



**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, JUNE 18, 2018 – 7:00 p.m.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

AGENDA

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

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

CONSENT AGENDA

1. Village Board Minutes dated 6/4/2018 and Committee of the Whole Minutes dated 6/4/2018
2. Ordinance Pertaining to the Prevailing Rates of Wages
3. Ordinance Amending Ordinance # 18-03-05-02 Approving the Site Plan for the property located at 24 S. Lincolnway in the Village of North Aurora
4. Resolution Acknowledging Substantial Completion of Public Improvements Triggering the One-year Maintenance Period for the property located at the northeast corner of Oak Street and Orchard Road
5. Bills List dated 06/18/2018 FY18 in the Amount of **\$78,294.47**
6. Bills List dated 06/18/2018 FY19 in the Amount of **\$95,397.47**

NEW BUSINESS

1. Approval of an Ordinance Granting Map Amendments and a Special Use for a Residential Planned Unit Development for Lincoln Valley on the Fox
2. Ordinance Approving a Temporary Use Permit for the property at 1175 Oak Street North Aurora, Illinois as a place of religious worship
3. Resolution of Support for the Revised Route 31 Tax Increment Financing District Façade Grant Program Guidelines
4. Approval of a 5 Year Professional Services Agreement with Layne Christensen for Well Maintenance

OLD BUSINESS

VILLAGE PRESIDENT REPORT

COMMITTEE REPORTS

TRUSTEES' COMMENTS

ADMINISTRATOR'S REPORT

ATTORNEY'S REPORT

FIRE DISTRICT REPORT

VILLAGE DEPARTMENT REPORTS

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

EXECUTIVE SESSION

ADJOURN

Initials

SB

**VILLAGE OF NORTH AURORA
VILLAGE BOARD MEETING MINUTES
JUNE 4, 2018**

CALL TO ORDER

Mayor Berman called the meeting to order.

SILENT PRAYER – MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

In attendance: Mayor Dale Berman, Trustee Mark Gaffino, Trustee Mike Lowery, Trustee Laura Curtis, Trustee Mark Carroll, Trustee Tao Martinez, Trustee Mark Guethle, Village Clerk Lori Murray.

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Public Works Director John Laskowski, Police Chief David Fisher, Village Attorney Kevin Drendel, Jim Bibby of Rempe Sharpe.

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS – None

CONSENT AGENDA

- 1. Village Board Minutes dated 5/21/2018**
- 2. Release of Executive Session Minutes dated 12/18/2017 Session I and 1/15/2018**
- 3. Ordinance Authorizing the Sale or Disposition of Surplus Personal Property**
- 4. Interim Bill List dated 5/25/2018 in the Amount of \$81,935.95**
- 5. Bills List dated 06/04/2018 FY18 in the Amount of \$220,136.00**
- 6. Bills List dated 06/04/2018 FY19 in the Amount of \$35,371.42**

Motion for approval made by Trustee Guethle and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Guethle – yes, Trustee Martinez – yes, Trustee Carroll – yes, Trustee Curtis, Trustee Lowery – yes, Trustee Gaffino. **Motion approved (6-0).**

NEW BUSINESS

- 1. Approval of a Budget Amendment for Fiscal year 2017-18**

Motion for approval made by Trustee Guethle and seconded by Trustee Gaffino. **Roll Call**

Vote: Trustee Guethle – yes, Trustee Martinez – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Lowery – yes, Trustee Gaffino – yes. **Motion Approved (6-0).**

- 2. Approval of an MFT Highway Resolution**

Motion for approval made by Trustee Gaffino and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Gaffino – yes, Trustee Lowery – yes, Trustee Curtis – yes, Trustee Carroll – yes, Trustee Martinez – yes, Trustee Guethle – yes. **Motion approved (6-0).**

OLD BUSINESS - None

VILLAGE PRESIDENT REPORT - None

COMMITTEE REPORTS – None

TRUSTEES' COMMENTS - None

ADMINISTRATOR'S REPORT

Village Administrator Steve Bosco informed the Board that the part to repair the HVAC system at Village Hall should arrive this week. The HVAC system should be fixed before the next Village Board meeting on July 18th. Bosco thanked both the Police and IT Departments and Staff for their efforts in making sure the Board meeting could be held at the police station this evening.

ATTORNEY'S REPORT – None

FIRE DISTRICT REPORT – Absent

VILLAGE DEPARTMENT REPORTS

1. **Finance** – Bill Hannah noted that Staff will be meeting with the auditors next week.
2. **Community Development** – None
3. **Police** – None.
4. **Public Works** – None

EXECUTIVE SESSION – NONE

ADJOURNMENT

Motion to adjourn made by Trustee Carroll and seconded by Trustee Curtis. All in favor.

Motion approved.

Respectfully Submitted,

Lori J. Murray

Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
JUNE 4, 2018**

CALL TO ORDER

Mayor Berman called the meeting to order.

ROLL CALL

In attendance: Mayor Dale Berman, Trustee Mark Gaffino, Trustee Mike Lowery, Trustee Laura Curtis, Trustee Mark Carroll, Trustee Tao Martinez, Trustee Mark Guethle, Village Clerk Lori Murray.

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Public Works Director John Laskowski, Police Chief David Fisher, Village Attorney Kevin Drendel, Jim Bibby of Rempe Sharpe.

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS – None

DISCUSSION

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

Mark Fields (D.R. Horton) – addressed the Board to discuss revisions and enhancements of the revised proposal.

Consultant team: Jerry Schain (Schain Banks, Attorneys at Law), Cemcon (site engineers), Gary Weber Associates (landscape architect), WBK Engineering (land planners).

Mark Fields of D.R. Horton noted that the site is located off of Route 25 east of the Fox River. The proposal is for an active adult community; a community that is providing an active lifestyle to a buyer who chooses to live in an environment with a large community center/place of destination. These buyers are looking for proximity to shopping, proximity to natural cultural attractions within the area, medical facilities and privacy of home ownership without the need to do seasonal day-to-day maintenance. There will be onsite activities, open space, club house, lakes and walking paths. These amenities drive this active adult community.

Adam Rack, WBK Engineering – Mr. Rack explained that the plan is proposed to have a mixture of R1A, R3 and R4. To the east, the plan is compatible with the existing R1. There is a strip of R3 to the south and proposing R4 on the southwest corner along Route 25. Rack noted that these are very compatible land uses with the existing zoning. The plan was a very straight grid configuration in the beginning. The street network is now very curvilinear which is more common to the Village. Water and drainage is a key component of the plan. Storm water detention areas are along Route 25 and are showcased as real amenities for the property. A single curb cut is located along Route 25 and another curb cut is proposed along Banbury.

There are three distinct neighborhoods in this plan. The proposal includes 149 single family units, 126 duplex units to the southeast quadrant of the property and 25 townhome units along Route 25. Sidewalks have been incorporated on both sides of the streets.

In terms of landscaping, the proposal is for an additional 1200 trees in addition to those trees that will be saved. Additional evergreen trees along the northeast and south buffers were added per the request by the Plan Commission. There are existing plantings in the 40-foot buffer along Banbury. Plantings that are saved will be maintained by the Village and DR Horton will supplement those plantings to provide a stronger buffer along Banbury on the common area behind the lots. A 30-foot buffer is proposed along the north, which is 30 feet from the development's property line to the rear lot line of the buildings. This is an additional 30-foot setback.

Fields mentioned that there is further clarity on the actual community clubhouse at this time. The proposal includes a 6,000 s.f. clubhouse, guest parking, a proposed pool, outdoor space, pickle ball and bocce ball area,

fitness area and warming kitchen. The plan will also provide extra screening and plantings for future homes that are located up against the clubhouse area.

Community & Economic Development Director Mike Toth provided a brief presentation at this time. Toth said that this proposal is before the Board after weeks of discussion between the petitioner and Staff and that both parties feel comfortable with what has been proposed.

Last September, the petitioner presented a plan that included 400 units. The concept plan was well received by the board for 362 units. The plan before the board tonight is for 374. The additional 12 units are duplex units located in the southeast quadrant.

The Plan Commission had recommended approval of the petition, (Special use for the Planned Unit Development, map amendment and the subdivision plan). Staff recommended approval of the petition itself prior to the Plan Commission hearing.

One of the conditions of approval was to have an additional traffic study done. That was performed by KLOA, Inc. Javier Milan, Senior Consultant at KLOA explained the results of the traffic study. KLOA looked at additional counts over two separate days. They were performed on April 10th and 11th from the time of 2:00 p.m. to 7:00 p.m. Peak hours are from 7:00 a.m. – 8:00 a.m., 3:00 p.m. – 4:00 p.m. and 5:00 p.m. – 6:00 p.m. The results were compared with the previous data and were within 2-10% of the original findings by D.R. Horton. Milan said that this difference is normal because there will be fluctuation. The trip generation and distribution also concurred with DR Horton's findings. Milan noted that additional traffic can be accommodated without changing anything that is currently in place. The State reviewed the study and also concurred with the findings. They are in agreement with providing a left turn lane on Route 25.

Trustee Martinez asked Chief Fisher if he has estimated if the addition of this subdivision will affect the need for additional officers. Chief Fisher said he has not estimated the need for additional officers, but will evaluate it at a later time.

Toth said that the gross density for the development itself is 3.65 units per acre. Net density of 7.92 units per acre. Fifty percent of the development will be dedicated to open space, storm water detention and right of way (sidewalks and streets).

There were 8 conditions of the Plan Commission –

1. Additional Traffic Study – this has since been completed through KLOA
2. Additional evergreen trees in the buffer areas – Petitioner has agreed to this condition.
3. Tree Preservation Plan – this plan is in place. If any trees are removed or damaged, it will be replaced with a similar caliper.
4. Sussex Court widened to 33 feet - Petitioner agreed to this condition.
5. R1A setback of 5 feet to the R1 setback of 10 feet – petitioner has not agree to this request.
6. Distance between street lights must be provided and approved by the village engineer (petitioner created a street light exhibit). Street lights to be led
7. LED technology utilized – Petitioner has agreed that all lights in the subdivision will be LED.
8. Pud impact fee of \$715 per unit - In this case the property is already annexed into the village and therefore it is not required. However, the developer has agreed to pay the \$715 to the fire district.

Trustee Carroll asked, in terms of condition #3, why staff recommend that the PUD vary from what the existing ordinance is and eliminated the fine system. Toth said that they wanted to get away from the fine system and make sure any loss of tree vegetation is replaced with a similar caliper tree. Carroll asked if the trees that are removed need to be replaced in the same area or added to a berm somewhere else. Toth said it can be dispersed throughout the development. Trustee Gaffino said that is not a fair trade off, for example, to take down a 40-year old oak tree and replace it with 15 smaller trees. Gaffino said he likes the fine system. Operators will then pay more attention to the trees that are to be removed. Gaffino added that the beauty of this property is the trees. Carroll, Gaffino and Martinez all agreed that they would like to see something different for this condition.

Toth pointed out in the PUD/Map Amendment Agreement that would go before the Board, that section 5, Substitution Policy, allows for substitution of duplexes for single family homes or townhomes for duplexes. There would be no increase in density, however.

Village Administrator Steve Bosco mentioned, in reference to item 8 of the Plan Commission conditions (fire impact fee), that the impact fee is not a general impact fee. It can only be used for the land for a future purchase or building of a fire station.

Carroll questioned the purpose of the substitution provisions. Mark Fields said that they cannot create the market. In PUDs, as the project progresses, will realize the demand is more single family or duplex or townhome products. This will allow flexibility of the builder without changing density.

Carroll asked Fields if in these types of developments there is an increase in the need for emergency/fire/police services. Fields said they have not done that type of study but have look at the fiscal impact studies, which have shown that the permitting and revenue generated through the new housing goes above and beyond in offsetting the increase.

Mike Kimble, 584 Hammer Lane, North Aurora – lives in the Banbury Ridge single family homes and likes the openness of the subdivision. His concern was with the side lot setbacks and the traffic study. Kimble said that Sharon Lane and Pine Creek are travelled a lot but did not believe they were in the traffic study. Other concerns noted were density and pricing. Kimble said he did not see any information showing that these homes would be able to sell for the high 300s.

Jane Beneke, 585 Hammer Lane, North Aurora, IL – asked if the homes would have basements. Fields stated that there will be a mix of standard, walk outs, look outs and slabs. Beneke asked if there would be a pool and an exercise room. Answer was yes. Beneke asked if decks would be added to the homes. Answer was that there are restrictions and the decks would be regulated by the zoning district. Fields said that there is not a lot of opportunity to make major expansions. Beneke asked if the replacement of the very old trees would be replaced with thin trees. Answer was they want to save as many of the mature trees as possible. Current proposal is to look at a replacement program. Beneke asked when DR Horton will be breaking ground. Fields said the desire is to start mass grading this fall and have a model open for spring.

Lynn Ducar, 373 Ridge Road, North Aurora - asked if the streets would tree lined. Answer was yes. Ducar asked about the width of the parkway. Answer was 11 feet. Ducar also noted her concern with the monotony of the duplexes.

James Lawhead, 604 Wingfoot, North Aurora – Lawhead noted that the density is not like those of the surrounding neighborhoods and that the community needs more starter homes rather than \$400,000 homes. Lawhead said that some of the issues with drainage have been addressed but two culverts are on the north side and there is only one on the south side. The Fox Valley Park District is having a big issue with natural springs so they have ongoing issues of unearthed natural springs. The pond on hole #12 and #13 was removed but it was put there because the area floods on that property. Now that pond will be filled and will cause major issues. If there are issues with flooding in the future, who pays for that? Will there be warranties with the homes? .

Trustee Lowery said that style and atmosphere lends itself to allow for a more dense population. The individual buying the home will not want to mow their lawn. Lowery said he lives very close to this property and was concerned with density at one time but believes the whole purpose of this project does lend itself to more density than what we normally enjoy. Mayor Berman said this is not an R1 property and that it is a different environment which can't be compared to a single family residence built on a 4-acre lot.

Jerry Kalita, 367 Ridge Road, North Aurora – concerned with the property being too dense. Kalita asked the developer how many trees have been marked and how many will be removed. Fields said he did not have a percentage yet. Trees have been tagged and evaluated for quality. Gary Weber Associates said that they are still evaluating and looking at final grades. There are several pockets throughout the property that will be saved. Approximately 800 trees have been looked at so far. Most of those trees are undesirable and DR Horton will be planting 1200 trees for the new development.

Ed Sweeney, 606 Spyglass Court, North Aurora – Sweeney said that everyone wants this plan to look great and the density is not a relevant conversation. This product is desperately needed, not just in North Aurora but in the entire community area. Diversity of housing is needed. Sweeney said that this is the highest and best use and applauded DR Horton for their changes.

Trustee Carroll said he agreed. When comparing density with other properties, we are not comparing apples to apples. There is limited targeted housing. There are people who no longer want to shovel their driveways or mow their lawns and do not want half-acre lots. To make that comparison is unfair. The tax revenue to the village will be huge. They are not going to use the schools and a lot of the services. They will use fire, police and other maintenance-type services. Carroll said he is very excited to see this development come to the village. It will add rooftops to the village. There have been complaints in the past from residents that the Village needs restaurants and businesses. That only happens when there are rooftops. This development will add this to bring those restaurants and businesses to the Village.

Mayor Berman said that Staff and DR Horton have done a great job addressing issues from previous meetings.

Toth said that he would like more feedback from the Board regarding the 5-foot vs 10-foot setbacks. The Board can discuss the tree preservation conditions regarding fines and replacement at the next meeting.

Trustee Curtis said appreciative of the builder's development and presentation. Curtis added that she is all for approval of the concept and this will be a great fit for the Village. It is a great product and will not compete with other single family homes.

Trustee Gaffino said he agreed, adding that he has been in three different homes in the Village. Gaffino said he appreciates the concerns of the residents but said that this product is definitely needed.

Trustees Guethle and Martinez said they were both in favor of the project.

Bosco asked if the Plan Commission conditions should be left as is or changed. Gaffino suggested fines for the tree preservation plan. Bosco said that staff would come up with a combination of replacement and fees.

ADJOURNMENT

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

Respectfully Submitted,

Lori J. Murray
Village Clerk



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

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE PREVAILING RATES OF WAGES

Adopted by the Board of Trustees
And Village President of the Village of North Aurora
This _____ day of _____, 2018

Published in Pamphlet Form
By Authority of the Board of Trustees
Of the Village of North Aurora
Kane County, Illinois
This _____ day of _____, 2018

Lori Murray, Village Clerk

VILLAGE OF NORTH AURORA

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE PREVAILING RATES OF WAGES

WHEREAS, the State of Illinois has enacted “An Act regulating wages of laborers, mechanics, and other workers employed in any public works by the State, County, City or any public body or any political subdivision or by anyone under contract for public works,” (herein “Prevailing Wage Act”), approved June 26, 1941, codified as amended, 820 ILCS 130/1, et. Seq. (1993), FORMERLY ILL.REV.STAS., CH.48,39S-1 et seq.; and

WHEREAS, the aforesaid Act requires that the municipal authorities of the Village of North Aurora (herein “Village”) investigate and ascertain the prevailing rates of wages as defined in said Act for laborers, mechanics, and other workers in the locality of Kane County employed in performing construction of public works for said Village;

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

1. To the extent and as required by “An Act regulating wages of laborers, mechanics, and other workers employed in any public works by State, County, City or any public body or any political subdivision or by anyone under contract for public works,” approved June 26, 1941, as amended, the general prevailing rates of wages in this locality for laborers, mechanics, and other workers engaged in construction of public works coming under the jurisdiction of the Village is hereby ascertained to be the same as the prevailing rates of wages for construction work in the Kane County area as determined by the Department of Labor of the State of Illinois effective September 25, 2017, April 11, 2018 and May 24, 2018, a copy of that determination being attached hereto as Exhibit 1 and incorporated herein by reference. As required by said Act, any and all revisions of the prevailing rate of wages by the Department of Labor of the State of Illinois shall supersede the rates in Exhibit 1 and apply to any and all public works construction undertaken by the Village. The definition of any terms appearing in this Ordinance, which are also used in aforesaid Act, shall be the same as in said Act.
2. Nothing herein contained shall be construed to apply said general prevailing rates of wages as herein ascertained to any work or employment except public works construction of the Village to the extent required by the aforesaid Act.
3. The Village shall publicly post or keep available for inspection by any interested party in the main office of the Village Hall of the Village this determination or any revisions of such prevailing rates of wages. A copy of this determination or of the current revised determination of prevailing rates of wages then in effect shall be attached to all contract specifications.

