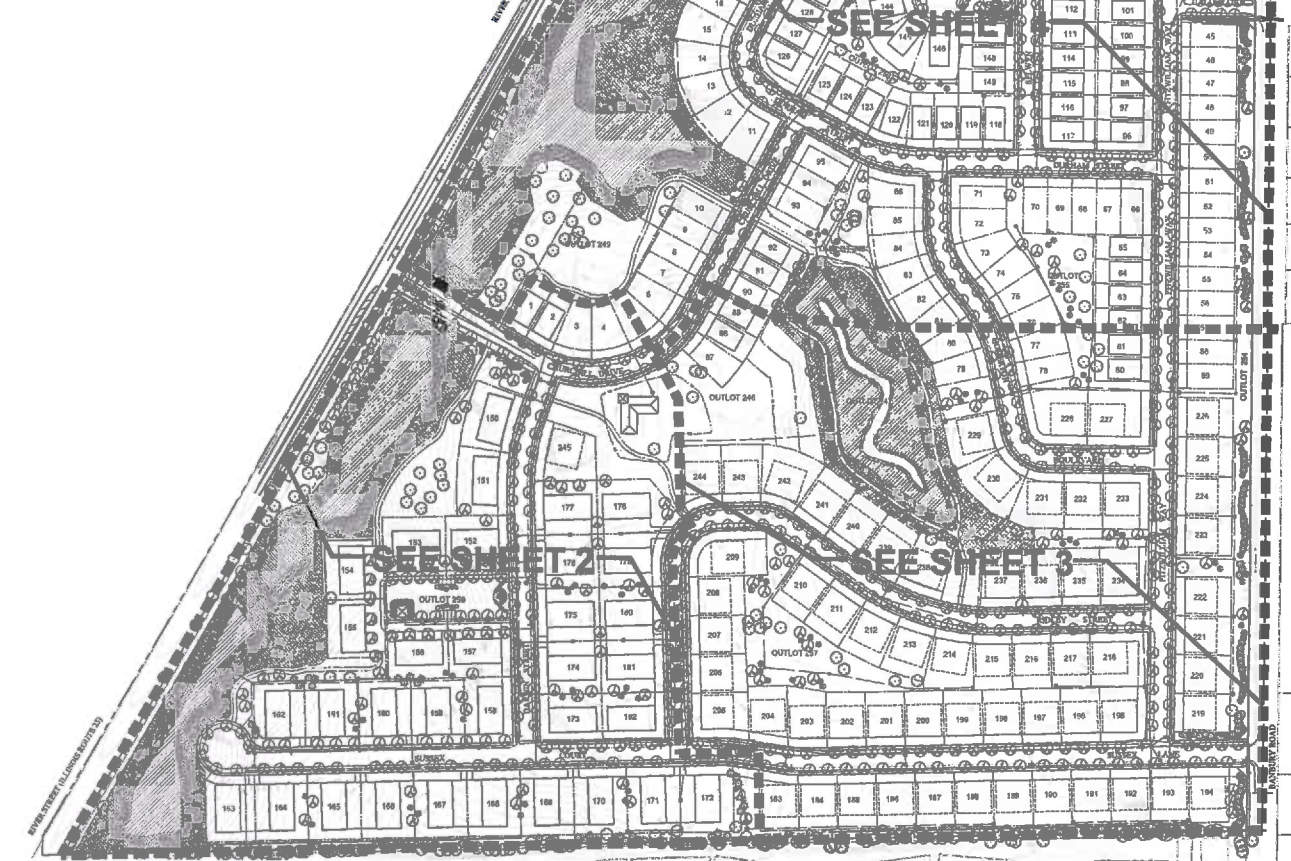
# GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Mark shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- Landscape Plan shows details of locations for soil, water & raised planters, all other details are specified on engineering plans.

# LEGEND



EXISTING TREE



**GARY H. WEBER ASSOCIATES, INC.**  
LAND PLANNING  
ARCHITECTURAL CONSULTING  
LANDSCAPE ARCHITECTURE  
312 SOUTH MAIN STREET  
WILSONVILLE, OREGON 97150  
TEL: 503.685.1177

**D.R. HORTON**  
America's Builder  
170 E. BUNKER COURT, SUITE 100  
VENICE HILLS, OHIO 44091  
TEL: 440.933.1111  
CENCON, LTD.  
2200 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60009

**LINCOLN VALLEY**  
NORTH AURORA, ILLINOIS  
**OVERALL LANDSCAPE PLAN**

REV 4 5.30.2010  
REV 3 4.3.2010  
REV 2 2.12.2010  
REV 1 1.25.2010  
REVISIONS

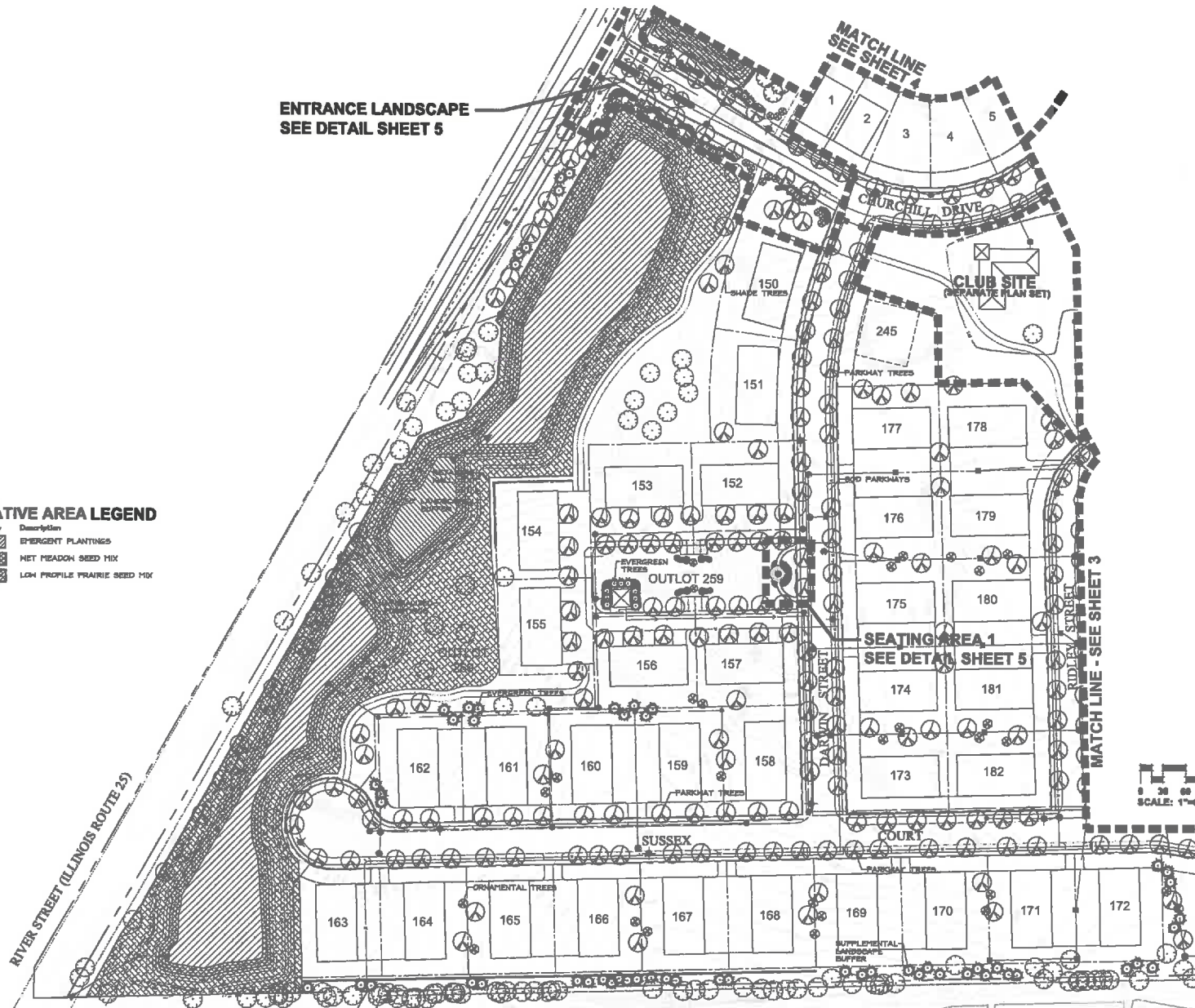
DATE 12.13.12  
PROJECT NO. 081177  
DRAWN MMH  
CHECKED GJS  
SHEET NO.

**1 OF 9**



# NATIVE AREA LEGEND

Key	Description
	EMERGENT PLANTINGS
	NET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX



**GARY R. WEBER  
ASSOCIATES, INC.**  
LAND PLANNING  
BOTANICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
212 SOUTH MAIN STREET  
WILMINGTON, ILLINOIS 62690  
PHONE: 662-665-7157

**DR. HORTON**  
*America's Builder*  
701 E. MORRIS COURT, SUITE 300  
NORTH HAVEN, CT 06460

**CHURCHILL, LTD.**  
200 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60002

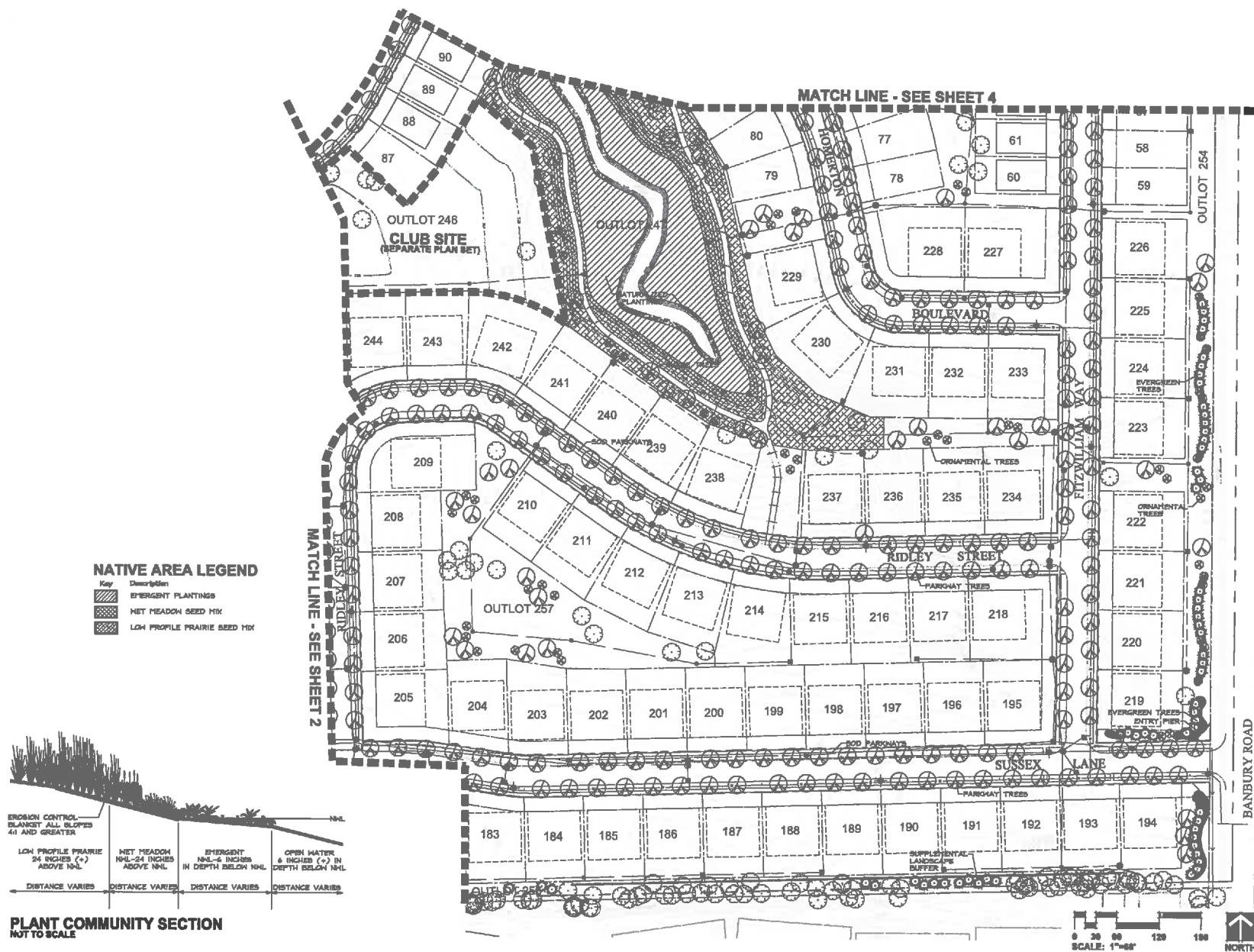
## **LINCOLN VALLEY** NORTH AURORA, ILLINOIS **PRELIMINARY LANDSCAPE PLAN**

REV 4 5.29.2010  
REV 3 4.2.2010  
REV 2 2.12.2010  
REV 1 1.25.2010  
DESIGNER

DATE 12.13.12  
PROJECT NO. 041747  
DRAWN MDM  
CHECKED GFR  
SHEET NO.

**2 OF 9**





**GARY R. WEBER  
ASSOCIATES, INC.**  
LAND PLANNING  
ARCHITECTURAL CONSULTING  
LANDSCAPE ARCHITECTURE  
311 SOUTH MICHIGAN STREET  
WILSON, ILLINOIS 60191  
PHONE: 630-811-1177

**DR. HORTON**  
America's Developer  
170 E. BARKER COURT, SUITE 600  
VERMILION, ILL. 60559

GENERAL CONTRACTOR  
**CENCON, LTD.**  
220 WHITE OAK CIRCLE, SUITE 100  
ALPHEA, ILLINOIS 60005

# **LINCOLN VALLEY** NORTH AURORA, ILLINOIS **PRELIMINARY LANDSCAPE PLAN**

REV 4 5.29.2016  
REV 3 4.3.2016  
REV 2 2.12.2016  
REV 1 1.29.2016  
DESIGNED BY

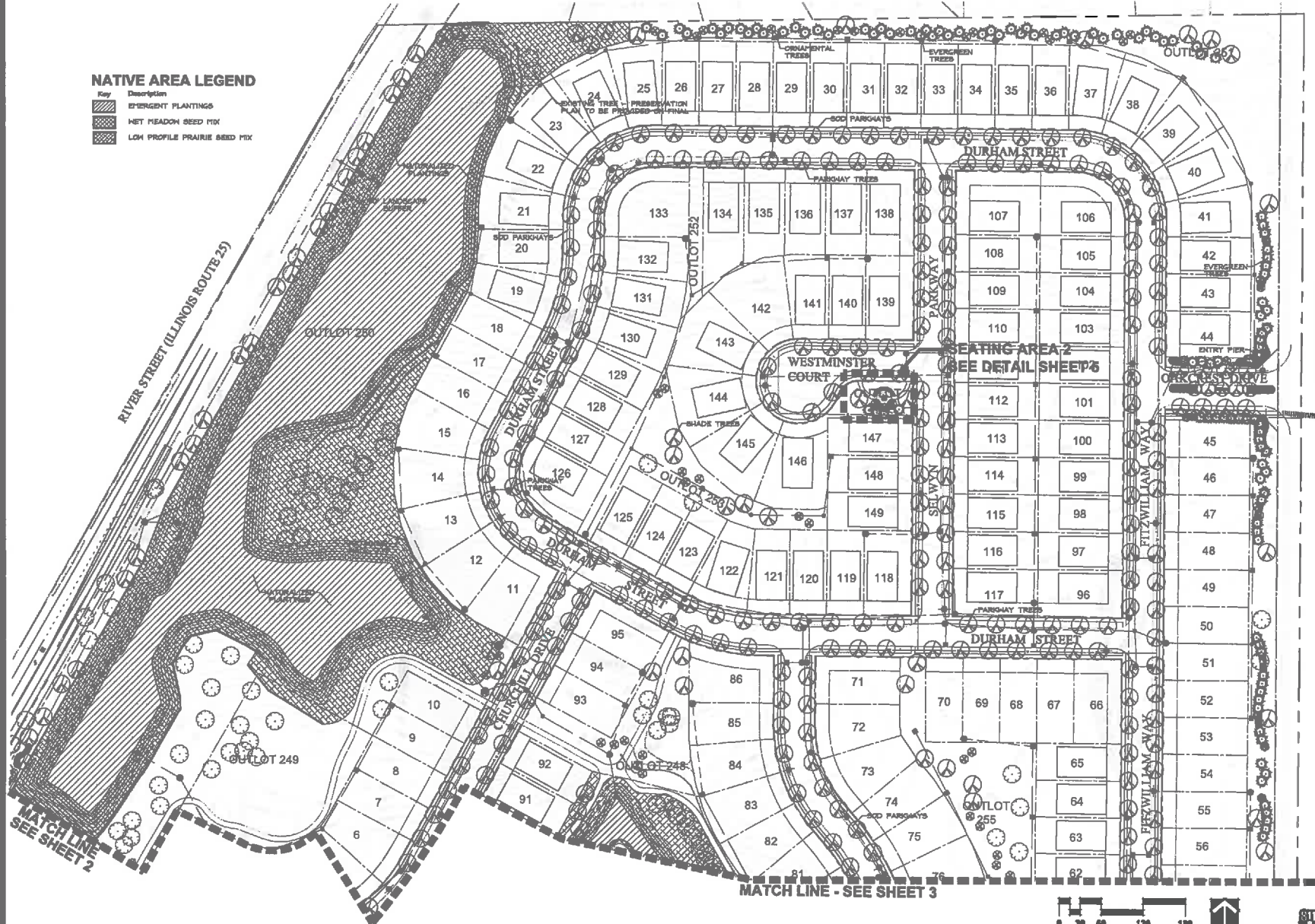
DATE 12.19.17  
PROJECT NO. DR1732  
DRAWN BY MDM  
CHECKED BY GPR  
SHEET NO.