4. The Village shall mail a copy of this determination to any employer, and to any association of employers and to any person or association of employees who have filed their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.
5. The Village shall promptly file a certified copy of this Ordinance with both the Secretary of State Index Division and the Department of Labor of the State of Illinois.
6. The Village shall cause to be published in a newspaper of general circulation within the area a notice of its determination of the prevailing rate of wages.

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

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

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

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

Dale Berman, Village President

ATTEST:

Lori Murray, Village Clerk



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IDOL (/idol/Pages/default.aspx) ► Laws and Rules (/idol/Laws-Rules/Pages/default.aspx) ► Conciliation and Mediation Division (/idol/Laws-Rules/CONMED/Pages/default.aspx) ► Current Prevailing Wage Rates (/idol/Laws-Rules/CONMED/Pages/2017-Rates.aspx)

Current Prevailing Wage Rates

Except as noted below, the rate schedules linked to on this page contain the prevailing wage rates required to be paid for work performed on or after September 1, 2017 on public works projects in each County. Pursuant to 820 ILCS 130/4, public bodies in each County that have active public works projects are responsible for notifying all contractors and subcontractors working on those public works projects of the change (if any) to rates that were previously in effect. The failure of a public body to provide such notice does not relieve contractors or subcontractors of their obligations under the Prevailing Wage Act, including the duty to pay the relevant prevailing wage in effect at the time work subject to the Act is performed.

(Click here to see archived rates (/idol/Laws-Rules/CONMED/Pages/Rates.aspx))

On August 31, 2017, IDOL published technical corrections to the rates originally posted on August 15, 2017. Revised rates are highlighted in yellow in the county rate schedules in which they appear. Additionally, rates for certain Electricians, Plumbers, and Pipefitters classifications that were mistakenly included in the rate schedules originally published for some counties were eliminated, and in Henry County, certain rates that had been erroneously included for the classification of Operating Engineers were eliminated. Revised rates published on August 31, 2017 are effective as of September 1, 2017.

On September 25, 2017, April 11, 2018, and May 24, 2018, IDOL published subsequent rounds of technical corrections to the Prevailing Wage schedules that were originally published on August 15, 2017. Rates revised on September 25, 2017 are highlighted in green in the county rate schedules in which they appear. Rates revised on April 11, 2018 are highlighted in blue in the county rate schedules in which they appear. Rates revised on May 24, 2018 are highlighted in gray in the county rate schedules in which they appear. The corrected rates published on September 25, 2017, April 11, 2018, and May 24, 2018 are effective as of the date of their publication.

Changes highlighted in pink are changes made pursuant to Section 9 challenges. These rates are effective as of the dates of their publication, which are catalogued below the county listing on this page.

Adams County (1) (/idol/Laws-Rules/CONMED/Documents/2017%20Rates/Adams.pdf)

Alexander County (2) (/idol/Laws-Rules/CONMED/Documents/2017%20Rates/Alexander.pdf)*

Bond County (3) (/idol/Laws-Rules/CONMED/Documents/2017%20Rates/Bond.pdf)

Boone County (4) (/idol/Laws-Rules/CONMED/Documents/2017%20Rates/Boone.pdf)

**Prevailing Wage rates for
Kane County effective
Sept. 1, 2017**

Trade Title	Region	Type	Class	Base Wage	Fore- man Wage	M-F OT	OSA	OSH	H/W	Pension	Vacation	Training
ASBESTOS ABT-GEN	ALL	ALL		41.20	42.20	1.5	1.5	2	13.77	13.20	0.00	0.50
ASBESTOS ABT-MEC	ALL	BLD		37.46	39.96	1.5	1.5	2	11.62	11.06	0.00	0.72
BOILERMAKER	ALL	BLD		48.49	52.86	2	2	2	6.97	19.61	0.00	0.90
BRICK MASON	ALL	BLD		45.38	49.92	1.5	1.5	2	10.45	16.68	0.00	0.90
CARPENTER	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.88	0.00	0.63
CEMENT MASON	ALL	ALL		44.84	46.84	2	1.5	2	10.00	21.01	0.00	0.50
CERAMIC TILE FNSHER	ALL	BLD		38.56	38.56	1.5	1.5	2	10.65	11.18	0.00	0.68
COMMUNICATION TECH	N	BLD		38.15	40.55	1.5	1.5	2	12.18	12.77	0.00	0.67
COMMUNICATION TECH	S	BLD		40.15	42.55	1.5	1.5	2	11.51	11.24	0.00	1.41
ELECTRIC PWR EQMT OP	ALL	ALL		37.89	51.48	1.5	1.5	2	5.00	11.75	0.00	0.38
ELECTRIC PWR EQMT OP	ALL	HWY		41.45	56.38	1.5	1.5	2	5.50	12.87	0.00	0.73
ELECTRIC PWR GRNDMAN	ALL	ALL		29.30	51.48	1.5	1.5	2	5.00	9.09	0.00	0.29
ELECTRIC PWR GRNDMAN	ALL	HWY		32.00	56.38	1.5	1.5	2	5.50	9.92	0.00	0.66
ELECTRIC PWR LINEMAN	ALL	ALL		45.36	51.48	1.5	1.5	2	5.00	14.06	0.00	0.45
ELECTRIC PWR LINEMAN	ALL	HWY		49.67	56.38	1.5	1.5	2	5.50	15.40	0.00	0.88
ELECTRIC PWR TRK DRV	ALL	ALL		30.34	51.48	1.5	1.5	2	5.00	9.40	0.00	0.30
ELECTRIC PWR TRK DRV	ALL	HWY		33.14	56.38	1.5	1.5	2	5.50	10.29	0.00	0.59
ELECTRICIAN	N	ALL		47.29	51.69	1.5	1.5	2	14.58	15.87	0.00	0.95
ELECTRICIAN	S	BLD		47.72	51.97	1.5	1.5	2	14.81	13.36	0.00	1.67
ELEVATOR CONSTRUCTOR	ALL	BLD		51.94	58.43	2	2	2	14.43	14.96	4.16	0.90
FENCE ERECTOR	ALL	ALL		45.56	49.20	2	2	2	11.02	21.51	0.00	0.70
GLAZIER	ALL	BLD		42.45	43.95	1.5	1.5	2	14.04	20.14	0.00	0.94
HT/FROST INSULATOR	ALL	BLD		50.50	53.00	1.5	1.5	2	12.12	12.96	0.00	0.72
IRON WORKER	ALL	ALL		45.61	49.25	2	2	2	11.52	22.65	0.00	0.81
LABORER	ALL	ALL		41.20	41.95	1.5	1.5	2	13.77	13.20	0.00	0.50

LATHER	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.88	0.00	0.63
MACHINIST	ALL	BLD		47.56	50.06	1.5	1.5	2	7.05	8.95	1.85	1.47
MARBLE FINISHERS	ALL	ALL		33.95	33.95	1.5	1.5	2	10.45	15.52	0.00	0.47
MARBLE MASON	ALL	BLD		44.63	49.09	1.5	1.5	2	10.45	16.28	0.00	0.59
MATERIAL TESTER I	ALL	ALL		31.20	31.20	1.5	1.5	2	13.77	13.20	0.00	0.50
MATERIALS TESTER II	ALL	ALL		36.20	36.20	1.5	1.5	2	13.77	13.20	0.00	0.50
MILLWRIGHT	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.88	0.00	0.63
OPERATING ENGINEER	ALL	BLD	1	50.10	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	2	48.80	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	3	46.25	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	4	44.50	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	5	53.85	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	6	51.10	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	BLD	7	53.10	54.10	2	2	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	FLT		38.00	38.00	1.5	1.5	2	18.05	13.60	1.90	1.30
OPERATING ENGINEER	ALL	HWY	1	48.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	2	47.75	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	3	45.70	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	4	44.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	5	43.10	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	6	51.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
OPERATING ENGINEER	ALL	HWY	7	49.30	52.30	1.5	1.5	2	18.80	14.35	2.00	1.30
ORNAMNTL IRON WORKER	ALL	ALL		45.06	48.66	2	2	2	10.52	20.76	0.00	0.70
PAINTER	ALL	ALL		44.18	46.18	1.5	1.5	1.5	10.30	8.20	0.00	1.35
PAINTER SIGNS	ALL	BLD		37.45	42.05	1.5	1.5	2	2.60	3.18	0.00	0.00
PILEDRIIVER	ALL	ALL		46.35	48.35	1.5	1.5	2	11.79	18.88	0.00	0.63
PIPEFITTER	ALL	BLD		47.50	50.50	1.5	1.5	2	10.05	17.85	0.00	2.12
PLASTERER	ALL	BLD		42.75	45.31	1.5	1.5	2	14.00	15.71	0.00	0.89
PLUMBER	ALL	BLD		49.25	52.20	1.5	1.5	2	14.34	13.35	0.00	1.28
ROOFER	ALL	BLD		42.30	45.30	1.5	1.5	2	9.08	12.14	0.00	0.58

SHEETMETAL WORKER	ALL	BLD		45.77	47.77	1.5	1.5	2	10.65	14.10	0.00	0.82
SIGN HANGER	ALL	BLD		26.07	27.57	1.5	1.5	2	3.80	3.55	0.00	0.00
SPRINKLER FITTER	ALL	BLD		47.20	49.20	1.5	1.5	2	12.25	11.55	0.00	0.55
STEEL ERECTOR	ALL	ALL		45.56	49.20	2	2	2	11.02	21.51	0.00	0.70
STONE MASON	ALL	BLD		45.38	49.92	1.5	1.5	2	10.45	16.68	0.00	0.90
TERRAZZO FINISHER	ALL	BLD		40.54	40.54	1.5	1.5	2	10.65	12.76	0.00	0.73
TERRAZZO MASON	ALL	BLD		44.38	47.88	1.5	1.5	2	10.65	14.15	0.00	0.82
TILE MASON	ALL	BLD		45.49	49.49	1.5	1.5	2	10.65	13.88	0.00	0.86
TRAFFIC SAFETY WRKR	ALL	HWY		33.50	35.10	1.5	1.5	2	8.10	7.62	0.00	0.25
TRUCK DRIVER	ALL	ALL	1	36.30	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TRUCK DRIVER	ALL	ALL	2	36.45	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TRUCK DRIVER	ALL	ALL	3	36.65	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TRUCK DRIVER	ALL	ALL	4	36.85	36.85	1.5	1.5	2	8.10	9.76	0.00	0.15
TUCK POINTER	ALL	BLD		45.42	46.42	1.5	1.5	2	8.32	15.42	0.00	0.80

Legend

M-F OT Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The number listed is the multiple of the base wage.

OSA Overtime pay required for every hour worked on Saturdays

OSH Overtime pay required for every hour worked on Sundays and Holidays

H/W Health/Welfare benefit

Explanations KANE COUNTY

ELECTRICIANS AND COMMUNICATIONS TECHNICIAN (NORTH) - Townships of Burlington, Campton, Dundee, Elgin, Hampshire, Plato, Rutland, St. Charles (except the West half of Sec. 26, all of Secs. 27, 33, and 34, South half of Sec. 28, West half of Sec. 35), Virgil and Valley View CCC and Elgin Mental Health Center.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS TECHNICIAN

Construction, installation, maintenance and removal of telecommunication facilities (voice, sound, data and video), telephone, security systems, fire alarm systems that are a component of a multiplex system and share a common cable, and data inside wire, interconnect, terminal equipment, central offices, PABX and equipment, micro waves, V-SAT, bypass, CATV, WAN (wide area network), LAN (local area networks), and ISDN (integrated system digital network), pulling of wire in raceways, but not the installation of raceways.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum;

Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types: Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine; Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.;

Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/Twin Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of like nature.

OPERATING ENGINEERS - FLOATING

Diver. Diver Wet Tender, Diver Tender, ROV Pilot, ROV Tender

TRAFFIC SAFETY - work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman;

Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

MATERIAL TESTER & MATERIAL TESTER/INSPECTOR I AND II

Notwithstanding the difference in the classification title, the classification entitled "Material Tester I" involves the same job duties as the classification entitled "Material Tester/Inspector I". Likewise, the classification entitled "Material Tester II" involves the same job duties as the classification entitled "Material Tester/Inspector II".

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: SITE PLAN REVIEW AMENDMENT – 24 S. LINCOLNWAY
AGENDA: 6/18/2018 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance amending Ordinance # 18-03-05-02 approving the site plan for the property located at 24 S. Lincolnway in the Village of North Aurora

DISCUSSION

On March 5, 2018, the Village Board approved Ordinance #18-03-05-02 approving the site plan for a standalone coffee shop with a drive through on the subject property. Upon coordinating review of the right of way access with the Illinois Department of Transportation (IDOT), the property owner learned that IDOT is requiring the removal of the southern access on Route 31 as it's too close to the corner. IDOT is also requiring the northern access to be narrowed. The updated site plan reflects said changes.

Staff does not have any issues with the required changes. The removal of the southern access point will most likely reduce traffic conflicts with the John Street access and create additional open space on the property.

Attachments:

1. Ordinance amending Ordinance # 18-03-05-02 approving the site plan for the property located at 24 S. Lincolnway in the Village of North Aurora

ORDINANCE NO.

**ORDINANCE AMENDING ORDINANCE # 18-03-05-02 APPROVING THE SITE
PLAN FOR THE PROPERTY LOCATED AT 24 S LINCOLNWAY
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, on March 5, 2018, the Village Board approved Ordinance #18-03-05-02 approving the site plan for the property located at 24 S. Lincolnway in the Village of North Aurora; and

WHEREAS, due to unforeseen circumstances, the property owners desire to amend the site plan to eliminate the south access point on Lincolnway.

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

1. The recitals set forth above are incorporated herein as the material findings of the President and the Board of Trustees.

2. The site plan in the form attached hereto and incorporated herein by reference as Exhibit "A" is hereby approved.

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

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

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

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

Ordinance # _____

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

ATTEST:

Village President

Village Clerk

Ordinance # _____

EXHIBIT "A" – SITE PLAN

VILLAGE OF NORTH AURORA

RESOLUTION No. _____

**RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION
OF PUBLIC IMPROVEMENTS TRIGGERING THE ONE-YEAR MAINTENANCE
PERIOD FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF OAK
STREET AND ORCHARD ROAD**

WHEREAS, Continental 343 Fund LLC (the “Developer”) has substantially completed the public improvements associated with the site work and public improvements (the “Public Improvements”); and

WHEREAS, the Developer has requested that the Village acknowledge substantial completion of the Public Improvements and trigger the beginning of the one-year maintenance period.

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

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

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

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

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

VILLAGE OF NORTH AURORA

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

ATTEST:

Village President

Village Clerk



REMPE-SHARPE
& Associates, Inc.

Principals

J. Bibby
D. A. Watson

P.E., S.E.
P.E.

B. Ademan
B. Bennett
N. Dornfeld
L. Vo
J. Whitt

P.E., CFM
P.E.
P.E.
P.E., CFM

CONSULTING ENGINEERS

324 West State Street
Geneva, Illinois 60134
Phone: 630/232-0827 – Fax: 630/232-1629

January 12, 2018

Village of North Aurora
25 East State Street
North Aurora, IL 60542

Attn: Mike Toth

Re: Continental Springs

File: NA-556

Dear Mike,

The attached Engineer's Estimate of Cost is approved for posting of Public Surety Continental has now completed the punchlist (as outlined on the attached), and subsequently we herewith recommend the L.O.C. reduction outlined below, as well as Village Board initiation of the one-year maintenance period preceding formal closeout / acceptance.

<u>ITEM</u>	<u>AMOUNT</u>
Public Improvements	\$1,586,031.00
20% Contingency	<u>\$ 317,206.20</u>
Total Original L.O.C.	\$1,903,237.20
Less Previous Reductions	<u>- \$1,543,519.35</u>
Present L.O.C. Balance	\$ 359,717.85

Calculation L.O.C. to be extended

<u>ITEM</u>	<u>AMOUNT</u>
Soil Erosion Maintenance	\$ 7,534.25
Fine Grade Commercial Pads 7.2ACx2500	\$ 18,000.00
20% Overall Project Contingency	<u>\$317,206.20</u>
Sub Total Maintenance Period L.O.C.	<u>\$342,740.45</u>

<u>ITEM</u>	<u>AMOUNT</u>
Present L.O.C.	\$359,717.85
Less To Be Extended / Maintenance Balance	<u>\$342,740.45</u>
This Reduction Allowed	\$ 16,977.40

We therefore recommend that the Village Board consider a one-year maintenance period (January 15, 2018 – January 15, 2019) for the Continental Springs close-out and formal acceptance (holding L.O.C. balance of \$342,740.45). Please call with any questions on the above.

Sincerely,
REMPE-SHARPE AND ASSOCIATES, INC.
BY:



James J. Bibby, P.E., S.E.