**3 OF 9**



# NATIVE AREA LEGEND

Key	Description
	EMERGENT PLANTINGS
	HET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX



**GARY R. WEBER ASSOCIATES, INC.**  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
311 SOUTH MAIN STREET  
WINSTON-SALEM, NC 27101  
704.771.1177

**DR-HORTON**  
*America's Builder*  
700 E. MAIN STREET, SUITE 100  
WINSTON-SALEM, NC 27101  
704.771.1177

## **LINCOLN VALLEY** NORTH AURORA, ILLINOIS **PRELIMINARY LANDSCAPE PLAN**

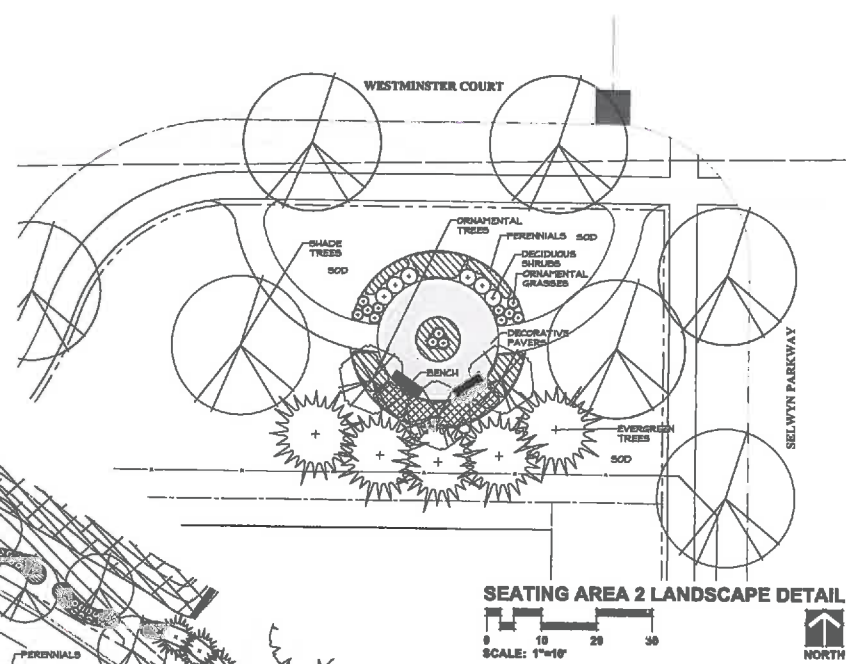
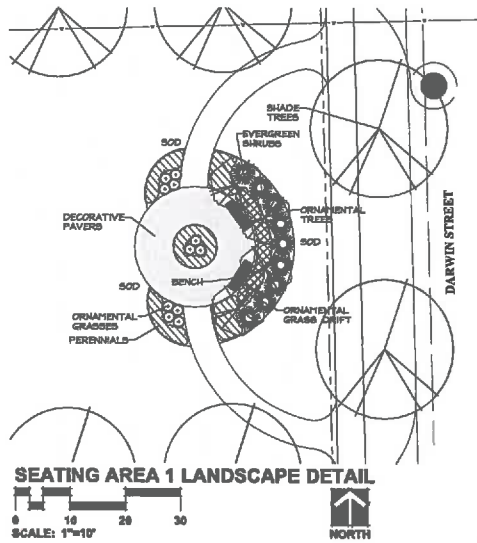
REV 4	5.29.2016
REV 3	4.2.2016
REV 2	2.12.2016
REV 1	1.25.2016
PREPARED BY	

DATE	12.19.17
PROJECT NO.	DR1707
DRAWN	MM
CHECKED	CPH
SHEET NO.	

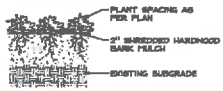
**4 OF 9**



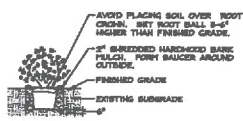




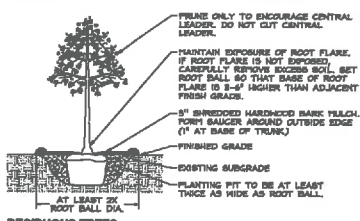
### PLANTING DETAILS



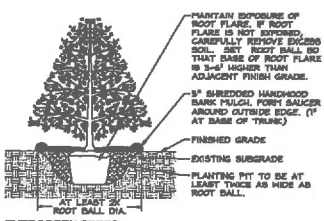
**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE



**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



**DECIDUOUS TREES**  
NOT TO SCALE



**EVERGREEN TREES**  
NOT TO SCALE

### ENTRY LANDSCAPE DETAIL



**GARY R. WEBER ASSOCIATES, INC.**  
LAND PLANNING  
ARCHITECTURAL, ENVIRONMENTAL  
LANDSCAPE ARCHITECTURE  
213 SOUTH MAIN STREET  
WESTMINSTER, ILLINOIS 60091  
TEL: 630.477.1177

**D.R. HORTON**  
America's Builder  
700 E. HANCOCK COURT, SUITE 200  
VERMILION, ILLINOIS 60061  
GEOCON, LTD.  
220 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60009

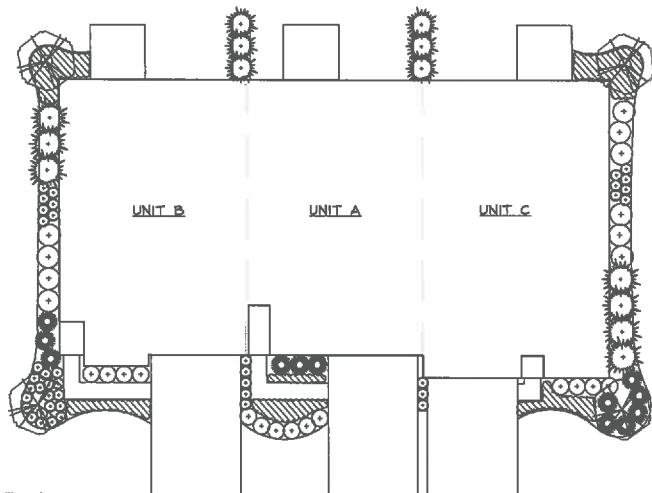
**LINCOLN VALLEY**  
NORTH AURORA, ILLINOIS  
LANDSCAPE DETAILS

REV 4 5/28/2018  
REV 3 4/3/2018  
REV 2 3/13/2018  
REV 1 1/25/2018  
REVISIONS

DATE 12.13.17  
PROJECT NO. 017102  
DRAWN MOHM  
CHECKED GFB  
SHEET NO.

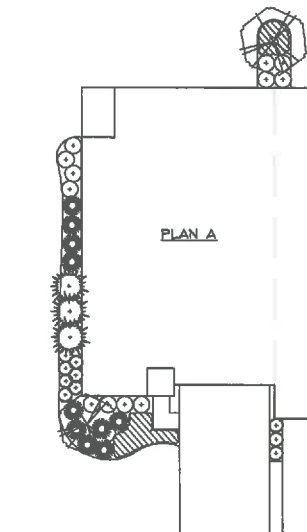
**5 OF 9**





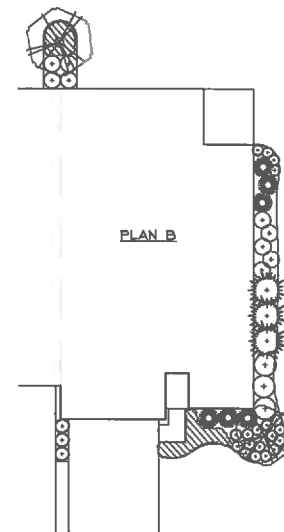
RANCH TOWNHOME TYPICAL FOUNDATION  
LANDSCAPE PLAN

0 5' 10' 20' 30'  
SCALE: 1"=10'



DUPLEX - PLAN A TYPICAL FOUNDATION  
LANDSCAPE PLAN

0 5' 10' 20' 30'  
SCALE: 1"=10'



DUPLEX - PLAN B TYPICAL FOUNDATION  
LANDSCAPE PLAN

0 5' 10' 20' 30'  
SCALE: 1"=10'

#### FOUNDATION PLAN PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	<b>ORNAMENTAL TREES</b>		
	Amelanchier grandiflora	6' Tall	Multi-Stem
	APPLE SERVICEBERRY		
	Cornus mas	6' Tall	Multi-Stem
	CORNUSLANCHERRY DOGWOOD		
	Magnolia stellata 'Royal Star'	6' Tall	Multi-Stem
	ROYAL STAR MAGNOLIA		
	Syringa pekinensis 'Hortia'	6' Tall	Multi-Stem
	CHINA SNOW PINKS LILAC		
	<b>DECIDUOUS SHRUBS</b>		
	Hydrangea macrophylla 'Silver'	24" Wide	5' O.C.
	ENDLESS SUMMER HYDRANGEA		
	Rhus aromatica 'Gro-Low'	24" Wide	5' O.C.
	GRO-LOW FRAGRANT SUMAC		
	Spiraea latifolia 'Tia'	24" Tall	5' O.C.
	BIRCHLEAF SPIREA		
	Spiraea nipponica 'Braunmunda'	30" Wide	4' O.C.
	BRAUNMUNDA SPIREA		
	Syringa patula 'Miss Kim'	30" Tall	4' O.C.
	MISS KIM LILAC		
	Viburnum x Juddi	36" Tall	4' O.C.
	JUDD VIBURNUM		
	Viburnum trilobum 'Redwing'	36" Tall	4' O.C.
	REDWING CRANBERRY VIBURNUM		
	Majolica florula 'Vanuati'-d'	24" Tall	4' O.C.
	SONIC BOOM RED NIGELLA		

Key	Botanical/Common Name	Size	Remarks
	<b>EVERGREEN SHRUBS</b>		
	Juniperus chinensis var. 'Sargentii'	24" Wide	4' O.C.
	BLUE SARGENT JUNIPER	6" Tall	
	Taxus x media 'Danaiformis'	24" Wide	5' O.C.
	DOUGLASS YEW		
	Thuja occidentalis 'Emerald'	4' Tall	5' O.C.
	EMERALD GREEN ARBORVITAE		
	<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>		
	Calamagrostis x acutiflora 'Oxendon'	30" O.C.	
	WHITE FEATHER REED GRASS		
	Coronilla 'Lietzke Tull'	18" O.C.	
	LEITCH TULL CORONILLA		
	Echinacea purpurea	18" O.C.	
	PURPLE CONEFLOWER		
	Hemerocallis 'Fardon Me'	18" O.C.	
	PARDON ME DAYLILY		
	Hosta 'Patricia'	24" O.C.	
	PATRIOT HOSTA		
	Fernestrum elaeagnoides 'Hornet'	24" O.C.	
	CHERRY FOUNTAIN GRASS		
	Salvia nemorosa 'East Princes'	18" O.C.	
	EAST PRINCE SALVIA		
	Sporobolus heterolepis 'Tara'	24" O.C.	
	CHERRY PLAIN PRINCE		

**GRWA**  
GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
SCULPTURAL CONSTRUCTION  
LANDSCAPE ARCHITECTURE  
231 SOUTH MAIN STREET  
WILMINGTON, ILLINOIS 62690  
TEL: 618-684-1177

**D-R HORTON**  
America's Builder  
701 E. BARKER COURT, SUITE 300  
NORTH AURORA, ILLINOIS 60061  
CALL TOLL FREE  
800-441-4411  
2200 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60002

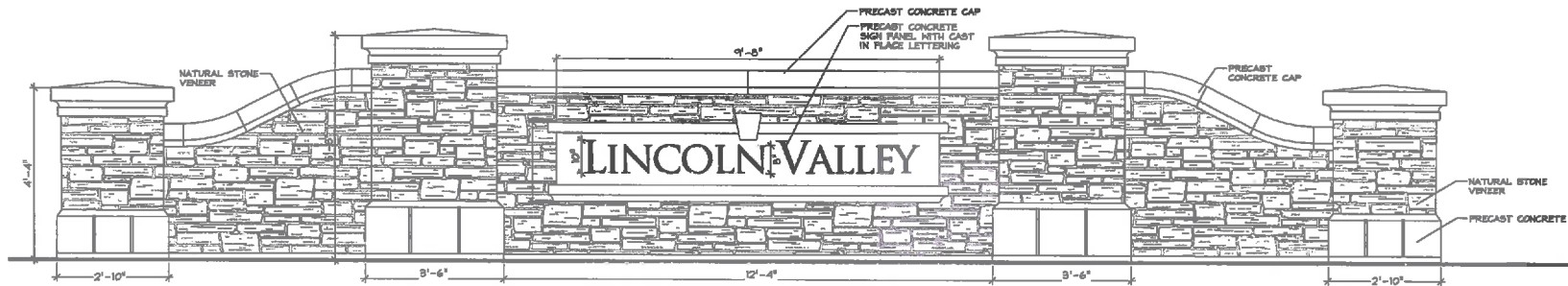
**LINCOLN VALLEY**  
NORTH AURORA, ILLINOIS  
TYPICAL FOUNDATION LANDSCAPE PLANS

REV 4 5.29.2019  
REV 3 4.2.2018  
REV 2 2.12.2018  
REV 1 1.28.2018  
REVISIONS

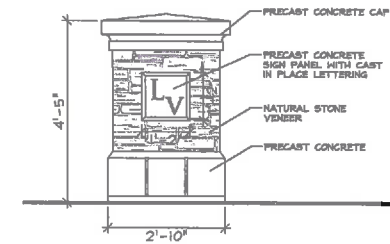
DATE 12.13.17  
PROJECT NO. 181217  
DRAWN MDM  
CHECKED GFR  
SHEET NO.

6 OF 9





**MAIN ENTRY MONUMENT**  
SCALE: NTS



**ENTRY PIER**  
SCALE: NTS



**GARY R. WEBER  
ASSOCIATES, INC.**  
LAND PLANNING  
HISTORICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
312 SOUTH MASH STREET  
WILMINGTON, ILLINOIS 62691  
PHONE: 618-695-7197

**D.R. HORTON**  
*America's Builder*  
700 E. BLANKET COURT, SUITE 200  
VERONA HILLS, ILLINOIS 60061

ITAL DESIGNER  
**CIEMCON, LTD.**  
2200 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60002

**LINCOLN VALLEY**  
NORTH AURORA, ILLINOIS  
**MONUMENT DETAILS**

REV 4	5.29.2018
REV 3	4.2.2018
REV 2	2.12.2018
REV 1	1.25.2018
REVISIONS	

DATE	12.19.17
PROJECT NO.	DR15212
DRAWN	MMG
CHECKED	GFB
SHEET NO.	