Attachment

P.C. Steve Bosco, Village of North Aurora
 Bill Hannah, Village of North Aurora
 John Laskowski, Village of North Aurora

Accounts Payable

To Be Paid Proof List

User: Ablaser
 Printed: 06/14/2018 - 12:20PM
 Batch: 00504.06.2018



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
1st Ayd Corporation						
039020						
PD/Advil & Coffee	187.13	01-440-4799	Misc.	PSI169798	1/30/2018	06/18/2018
Total:	187.13	*Vendor Total				
Accela, Inc. #774375						
034670						
Web Payments/May 2018	908.00	60-445-4510	Equipment/IT Maint	INV-ACC402	5/31/2018	06/18/2018
Total:	908.00	*Vendor Total				
Aurora Spring & Truck Parts						
048190						
Hoses & Cover	182.55	01-445-4511	Vehicle Repair and Maint	222085	5/31/2018	06/18/2018
Total:	182.55	*Vendor Total				
Canon Solutions America, Inc.						
034960						
Copier Maint./PD- April 2018	183.57	01-440-4510	Equipment/IT Maint	4025912398	5/10/2018	06/18/2018
Total:	183.57	*Vendor Total				
Carus Corporation						
033300						
Chemicals At WTP	1,912.50	60-445-4437	Chlorine	SLS 1006709	5/29/2018	06/18/2018
Chemicals At ETP	3,052.50	60-445-4437	Chlorine	SLS 1006709	5/29/2018	06/18/2018
Total:	4,965.00	*Vendor Total				
City of Aurora						
027870						
Boil Order Sample Testing	27.00	60-445-4562	Testing (water)	19668	6/7/2018	06/18/2018
Total:	27.00	*Vendor Total				
City of St. Charles						
052310						
Evidence Burn	75.00	01-440-4557	Evidence Processing	IN5996	5/31/2018	06/18/2018
Total:	75.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Cornerstone Partners Horticultural Services Co						
467689						
Code Enforcement Mowing/100 Hansen Vacant	368.20	01-441-4531	Grass Cutting	CP14565	5/21/2018	06/18/2018
Code Enforcement Mowing/Vacant Lot South o	228.50	01-441-4531	Grass Cutting	CP14567	5/21/2018	06/18/2018
Code Enforcement Mowing/100 Juniper Dr	40.99	01-441-4531	Grass Cutting	CP14669	6/5/2018	06/18/2018
Code Enforcement Mowing/100 Hansen Vacant	130.57	01-441-4531	Grass Cutting	CP14670	6/5/2018	06/18/2018
Code Enforcement Mowing/214 W State St	40.99	01-441-4531	Grass Cutting	CP14671	6/5/2018	06/18/2018
Code Enforcement Mowing/218 Briar Lane	40.99	01-441-4531	Grass Cutting	CP14672	6/5/2018	06/18/2018
Code Enforcement Mowing/307 Fairview Dr	40.99	01-441-4531	Grass Cutting	CP14673	6/5/2018	06/18/2018
Code Enforcement Mowing/100 Hansen Blvd	368.20	01-441-4531	Grass Cutting	CP14686	6/5/2018	06/18/2018
Total:	1,259.43	*Vendor Total				
Drendel & Jansons Law Group						
028580						
Legal Services	493.00	01-441-4260	Legal	183	5/31/2018	06/18/2018
Legal Fees	2,108.00	01-440-4260	Legal	186	4/30/2018	06/18/2018
Police Issue	544.00	01-440-4260	Legal	188-01	5/31/2018	06/18/2018
Admin/Finance	1,343.00	01-430-4260	Legal	188-02	5/31/2018	06/18/2018
Review	65.00	01-441-4260	Legal	37	5/31/2018	06/18/2018
Reviews/Meetings	5,230.50	90-000-E232	DR Horton - FV Golf Course	4	5/31/2018	06/18/2018
Review LOC	67.00	90-000-E142	Hardware Restaurant	50	5/31/2018	06/18/2018
Lot 10 Appearance	170.00	01-430-4260	Legal	76	5/31/2018	06/18/2018
Total:	10,020.50	*Vendor Total				
Dun Rite Enterprises						
000430						
VH Window Cleaning	585.00	01-445-4520	Public Buildings Rpr & Mtce	4752	4/23/2018	06/18/2018
Total:	585.00	*Vendor Total				
Dustcatchers & Logo Mat, Inc.						
023610						
Towel & Rug Cleaning/PW Garage	32.93	01-445-4520	Public Buildings Rpr & Mtce	48368	5/3/2018	06/18/2018
Towel & Rug Cleaning/PW Garage	32.93	01-445-4520	Public Buildings Rpr & Mtce	48887	5/16/2018	06/18/2018
Towel & Rug Cleaning/PW Garage	32.93	01-445-4520	Public Buildings Rpr & Mtce	49388	5/30/2018	06/18/2018
Total:	98.79	*Vendor Total				
Dynegy Energy Services						
048750						
Well #7/ 5-9 to 6-7	4,768.85	60-445-4662	Utility	14653111806	6/12/2018	06/18/2018
Well #4/ 5-8 to 6-6	7,007.94	60-445-4662	Utility	14653111806	6/12/2018	06/18/2018
Well #5 ETP/ 5-9 to 6-7	7,234.13	60-445-4662	Utility	14653111806	6/12/2018	06/18/2018
Well #3/5-8 to 6-6	1,249.82	60-445-4662	Utility	14653111806	6/12/2018	06/18/2018
Well #6/5-4 to 6-4	4,657.33	60-445-4662	Utility	14653111806	6/12/2018	06/18/2018
Total:	24,918.07	*Vendor Total				
Emily Kies						
052500						
Draft EOP Consultant Fee	875.00	01-440-4558	Emergency Management	05302018	5/30/2018	06/18/2018
Total:	875.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Federal Express Corporation						
009530						
Shipping 2 Pkgs/4.10.18 & 5.7.18	46.27	01-445-4505	Postage	6-190-74286	5/23/2018	06/18/2018
Total:	46.27	*Vendor Total				
Fox Metro						
029650						
New Service Inspections(2)	40.00	60-445-4480	New Meters,rprs. & Rplcmts.	06042018	6/4/2018	06/18/2018
Total:	40.00	*Vendor Total				
Frega Painting & Decorating Inc.						
041770						
Wash TP Prep For Sealing	1,832.00	60-445-4567	Treatment Plant Repair/Maint	1326	5/21/2018	06/18/2018
Total:	1,832.00	*Vendor Total				
Frost Electric Company, Inc.						
021540						
Booster Pump Switch/WTP	380.00	60-445-4567	Treatment Plant Repair/Maint	7458	5/17/2018	06/18/2018
Total:	380.00	*Vendor Total				
Gorski, Joseph						
028500						
Training Reimbursement/350 Hr Police Staff &	487.09	01-440-4380	Training	05242018	5/24/2018	06/18/2018
Total:	487.09	*Vendor Total				
Hard Rock Concrete Cutters Inc.						
467691						
Sidewalk Leveling Project	17,363.50	01-445-4543	Sidewalks Rpr & Mtce	169829	5/31/2018	06/18/2018
Total:	17,363.50	*Vendor Total				
Harners Bakery And Restaurant						
025570						
Donuts/PD	25.20	01-440-4380	Training	1391	5/8/2018	06/18/2018
Donuts/PD	25.20	01-440-4380	Training	1397	5/9/2018	06/18/2018
Donuts/PD	25.20	01-440-4380	Training	1399	5/10/2018	06/18/2018
Donuts/PD	25.20	01-440-4380	Training	1404	5/11/2018	06/18/2018
Total:	100.80	*Vendor Total				
JSN Contractors Supply						
041440						
Green Marking Paint	36.60	18-445-4570	Sewers Rpr & Mtce	81780-01	6/24/2018	06/18/2018
Blue Locating Paint	36.60	60-445-4568	Watermain Rprs. & Rplcmts.	81780-02	6/24/2018	06/18/2018
Total:	73.20	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Kitner, Douglas						
017070						
Training Reimbursement/Serious & Fatal Crash	26.37	01-440-4380	Training	06012018	6/1/2018	06/18/2018
Total:	26.37	*Vendor Total				
Marberry Cleaners						
008430						
Blanket Cleaning	32.00	01-440-4450	Prisoner Mtce & Supplies	91663	6/4/2018	06/18/2018
Total:	32.00	*Vendor Total				
Mooney & Thomas, Pc						
001040						
Payroll Processing/May 2018	650.00	01-430-4267	Finance Services	5183101	5/31/2018	06/18/2018
Total:	650.00	*Vendor Total				
Municipal Electronics Division, LLC						
020440						
Radar Recert	505.00	01-440-4510	Equipment/IT Maint	065571	5/29/2018	06/18/2018
Total:	505.00	*Vendor Total				
North Aurora NAPA, Inc.						
038730						
Oil Filter/#68	4.92	01-440-4511	Vehicle Repair and Maint	294585	5/21/2018	06/18/2018
Battery Acid	96.78	01-440-4511	Vehicle Repair and Maint	295118	5/29/2018	06/18/2018
Total:	101.70	*Vendor Total				
Office Depot						
035720						
Evidence Processing Drives	533.86	01-440-4557	Evidence Processing	2195017324	6/4/2018	06/18/2018
Total:	533.86	*Vendor Total				
Office Depot						
039370						
Office Supplies/Ardnt	30.14	01-430-4411	Office Expenses	14125195500	5/24/2018	06/18/2018
Office Supplies	14.61	01-430-4411	Office Expenses	14125269500	5/21/2018	06/18/2018
Office Supplies	14.61	01-445-4411	Office Expenses	14125269500	5/21/2018	06/18/2018
Office Supplies	14.61	60-445-4411	Office Expenses	14125269500	5/21/2018	06/18/2018
Office Supplies	14.62	01-441-4411	Office Expenses	14125269500	5/21/2018	06/18/2018
Office Supplies/Berman	59.99	01-410-4411	Office Expenses	14236291300	5/23/2018	06/18/2018
Office Supplies	2.42	01-430-4411	Office Expenses	14236291300	5/23/2018	06/18/2018
Office Supplies	2.42	01-445-4411	Office Expenses	14236291300	5/23/2018	06/18/2018
Office Supplies	2.41	60-445-4411	Office Expenses	14236291300	5/23/2018	06/18/2018
Office Supplies	2.41	01-441-4411	Office Expenses	14236291300	5/23/2018	06/18/2018
Office Supplies	15.69	01-430-4411	Office Expenses	14522447800	5/30/2018	06/18/2018
Office Supplies	53.68	01-441-4411	Office Expenses	14522447800	5/30/2018	06/18/2018
Office Supplies	15.69	01-445-4411	Office Expenses	14522447800	5/30/2018	06/18/2018
Office Supplies	15.69	60-445-4411	Office Expenses	14522447800	5/30/2018	06/18/2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	258.99	*Vendor Total				
Ottosen Britz Kelly Cooper						
031590						
Legal Services	157.50	01-430-4260	Legal	107814	5/31/2018	06/18/2018
<hr/>						
Total:	157.50	*Vendor Total				
Paul Dilley						
019760						
Reissue Check 87176- Mtg Fees(1) 4-18-17	50.00	01-410-4015	Pension Board-Mtgs Per Diem	05312018-0015/31/2018		06/18/2018
Reissue Check 87176Training Reimbursement/	147.55	01-440-4370	Conferences & Travel	05312018-0025/31/2018		06/18/2018
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Total:	197.55	*Vendor Total				
Pitney Bowes Inc.						
017470						
Postage Meter Rental 1/1/18 - 6/30/18	22.12	01-430-4505	Postage	1007610563-C 6/10/2018		06/18/2018
Postage Meter Rental 1/1/18 - 6/30/18	22.12	01-441-4505	Postage	1007610563-C 6/10/2018		06/18/2018
Postage Meter Rental 1/1/18 - 6/30/18	22.13	01-445-4505	Postage	1007610563-C 6/10/2018		06/18/2018
Postage Meter Rental 1/1/18 - 6/30/18	22.13	60-445-4505	Postage	1007610563-C 6/10/2018		06/18/2018
Postage Meter Rental 4/1/18 - 6/30/18	47.25	01-430-4505	Postage	1007612661-C 6/10/2018		06/18/2018
Postage Meter Rental 4/1/18 - 6/30/18	47.25	01-441-4505	Postage	1007612661-C 6/10/2018		06/18/2018
Postage Meter Rental 4/1/18 - 6/30/18	47.25	01-445-4505	Postage	1007612661-C 6/10/2018		06/18/2018
Postage Meter Rental 4/1/18 - 6/30/18	47.25	60-445-4505	Postage	1007612661-C 6/10/2018		06/18/2018
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Total:	277.50	*Vendor Total				
Precision Midwest						
051930						
GIS Backpack	200.00	01-430-4870	Equipment	0012721-IN	6/22/2018	06/18/2018
<hr/>						
Total:	200.00	*Vendor Total				
Ray O'Herron Co Inc						
000940						
Honor Guard Uniform	22.99	01-440-4160	Uniform Allowance	1826993-IN	5/17/2018	06/18/2018
Honor Guard Uniform	44.99	01-440-4160	Uniform Allowance	1826994-IN	5/17/2018	06/18/2018
Honor Guard Uniform	449.90	01-440-4160	Uniform Allowance	1829868-IN	5/30/2018	06/18/2018
<hr/>						
Total:	517.88	*Vendor Total				
Sign-A-Rama						
029780						
Signage For PD	270.52	01-440-4799	Misc.	12670	5/17/2018	06/18/2018
<hr/>						
Total:	270.52	*Vendor Total				
Somonauk Water Lab, Inc.						
030510						
Monthly Coliform Samples	218.50	60-445-4562	Testing (water)	180517	5/31/2018	06/18/2018
<hr/>						
Total:	218.50	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Thom Jungels						
039460						
Plumbing Inspections(16)	560.00	01-441-4276	Inspection Services	Thru 6.1.18	6/1/2018	06/18/2018
	<hr/>					
Total:	560.00	*Vendor Total				
Waste Management						
016240						
Waste Stickers(2000)	7,420.00	01-000-2217	Waste Management Escrow	3800296-2011	5/30/2018	06/18/2018
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Total:	7,420.00	*Vendor Total				
Water Products Company						
001170						
B-Box Plugs	81.20	60-445-4568	Watermain Rprs. & Rplcmts.	0280854-01	5/31/2018	06/18/2018
Hydrant Marker Flags	288.00	60-445-4563	Fire Hydrant Repair/maint	0280854-02	5/31/2018	06/18/2018
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Total:	369.20	*Vendor Total				
Water Resources						
010380						
New 1'1/2" Meters(2)	1,390.00	60-445-4480	New Meters,rprs. & Rplcmts.	32335	5/29/2018	06/18/2018
	<hr/>					
Total:	1,390.00	*Vendor Total				
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Report Total:	78,294.47					

Accounts Payable

To Be Paid Proof List

FY19



User: Ablaser
Printed: 06/14/2018 - 10:36AM
Batch: 00503.06.2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Alphagraphics						
032920						
Printed Budget FY19	1,544.97	01-430-4507	Printing	57014	6/8/2018	06/18/2018
Total:	1,544.97	*Vendor Total				
Anderson Pest Solutions						
019770						
Pest Control/VH	123.33	01-445-4520	Public Buildings Rpr & Mtce	4766532	6/1/2018	06/18/2018
Pest Control/PD	91.00	01-445-4520	Public Buildings Rpr & Mtce	4767557	6/1/2018	06/18/2018
Pest Control/TPs	85.00	60-445-4567	Treatment Plant Repair/Maint	4767911	6/1/2018	06/18/2018
Pest Control/Well #5	35.00	60-445-4565	Water Well Rpr & Mtce	4769893	6/1/2018	06/18/2018
Total:	334.33	*Vendor Total				
Call One						
043480						
25 E State Street Lines	181.33	01-430-4651	Telephone	06152018-0016	6/15/2018	06/18/2018
25 E State Street Lines	181.33	01-441-4651	Telephone	06152018-0026	6/15/2018	06/18/2018
25 E State Street Lines	181.34	01-445-4651	Telephone	06152018-0036	6/15/2018	06/18/2018
25 E State Street Lines	181.34	60-445-4651	Telephone	06152018-0046	6/15/2018	06/18/2018
314 Butterfield Lines	82.70	01-445-4651	Telephone	06152018-0056	6/15/2018	06/18/2018
316 Butterfield Lines	45.76	60-445-4651	Telephone	06152018-0066	6/15/2018	06/18/2018
PRI Village Hall/PD	276.86	01-440-4652	Communications	06152018-0076	6/15/2018	06/18/2018
PRI Village Hall/PD	276.87	01-430-4652	Communications	06152018-0086	6/15/2018	06/18/2018
200 S Lincolnway Lines	1,344.50	01-440-4651	Telephone	06152018-0096	6/15/2018	06/18/2018
Total:	2,752.03	*Vendor Total				
Comcast Cable						
040740						
VH Internet	181.54	01-430-4652	Communications	877120061006	5/20/2018	06/18/2018
PD Internet	222.80	01-430-4652	Communications	877120061016	5/20/2018	06/18/2018
Total:	404.34	*Vendor Total				
Everbridge, Inc.						
048260						
Nixle Renewal/July 2018 - July 2019	8,072.62	01-440-4558	Emergency Management	M37879	5/28/2018	06/18/2018
Total:	8,072.62	*Vendor Total				
Griswold Water & Seed Store						
001770						
Restoration Fertilizer	36.00	60-445-4568	Watermain Rprs. & Rplcmnts.	11913	6/5/2018	06/18/2018

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	36.00	*Vendor Total				
Illinois Association of Code Enforcement						
019980						
Quarterly Training Code Enforcement	35.00	01-441-4380	Training	06082018	6/8/2018	06/18/2018
<hr/>						
Total:	35.00	*Vendor Total				
Intergovernmental Personnel Benefit Cooperative						
467637						
Healthcare/PD- June 2018	35,326.04	01-440-4130	Health Insurance	062018-001	6/12/2018	06/18/2018
Healthcare/Admin- June 2018	7,681.95	01-430-4130	Health Insurance	062018-002	6/12/2018	06/18/2018
Healthcare/CD- June 2018	2,757.67	01-441-4130	Health Insurance	062018-003	6/12/2018	06/18/2018
Healthcare/PW- June 2018	10,532.62	01-445-4130	Health Insurance	062018-004	6/12/2018	06/18/2018
Healthcare/Water- June 2018	8,691.37	60-445-4130	Health Insurance	062018-005	6/12/2018	06/18/2018
Healthcare/Retirees- June 2018	1,226.93	01-000-2055	Payroll Deductions	062018-006	6/12/2018	06/18/2018
Healthcare/Police Pension- June 2018	2,093.98	01-000-2055	Payroll Deductions	062018-007	6/12/2018	06/18/2018
Healthcare/COBRA- June 2018	1,004.92	01-000-2055	Payroll Deductions	062018-008	6/12/2018	06/18/2018
Life Insurance/PD- June 2018	104.50	01-440-4135	Life Insurance	062018-009	6/12/2018	06/18/2018
Life Insurance/PW- June 2018	33.10	01-445-4135	Life Insurance	062018-010	6/12/2018	06/18/2018
Life Insurance/Admin- June 2018	15.50	01-430-4135	Life Insurance	062018-011	6/12/2018	06/18/2018
Life Insurance/CD- June 2018	12.40	01-441-4135	Life Insurance	062018-012	6/12/2018	06/18/2018
Life Insurance/Water- June 2018	15.50	60-445-4135	Life Insurance	062018-013	6/12/2018	06/18/2018
Voluntary Life- June 2018	277.45	01-000-2052	Voluntary Life Insurance	062018-014	6/12/2018	06/18/2018
<hr/>						
Total:	69,773.93	*Vendor Total				
Kane County Water Assoc						
005040						
KCWA/Young, Kick, Cook	60.00	60-445-4390	Dues & Meetings	06112018	6/11/2018	06/18/2018
<hr/>						
Total:	60.00	*Vendor Total				
Lexipol, LLC						
047050						
Membership Fee	4,383.50	01-440-4390	Dues & Meetings	24243-001	5/1/2018	06/18/2018
Membership Fee	4,383.50	01-440-4380	Training	24243-002	5/1/2018	06/18/2018
<hr/>						
Total:	8,767.00	*Vendor Total				
Mooney & Thomas, Pc						
001040						
Pension Payment/June 2018	65.00	80-430-4581	Banking Services/Fees	5183105	5/31/2018	06/18/2018
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Total:	65.00	*Vendor Total				
North East Multi-Regional						
001520						
Membership Fee	2,945.00	01-440-4390	Dues & Meetings	233763	3/26/2018	06/18/2018
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Total:	2,945.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Office Depot						
039370						
Office Supplies	25.81	01-430-4411	Office Expenses	14495984200	6/1/2018	06/18/2018
Office Supplies	25.81	01-441-4411	Office Expenses	14495984200	6/1/2018	06/18/2018
Office Supplies	25.81	01-445-4411	Office Expenses	14495984200	6/1/2018	06/18/2018
Office Supplies	25.82	60-445-4411	Office Expenses	14495984200	6/1/2018	06/18/2018
Total:	103.25	*Vendor Total				
Society For Human Resource Management						
467692						
SHRM Membership/Flatt	189.00	01-430-4390	Dues & Meetings	06062018	6/6/2018	06/18/2018
Total:	189.00	*Vendor Total				
Weblinx Incorporated						
031420						
Website Maintenance/June 2018	200.00	01-430-4512	Website Maintenance	26131	6/3/2018	06/18/2018
Total:	200.00	*Vendor Total				
Weible & Cahill						
000520						
Notary- Brown	30.00	01-440-4799	Misc.	129241	6/6/2018	06/18/2018
Total:	30.00	*Vendor Total				
Xerox Corporation						
040890						
Copier Maintenance	85.00	01-440-4510	Equipment/IT Maint	093367654	6/1/2018	06/18/2018
Total:	85.00	*Vendor Total				
Report Total:						
	95,397.47					

VILLAGE OF NORTH AURORA BOARD REPORT

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

ITEM

An Ordinance granting Map Amendments and a Special Use for a residential Planned Unit Development for Lincoln Valley on the Fox

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 those residents.

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. With the exception of the six (6) duplex buildings (12 units) that have since been added, the fourth draft plan is nearly identical to the third draft plan.

The Village Board discussed the fourth draft plan at their June 4, 2018 Committee of the Whole meeting. The meeting was attended by the public with only a few questions and concerns being addressed to the Village and developer. The Village Board did want stiffer punishment for violation of the tree preservation plan. As such, staff memorialized the fine system and caliper replacement included in the Subdivision Ordinance into the proposed PUD. Regarding DR Horton's request to maintain a minimum five (5) foot sideyard setback on the single-family lots, the Village Board cited the uniqueness of the development (from a density perspective) and did not seem to have an issue with the setbacks as proposed. The Village Board was supportive of the development.

Attachments:

1. An Ordinance granting Map Amendments and a Special Use for a residential Planned Unit Development for Lincoln Valley on the Fox

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

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

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

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

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

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

1. APPROVAL OF MAP AMENDMENT AND PRELIMINARY PUD.

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

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

1.3 Development of the Property shall be in substantial compliance with the Preliminary Site Plan prepared by WBK Engineering dated 11-28-17 and last revised on 6-6-18, the Preliminary Engineering Plan and Preliminary Plat prepared by CEMCON dated 11-21-17 and last revised on 6-11-18, the Preliminary Landscape Plan prepared by Gary Weber Associates

1 dated 12-13-17, and last revised on 5-29-18, and the site plan for the clubhouse and other
2 community amenities, dated 5-23-18, together which are attached hereto and incorporated herein
3 by reference as Exhibit "3" (collectively referenced herein as the "Development
4 Documents"). Development of the Property shall also be subject to the additional requirements,
5 provisions and restrictions provided in this Ordinance. Before a construction permit shall be
6 granted for improvements on the Property, the Final Plans must be approved by the staff and
7 Village engineer in substantial conformance with the Development Documents and Village, this
8 PUD and Ordinance applicable laws, ordinances and regulations. The Final Plan and related
9 Development Documents, as finally approved by the Village, shall be initialed by Owner and
10 Village and placed on file in the Village records
11

12 2. LAND USE REQUIREMENT. 13

14 2.1 The Property shall be developed and operated in compliance with this Ordinance
15 and all applicable ordinances of the Village that are not in conflict with this Ordinance, except as
16 provided for herein. The Property shall be developed with residential units consisting of single
17 family detached units, duplex units and townhome units, in substantial conformance with the
18 petition submitted by Developer for the Project.
19

20 2.2 The Property shall also be developed with amenities for the residents of the
21 Property, including but not limited to a clubhouse, pool and other community amenities for
22 active and passive recreation consistent with an active adult community. Such amenities shall be
23 installed at the sole discretion of the Developer. All such amenities shall be developed and
24 operated in compliance with this Ordinance and all applicable ordinances of the Village that are
25 not in conflict with this Ordinance, except as provided for herein.
26

27 3. SITE DEVELOPMENT STANDARDS AND DEPARTURES. 28

29 The Property shall be developed in accordance with the applicable ordinances of the
30 Village, except for certain departures from the Village's Zoning Ordinance and Subdivision
31 Ordinance which are set forth in Exhibit 4 attached hereto and made a part hereof. The
32 departures shown in Exhibit 4 are hereby approved by the Village.
33

34 4 PRELIMINARY PLAN APPROVAL and FINAL PLAN APPROVAL PROCESS. 35

36 4.1 The Preliminary Plan and Preliminary Plat of Subdivision have been reviewed by
37 the corporate authorities of the Village, and are hereby approved for the development of the
38 Property.
39

40 4.2 Developer shall submit Final Plans, including Final Engineering and Final Plat(s)
41 of Subdivision in accordance with the Village's Zoning, Subdivision Ordinance and other
42 applicable laws, ordinances and regulations and shall be reviewed and approved in accordance
43 with the procedures set forth in this Ordinance. Final Plats of Subdivision and Final Engineering
44 shall be reviewed and approved in accordance with the procedures and ordinances of the Village.
45 At no time and under no circumstances shall any moratoria established by Village ordinance or
46 resolution on the approval of plats of subdivision or planned unit development or on the issuance

1 of building permits or any other moratoria be applicable to the development of the Property or
2 any portion thereof.
3

4 4.3 The Village shall allow development of the Property in phases, including allowing
5 final plats for different phases of the Property for which final development approvals are
6 requested, provided that mass grading, storm water detention and/or retention facilities, and the
7 lift station with natural gas fired emergency generator shall be completed in the first phase. In
8 connection with each separate phase, only those components of the public and private
9 improvements required to allow such phase to function (including walking paths) shall be
10 required. The guaranty for construction and payment of public improvements and maintenance
11 shall be required, in accordance with the Village's Subdivision Code, only for such phase(s) for
12 which the Developer requests final plat approval. Landscaping shall be required only for that
13 portion within the specific phase being developed. Each phase must include two points of
14 ingress and egress, acceptable to the North Aurora and Countryside Fire Protection District, two
15 points of watermain connections with looping, as approved by the Village Engineer, and all
16 stormwater management.
17

18 4.4 If the Developer obtains a single Final Plat approval for the entire Property,
19 Developer shall be permitted to construct and develop the Property in phases, and in connection
20 with each separate phase, only those components of the public and private improvements
21 required to allow such phase to function shall be required, provided that the guaranty for
22 construction and payment of public improvements for such phase shall be required before any
23 work other than mass grading is begun. Mass grading shall not begin until the guaranty for
24 performance and payment of the mass grading work has been approved. Landscaping shall be
25 required only for that portion within the specific phase being developed, except as otherwise
26 provided herein.
27

28 4.5 A tree preservation plan shall be approved before any mass grading is done, and
29 strict adherence to Section 16.12.010(C)(5)(d) of the Subdivision Ordinance shall be enforced
30 during development of the Property. Any trees that are damaged or removed that have been
31 approved for preservation pursuant to the tree preservation plan shall be replaced by trees which,
32 singularly or in the aggregate have the same caliper or greater of the trees that are damaged or
33 removed, satisfying the caliper requirement of the Subdivision Ordinance. Additionally, and not
34 lieu or in place of any required tree replacement, any person or entity failing to adhere to the
35 provisions of the approved tree preservation plan shall be subject to a fine of fifty dollars
36 (\$50.00) per inch caliper, but not less than five hundred dollars (\$500.00) per tree which has
37 been cut down, as provided in Section 16.12.010.C.5.d of the North Aurora Subdivisions Code
38 and termination of all construction activity, until such time as all provisions of this Chapter 16.12
39 of the North Aurora Subdivisions Code have been met to the satisfaction of the Village.
40

41 5. CHANGES TO THE DEVELOPMENT OF THE PROPERTY. 42

43 5.1 The Property shall be developed in substantial conformance with the
44 Development Documents and as set forth in Paragraph 4. Changes to the development of the
45 Property shall be evaluated and processed as provided for by Village ordinance relating to
46 amendments to a Planned Unit Development.

1
2 5.2 Developer shall have discretion to substitute single family detached units for
3 duplex and townhome units shown on the Development Documents, provided that Developer
4 may not substitute duplex or townhome units for single family units, the substitution does not
5 increase the overall number of residential units, the lots conform in all respects to the zoning
6 requirements of single family lots as set forth in this Ordinance and the new single family
7 detached units are adjacent to other single family detached units or comprise a cluster of at least
8 six units. All design changes necessitated by such substitution of single family detached units
9 shall be made in conformance with this Ordinance and the Village ordinances. The Village shall
10 approve residential unit substitutions made in accordance with this subparagraph as a minor
11 change for a PUD, unless other physical changes to the plans constitute a major change for a
12 PUD under the Zoning Ordinance.
13

14 5.3 Developer shall have discretion to substitute duplex units for townhome units
15 shown on the Development Documents, provided that Developer may not substitute townhome
16 units for duplex units, the substitution does not increase the overall number of residential units,
17 the lots conform in all respects to the zoning requirements of the duplex lots as set forth in this
18 Ordinance and the new duplex units are adjacent to other duplex units or comprise a cluster of at
19 least six units. All design changes necessitated by such substitution of duplex units shall be
20 made in conformance with this Ordinance and the Village ordinances. The Village shall approve
21 residential unit substitutions made in accordance with this subparagraph as a minor change for a
22 PUD, unless other physical changes to the plans constitute a major change for a PUD under the
23 Zoning Ordinance.
24

25 6. STREETS AND ACCESS. 26

27 6.1. River Road (State Route 25): Subject to the State of Illinois requirements for the
28 full access point on River Road, the Village hereby approves the full access point to River Road
29 at the location shown on the Preliminary Plan. Developer shall install the improvements for the
30 access as shown on the Preliminary Plan, and as may be required by the State of Illinois. The
31 costs of the improvements are to be funded solely and fully by the Developer.
32

33 Banbury Road: The Village hereby approves two full access points to Banbury Road at
34 the locations shown on the Preliminary Plan, provided that the northern alignment of the new
35 road matches the northern alignment of Oak Crest to the east.
36

37 6.2 Developer shall have the right to establish and maintain haul roads on the
38 Property, provided erosion control is put in place and maintained by Developer as required by
39 applicable Village requirements and the provisions of this Ordinance.
40

41 7. GRADING AND UTILITY IMPROVEMENTS; COMMENCEMENT OF 42 CONSTRUCTION OF RESIDENTIAL UNITS 43

44 7.1 Developer shall have the right to commence excavation and mass grading on the
45 Property prior to: (i) final engineering approval; and (ii) approval of a final plat of planned
46 development (the following being hereinafter referred to as the "Early Start Provisions") if: (a)

1 the same are undertaken at the risk of Developer; (b) Developer has submitted to the Village
2 Engineer and the Village Engineer has approved a soil erosion and sedimentation control plan;
3 (c) soil erosion control and stormwater management facilities are put in place in conformance
4 with the Stormwater Pollution Prevention Plan and other controlling regulations as an initial
5 priority after mass grading mobilization and commencement; (d) no grading activity takes place
6 in any area designated as a floodplain or wetland until Developer has received the necessary
7 permits; and (e) Developer has submitted a construction and payment guaranty for the mass
8 grading in acceptable form to the Village. Developer shall obtain the required Kane-DuPage
9 permit and other required approvals from the Village, IDOT, IEPA and other agencies with
10 jurisdiction over soil erosion and stormwater control, including a soil erosion control plan and
11 Stormwater Pollution Prevention Plan from the Village Engineer and Public Works before mass
12 grading begins.
13

14 7.2. Developer shall not have the right to commence construction of utility
15 improvements prior to: (i) final engineering approval; and (ii) approval of a final plat of planned
16 development. Developer shall obtain all necessary permits from the Village and other agencies
17 with jurisdiction over various aspects of the development of the Property.
18

19 7.3 To expedite completion of the development, Developer shall be permitted to
20 commence construction of model homes, residential units and the clubhouse prior to completion
21 of public improvements and installation of utilities. The Village shall issue building permits that
22 authorize the construction of residential units on the Property in its usual course, which shall not
23 be unreasonably delayed or denied, after approval by the Village and recording of a final plat for
24 such phase of the Property and prior to: (i) the construction of required streets (public or private)
25 and utility improvements; (ii) the installation, inspection, dedication and acceptance of required
26 public utility improvements; and (iii) the construction or permitting of off-site improvements,
27 provided, at a minimum: (a) a twelve-foot (12') wide, eight-inch (8") thick gravel road and water
28 for fire fighting purposes is provided to sites under construction; (b) soil erosion control and
29 stormwater management facilities are put in place to the satisfaction of the Village Engineer
30 prior to such commencement; and (c) the construction and payment guaranty for the phase has
31 been submitted and approved by the Village. The Village shall issue foundation permits once
32 gravel roads are in place. Vertical construction (above the foundation) of residential units shall
33 not be permitted until a binder course is placed on the internal roads that provide access to such
34 model homes, residential units and clubhouse. Vertical construction (above the foundation) of
35 model homes and the clubhouse shall be permitted once gravel roads are in place which provide
36 sufficient emergency access to such model homes and clubhouse, water service for fire-fighting
37 purposes is provided to the sites under construction, and one point of access to the model homes
38 and clubhouse exists. No model homes, residential units or clubhouse may be occupied without
39 the Village issuing a certificate of occupancy.
40

41 8. DEDICATION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS 42

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

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

2
3 8.2 Developer shall dedicate, and the Village shall accept, public improvements for
4 each separate phase of the development, after such public improvements for each phase are
5 completed and the one-year maintenance period has been satisfied as required by the Subdivision
6 Control Ordinance.