**7 OF 9**





**CLIENT**  
**D-R HORTON**  
*America's Builder*  
750 E. SUMNER COURT, SUITE 500  
VERNON HILLS, ILLINOIS

**CENCON, LTD.**  
2200 WHITE OAK CIRCLE, SUITE 100  
ALBUQUERQUE, NM 87102

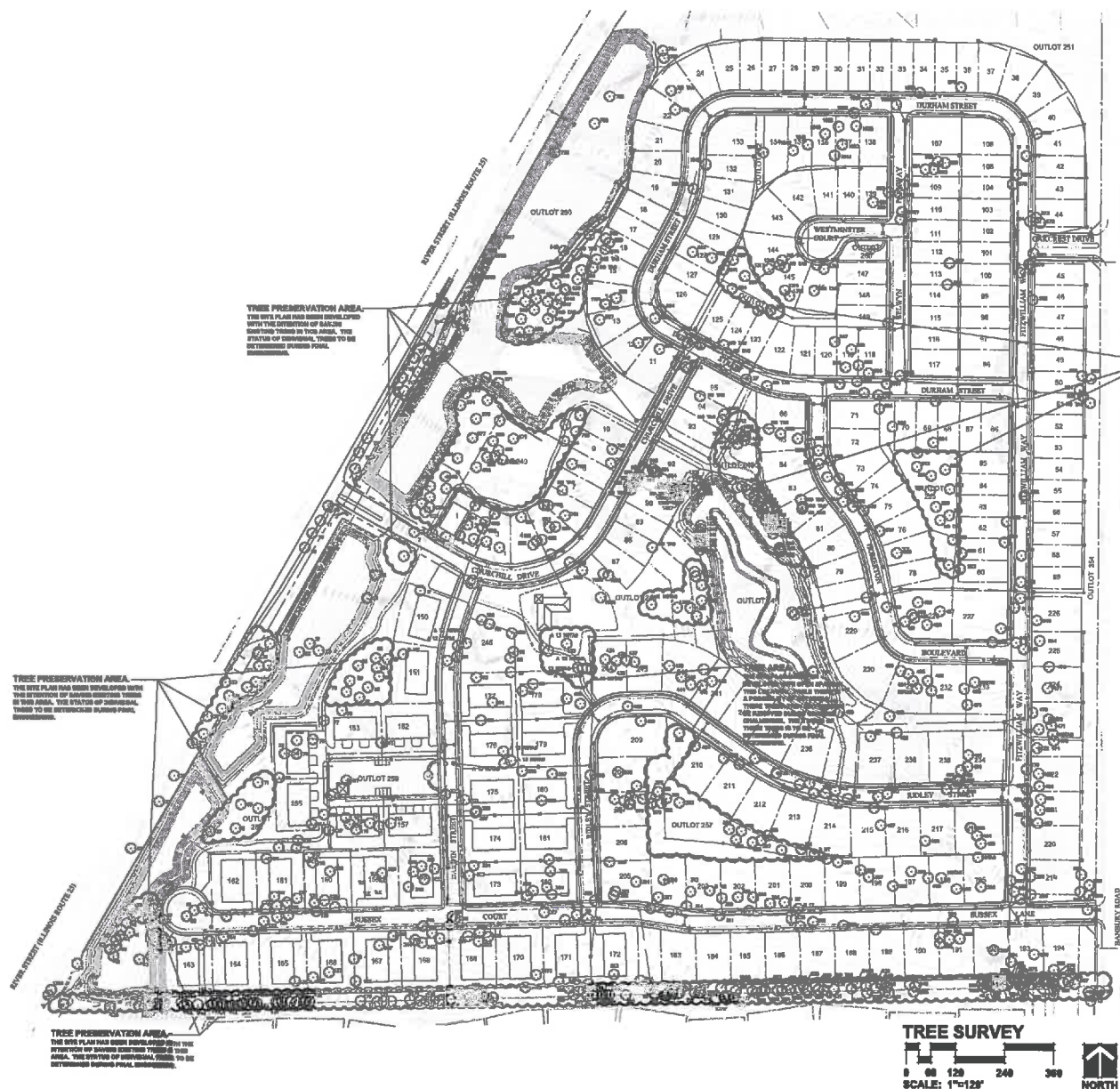
**LINCOLN VALLEY**  
NORTH AURORA, ILLINOIS

## TREE PRESERVATION PLAN

REV 4	5.29.2018
REV 3	4.2.2018
REV 2	2.12.2018
REV 1	1.25.2018
REVISIONS	

DATE 12.13.17  
PROJECT NO. DR1707  
DRAWN MGM  
CHECKED OFB  
SHEET NO.

8 OF 9





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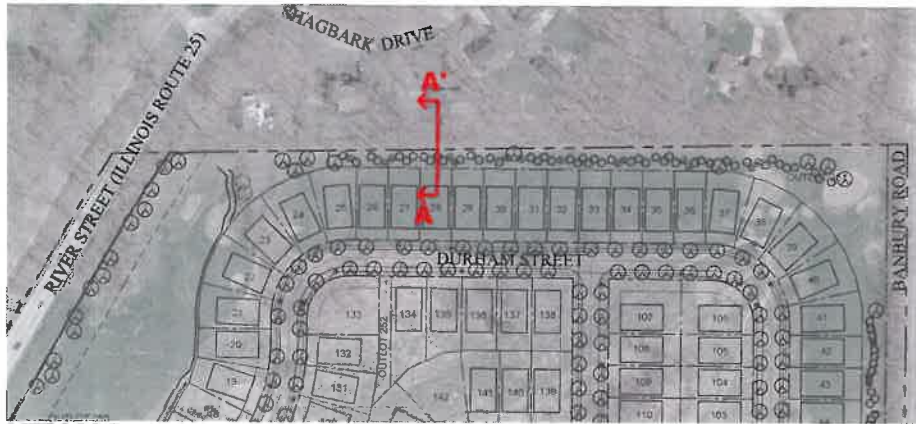
**CLUBBY**  
**D.R. HORTON**  
*America's Builder*  
750 E. HUNTER COURT, SUITE 300  
VERNON HILLS, ILL 60061  
CIVIL 110004291  
**GEORGIN, LTD.**  
2200 WHITE OAK CIRCLE, SUITE 101  
AURORA, ILLINOIS 60002

**LINCOLN VALLEY**  
NORTH AURORA, ILLINOIS  
**TREE INVENTORY**

REV 4	5.29.2018
REV 3	4.2.2018
REV 2	2.12.2018
REV 1	1.25.2018
REV 000000	

DATE 12.12.17  
PROJECT NO. CR1707  
DRAWN MQM  
CHECKED GFE  
SHEET NO.  
**9 OF 9**





**KEY MAP**  
SCALE: 1"=200'

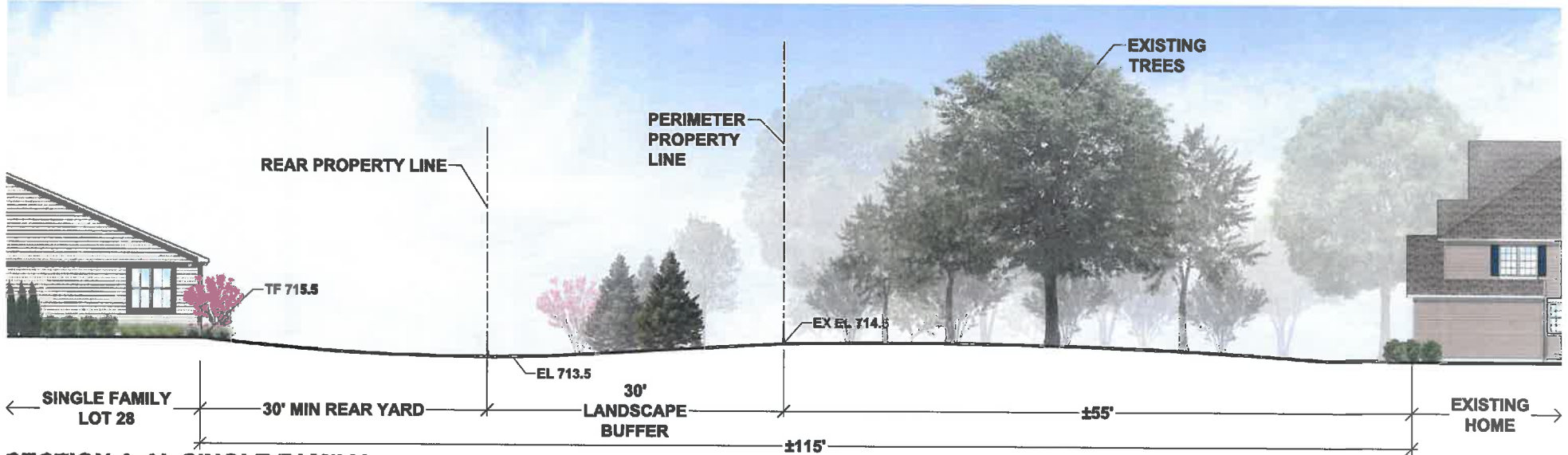
## NORTH BOUNDARY LANDSCAPE BUFFER:

LANDSCAPE PLAN SUBMITTED FEBRUARY 12, 2018:

- 39 EVERGREEN TREES
- 13 SHADE
- 14 ORNAMENTAL TREES

CURRENT LANDSCAPE PLAN:

- 48 EVERGREEN TREES
- 9 SHADE TREES
- 14 ORNAMENTAL TREE



## SECTION A-A': SINGLE FAMILY







**KEY MAP**  
SCALE: 1"=20'

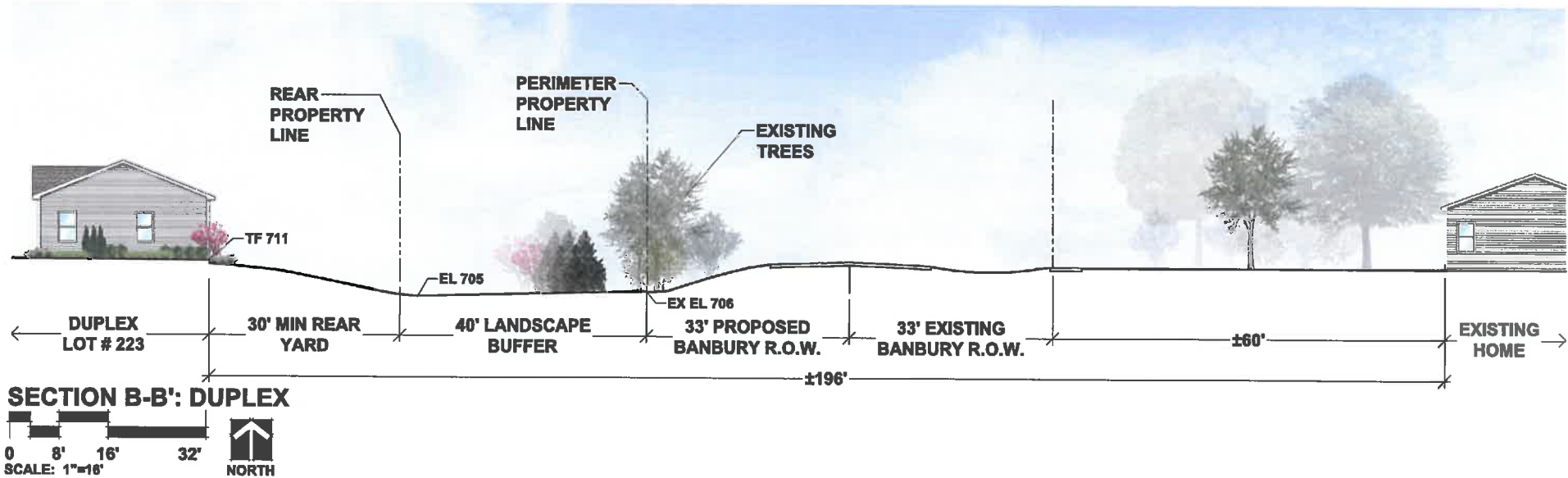
### EAST BOUNDARY LANDSCAPE BUFFER:

LANDSCAPE PLAN SUBMITTED FEBRUARY 12, 2018:

- 79 EVERGREEN TREES
- 19 SHADE
- 24 ORNAMENTAL TREES

CURRENT LANDSCAPE PLAN:

- 90 EVERGREEN TREES
- 11 SHADE TREES
- 24 ORNAMENTAL TREE







**KEY MAP**  
SCALE: 1"=200'

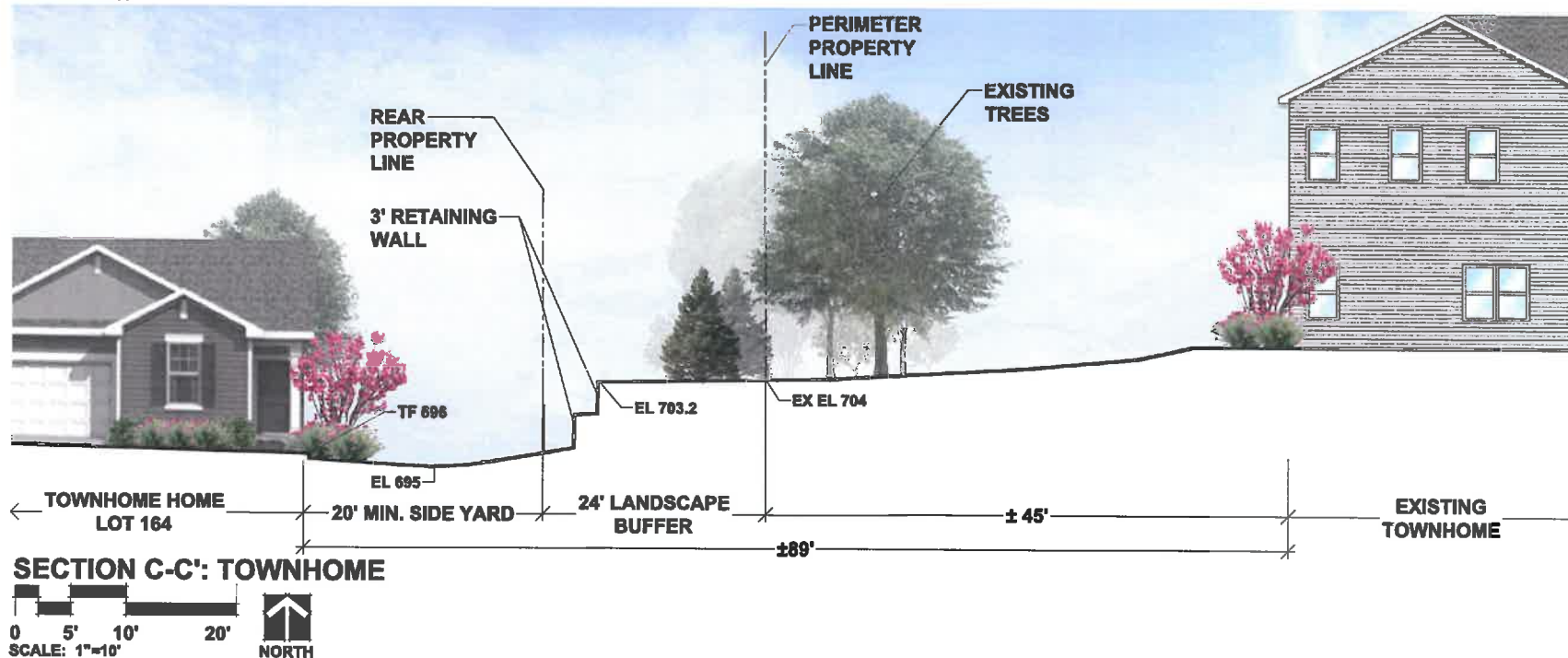
## SOUTH BOUNDARY LANDSCAPE BUFFER:

LANDSCAPE PLAN SUBMITTED FEBRUARY 12, 2018:

- 43 EVERGREEN TREES
- 3 SHADE TREES
- 0 ORNAMENTAL TREES

CURRENT LANDSCAPE PLAN:

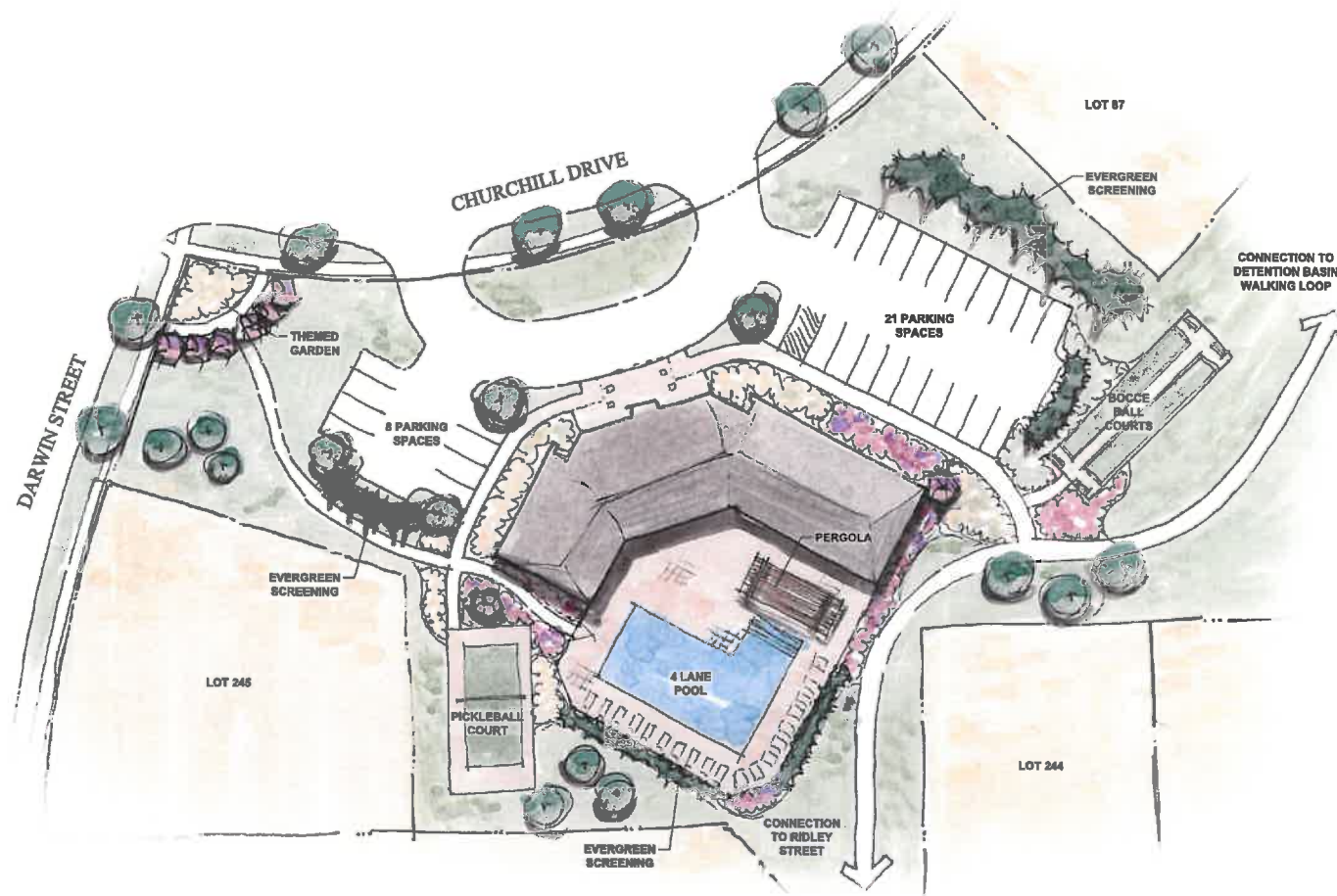
- 47 EVERGREEN TREES
- 0 SHADE TREES
- 0 ORNAMENTAL TREE











# PRELIMINARY CLUB SITE PLAN

LINCOLN VALLEY ON THE FOX  
NORTH AURORA, ILLINOIS

5/23/2018

**D·R·HORTON**  
*America's Builder*



GARY R. WEBER  
ASSOCIATES, INC.

LAND DEVELOPMENT  
SCHEDULED FOR 2018  
20 NORTH MAIN STREET  
WILSON, ILLINOIS 60191  
PHONE: (630) 411-1111

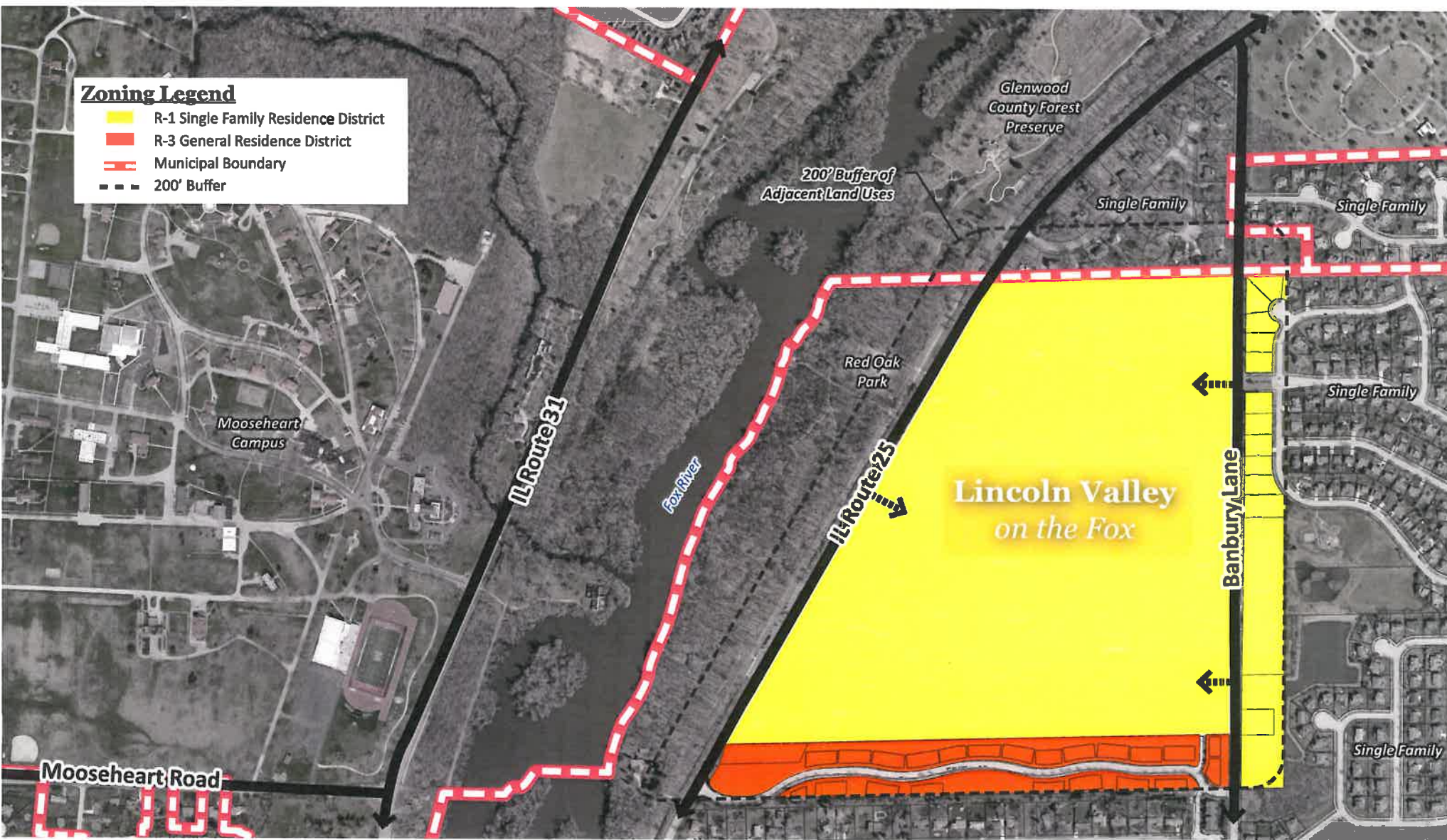


**entitlement exhibits**



### Zoning Legend

- R-1 Single Family Residence District
- R-3 General Residence District
- Municipal Boundary
- 200' Buffer



**D.R. HORTON**  
*America's Builder*

Builder:  
DR Horton, Inc - Chicago Division  
750 Bunker Court  
Vernon Hills, Illinois 60061  
T: (847) 815-0280  
www.drhorton.com

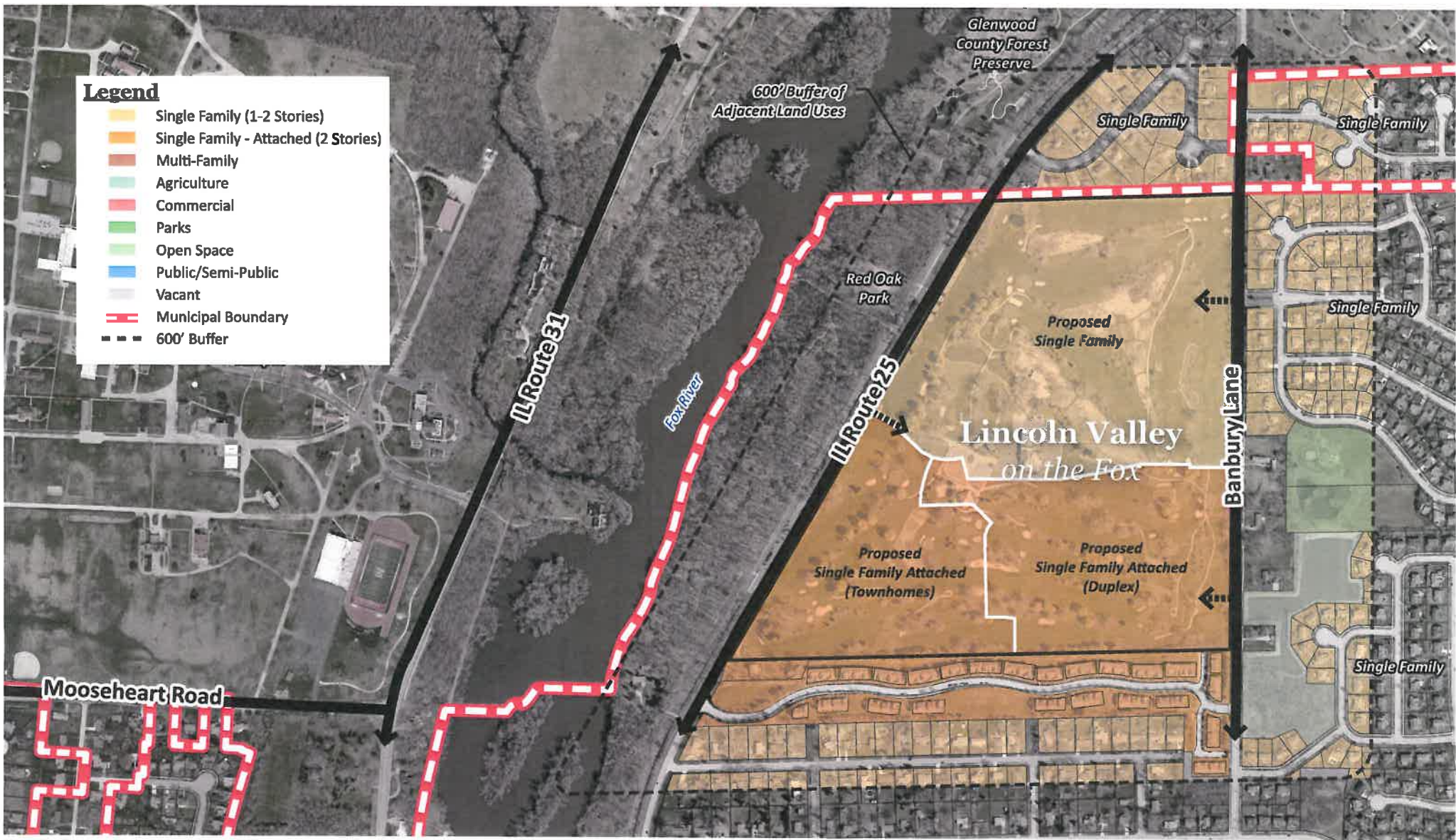
**WBK**  
engineering

Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkengineering.com

**Lincoln Valley on the Fox | Site Location Map**  
Zoning

Project Number | 17-0185  
Date | 12-18-2017  
Not to Scale





**D.R. HORTON**  
America's Builder

Builder:  
DR Horton, Inc. - Chicago Division  
750 Bunker Court  
Vernon Hills, Illinois 60061  
T: (847) 816-0288  
www.drhorton.com

**WBK**  
engineering

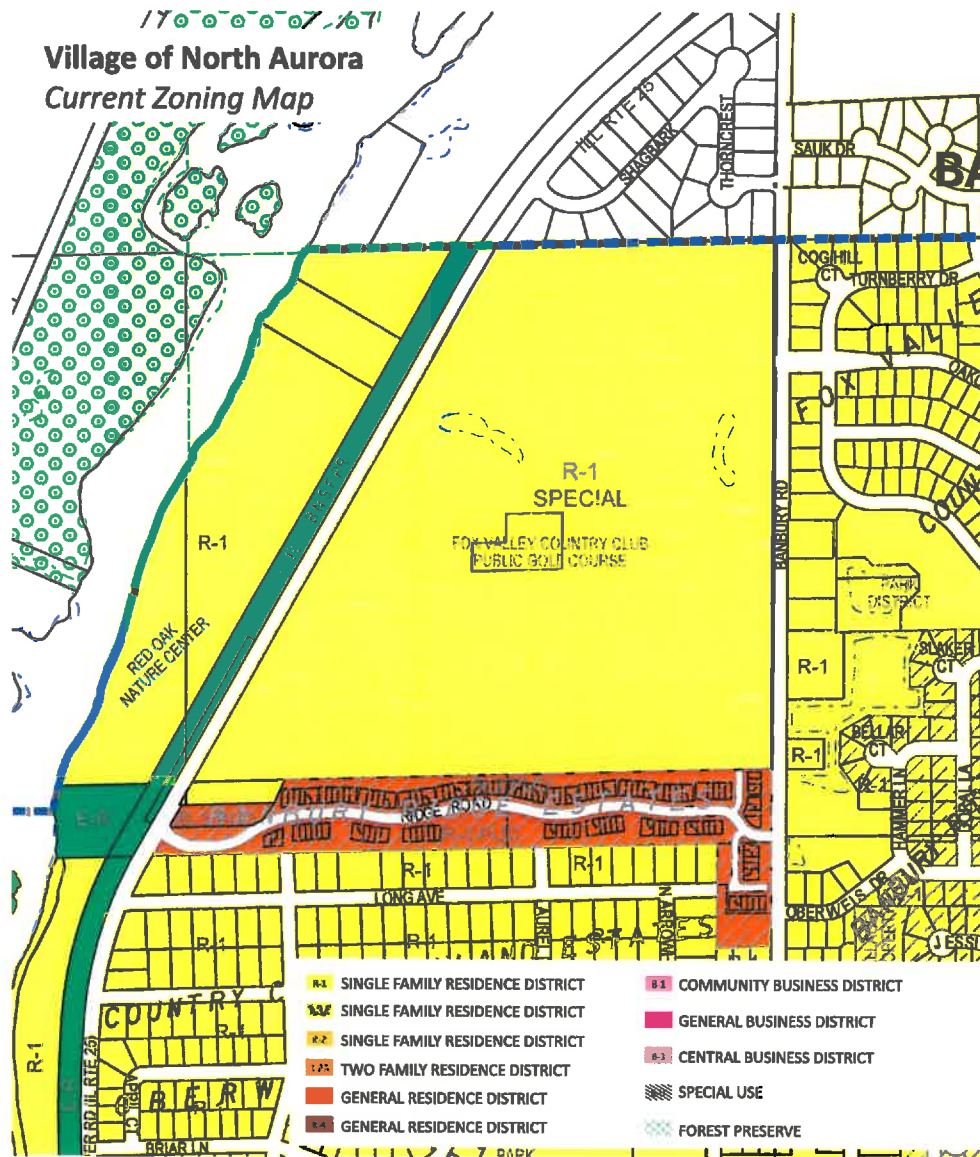
Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkengineering.com