7
8 9. APPLICABLE VILLAGE CODES AND FEES

9
10 9.1 Unless provided otherwise in this Ordinance, the zoning, subdivision,
11 development and improvement of the Property shall occur in accordance with: (i) the Village's
12 Zoning Ordinance and Subdivision Ordinance as the same exist as of the Effective Date of this
13 Ordinance, except to the extent the Zoning Ordinance and the Subdivision Ordinance conflict
14 with the provisions of this Ordinance; ii) the Village's Building Code as of the Effective Date of
15 this Ordinance, which is the 2009 International Residential Code; (iii) the North Aurora and
16 Countryside Fire Protection District requirements in place as of the Effective Date; and (iv) all
17 other Village codes and ordinances, provided they are generally applicable throughout the
18 Village. For six years after the Effective Date of this Ordinance, the Village's current Building
19 Code shall apply to any new units for which building permits have not previously been issued by
20 the Village. Unless required by Federal, State, or other controlling law, the Village shall not
21 require sprinkling of the single-family or duplex residential units.

22
23 9.2 The following land/cash fees shall be paid by Developer at the time a building
24 permit is issued for each residential unit:

25
26 9.2.1 The Developer shall pay the per residential unit fee in lieu of providing land
27 for a school site as required by the Village ordinances and established policies that are generally
28 applicable;

29
30 9.2.2 The Developer shall pay the per residential unit fee in lieu of providing land
31 a park site for the public as required by the Village ordinances and established policies that are
32 generally applicable; and

33
34 9.2.3 The Developer shall pay \$715.00 per residential unit fee in lieu of providing
35 land for a fire station as required by the Village ordinances and established policies that are
36 generally applicable.

37
38 9.3 Except as provided for in this Ordinance, the Village shall not require Developer
39 to pay any fees or to donate any land or money or make any other contributions to the Village or
40 any other governmental agency as a result of the development of the Property or the subdivision
41 of any portion of the Property. The Village shall not enact any special assessment or tax upon
42 the Property without the consent of Developer, as long as Developer owns any portion of the
43 Property.

44
45 9.4 No recapture fees are due and owing to the Village from the Property.

1 10. DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.
2

3 Prior to approval of a final plat, and no later than the transfer of title to any portion of the
4 Property, Developer shall submit a Declaration of Covenants, Easements and Restrictions
5 ("Declaration") to the Village for the Property. The Developer may utilize a Master Declaration
6 and/or Sub-Area Declarations at the Developer's option, provided that they contain the following
7 requirements of subsequent transferees of the Property:
8

9 10.1. Said declarations may contain such restrictions, covenants, conditions and
10 easements as deemed advisable by the Developer.
11

12 10.2. Said declarations shall, however, designate the lift station, common areas in
13 general, landscaping easement areas and the landscaping and monument signage area (and any
14 other area desired by Developer to be designated as common area) to be maintained by an
15 association or associations; and at the time deemed suitable by the Village such common areas
16 shall be included within a backup special service area to be created by the Village. In addition,
17 the declarations shall require all landscaping required by this Ordinance which is located outside
18 of the designated common areas to be maintained by the then current property owner in good
19 condition so that any damaged or dead trees, shrubs or ground cover must be promptly replaced,
20 and all landscaping planted on private property be maintained during all times the property
21 remains in use.
22

23 10.3 The Village shall establish one or more backup special service areas for the
24 purpose of maintaining, repairing, restoring, and otherwise overseeing, the lift station, common
25 areas in general, landscaping easement areas, private roads, stormwater facilities and the
26 landscaping and monument signage area (and any other area identified by Developer as common
27 area). The special service area(s) shall be set up in order to provide backup funding for such lift
28 station and the common area improvements that are uniquely beneficial to the Property,
29 including funding for the detention, retention and stormwater management facilities of the
30 Property. The Village shall only utilize the backup special service area(s) if the association(s)
31 responsible for maintenance of the lift station and common areas of the Property shall fail to
32 provide such maintenance as required by applicable codes and regulations and sound
33 engineering. In respect to the lift station, the Developer shall establish a service contract with the
34 supplier of the lift station for the warranty and maintenance of the lift station and lift station
35 components and appurtenances, as appropriate and necessary from time to time for the efficient
36 and effective functioning of the lift station, for the first three (3) years after the lift station is
37 built. Developer shall provide in the covenants and restrictions of the master association to be
38 established by the Developer that the master association shall maintain the lift station after the
39 lift station is turned over to the master association when state statute requires such turnover.
40

41 10.4 Said declarations shall include anti-monotony standards for the residential units.
42

43 10.5 Said declarations shall prohibit any additions to be constructed to the residential
44 units, except for rear decks and patios and related improvements to single family detached units,
45 which shall be allowed subject to compliance with standards set forth in the declarations.
46

1 10.6 Said declarations shall contain restrictions that, at a minimum, prohibit accessory
2 buildings and structures on residential lots, including sheds, basketball goals and play equipment,
3 which restrictions shall be enforced and shall not be subject to amendment or removal except
4 upon approval of the Village in keeping with the development of the Property as an age-targeted
5 development. Said declarations shall control and restrict the type of fences that owners of single
6 family detached residences may install.

7
8 11. SIGNAGE.

9
10 The Village approves the temporary and permanent sign package for the Property, which
11 is attached hereto as Exhibit 5.

12
13 12. MODEL HOMES AND SALES OFFICES AND TRAILERS

14
15 12.1 Throughout the course of development of the Property, Developer shall have the
16 right to construct residential units which shall serve as model homes for each type of housing
17 product being constructed on the Property. The number and type of model homes to be
18 constructed shall be at the Developer's discretion. Developer, at its risk, shall have the right to
19 undertake such construction prior to Village approval of a final plat of planned development for
20 the portion of the Property upon which the same are to be constructed provided a final plat of
21 planned development and final engineering plans incorporating such model home site have been
22 prepared and submitted to the Village for review. Each model home site may contain a model of
23 each of the floor plans of the housing type that Developer anticipates offering for sale to the
24 public and temporary fencing, lighting, signage, sales offices (including trailers typically used
25 for such purpose), parking lots and promotional structures. Developer shall submit plans to the
26 Village for its review and approval for the model home sites that Developer seeks to construct.
27 The Village shall approve or disapprove such plans in its usual course, which shall not be
28 unreasonably delayed. Any notice of disapproval shall set forth with specificity the
29 modifications needed to make such plans acceptable. After such model home site plans have
30 been approved by the Village, the Village shall issue building permits for the construction of the
31 model homes to be constructed on such model home sites. Said model homes must be connected
32 to public wastewater and water facilities prior to occupancy. If said model homes otherwise
33 comply with the Zoning Ordinance and Village Building Code and other ordinances existing as
34 of the Effective Date of this Agreement, any more restrictive changes in such codes and
35 ordinances enacted prior to the time a request for issuance of final certificate of occupancy is
36 submitted to the Village shall not be applicable to such model home.

37
38 12.2 Developer shall have the right to maintain sales trailers and sales offices on the
39 Property and to install temporary wastewater holding tanks and water facilities to serve such
40 sales trailers and sales offices provided such tanks and water facilities are removed and
41 disconnected at such time as public sewer and water systems become available and such sales
42 offices may be connected thereto.

43
44 13. ON-SITE EASEMENTS AND IMPROVEMENTS.

45
46 13.1 At the time of recordation of each final plat for any portion of the Property,

Developer shall grant to the Village, at no cost to the Village, a blanket easement for police, fire and emergency equipment (established via text on the final plat) and such other on-site easements as set forth on the Preliminary Plan and subsequent final plat to be in substantial conformance therewith.

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

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

14. OFF-SITE EASEMENTS AND CONSTRUCTION.

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

15. GUARANTY FOR PUBLIC IMPROVEMENTS.

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

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

10
11 16.2 For individual residential units for which the Village has approved a master
12 building plan, Developer shall, in the application for building permit for an individual residential
13 unit, identify the residential unit model on the building permit application, submit the master
14 building plan approved by the Village, and identify on such master building plan any deviations
15 being made and options being selected from the master building plan for such residential unit
16 model.

17 18 17. RESTORATION OF VILLAGE PROPERTY.

19
20 Unless otherwise modified by approved engineering, Developer shall repair and replace,
21 in accordance with the original sizes, standards and topography in a manner satisfactory to the
22 Village Engineer, all Village property, including public improvements and public right-of-ways,
23 damaged or disturbed by reason of Developer's work in connection with the development of the
24 Property. Developer shall also comply with the Construction Permits Cash Deposits Ordinance.

25 26 18. PUBLIC STREET LIGHTING.

27
28 Developer shall install street lights and supporting fixtures along all public streets located
29 within the Property pursuant to the relevant North Aurora Ordinance using LED technology. All
30 such street lights shall comply with the North Aurora Zoning Ordinance and shall be dedicated
31 to, owned, operated and maintained by the Village if located on dedicated roadway. Street lights
32 that serve a residence shall be operable before the occupancy permit is issued for such residence.

33 34 19. COMPLIANCE WITH STATE STATUTES.

35
36 In the event that any one or more provisions of this Ordinance do not comply with any
37 one or more provisions of the Illinois Compiled Statute and the governing rules of the Illinois
38 Pollution Control Board or the Federal or State Environmental Protection Agencies, then the
39 Village, Developer, and all of their respective successors and assigns, agree to cooperate to
40 comply with said provisions which shall include, but not be limited to, the passage of resolutions
41 and ordinances to accomplish such compliance. The Village shall cooperate with Developer's
42 permit application(s) to the Illinois Environmental Protection Agency.

43 44 20. CONVEYANCES.

45
46 Nothing contained in this Ordinance shall be construed to restrict or limit the right of the

Developer to sell or convey all or any portion of the Property, whether improved or unimproved; provided, however, no conveyance shall affect the obligation to and/or dedication or grant of rights-of-way, easements or roadways required to be dedicated under this Ordinance; and provided that Developer shall not sell, convey or transfer any portion of the Property unless and until the Developer has recorded a Master Declaration and/or Sub-Area Declarations for the entire Property.

21. CONFLICT IN REGULATIONS AND ORDINANCES.

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

22. INCORPORATION OF EXHIBITS.

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

23. EFFECTIVE DATE.

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

PRESENTED to the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this _____ day of _____, 2018.

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

1 EXHIBIT 1

2
3 To the
4 **ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A**
5 **RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE**
6 **FOX**
7

8 Legal Description of the Property
9

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
19 SAID RIGHT OF WAY LINE 2583 FEET; THENCE NORTHEASTERLY ON A CURVE
20 ALONG SAID RIGHT OF WAY LINE 176.5 FEET TO THE NORTH LINE OF SECTION 34;
21 THENCE NORTH 88 DEGREES 56 MINUTES EAST ALONG SAID SECTION LINE 1329
22 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE
23 COUNTY, ILLINOIS.
24
25
26

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

ZONING MAP FOR LINCOLN VALLEY NORTH AURORA, IL

N

150 75 0 150
SCALE: 1 INCH = 150 FEET



LEGAL DESCRIPTION FOR PROPOSED R1-A ZONING

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST (BEARINGS ASSIGNED FOR DESCRIPTION PURPOSES), 1,389.80 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 80 DEGREES 31 MINUTES 36 SECONDS WEST, 181.00 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 24 SECONDS EAST, 13.33 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, 249.27 FEET; THENCE SOUTH 78 DEGREES 19 MINUTES 36 SECONDS WEST, 84.06 FEET; THENCE NORTH 11 DEGREES 40 MINUTES 24 SECONDS WEST, 6.42 FEET; THENCE SOUTH 78 DEGREES 19 MINUTES 36 SECONDS WEST, 820.80 FEET; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS WEST, 303.97 FEET; THENCE WESTERLY, 339.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING SOUTH 82 DEGREES 07 MINUTES 50 SECONDS WEST; THENCE NORTH 60 DEGREES 08 MINUTES 19 SECONDS WEST, 375.67 FEET TANGENT TO THE LAST DESCRIBED CURVE TO THE EAST LINE OF ILLINOIS ROUTE 25; AS DEDICATED PER DOCUMENT 292729 RECORDED IN BOOK 631, PAGE 269 AND SHOWN IN BLUE PRINT BOOK 3 UNDER THE SAME DOCUMENT; APFORESAID; THENCE NORTH 29 DEGREES 48 MINUTES 48 SECONDS EAST, 1,072.17 FEET ALONG SAID EAST LINE TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 213.19 FEET ALONG SAID EAST LINE HAVING A RADIUS OF 2,894.81 FEET, A CHORD BEARING NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST TO THE SOUTH LINE OF CANTERBURY WOODS SUBDIVISION PER DOCUMENT 1041088; THENCE NORTH 89 DEGREES 08 MINUTES 31 SECONDS EAST, 1258.68 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR PROPOSED R3 ZONING

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST (BEARINGS ASSIGNED FOR DESCRIPTION PURPOSES), 1,389.80 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST, 184.49 FEET ALONG SAID EAST LINE TO A POINT THAT IS 325.38 FEET NORTHERLY (AS MEASURED ALONG SAID EAST LINE) OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 69 DEGREES 35 SECONDS WEST, 1097.45 FEET ALONG THE NORTH LINE OF BARNBURY RIDGE TOWNSHIP 8 SUBDIVISION PER DOCUMENT 2000070523; THENCE NORTH 01 DEGREES 30 MINUTES 42 SECONDS WEST, 102.62 FEET; THENCE NORTH 81 DEGREES 28 MINUTES 40 SECONDS WEST, 20.77 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 28.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING NORTH 88 DEGREES 28 MINUTES 41 SECONDS WEST; THENCE SOUTH 88 DEGREES 28 MINUTES 17 SECONDS WEST, 87.65 FEET TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 01 DEGREES 30 MINUTES 42 SECONDS WEST, 413.29 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 88.97 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING NORTH 23 DEGREES 54 SECONDS EAST; THENCE NORTH 40 DEGREES 35 MINUTES 30 SECONDS WEST, 137.54 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 18 SECONDS WEST, 281.22 FEET; THENCE NORTHERLY, 162.22 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING NORTH 10 MINUTES 20 SECONDS EAST, 98.21 FEET TANGENT TO THE LAST DESCRIBED CURVE; THENCE EASTERLY, 387.42 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING NORTH 77 DEGREES 21 MINUTES 10 SECONDS EAST; THENCE SOUTH 48 DEGREES 35 MINUTES 01 SECONDS EAST, 303.97 FEET; THENCE NORTH 78 DEGREES 19 MINUTES 36 SECONDS EAST, 820.80 FEET; THENCE SOUTH 11 DEGREES 40 MINUTES 24 SECONDS EAST, 6.42 FEET; THENCE NORTH 78 DEGREES 19 MINUTES 36 SECONDS EAST, 84.06 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS EAST, 249.27 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST, 13.33 FEET; THENCE SOUTH 80 DEGREES 31 MINUTES 36 SECONDS EAST, 191.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR PROPOSED R4 ZONING

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST (BEARINGS ASSIGNED FOR DESCRIPTION PURPOSES), 2,341.26 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT THAT IS 325.38 FEET NORTHERLY (AS MEASURED ALONG SAID EAST LINE) OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 28 MINUTES 35 SECONDS WEST, 1,087.46 FEET ALONG THE NORTH LINE OF BARNBURY RIDGE TOWNSHIP 8 SUBDIVISION PER DOCUMENT 2000070523 TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 28 MINUTES 35 SECONDS WEST, 1,529.06 FEET ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF ILLINOIS ROUTE 25; AS DEDICATED PER DOCUMENT 292729 RECORDED IN BOOK 631, PAGE 269 AND SHOWN IN BLUE PRINT BOOK 3 UNDER THE SAME DOCUMENT; APFORESAID; THENCE NORTH 29 DEGREES 48 MINUTES 48 SECONDS EAST, 1,476.01 FEET EAST, 375.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 41.70 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING SOUTH 54 DEGREES 58 MINUTES 00 SECONDS EAST, 137.64 FEET; THENCE SOUTH 20 SECONDS WEST, 86.21 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 182.33 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING SOUTH 23 DEGREES 54 MINUTES 84 SECONDS WEST; THENCE SOUTH 01 DEGREES 30 MINUTES 43 SECONDS EAST, 413.29 FEET TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 88 DEGREES 28 MINUTES 17 SECONDS WEST, 87.65 FEET; THENCE EASTERLY, 28.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING SOUTH 88 DEGREES 28 MINUTES 17 SECONDS EAST; THENCE SOUTH 81 DEGREES 28 MINUTES 40 SECONDS WEST, 20.77 FEET TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTH 01 DEGREES 30 MINUTES 42 SECONDS EAST, 102.62 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2230 North Oak Creek, Suite 100 Aurora, Illinois
630-682-2100 FAX: 630-682-2188
E-Mail: cemcon@cemcon.com Website: www.cemcon.com

DISC NO.: 837013 FILE NAME: ZONING CD-8887
DRAWN BY: AJB P.L.D. NO.: 0821-9 & NOTES
COMPLETION DATE: 02/18/18 JOB NO.: 637-013

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EXHIBIT 3

To the

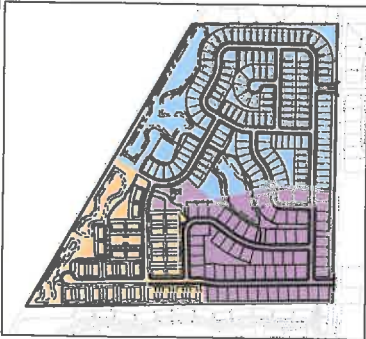
**ORDINANCE GRANTING MAP AMENDMENTS AND A SPECIAL USE FOR A
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR LINCOLN VALLEY ON THE
FOX**

Development Documents




P.U.D. LOT DEVELOPMENT PLAN DATA

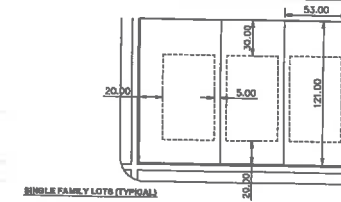
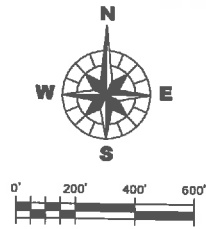
	ACRES	UNITS
 SINGLE FAMILY LOT AREA:	24.47	148 UNITS - 40%
 DUPLEX LOT AREA:	15.13	126 UNITS - 34%
 TOWNHOME LOT AREA:	10.02	99 UNITS - 26%
TOTAL UNITS:		374 UNITS - 100%

OPEN SPACE AND PEDESTRIAN CONNECTIVITY



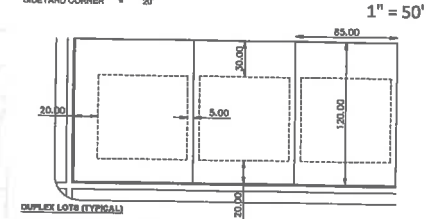
GROSS DENSITY

		ACRES	UNITS	DENSITY
	R1-A1	+/- 50.5 ACRES	149 UNITS	2.95 DU/AC
	R-3i	+/- 28.5 ACRES	126 UNITS	4.42 DU/AC
	R-4i	+/- 25.7 ACRES	99 UNITS	3.85 DU/AC



SINGLE FAMILY LOTS (TYPICAL)

LOT SIZE	=	12' X 63'
SETBACKS	=	20'
FRONT YARD	=	20'
REAR YARD	=	5'
SIDEYARD	=	5'
SIDEYARD CORNER	=	20'



DUPLEX LOTS (TYPICAL)

LOT SIZE	=	120' X 89'
SETBACKS	=	20'
FRONT YARD	=	20'
REAR YARD	=	20'
SIDEYARD	=	5'
SIDEYARD CORNER	=	20'

DR. HORTON, INC. - CHICAGO 750 E. BUNKER COURT, SUITE 500 VERNON HILLS, IL 60061 847-382-9100		WBK engineering WBK ENGINEERING, LLC 111 WEST MAIN STREET, SUITE 201 ST. LOUIS, MO 63103 (314) 443-7755	PROJECT NO. 170186 DATE: 11/28/2017 DRAWING NO. 02 SHEET:
TITLE: LINCOLN VALLEY ON THE FOX P.U.D. LOT DEVELOPMENT PLAN	DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: AS NOTED DATE:	REMOVED BY TYPICAL LOT REUSE TYPICAL LOT DATE:	1 OF 1

A map showing a river with a black rectangle indicating the project location. The text "PROJECT LOCATION" is written above the rectangle with an arrow pointing to it.