**Lincoln Valley on the Fox | Site Context Map**  
Land Uses

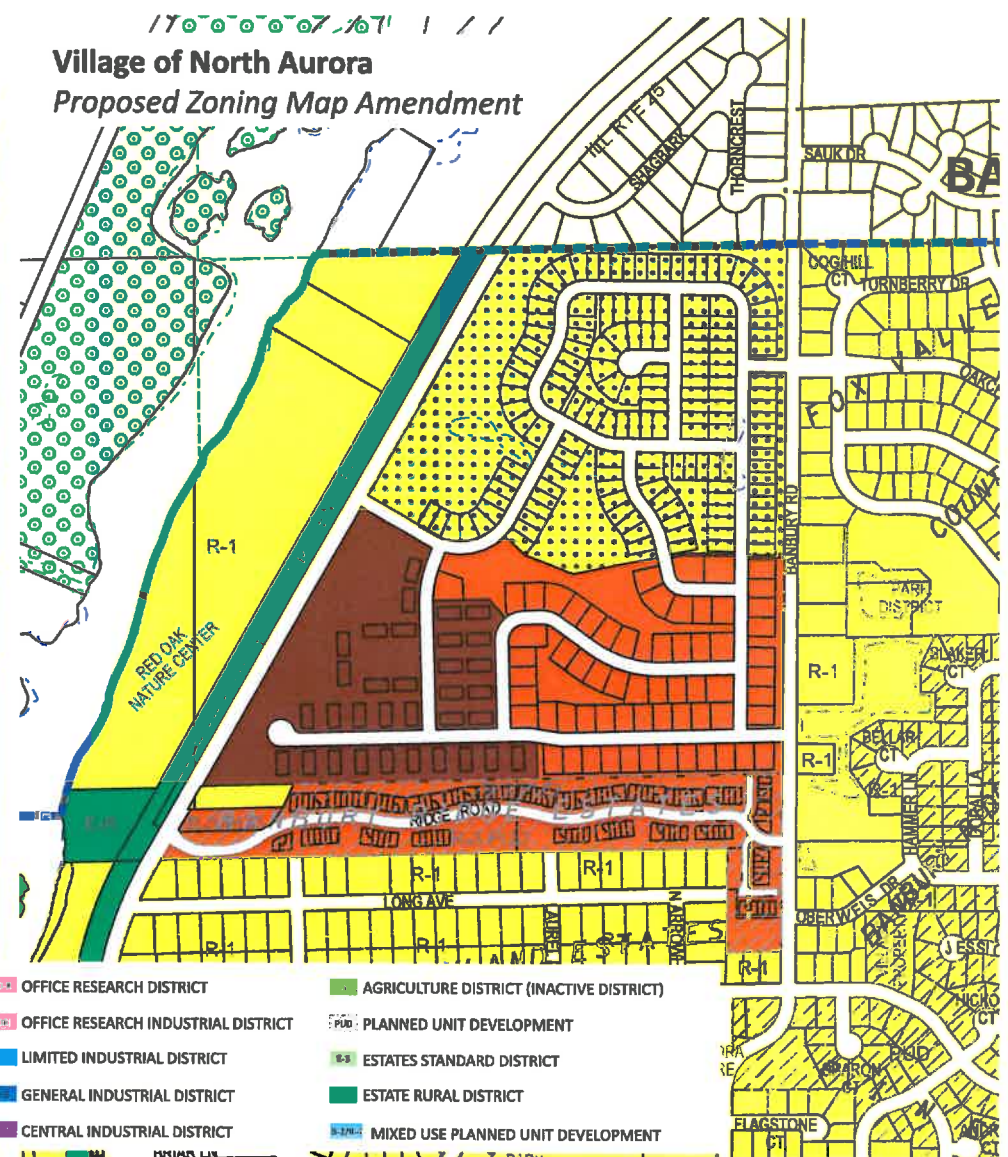
Project Number | 17-0185  
Date | 12-18-2017  
Not to Scale



# Village of North Aurora Current Zoning Map



# Village of North Aurora Proposed Zoning Map Amendment



**D-R-HORTON**  
America's Builder

Builder:  
DR Horton, Inc - Chicago Division  
750 Bunker Court  
Vernon Hills, Illinois 60061  
T: (847) 516-0286  
www.drhorton.com

**WBK**  
engineering




Lead Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkengeering.com

**Lincoln Valley on the Fox | Zoning Map Amendment**  
North Aurora, Illinois

Project Number | 17-0185  
Date | 02-06-2018  
Not to Scale






# P.U.D. LOT DEVELOPMENT PLAN DATA

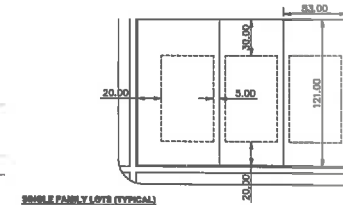
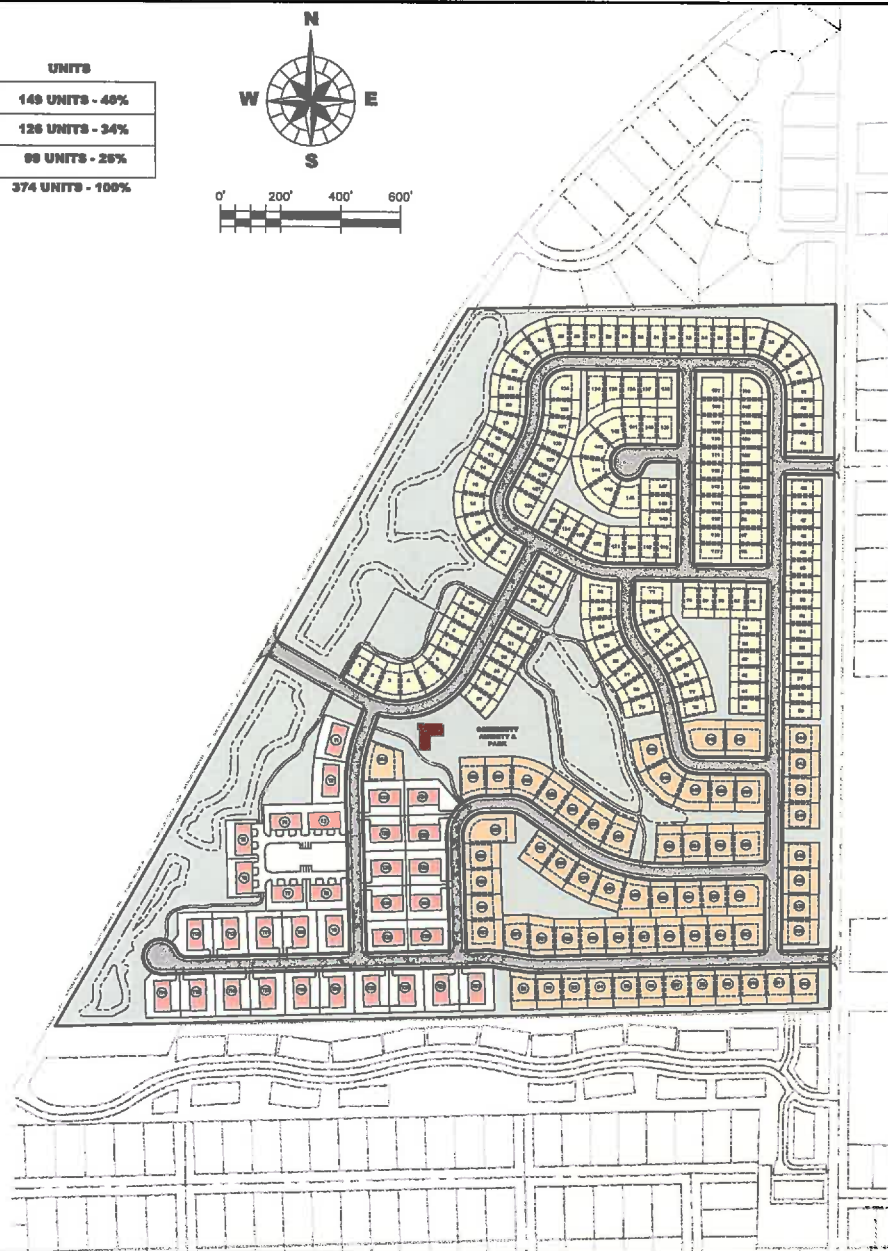
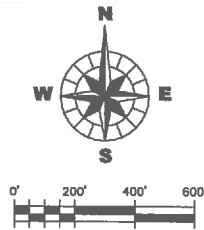
	ACRES	UNITS
 SINGLE FAMILY LOT AREA:	24.47	149 UNITS - 49%
 DUPLEX LOT AREA:	18.13	126 UNITS - 34%
 TOWNHOME LOT AREA:	10.02	99 UNITS - 26%
<b>TOTAL UNITS:</b>		<b>374 UNITS - 100%</b>

## OPEN SPACE AND PEDESTRIAN CONNECTIVITY



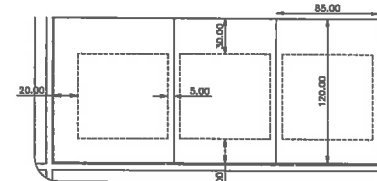
## GROSS DENSITY

	ACRES	UNITS	DENSITY
 R1-A:	± 59.5 ACRES	149 UNITS	2.95 DU/AC
 R-3:	± 28.5 ACRES	126 UNITS	4.42 DU/AC
 R-4:	± 25.7 ACRES	99 UNITS	3.85 DU/AC



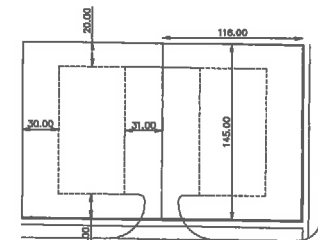
**SINGLE FAMILY LOTS (TYPICAL)**

LOT SIZE	121' X 57'
SETBACKS	
FRONT YARD	20'
REAR YARD	30'
SIDEYARD	10'
SIDEYARD CORNER	20'



**DUPLEX LOTS (TYPICAL)**

LOT SIZE	120' X 66'
SETBACKS	
FRONT YARD	20'
REAR YARD	30'
SIDEYARD	10'
SIDEYARD CORNER	20'



**TOWNHOME LOTS (TYPICAL)**

LOT SIZE	145' X 116'
SETBACKS	
FRONT YARD	20'
REAR YARD	30'
SIDEYARD	10'
SIDEYARD CORNER	20'

**TITLE:**  
LINCOLN VALLEY  
ON THE FOX  
P.U.D. LOT  
DEVELOPMENT PLAN

DESIGN	WBK
OWN.	WBK
CHKD.	WBK
SCALE	AS NOTED
REVISIONS	
DATE	

**CLIENT:**  
DR. HORTON, INC. - CHICAGO  
750 E. BUNKER COURT,  
SUITE 500  
VERNON HILLS, IL 60061  
847-362-9100

**WBK ENGINEERING, LLC**  
111 WEST MAIN STREET, SUITE 203  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755

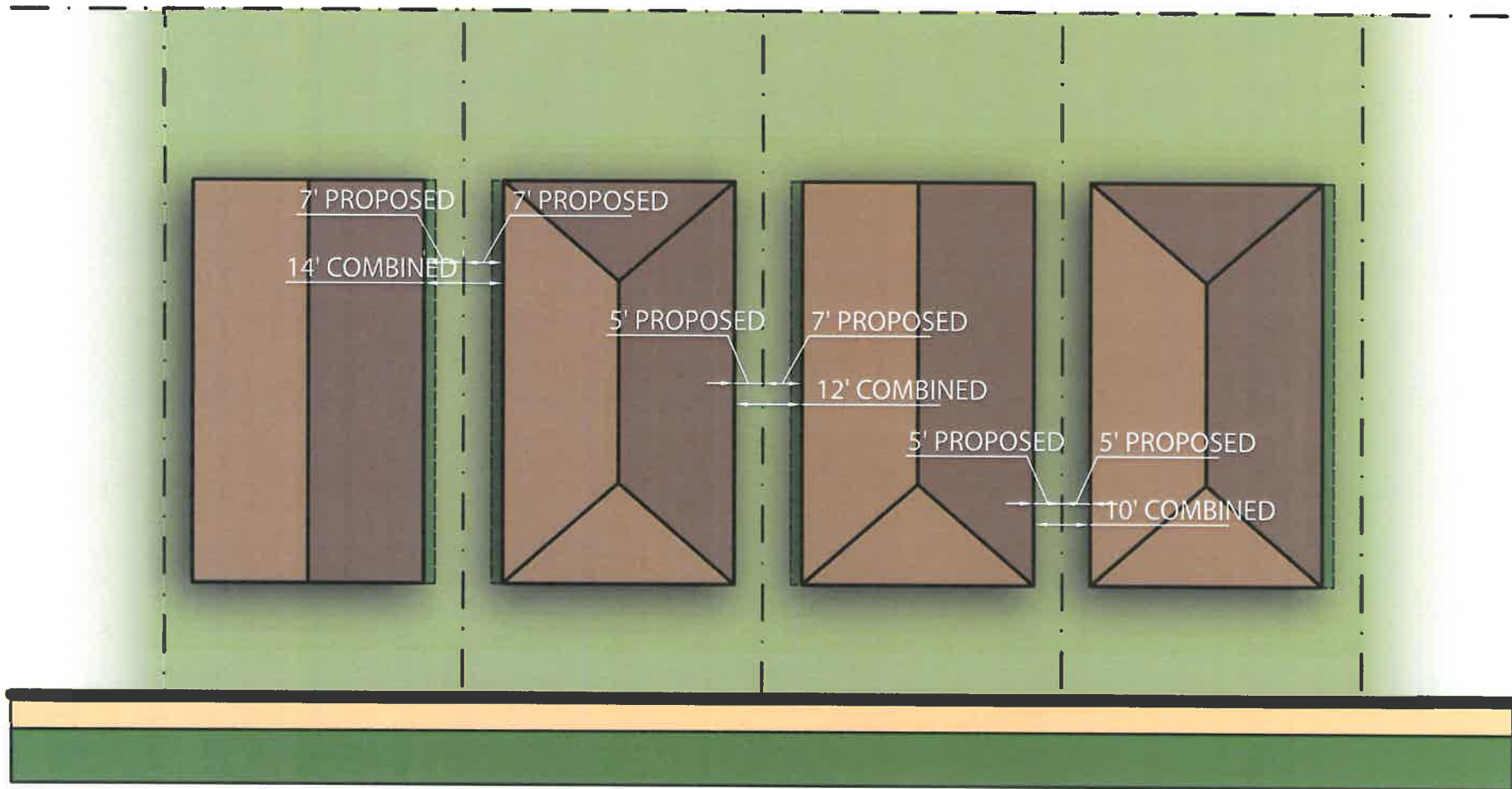
**WBK engineering**

PROJECT NO. 170185  
DATE: 11/28/2017  
DRAWING NO. 04  
SHEET:



Zoning Departures - Summary Table Standards from the North Aurora Village Ordinance									
	R-1A Single Family Residence			R-3 General Residence District			R-4 General Residence District		
Bulk Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Lot Area, Minimum	6,413 sf	9,000 sf	2,640 sf	10,200 sf	10,000 sf (Two-Family)	none	16,820 sf	9,000 sf (Town-house)	none
Lot Width, Minimum	53 ft	70 ft	17 ft	60 ft	60 ft (One & Two Family)	none	75 ft	75 ft (Town-house)	none
Lot Coverage, Maximum*	50%	40%	10%	55%	40%	15%	44%	40%	4%
Building Height, Maximum	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	3.5 stories not greater than 45 ft	3.5 stories not greater than 45 ft	none
Yard Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Residential Front Yard, Minimum	20 ft	20 ft	none	20 ft	25 ft	5 ft	20 ft	25 ft	5 ft
Residential Rear Yard, Minimum	30 ft	30 ft	none	30 ft	30 ft	none	20 ft	30 ft	10 ft
Residential Interior Side Yard, Minimum	5 ft	5 ft	none	5 ft	10 ft	5 ft	30 ft	10 ft	none
Residential Corner Side Yard, Minimum	20 ft	20 ft	none	20 ft	30 ft	10 ft	30 ft	30 ft	none
*Note: Lot Coverage. The portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of total lot area. Lot coverage shall not include driveways, parking spaces, patios, sidewalks, swimming pools or water gardens and other similar impervious or semi-impervious surfaces (See Figure 16-7: Lot Coverage)									
Subdivision Ordinance Departures - Summary Table									
Subdivision Regulations	Proposed			Standard			Departure		
Street Light Distance - Local Road Streets	315 ft			250 ft			65 ft		
Right-of-Way Width	60 ft			66 ft			6 ft		
16.12.070.J.1.: Cul-de-Sac Length	A cul-de-sac designed to be permanent shall not be longer than 665 feet			A cul-de-sac designed to be permanent shall not be longer than 300 feet			365 ft		
16.12.070.M.4.: Horizontal Reverse Curves	The minimum tangent between horizontal reverse curves = 30 ft			The minimum tangent between horizontal reverse curves = 100 ft			70 ft		
16.12.070.M.5.: Horizontal Curve Radius	The minimum radius of horizontal curves = 65 feet			The minimum radius of horizontal curves = 150 feet			85 ft		
16.12.070.P.1.e.: Sidewalks along Major Roadways	There will be no sidewalks along major roadways such as state or county routes which are within or abutting the proposed development			Sidewalks will be required along major roadways such as state or county routes which are within or abutting the proposed development			Yes		





**Note:** The Developer requires additional lot width in order to push the building towards one side of the lot or the other in order to maximize width for grading between buildings. The combined building to building spacing will range from a minimum of 10' (as proposed in the PUD) to 14' maximum, depending on final grading conditions. Each lot possesses a total of 12' of sideyard setback distance with no less than 5' dedicated to one side.

**Typical Lot Width=**  
**Typical Lot Depth=**  
**Proposed Building Pad Width=**  
**Proposed Building Width=**

53'  
 121'  
 43'  
 41'



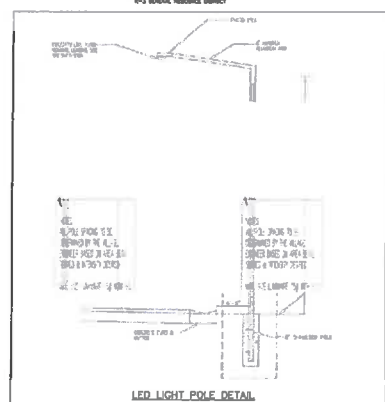


LOCATION MAP

# STREET LIGHTING EXHIBIT FOR LINCOLN VALLEY SUBDIVISION



**LEGEND**  
SYMBOLS DESCRIPTIONS  
+ STREET LIGHT



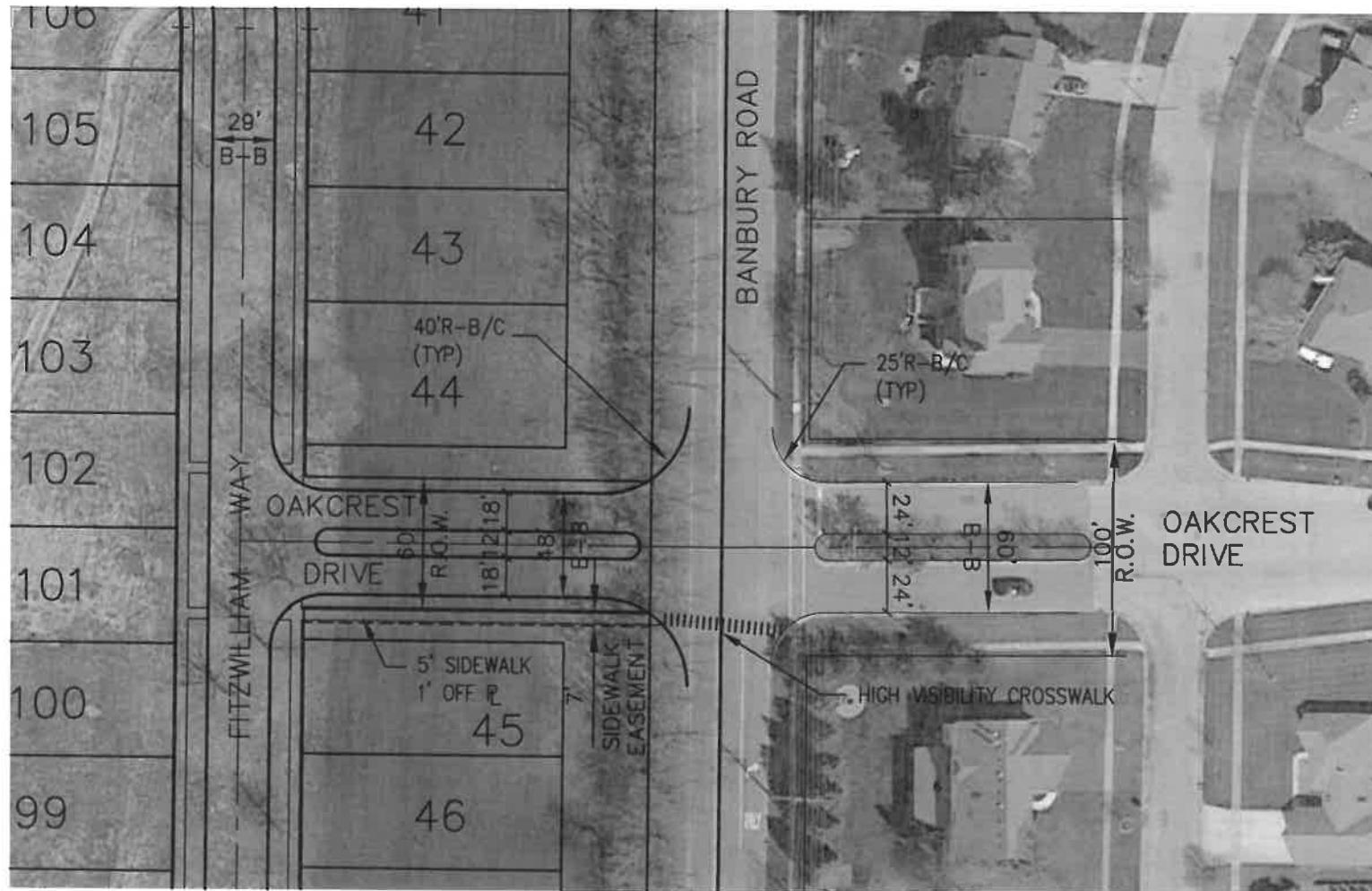
D.R. HORTON INC.  
750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, ILLINOIS 60061  
(847) 362-8100

**CEMCON, Ltd.**  
Consulting Engineers, Light Engineers & Planners  
2008 W. 6th Ave., Suite 100  
Arlene, Texas 75009-1000  
Phone: (972) 442-2100  
Fax: (972) 442-2101  
Email: info@cemcon.com  
Web: www.cemcon.com  
DHD NO.: 627013 FILE NO.: 1007-1007  
OWNER: D.R. HORTON INC. FILE NO.: 1007-1007  
COMPLETION DATE: 03-10-10 JOB NO.: 627013  
WSP: J. HORTON PROJECT MANAGER: J. HORTON



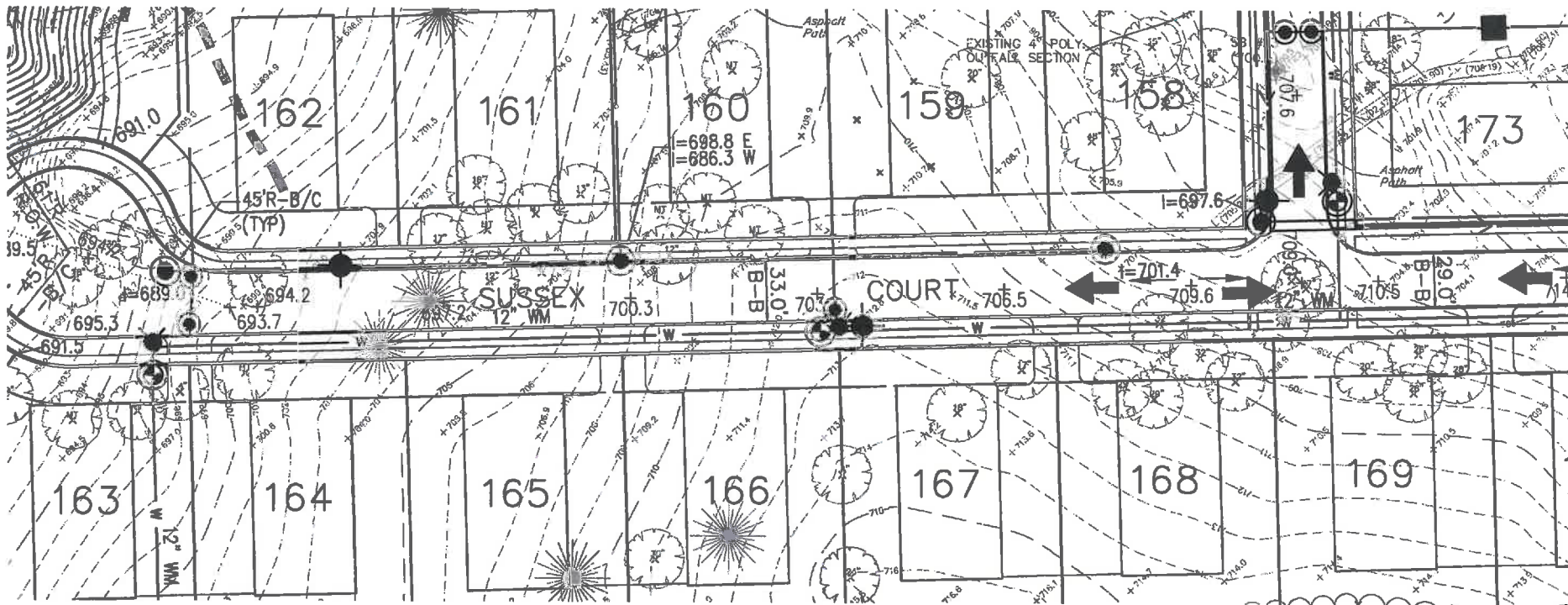
# N.E. ENTRANCE EXHIBIT (OAKCREST AT BANBURY)

SCALE: 1" = 50'





## SUSSEX COURT - PAVEMENT WIDENING





**architecture**



SINGLE FAMILY HOMES



1,664 SQ. FT.  
2+ Bedroom | 2 bath | Covered Patio



1,748 SQ. FT.  
2+ Bedroom | 2 bath | Covered Patio



1,865 SQ. FT.  
2+ Bedroom | 2 bath | covered patio



1,958 SQ. FT.  
2+ Bedroom | 2 bath | Covered Patio



1,783 SQ. FT.  
2+ Bedroom | 2 bath | Exposed Patio



2,162 SQ. FT.  
3+ Bedroom | 2 bath | Covered Patio





DUPLEX HOMES

**1,462 SQ. FT.**  
2 Bedroom | 2 bath | Covered Patio



DUPLEX HOMES

**1,462 SQ. FT.**  
2 Bedroom | 2 bath | Covered Patio



DUPLEX HOMES

**1,559 SQ. FT.**  
2 Bedroom | 2 bath | covered patio



TOWNHOMES

**1,205 SQ. FT.**  
2 Bedroom | 2 bath | Exposed Patio

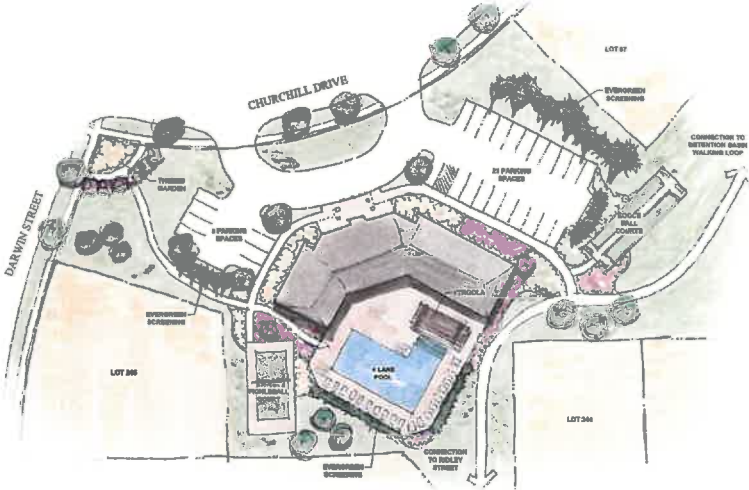
**1,334 SQ. FT.**  
2+ Bedroom | 2 Bath | Exposed Patio

**1,458 SQ. FT.**  
2+ Bedroom | 2 Bath | Exposed Patio



CLUBHOUSE AMENITY

SITE PLAN



FRONT ELEVATION



**traffic impact study**





625 Forest Edge Drive, Vernon Hills, IL 60061  
Tel. 847.478.9700 • Fax 847.478.9701  
www.gha-engineers.com

Lincoln Valley on the Fox  
North Aurora, IL

## Traffic Impact Study

To: Jeff Ende  
DR Horton, Inc.

From: Bill Grieve, P.E., PTOE  
Senior Transportation Engineer

Justin Opitz  
Transportation Planner

Date: October 27, 2017

Subject: Lincoln Valley on the Fox  
North Aurora, Illinois

### Part I. Project Context and Summary Statement

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the above referenced project. As proposed, the Fox Valley Country Club would be redeveloped as an age targeted community, with a mix of single family homes, duplexes, and townhomes.

The following summarizes our findings and provides various recommendations for your consideration. *Exhibits* and *Appendices* referenced are located at the end of this document. Briefly summarizing, we believe that Lincoln Valley on the Fox traffic generated can be integrated on the adjacent roads. Reasons include:

- The site is located along a major arterial route, IL 25 (River Street), which serves many communities on the east side of the Fox River, from Carpentersville on the north to Oswego on the south.
- Banbury Road, a north-south collector route, which borders the site on the east, will provide excellent access flexibility.
- The access intersections will be designed to promote operational safety and efficiency.

### Part II. Background Information

#### Site Location Map and Aerial

*Exhibit 1* provides a location map and *Exhibit 2* provides a photo inventory of current traffic operations in the site vicinity. Pertinent comments include:

#### Land Uses

- The approximate 108-acre site is located between IL 25 (River Street) on the west and Banbury Road on the east in North Aurora, Illinois.

- Residential neighborhoods with a mix of single family and multi-family dwellings neighbor the parcel.
- The North Aurora Care Center along with Schneider Elementary School are located roughly half of a mile south of the site.

#### Roadway Network

- IL 25 (River Street) is a major north-south route that extends from Carpentersville on the north to Oswego on the south. IL 25 is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a "Strategic Regional Arterial" (SRA) route and is considered an "Minor Arterial" on the IDOT 5-year functional classification map. IL 25 has one travel lane in each direction and a posted speed limit of 40-miles per hour (mph) to the south and 50-mph along the site. The IDOT multi-year program (Year 2017-2022) indicates that there are not any road improvements scheduled along IL 25 in the site vicinity.
- IL 56 (Butterfield Road) is a major east-west route that extends from North Aurora in the west to Bellwood (just south of Melrose Park) in the east. IL 56 is under the jurisdiction of IDOT and is classified as an SRA route that is considered an "Other Principal Arterial" on the IDOT 5-year functional classification map. IL 56 generally has one travel lane in each direction and a posted speed limit of 35-mph in the vicinity of the site.
- Banbury Road is a local north-south route that "collects" traffic from neighboring residential subdivisions. It extends from IL 25 north of the site to IL 56 (Butterfield Road) on the south. Banbury Road has one travel lane in each direction and a posted speed limit of 30-mph.
- Oak Crest Drive is local east-west route that connects to Banbury Road and serves the subdivision located immediately east of the site. Oak Crest Drive has one travel lane in each direction and a posted speed limit of 25-mph.

#### Non-Auto Mobility

- The Fox River Trail is located along the west side of IL 25.
- There are no sidewalks along IL 25.
- Sidewalk is provided on the east side of Banbury Road from the site south to IL 56 (Butterfield Road) and on both sides of Banbury Road from the south end of the site to IL 56.
- There are no designated Pace bus routes in the site area.

#### Existing Traffic

GHA conducted weekday morning (6-9 AM) and evening (4-7 PM) peak period traffic counts on Thursday, September 28, 2017 at the Banbury Road intersections with IL 25 (River Street), Oak Crest Drive, and IL 56 (Butterfield Road). No unusual circumstances occurred that would have affected the traffic counts, such as inclement weather, excessive road construction, or emergency vehicle activity. Additional traffic volume data from the GHA and IDOT databases was collected for the IL 25 and IL 56 intersection. *Exhibit 3* illustrates the existing weekday morning and evening peak hour traffic volumes, which occurred from 7:00 to 8:00 AM and from 4:00 to 5:00 PM, as well as the 24-hour or Average Daily Traffic (ADT) volumes, which were obtained from IDOT's website. It is of note that traffic volumes between the major intersections studied are not concurrent due to multiple intersecting side streets.