TOTAL AREA OF SUBDIVISION
AREA = 4,708,594 SQ. FT. OR 108.084 ACRES
(OF WHICH 188,372 SQ. FT. OR 4.334 ACRES
LIES WITHIN THE LIMITS OF ISLANDS ROUTE 25
PER DOC. NO. 87061 AND DOC. NO. 288728)



NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM UTILITY ATLASES AND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR ABANDONED. THE SURVEYOR 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 SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ELEVATION REFERENCE MARKS

NON-MONUMENT SURVEIN - A BRASS DISK SET IN THE TOP OF A CONCRETE CORNER POST AND STAMPER "U.S. COAST & GEOD. SURVEY BENCH MARK NO. 19 / 1934" LOCATED AT THE SOUTHWEST CORNER OF THE WESTERN MICHIGIN 33 FEET EAST OF THE EXTENSION OF ELLIS RD. 31 AND 8 FEET SOUTH OF A STONE CORNER POST IN SATEENA, KANE COUNTY, ALABAMA. ELEVATION = 717.75 HAVRD 88

NON-MONUMENT SURVEIN - A 3.5 INCH DIAM IN CONCRETE 1.6 FEET ABOVE ROAD GRADE (LOCATED 434 FEET NORTH OF THE CENTRLINE OF DAK STREE AND 28 FEET WEST OF ELLIS RD. 31 IN NORTH ALABAMA, KANE COUNTY, ALABAMA. ELEVATION = 688.14 HAVRD 88

CD 400 - SET "X" AT CENTERLINE OF CONCRETE WALK ON EAST SIDE OF
BANKRUPT ROAD ADJACENT TO 2ND FIRE HYDRANT NORTH
NORTHING: 187844.80
EASTING: 890247.70
ELEVATION: 717.84 NAVD83

CD 403 - SET "X" IN TOP OF CURB AT THE SOUTHEAST CORNER OF DAK
CREST DRIVE AND BANKRUPT ROAD.
NORTHING: 187844.80
EASTING: 890247.70
ELEVATION: 717.80 NAVD83

[illegible]

TABLE 1				TABLE 2			
DETECTION VOLUME	REQUIRED	= 11.8	Ac. Ft.	DETECTION VOLUME	REQUIRED	= 0.1	Ac. Ft.
DETECTION VOLUME	PROVIDED	= 13.9	Ac. Ft.	DETECTION VOLUME	PROVIDED	= 0.86	Ac. Ft.
RETENTION VOLUME	REQUIRED	= 1.58	Ac. Ft.	RETENTION VOLUME	REQUIRED	= 0.15	Ac. Ft.
RETENTION VOLUME	PROVIDED	= 1.45	Ac. Ft.	RETENTION VOLUME	PROVIDED	= 0.92	Ac. Ft.

TABLE 3				TABLE 4			
DETECTION VOLUME	REQUIRED	= 18.3	Ac. Ft.	DETECTION VOLUME	REQUIRED	= 0.1	Ac. Ft.
DETECTION VOLUME	PROVIDED	= 25.1	Ac. Ft.	DETECTION VOLUME	PROVIDED	= 0.8	Ac. Ft.
RETENTION VOLUME	REQUIRED	= 1.68	Ac. Ft.	RETENTION VOLUME	REQUIRED	= 0.15	Ac. Ft.
RETENTION VOLUME	PROVIDED	= 2.57	Ac. Ft.	RETENTION VOLUME	PROVIDED	= 0.78	Ac. Ft.

Figure 1 shows a rectangular plate with a central hole. The plate has a width of 22.0 inches and a height of 10.0 inches. A central hole has a diameter of 1.0 inch. The plate is supported by a fixed support on the left edge. A vertical load of 10.0 kips is applied to the right edge. The diagram shows the plate with dimensions and a coordinate system (x, y) centered on the hole.

[illegible]

BARRIN 2
 (MEETLAND BOTTOM)
 HML = 680.0
 MHL = 685.0

(LAWSON ROUTE 25)

[illegible][illegible]

186	167	188	169	170	171	172
-----	-----	-----	-----	-----	-----	-----

10-3 GENERAL RESIDENCE DISTRICT

1" HMA SURFACE CRK. - 4IN. S, 470 (1-2.5mm)
 2" HMA BINDER CRK. - 12.0, 470
 3" HMA BASE CRK. - 6. IN. S, 470
 15" CORRUDED LIMESTONE AGG. BASE CRK. (CA-6, TC. 8)

HMA D. 450 (1-2.5mm)
 R.R. 450
 6-8% SMC (CA-6, TC. 8)

(THROUGH CURB RETURNS)

DETAIL
OUGH
ST.)

OF S.W.C.

LEFT SIDE
WALL INSET

3.5" 1565 Binder Spacing L. 10.0, 0.000
2" 1565 Barbed Covering R. 10.0 (L. 2.5 Rev)

BARE COMPACTION TESTS AND PROOF-ROLLING INDICATE UNSTABLE BARE AREAS. THEN SAND OR GRAVEL AREAS ALIGNED WITH ANY UNSTABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH ADEQUATELY COMPACTED SAND OR GRAVEL MATERIAL, AND IF REQUIRED BY VILLAGE ENGINEER, AN REINFORCEMENT FABRIC, LIME, OR BOND MAY BE REQUIRED.

SYMBOL	DESCRIPTION	DESCRIPTION
	MANHOLE	MANHOLE
	GUTTER BASIN	GUTTER BASIN
	INLET	INLET
	CLEANOUT	CLEANOUT
	SLOPE INLET	SLOPE INLET
	HEADWALL	HEADWALL
	END SECTION	END SECTION
	STORM SEWER	STORM SEWER
	SANITARY SEWER	SANITARY SEWER
	POTABLE SEWER	POTABLE SEWER
	WATERMAIN	WATERMAIN
	VALVE & BOX	VALVE & BOX
	WATER VALVE	WATER VALVE
	FIRE HYDRANT	FIRE HYDRANT
	OUTFLOW	OUTFLOW
	STREET LIGHT	STREET LIGHT
	WATERMAIN PM	WATERMAIN PM
	SILT FENCE I	SILT FENCE I
	TEMPORARY SILT FENCE	TEMPORARY SILT FENCE
	SILT FENCE STD	SILT FENCE STD
	RIP-RAP	RIP-RAP
	OVERLAND FLOW	OVERLAND FLOW

The diagram illustrates a cross-section of a wall. The total height is 1' and the total width is 12". The wall consists of a central core of 3" material, flanked by 1" of material on each side. The core material has a density of 150 pcf. The flanking material has a density of 120 pcf. The wall is shown with a 1" thick base and a 1" thick top. The wall is labeled 'TYPICAL WALL SECTION'.

1'

12"

150 pcf

120 pcf

3"

1"

1"

TYPICAL WALL SECTION

[illegible]

INFORMATION AND PROOF-READING INDICATE UNSTABLE BEARS ALONG WITH ANY UNSTABLE SUBSTANCE SHALL BE REMOVED. COMPACTED BANK COURSE MATERIAL, AND IF REQUIRED BY THE CONTRACTOR (FABRIC, LIME, OR SAND) MAY BE REQUIRED.

[illegible][illegible]

PROJECT LOCATION

WAS PART OF THE NORTHWEST QUARTER, QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER, QUARTER OF SAID SECTION 34 FOR A POINT OF BEGINNING, THENCE SOUTH 60 DEGREES 14 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER, QUARTER OF SAID SECTION 34 TO THE POINT OF BEGINNING, THENCE WEST 29 DEGREES 45 MINUTES 15 SECONDS NORTH ALONG SAID LINE TO THE EASTERN RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, THENCE WEST 89 DEGREES 45 MINUTES EAST ALONG SAID RIGHT OF WAY LINE 1285 FEET THENCE NORTHEASTERLY ON A BEARING ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, RANGE EIGHTH, ELLINOIS.

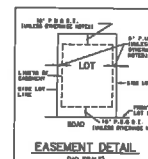
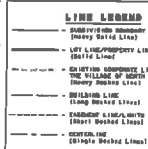
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM UTILITY ATLASES AND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE MOST ACCURATE REPRESENTATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ELEVATION REFERENCE MARKS
 MGS MONUMENT WFO016 -- BRASS MONUMENT STAMPED "U.S. COAST &
 GEODIC SURVEY BENCHMARK"
 CLEVELAND 717.48 MAY08

CP 2108 - SET 'X' AT CENTERLINE OF CONCRETE WALK ON EAST SIDE OF
HARRIS ROAD ADJACENT TO 2ND FIRE HYDRANT NORTH OF ROSE ROAD.
NORTHING: 1879448.82
EASTING: 890247.70
ELEVATION: 717.64 MAMMS

CHEST DRYE AND BANBURY ROAD.
NORTHING: 1878491.88
EASTING: 880258.09
ELEVATION: 717.83 NAV088

SITE DATA	
A. TOTAL AREA	108.10 SQ MI
B. ELEVATION, FT	
1. MIN. 20	2,665 FT
2. MAX. 50	1,777 FT
C. HYDRA. D.B.F.	8.02 CFS
D. HYDRA. TOTAL	15,800 GPD
E. HYDRA. PER AC	14.62 CFS
F. HYDRA. PER ACRE/INCH	20.80 GPD
G. PERCENTAGE	
1. SINGLE FAMILY	R-1 90%
2. DUPLEX	R-2 5%
3. COMMERCIAL	R-3 5%
4. INDUSTRIAL	R-4 0%
H. LAND USE	
1. SINGLE FAMILY	100
2. DUPLEX	53
3. COMMERCIAL	0
I. NO. OF LOTS	
1. SINGLE FAMILY	140
2. DUPLEX	128
3. COMMERCIAL	0
J. TOTAL	268
K. MINIMUM LOT SIZE (SINGLE FAMILY)	8,416 S.F.
L. MAXIMUM LOT SIZE (SINGLE FAMILY)	15,800 S.F.
M. MINIMUM LOT SIZE (DUPLEX)	10,100 S.F.
N. MINIMUM LOT SIZE (COMMERCIAL)	5,000 S.F.
O. MINIMUM LOT SIZE (INDUSTRIAL)	5,000 S.F.



NOTES

ARE SHOWN IN FEET AND DECIMAL PARTS

ALONG SHOWN LINES ARE AND DISTANCES

ON HEREIN ARE APPROXIMATE.

ARE TO BE PUBLIC HIGHWAYS.

TYPE AND MARK SHALL BE PUBLICLY

PLACED IN THIS PLAT WILL BE GRANTED ON

ON PLATS. (PLEASE OVERVIEW NOTES)

THE PLAT MAP ARE FOR PUBLIC UTILITY

POLES. (PLEASE OVERVIEW NOTES)

ARE VOLUMES TO BE PROVIDED AND THE

THE MANAGER MANAGEMENT FACILITIES SHALL

BE VILLAGE OF LANDMARK AND COLOR

RECORDED FOR VILLAGE AND UTILITY

UTILITY.

MANAGEMENT MANAGEMENT FACILITIES WILL

CONFORMER MANAGEMENT AREAS AND

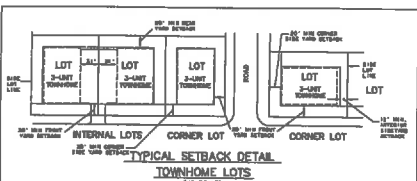
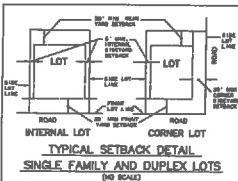
CONFORMER MANAGEMENT AREAS WILL

ON PLATS. (PLEASE OVERVIEW NOTES)

THEY MAY BE REQUIRED ON FINAL PLATS

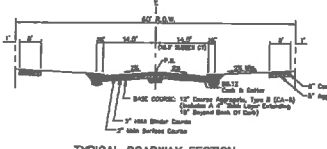
AND LOCATIONS FROM FINAL

CONFORMER OPEN SPACE



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

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



TYPICAL ROADWAY SECTION

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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:
CEMCON, 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

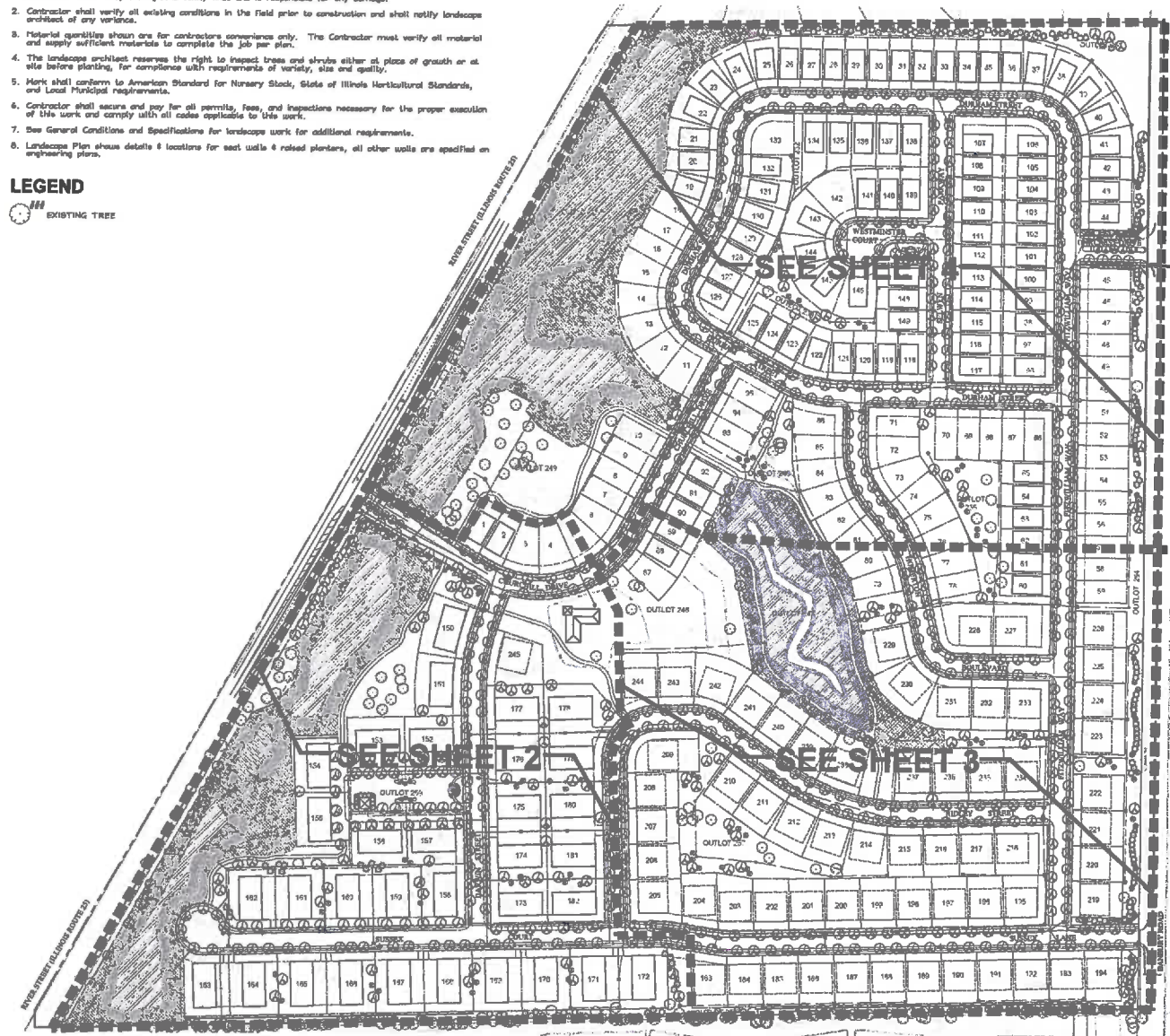
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x fraxinifolium 'Autumn Blaze'	2 1/2" Cal.	
	Acer saccharum 'Green Planet'	2 1/2" Cal.	
	Green Mountain Sugar Maple	2 1/2" Cal.	
	Celtis occidentalis	2 1/2" Cal.	
	Cornus macrocarpa	2 1/2" Cal.	
	Platanus x caroliniana 'Golden Heart'	2 1/2" Cal.	
	Exclamation Point Plant Tree	2 1/2" Cal.	
	Quercus macrocarpa	2 1/2" Cal.	
	Shawnee White Oak	2 1/2" Cal.	
	ORNA-MENTAL TREES		
	Amelanchier canadensis	6' Tall	PLU-10m
	Apple Serviceberry	6' Tall	PLU-10m
	Betula nigra	6' Tall	PLU-10m
	River Birch	6' Tall	PLU-10m
	Cornus amomum	6' Tall	PLU-10m
	Eastern Redbud	6' Tall	PLU-10m
	Cornus mas	6' Tall	PLU-10m
	Cornus macrocarpa 'Dogwood'	6' Tall	PLU-10m
	Crataegus arvensis 'Hawthorn'	6' Tall	PLU-10m
	EVERGREEN TREES		
	Abies concolor	6' Tall	PLU-10m
	White Fir	6' Tall	PLU-10m
	Pinus strobus 'Dorset'	6' Tall	PLU-10m
	Black Hills Spruce	6' Tall	PLU-10m
	Pinus strobus	6' Tall	PLU-10m
	Green Colorado Spruce	6' Tall	PLU-10m
	Pinus strobus	6' Tall	PLU-10m
	White Pine	6' Tall	PLU-10m
	Pseudotsuga mucronata	6' Tall	PLU-10m
	Douglas Fir	6' Tall	PLU-10m
	DECIDUOUS SHRUBS		
	Cornus sericea 'Variegata'	24" Tall	8' O.C.
	Arctic Fire Red-Twig Dogwood	24" Tall	4' O.C.
	Colerodendron canadense	24" Tall	4' O.C.
	Red-Twig Dogwood	24" Tall	4' O.C.
	Hamamelis virginica	24" Tall	4' O.C.
	Little Henry Virginia Sycamore	24" Tall	4' O.C.
	Hydrangea macrophylla 'Endless Summer'	24" Tall	4' O.C.
	Endless Summer Hydrangea	24" Tall	4' O.C.
	Rosa 'Rugosa'	24" Tall	4' O.C.
	EVERGREEN SHRUBS		
	David's Green Mistle	24" Tall	8' O.C.
	Green Velvet Dogwood	24" Tall	4' O.C.
	Japanese Shrub x. 'Spring White'	24" Tall	8' O.C.
	Green Banded Juniper	24" Tall	4' O.C.
	Japanese Shrub 'Spring White'	24" Tall	8' O.C.
	SEA Green Juniper	24" Tall	4' O.C.
	Japanese Shrub 'Spring White'	24" Tall	8' O.C.
	KALIA Compact Fritzer Juniper	24" Tall	4' O.C.
	Yucca x. 'Dorsetensis'	24" Tall	4' O.C.
	DRIVE 104	24" Tall	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Grasses x. 'Dorsetensis'	18" O.C.	
	Zagreb Cornflower	18" O.C.	
	Heads Shrub 'Spring White'	24" O.C.	
	FRANCIS HILLARY'S HEETA	18" O.C.	
	Hamamelis Virginiana	18" O.C.	
	HAPPY RETURN DAILY	18" O.C.	
	Lilacs x. 'Dorsetensis'	18" O.C.	
	BLAZING STAR	18" O.C.	
	Hamamelis virginica 'Spring White'	24" O.C.	
	GROUNDCOVERS		
	Perennials x. 'Dorsetensis'	18" O.C.	
	SHAW'S FOUNTAIN GRASS	18" O.C.	
	Black-eyed Susan	18" O.C.	
	Salix nemoralis 'Spring White'	18" O.C.	
	EAST PHILADELPHIA SALIX	18" O.C.	
	Hamamelis virginica 'Spring White'	24" O.C.	
	PRINCE OF PEACE	18" O.C.	
	Hamamelis virginica 'Spring White'	24" O.C.	
	PRINCE OF PEACE	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 variance.
- Material quantities shown are for contractor's 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 & locations for each tree & raised planters, all other walls are specified on engineering plans.

LEGEND

EXISTING TREE



ENTRANCE LANDSCAPE
SEE DETAIL SHEET 5

MATCH LINE
SEE SHEET 4

CHURCHILL DRIVE

CLUB SITE
(SEPARATE PLAN SET)

150 SHADE TREES

245

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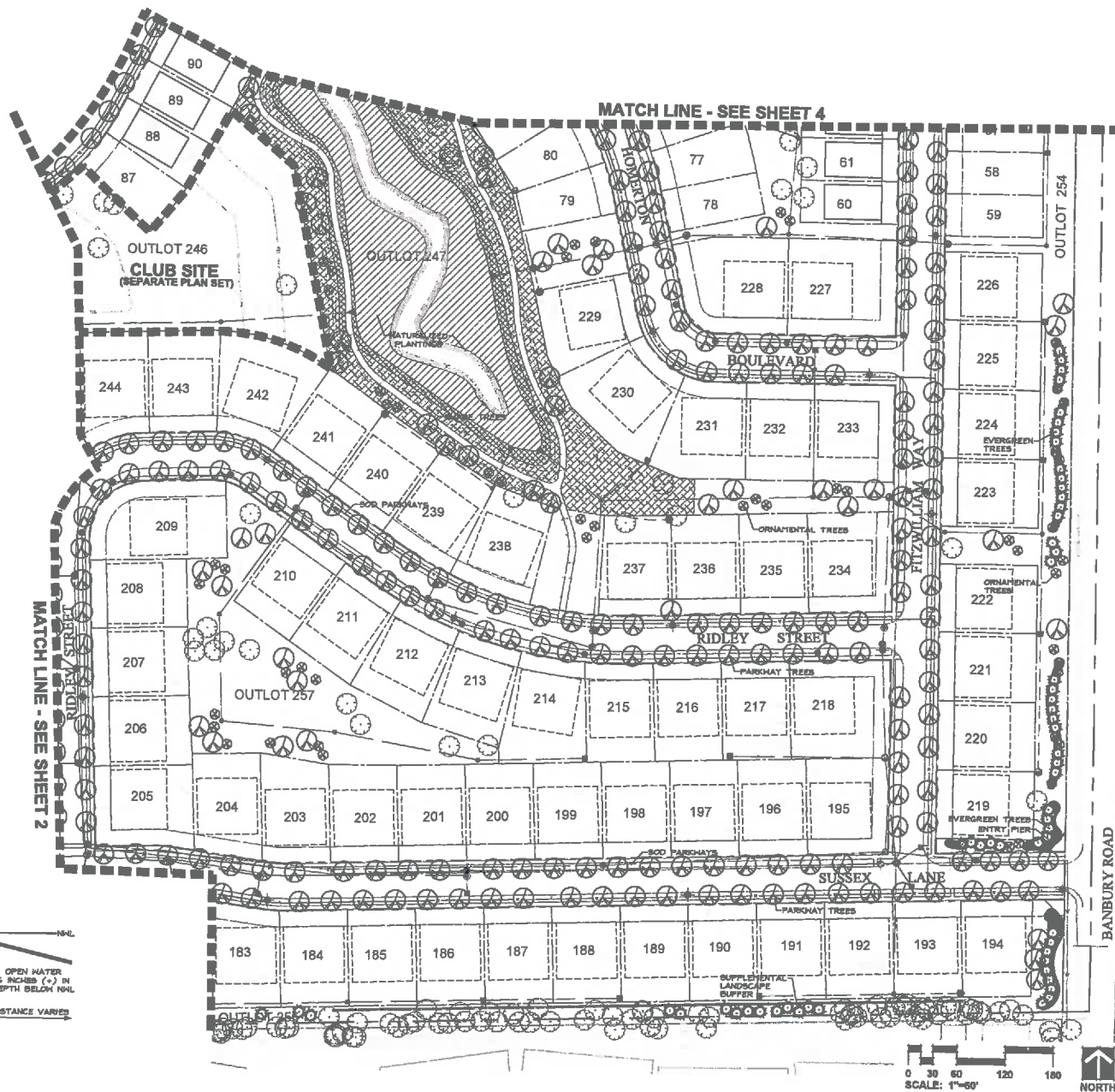
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213 SOUTH MAIN STREET
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TEL: 630-455-1191
CHEMCO, L.T.D.
3200 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60009

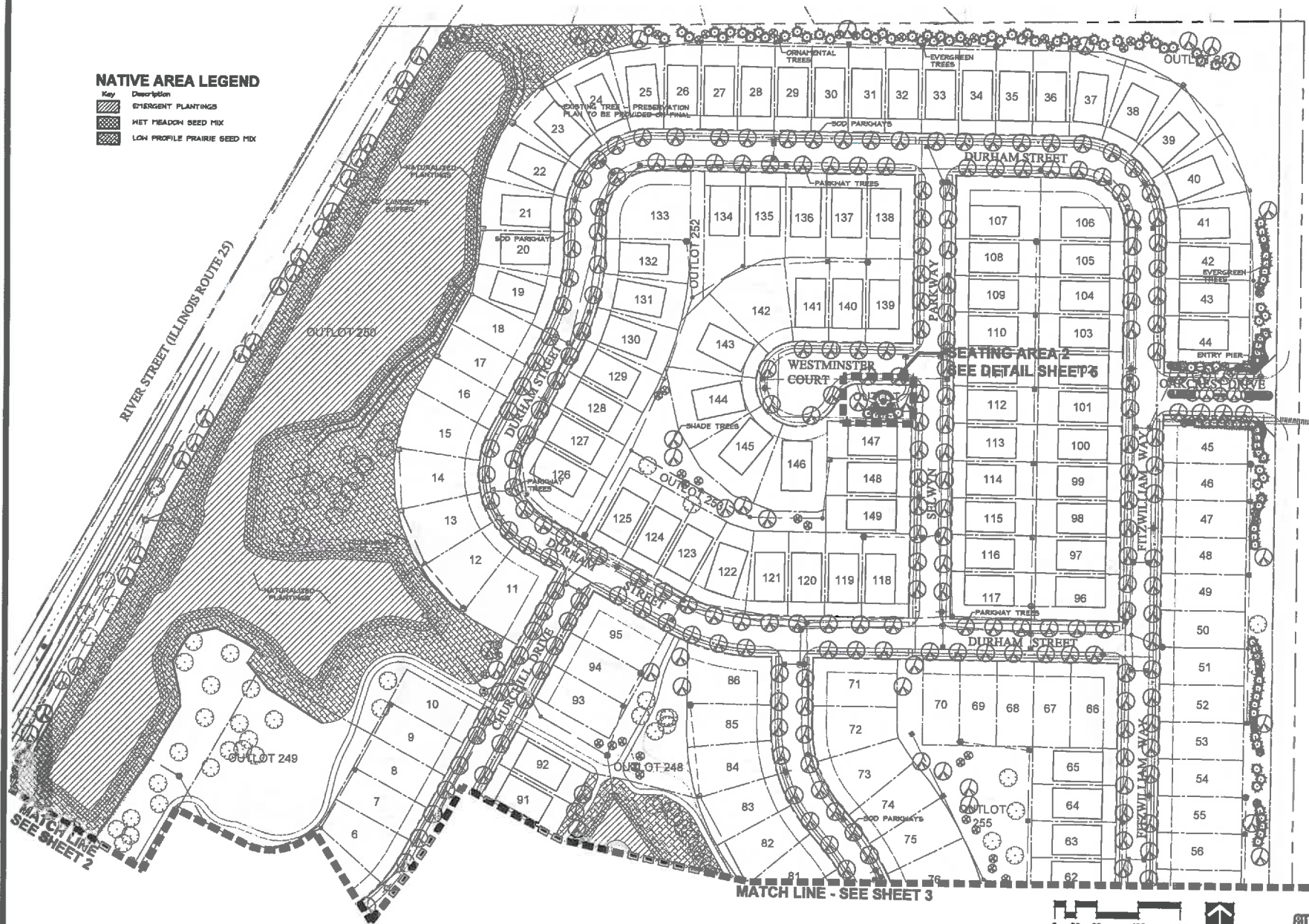
LINCOLN VALLEY
NORTH AURORA, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

REV 4 5.28.2016
REV 3 4.2.2016
REV 2 2.12.2016
REV 1 1.25.2016
REVISIONS

DATE 12.13.17
PROJECT NO. CR1707
DRAWN MCM
CHECKED GFR
SHEET NO.

NATIVE AREA LEGEND

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



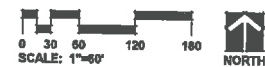
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GARY R. WEBER ASSOCIATES, INC.
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 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 343 ROUTE MAIN STREET
 WILMINGTON, ILLINOIS 60481
 PHONE: 630-489-9797

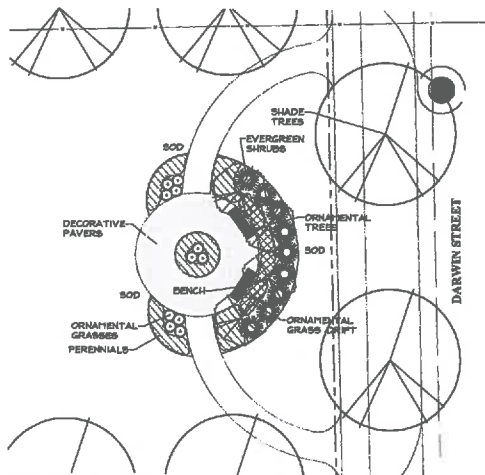
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 VERNON HILLS, ILLINOIS 60061
 GFA: 100,000
 CEMCON, LTD.
 239 WHITE OAK CIRCLE, SUITE 101
 AURORA, ILLINOIS 60002

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

REV	DATE
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REV 3	4.22.2018
REV 2	2.12.2018
REV 1	1.25.2018

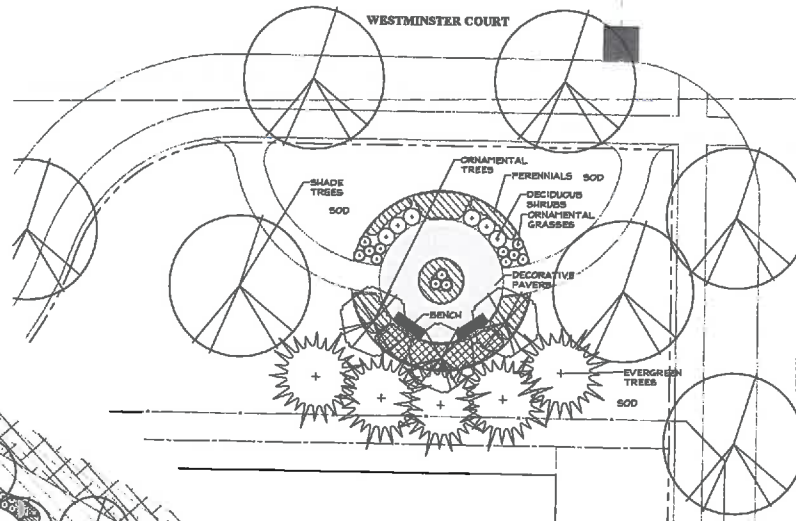
DATE: 12.15.17
 PROJECT NO.: 017107
 DRAWN: JMG
 CHECKED: GFB
 SHEET NO.: 4 OF 9





SEATING AREA 1 LANDSCAPE DETAIL

SCALE: 1"=10'



SEATING AREA 2 LANDSCAPE DETAIL

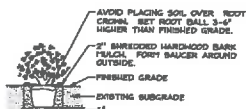
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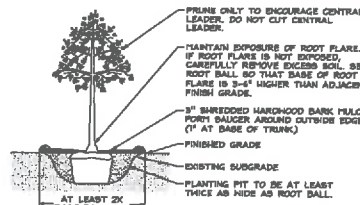
PLANTING DETAILS



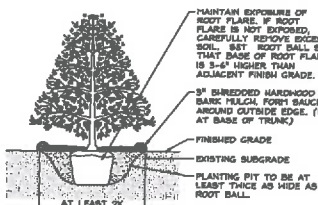
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

ENTRY LANDSCAPE DETAIL

SCALE: 1"=20'



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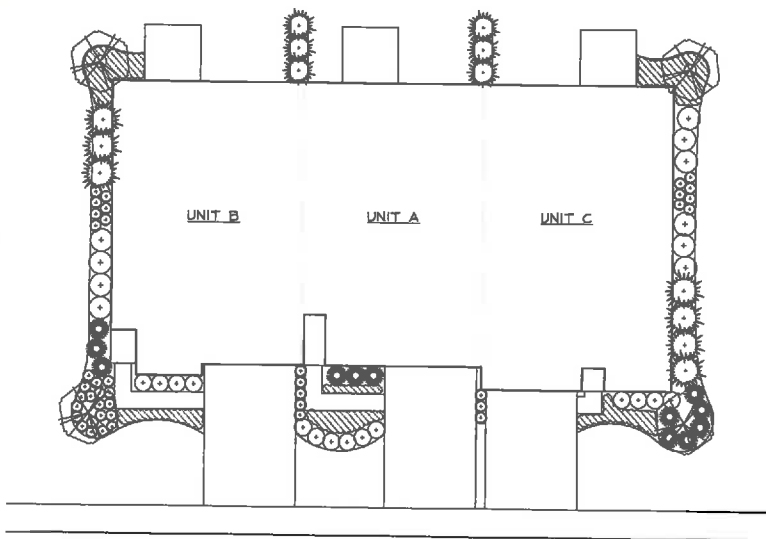
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B-B-B-B-B-B
750 E. WILSON COURT, SUITE 500
VERONA, ILLINOIS 60059
C/O PRINCE
CENCON, LTD.
220 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60002

LINCOLN VALLEY
NORTH AURORA, ILLINOIS
LANDSCAPE DETAILS

REV 4	5.28.2019
REV 3	4.22.2019
REV 2	2.12.2019
REV 1	1.25.2019
DESIGNED	

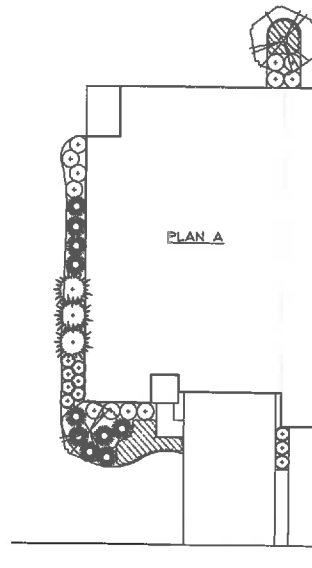
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PROJECT NO.	015707
DRAWN	MGM
CHECKED	GFB
SHEET NO.	