### 2025 No-Build (Non-Site) Traffic

*Exhibit 4* summarizes the 2025 No-Build weekday morning and evening peak hour traffic volumes. This identifies background, or ambient, projected growth in traffic conditions without the site traffic. In accordance with IDOT requirements, future traffic volume conditions were developed for the anticipated opening year of the development plus five years. For the purpose of this study and based on a review of historical traffic volumes, the Chicago Metropolitan Agency for Planning (CMAP) projects (see *Appendix B*) the traffic volumes along IL 25 and Banbury Road to experience an overall annual, compounded growth rate of approximately two (2) percent per year, whereas Butterfield Road will experience an overall annual compounded growth rate of one and half (1.5) percent. Accordingly, the 2025 No-Build peak hour traffic volumes were developed by applying a 1.5 to 2 percent compounded annual growth rate to the existing traffic (*Exhibit 3*).

### Part III. Project Traffic Characteristics

#### Site Plan

Attached as *Exhibit 5* is the concept plan for the development prepared by WBK Engineering. As proposed, the development consists of constructing 363 residential units (169 single family homes, 92 duplexes, and 102 townhomes). Lincoln Valley on the Fox is going to be marketed as an "age targeted community".

One full access street intersection is proposed on IL 25 at the approximate location of the Fox Valley Country Club access. Two access street intersections are proposed on Banbury Lane, one of which will align opposite Oak Crest Drive.

#### Traffic Generations and Trip Distribution

*Exhibit 6 – Part A* tabulates the traffic generation calculations for the proposed development. Traffic generations are based on historically observed trip rate data published by the Institute of Transportation Engineers (ITE) in the most recent, 10<sup>th</sup> Edition of the manual *Trip Generation* (See *Appendix C*).

Discussion Point. The traffic generations do not reflect the age targeted community being marketed. Thus, the volumes shown on *Exhibit 6 – Part A* are probably higher, perhaps 40% or more, than will ultimately be when Lincoln Valley on the Fox is fully built out.

*Exhibit 6 – Part B* presents the anticipated trip distribution, which is primarily based on the expected vehicle patterns and the existing traffic volumes on IL 25 and Banbury Lane, as well as the proposed access system.

#### Site and Total Traffic Assignments

*Exhibit 7* illustrates the site traffic assignment during the weekday morning and weekday evening peak hours, which is based on the traffic characteristics summarized in *Exhibit 6* (traffic generation and trip distribution) and assigned to the area roadways. Site traffic and 2025 No-Build (see *Exhibits 7* and *4*, respectively) were combined, which is illustrated on *Exhibit 8*, 2025 Total Traffic.

### Part IV. Traffic Evaluation and Recommendations

#### Intersection Capacity Analyses

Intersection capacity analyses were conducted using the Highway Capacity Software (HCS) and results are shown in *Exhibit 9*. The analysis parameters are listed in Part A, as published in the Transportation Research Board's (TRB) *Highway Capacity Manual – 6<sup>th</sup> Edition*, 2016 (HCM). At signalized intersections, Level of Service (LOS) "reports" traffic operations using the letter designations "A" (best) through "F" (worst). LOS reports operations based on the average control delay per vehicle in seconds. At unsignalized intersections where the minor approaches have stop control, the HCS measurement is approach delay in seconds.

LOS C is often referred to as the intersection "design" guideline and LOS D is typically considered as providing the lower threshold of "acceptable" operations. LOS E and F are usually considered "unacceptable".

Capacity analyses were conducted at the following intersections:

- IL 25 & IL 56
- IL 56 & Banbury Road & Frontage Road
- IL 25 & Southeast Site Access Street
- Banbury Road & Oak Crest Drive
- IL 25 & Banbury Road
- IL 25 & West Site Access Street

The results are summarized in *Exhibit 9*. The HCS summary printouts are provided in *Appendix D*.

The capacity analyses results indicate that the study area intersections and approaches will operate at acceptable levels of service (LOS D or better) under both existing and future conditions.

#### Site Access

##### IL 25 @ West Site Access

- Per the IDOT BDE Manual, Figure 36-3D, a southbound left turn lane should be provided on IL 25 (see *Appendix E*).
- Per the IDOT BDE Manual, Figure 36-3A, a separate northbound right turn lane may not be needed (see *Appendix E*).
- The Lincoln Valley on the Fox approach should have one inbound and two outbound lanes, striped for separate left and right turn lanes.
- Existing site traffic should have Stop control.

##### Banbury Road Site Access

- Per the site plan, the northern street intersection will align opposite Oak Crest Drive.
- The southern street will be a 3-way intersection.
- Separate northbound left turn or right turn lanes should not be needed at either street intersection.
- Both streets should have one inbound and one outbound lane.
- Existing site traffic should have Stop control.



### ***On-Site Planning Elements***

#### Street Design

- All streets throughout the subdivision will have a 60-foot Right-of-Way (ROW).
- Pedestrian sidewalks will be provided along both sides of all roadways within the subdivision.

#### Parking

- Per the North Aurora Code of Ordinances, Title 17, Section 13.13, titled "Required off-street parking spaces", there is a requirement of two parking spaces per dwelling unit for Multi-Family, Single-Family, and Townhouse developments. It is GH/A's understanding that the provided number of parking spaces meets code requirements.

### **Part V. Technical Addendum**

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

#### Exhibits

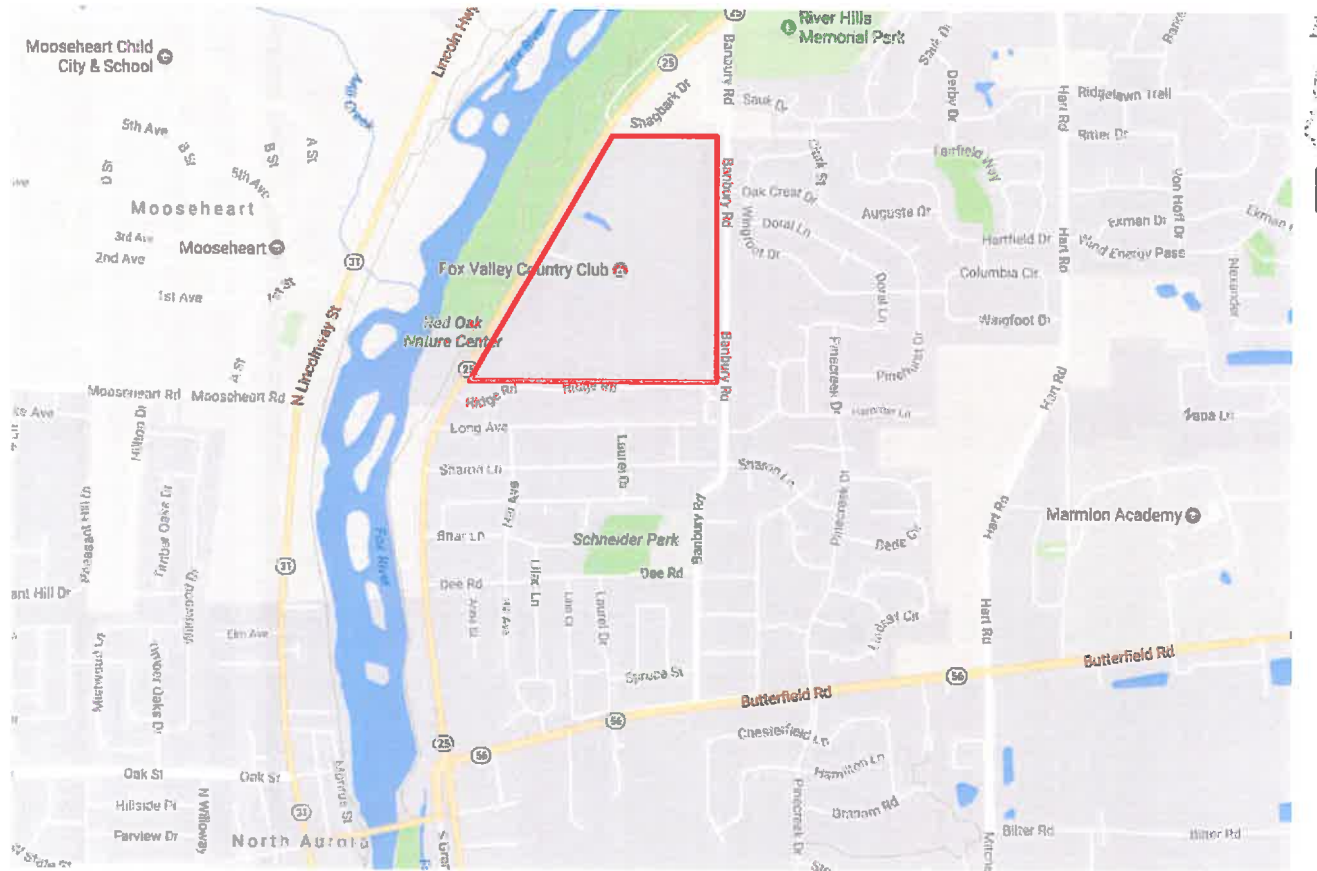
1. Site Location Map
2. Photo Inventory
3. Existing Traffic
4. 2025 No-Build Traffic
5. Site Plan
6. Project Traffic Characteristics
7. Site Traffic
8. 2025 Total Traffic
9. Intersection LOS & Queue Analysis

#### Appendices

- A. Traffic Count Summary Sheets
- B. CMAP Correspondence
- C. Trip Generation References
- D. Capacity Analyses Printouts
- E. Turn Lane Warrants

## **EXHIBITS**





**Proposed Lincoln Valley on the Fox Residential Development – North Aurora, Illinois**

**GHA GEWALT HAMILTON**  
ASSOCIATES, INC.

**Exhibit 1**  
**Location Map**





Looking northwest at River St site entrance approach



Looking northeast along River St at site entrance



Looking northeast along River St toward site entrance



Looking southwest along River St towards site entrance



Looking north along Banbury Rd approach to River St



Looking northeast along River St at Banbury Rd





Looking southwest along River St at Banbury Rd



Looking north along Banbury Rd approach to Oak Crest Dr



Looking west along Oak Crest Dr approach to Banbury Rd



Looking east across Banbury Rd to Oak Crest Dr



Looking north across Butterfield Rd at Banbury Rd



Looking west along Butterfield Rd at Banbury Rd





Looking east along Butterfield Rd approach at River St



Looking east along Butterfield Rd approach at River St



Looking east along Butterfield Rd approach at River St



Looking west along River Rd approach at Butterfield Rd

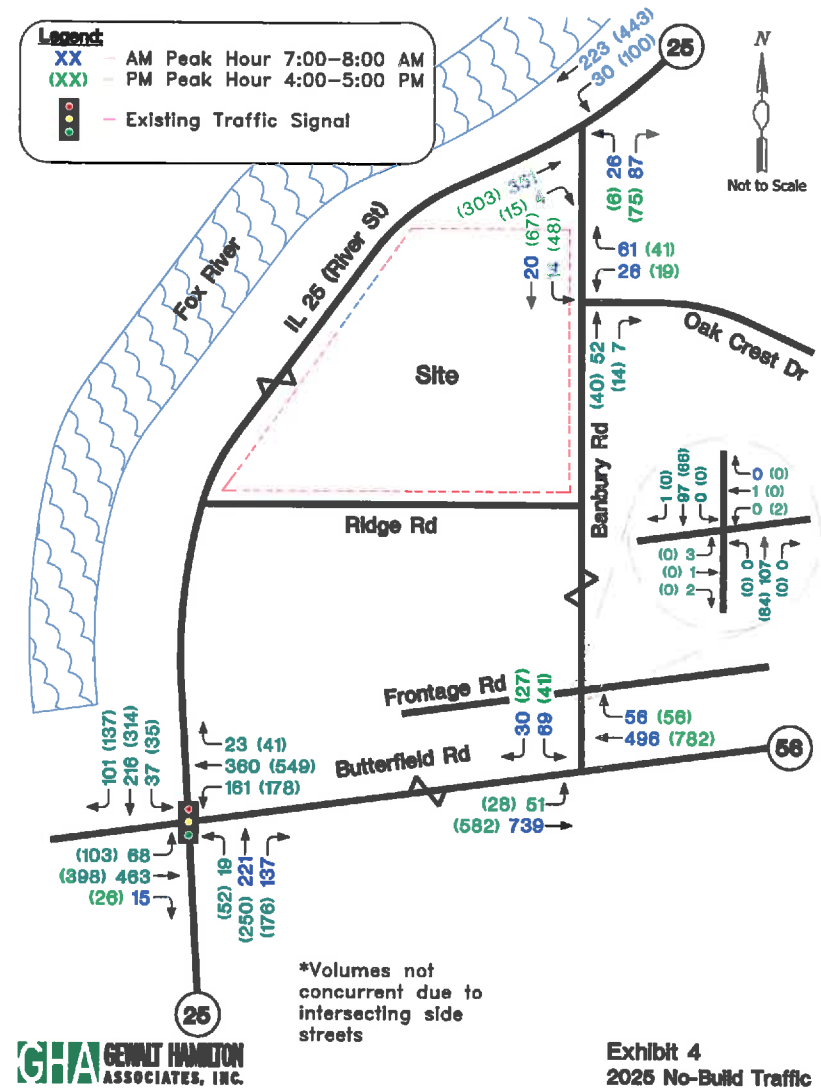
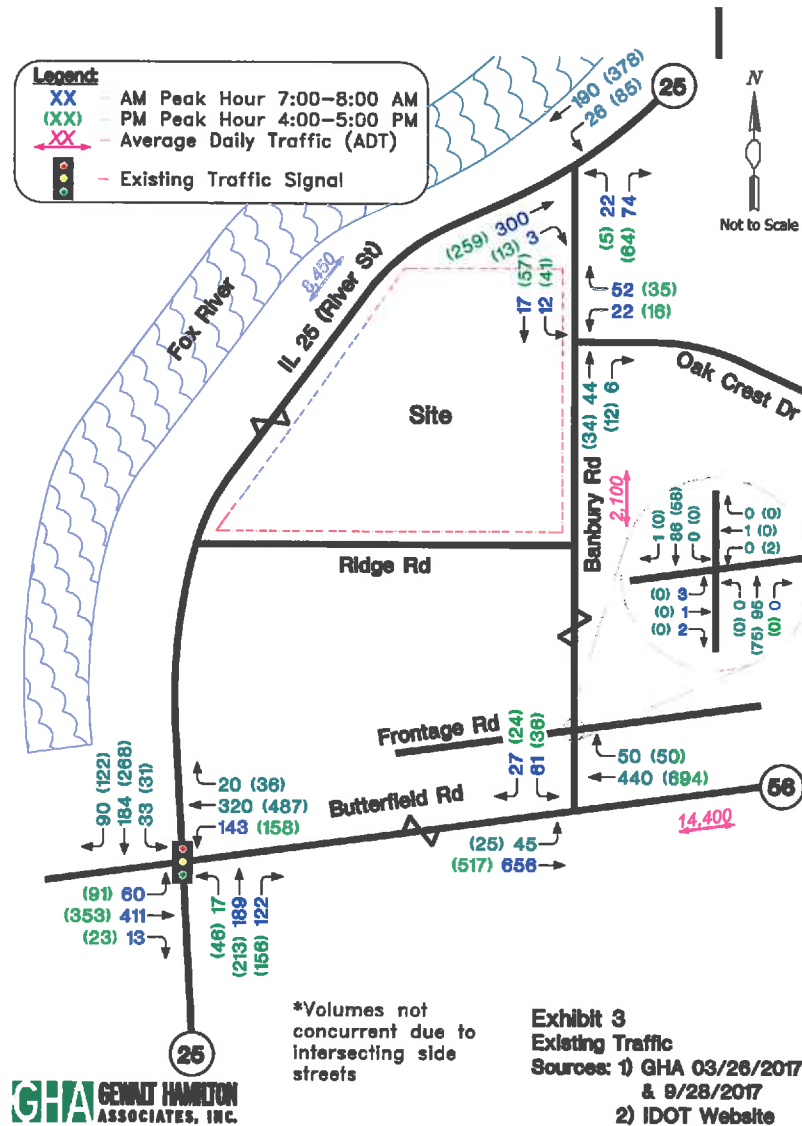


Looking south along Butterfield Rd at River St

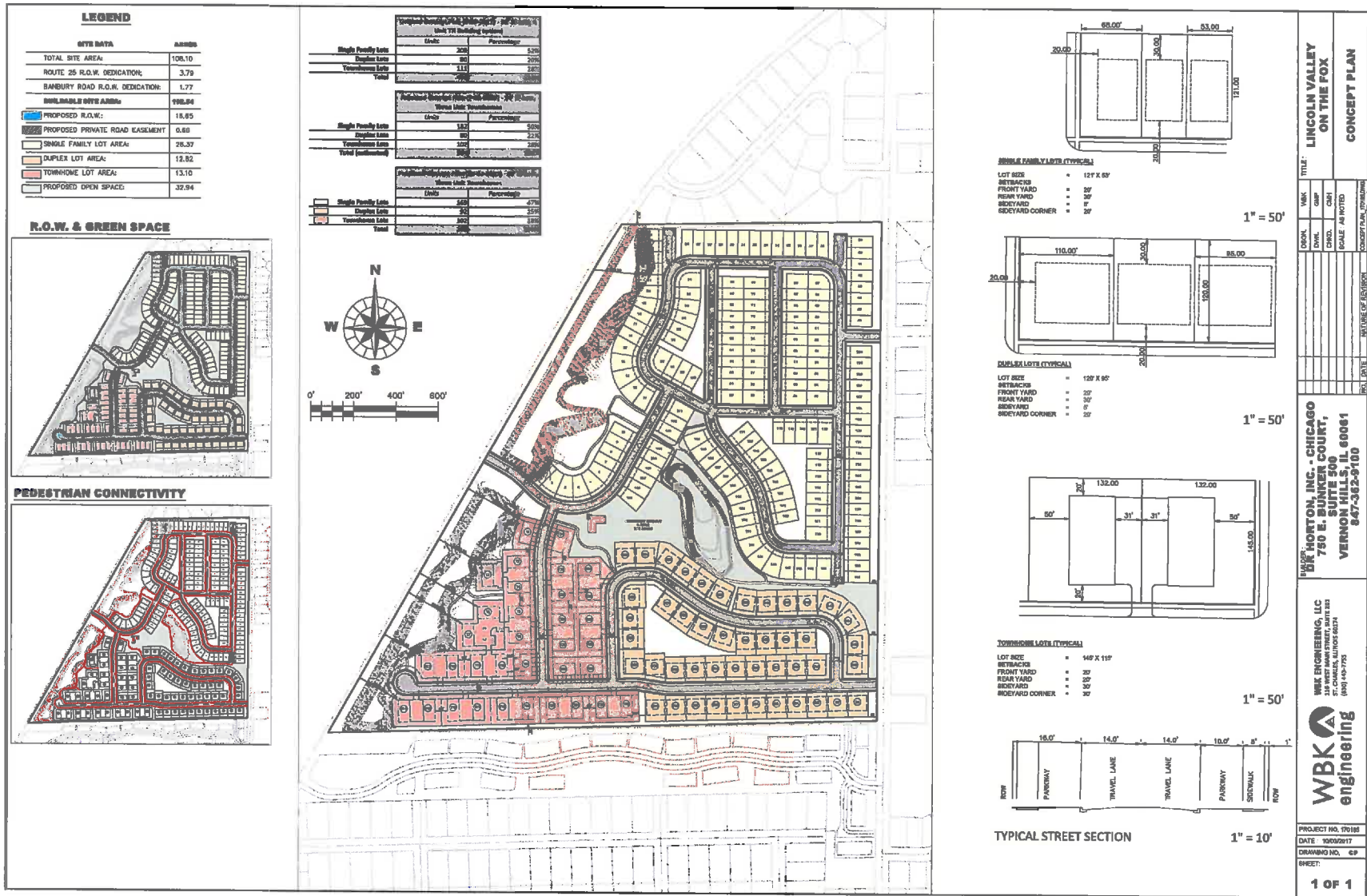


Looking west along River Rd at Butterfield Rd











**Exhibit 6**  
**Project Traffic Characteristics**  
*Lincoln Valley on the Fox - North Aurora, Illinois*

**Part A. Traffic Generation Calculations**

		Weekday Peak Hours							
		ITE Code	Morning			Evening			Daily Sum
	Size		In	Out	Sum	In	Out	Sum	
Single Family Lots	169 Dwellings	#210	31	94	125	106	62	168	1680
Duplex Lots (2-Story)	92 Dwellings	#220	10	34	44	35	20	55	650
Townhomes (3-Story)	102 Dwellings	#221	9	26	35	27	18	45	550
Totals =	363 Dwellings		50	154	204	168	100	268	2,880

Notes:

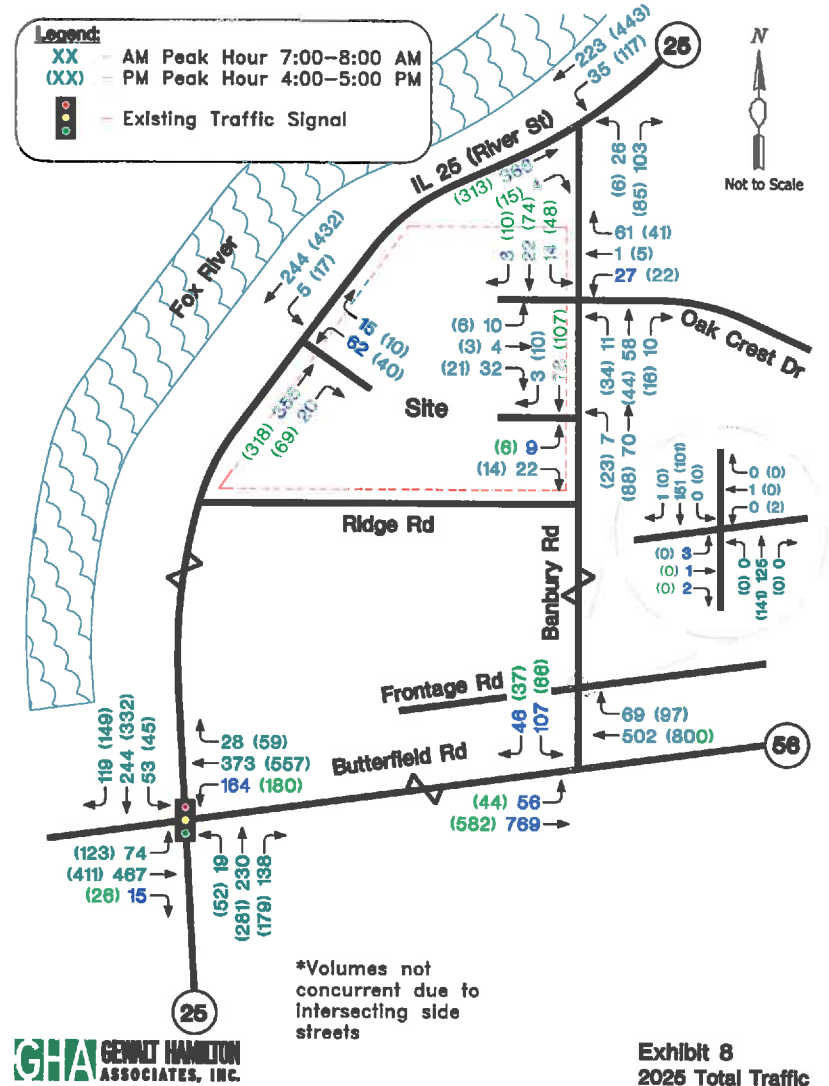
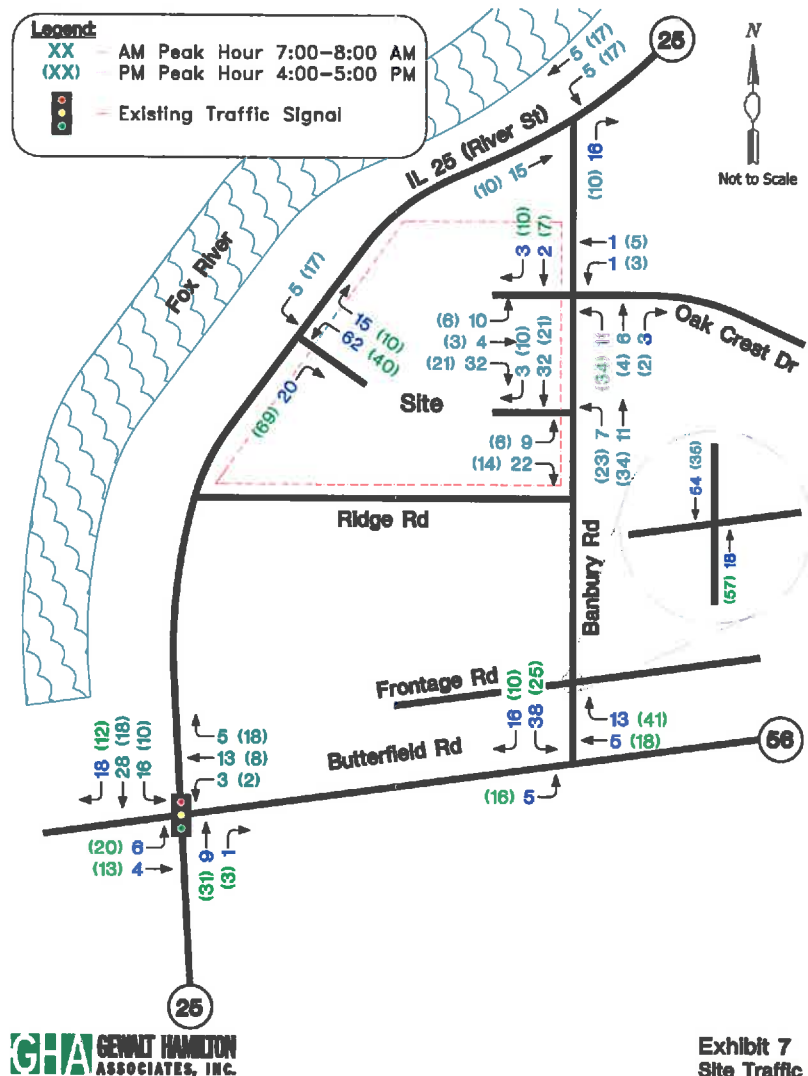
1) Source: *Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)*.

**Part B. Trip Distribution**

Route & Direction	Percent Use To/From Site
IL 25 (River Road)	
- North of Banbury Road	20%
- South of IL 56	20%
IL 56 (Butterfield Road)	
- East of Banbury Road	35%
- West of IL 25	20%
Oak Crest Drive	
- East of Banbury Road	5%
<b>Totals =</b>	<b>100%</b>









**Exhibit 9**  
**Intersection Capacity and Queue Analyses**  
 Lincoln Valley on the Fox - North Aurora, Illinois

**Part A. Parameters - Type of Traffic Control** (Source: 2016 Highway Capacity Manual)

**I. Traffic Signals**

LOS	Delay (sec / veh)
A	<10
B	>10 and < 20
C	>20 and < 35
D	>35 and < 55
E	>55 and < 80
F	>80

Description
All signal phases clear waiting vehicles without delay
Minimal delay experienced on select signal phases
Some delay experienced on several phases, often used as design criteria
Usually considered as the acceptable delay standard
Very long delays experienced during the peak hours
Unacceptable delays experienced throughout the peak hours

**II. Stop Sign**

LOS	Delay (sec / veh)
A	< 10
B	>10 and < 15
C	>15 and < 25
D	>25 and < 35
E	>35 and < 50
F	>50

**Part B. Results**

Part B. Results		Roadway Conditions	LOS Per Movement By Approach												Intersection / Approach	
			• = Mixed Lane													
			• = Two-Left or Two-Right Movement													
			Eastbound			Westbound			Northbound			Southbound				
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	Delay (sec / veh)	LOS	
1. IL 25 & IL 98		Signalized												Intersection Delay		
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)		• Current												22.8	C	
		• 95th Queue Length (ft)														
2025 No-Build Traffic (See Exhibit 5)		• Current												24.5	C	
		• 95th Queue Length (ft)														
2025 Total Traffic (See Exhibit 8)		• Current												25.3	C	
		• 95th Queue Length (ft)														
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)		• Current												27.1	C	
		• 95th Queue Length (ft)														
2025 No-Build Traffic (See Exhibit 5)		• Current												30.8	C	
		• 95th Queue Length (ft)														
2025 Total Traffic (See Exhibit 8)		• Current												34.4	C	
		• 95th Queue Length (ft)														
2. IL 58 & Bankbury Rd		TWBC - SB Steps												SB Approach Delay		
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)		• Current												18.2	C	
		• 95th Queue Length (ft)														
2025 No-Build Traffic (See Exhibit 5)		• Current												21.3	C	
		• 95th Queue Length (ft)														
2025 Total Traffic (See Exhibit 8)		• Current												27.3	D	
		• 95th Queue Length (ft)														
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)		• Current												17.1	C	
		• 95th Queue Length (ft)														
2025 No-Build Traffic (See Exhibit 5)		• Current												19.3	C	
		• 95th Queue Length (ft)														
2025 Total Traffic (See Exhibit 8)		• Current												23.8	C	
		• 95th Queue Length (ft)														

<b>3. Bankery Rd &amp; Frontage Rd</b>	<b>TWBC - EBWB Stps</b>										<b>EBWB Approach Delay</b>
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)	• Current • 95th Queue Length (ft)										10.1 B
2025 No-Build Traffic (See Exhibit 5)	• Current • 95th Queue Length (ft)										10.3 B
2025 Total Traffic (See Exhibit 8)	• Current • 95th Queue Length (ft)										10.8 B
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)	• Current • 95th Queue Length (ft)										9.2 A
2025 No-Build Traffic (See Exhibit 5)	• Current • 95th Queue Length (ft)										9.3 A
2025 Total Traffic (See Exhibit 8)	• Current • 95th Queue Length (ft)										9.9 A
<b>4. Bankery Rd &amp; SE Access Dr</b>	<b>TWBC - EB Stps</b>										<b>EB Approach Delay</b>
A. Weekday Morning Peak Hour 2025 Total Traffic (See Exhibit 8)	• As Planned • 95th Queue Length (ft)										9.0 A
B. Weekday Evening Peak Hour 2025 Total Traffic (See Exhibit 8)	• As Planned • 95th Queue Length (ft)										9.3 A
<b>5. Bankery Rd &amp; Oak Creek Dr</b>	<b>TWBC - WB Stps</b>										<b>WB Approach Delay</b>
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)	• Current • 95th Queue Length (ft)										9.1 A
2025 No-Build Traffic (See Exhibit 5)	• Current • 95th Queue Length (ft)										9.2 A
2025 Total Traffic (See Exhibit 8) -EB Also Stps	• As Planned • 95th Queue Length (ft)										9.5 A
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)	• Current • 95th Queue Length (ft)										9.2 A
2025 No-Build Traffic (See Exhibit 5)	• Current • 95th Queue Length (ft)										9.4 A
2025 Total Traffic (See Exhibit 8) -EB Also Stps	• As Planned • 95th Queue Length (ft)										10.5 B
<b>6. IL 25 &amp; Bankery Rd</b>	<b>TWBC - WB Stps</b>										<b>WB Approach Delay</b>
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)	• Current • 95th Queue Length (ft)										11.7 B
2025 No-Build Traffic (See Exhibit 5)	• Current • 95th Queue Length (ft)										12.8 B
2025 Total Traffic (See Exhibit 8)	• Current • 95th Queue Length (ft)										13.2 B
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)	• Current • 95th Queue Length (ft)										11.0 B
2025 No-Build Traffic (See Exhibit 5)	• Current • 95th Queue Length (ft)										11.9 B
2025 Total Traffic (See Exhibit 8)	• Current • 95th Queue Length (ft)										12.2 B
<b>7. IL 25 &amp; West Side Access</b>	<b>TWBC - WB Stps</b>										<b>WB Approach Delay</b>
A. Weekday Morning Peak Hour 2025 Total Traffic (See Exhibit 8)	• As Planned • 95th Queue Length (ft)										13.9 B
B. Weekday Evening Peak Hour 2025 Total Traffic (See Exhibit 8)	• As Planned • 95th Queue Length (ft)										18.3 C





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