5 OF 9



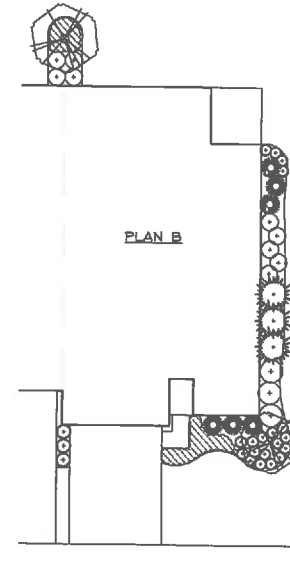
RANCH TOWNHOME TYPICAL FOUNDATION
LANDSCAPE PLAN

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
	ORNAMENTAL TREES		
	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
	Cornus mas CORNELIANDCHERRY DOGWOOD	6' Tall	Multi-Stem
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
	Syringa pinnatifida 'Hortus' CHINA SNOW PEKING LILAC	6' Tall	Multi-Stem
	DECIDUOUS SHRUBS		
	Hydrangea macrophylla 'Dollinger' ENDLESS SUMMER HYDRANGEA	24" Wide	3' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW FRAGRANT SUMAC	24" Wide	3' O.C.
	Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' O.C.
	Spiraea niparica 'Snowmound' SNOWMOUND SPIREA	30" Wide	4' O.C.
	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
	Viburnum x juddii JUDO VIBURNUM	36" Tall	4' O.C.
	Viburnum trilobum 'Redwing' HIGHBUSH CRANBERRY VIBURNUM	36" Tall	4' O.C.
	Wegelia florida 'Versnell-4' SONIC BOOM RED WEGELIA	24" Tall	4' O.C.

Key	Botanical/Common Name	Size	Remarks
	EVERGREEN SHRUBS		
	Juniperus chinensis var. 'Sargentii' BLUE SARGENT JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Danaeformis' DENSE YEW	24" Wide	3' O.C.
	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	4' Tall	3' O.C.
	ORNAMENTAL GRASSES & PERENNIALS		
	Calamagrostis x acutiflora 'Overdam' WHITE FEATHER REED GRASS	#1	30" O.C.
	Carex 'Jethro Tull' JETHRO TULL COREOPSIS	#1	18" O.C.
	Echinacea purpurea PURPLE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Pardon Me' PARDON ME DAYLILY	#1	18" O.C.
	Hosta 'Patriot' PATRIOT HOSTA	#1	24" O.C.
	Fernisium elaeagnoides 'Hornet' DWARF FOUNTAIN GRASS	#1	24" O.C.
	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
	Sorbaria heterophylla 'Tara' DWARF PRAIRIE DROPSIDE	#1	24" O.C.

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LINCOLN VALLEY
NORTH AURORA, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLANS

REV 4 5.20.2018
REV 3 4.2.2018
REV 2 2.12.2018
REV 1 1.25.2018
REVISIONS

DATE 12.12.17
PROJECT NO. 081727
DRAWN MGH
CHECKED GFB
SHEET NO.



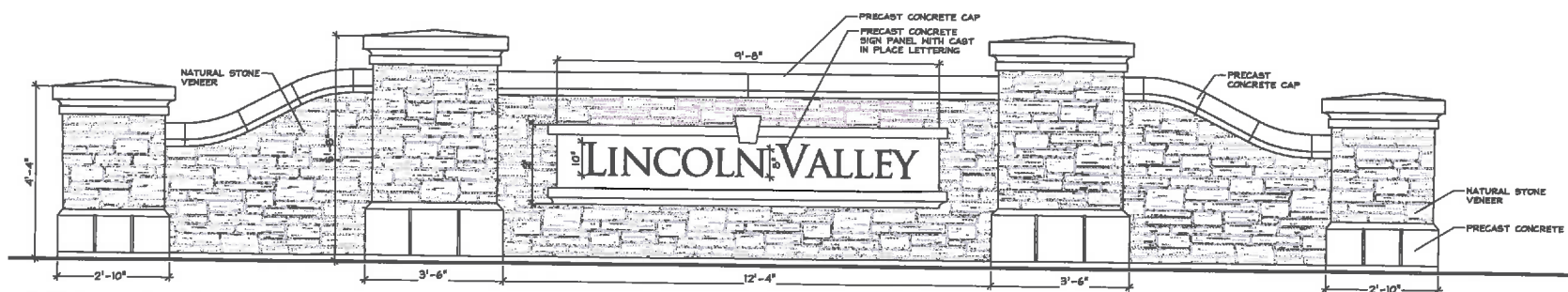
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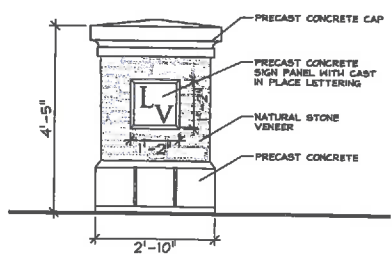
LINCOLN VALLEY
 NORTH AURORA, ILLINOIS
MONUMENT DETAILS

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REV 2	2.12.2016
REV 1	1.28.2016
REV 0	

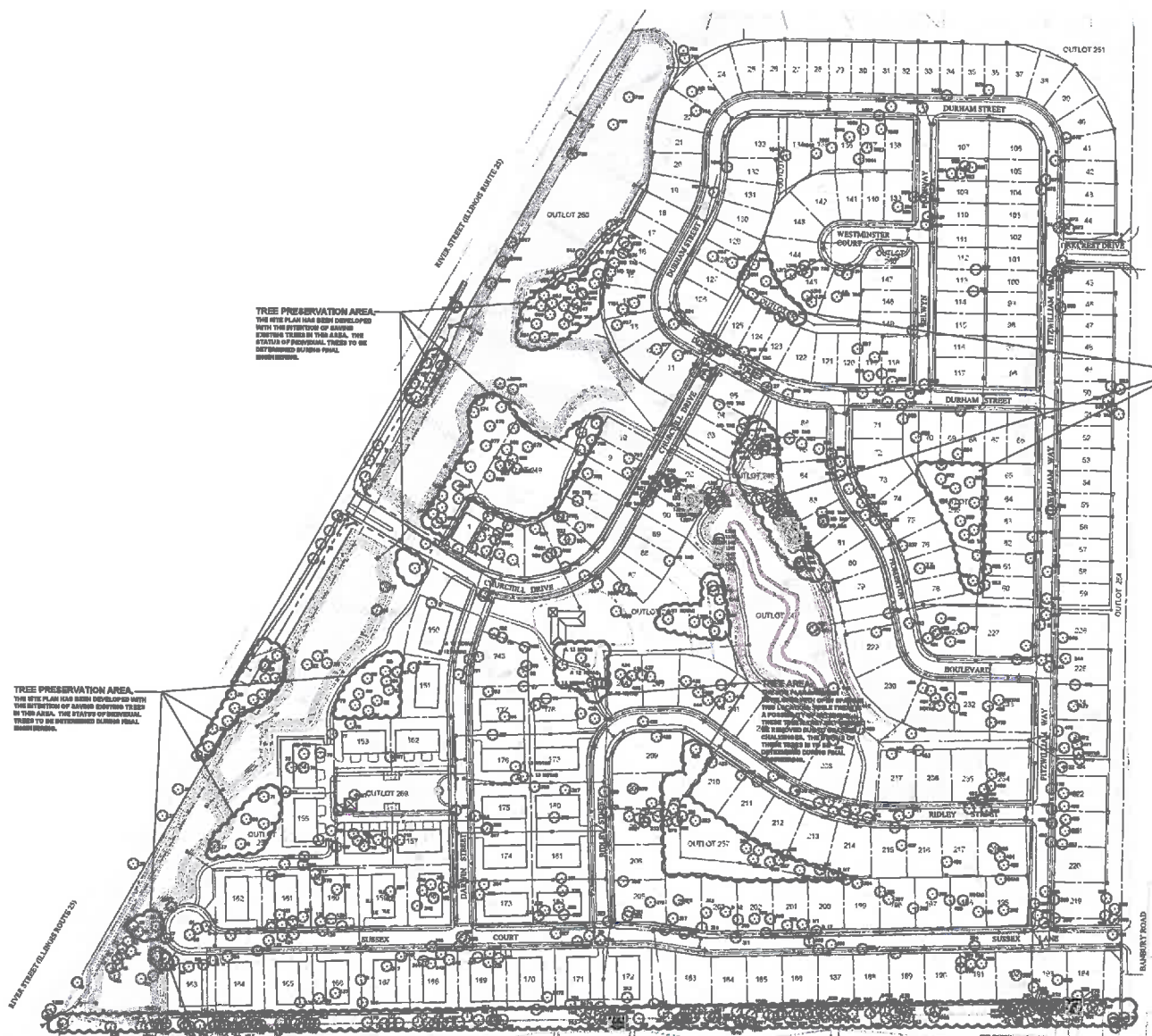
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 PROJECT NO. 051702
 DRAWN MAM
 CHECKED GFS
 SHEET NO.



MAIN ENTRY MONUMENT
 SCALE: NTS



ENTRY PIER
 SCALE: NTS



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 PHONE: 630-667-1197

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 CENCOON, LTD.
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 AURORA, ILLINOIS 60002

LINCOLN VALLEY
 NORTH AURORA, ILLINOIS
TREE PRESERVATION PLAN

REV 4 5.28.2016
 REV 3 4.2.2016
 REV 2 2.12.2016
 REV 1 1.25.2016
 REVISIONS

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



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102	The Beatles	1968	Rock	Apple
103	Paul McCartney	1970	Rock	Apple
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D-R HOITON
America's Dentist
750 E. BLUNKER COURT, SUITE 500
VERNON HILLS, 00001

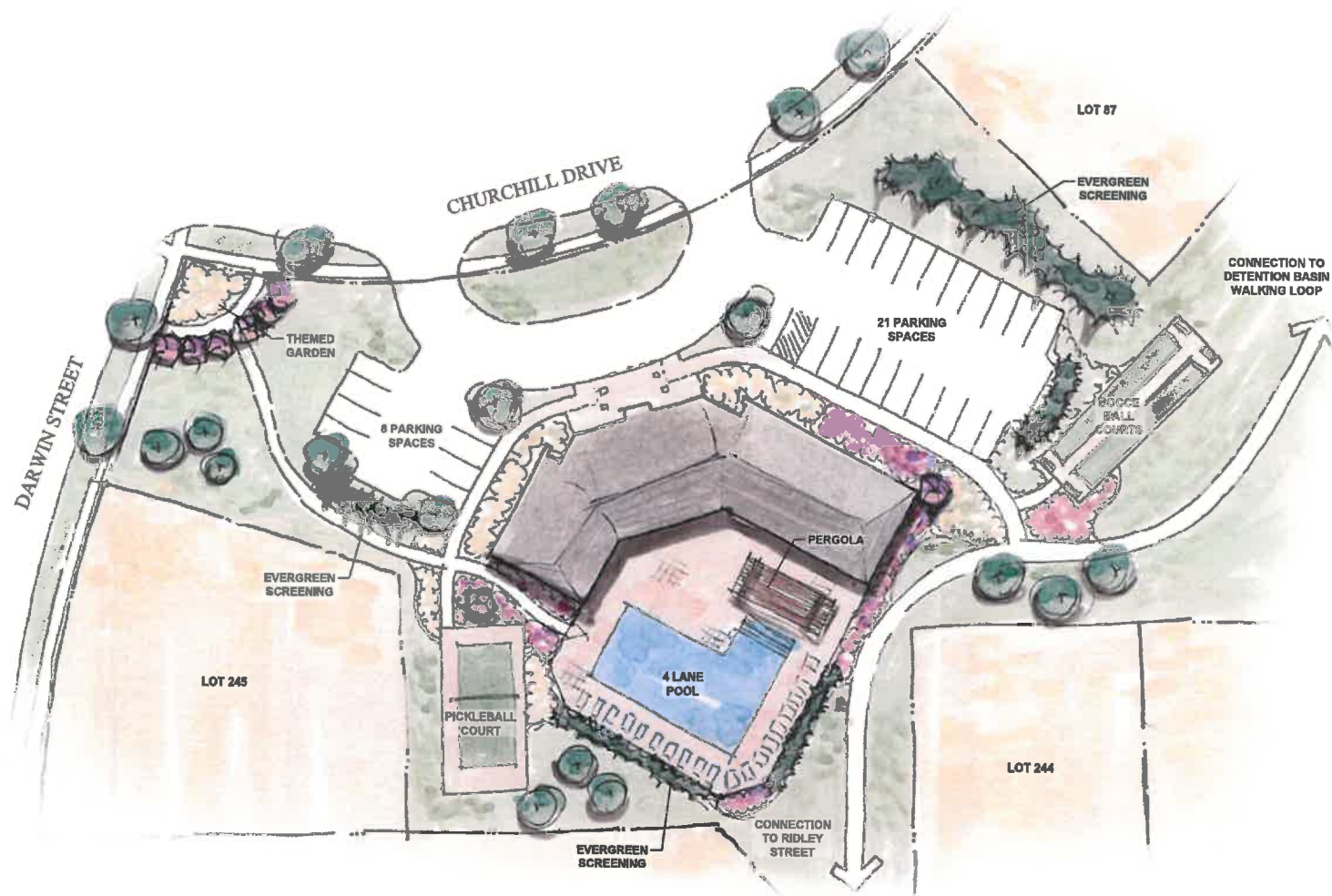
CIVIL ENGINEER
GEMCO, LTD.
2200 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60002

LINCOLN VALLEY
NORTH AURORA, ILLINOIS
TREE INVENTORY

REV 4	5.29.2018
REV 3	4.2.2018
REV 2	2.12.2018
REV 1	1.28.2018
PROVISION 8	

DATE 12.15.17
PROJECT NO. DR1797
DRAWN MGM
CHECKED GFB
SHEET NO.
9 OF 9





PRELIMINARY CLUB SITE PLAN

LINCOLN VALLEY ON THE FOX
NORTH AURORA, ILLINOIS

5/23/2018

D·R·HORTON
America's Builder



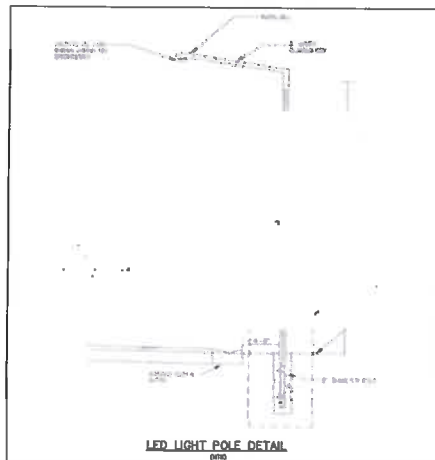
GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
BOTANICAL CONSULTING
LANDSCAPE ARCHITECTURE
211 SOUTHMAN STREET
WHEATON, ILLINOIS 60187
PHONE: 630.688.7197

A map showing a river flowing through a landscape. A black rectangle highlights a specific area on the riverbank, with a line pointing to it from the text 'PROJECT LOCATION'.



EXISTING	PROPOSED	DESCRIPTION
		STREET LIGHT



PREPARED FOR:
D.R. HORTON INC.
750 E. BUNKER COURT, SUITE 500
VERNON HILLS, ILLINOIS 60061
(847) 362-9100

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2290 Wilks Ave. Circle, Suite 100
 Atlanta, Georgia 30329-1979
 P.O. BOX 982-2100
 E-Mail: cemcon@cemcon.com
 FAX: 678.932.2188
 Website: www.cemcon.com

DISC NO.: 837913 FILE NAME: LIGHT POLE
 DRAWING NO.: LAL FLD. BK. / PLOT NO.: BK./PL.
 COMPLETION DATE: 03-19-18 JOB NO.: 837.013
 XREF: TOPO PROJECT MANAGER: NTS/MA

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

Zoning Departures - Summary Table
Standards from the North Aurora Village Ordinance

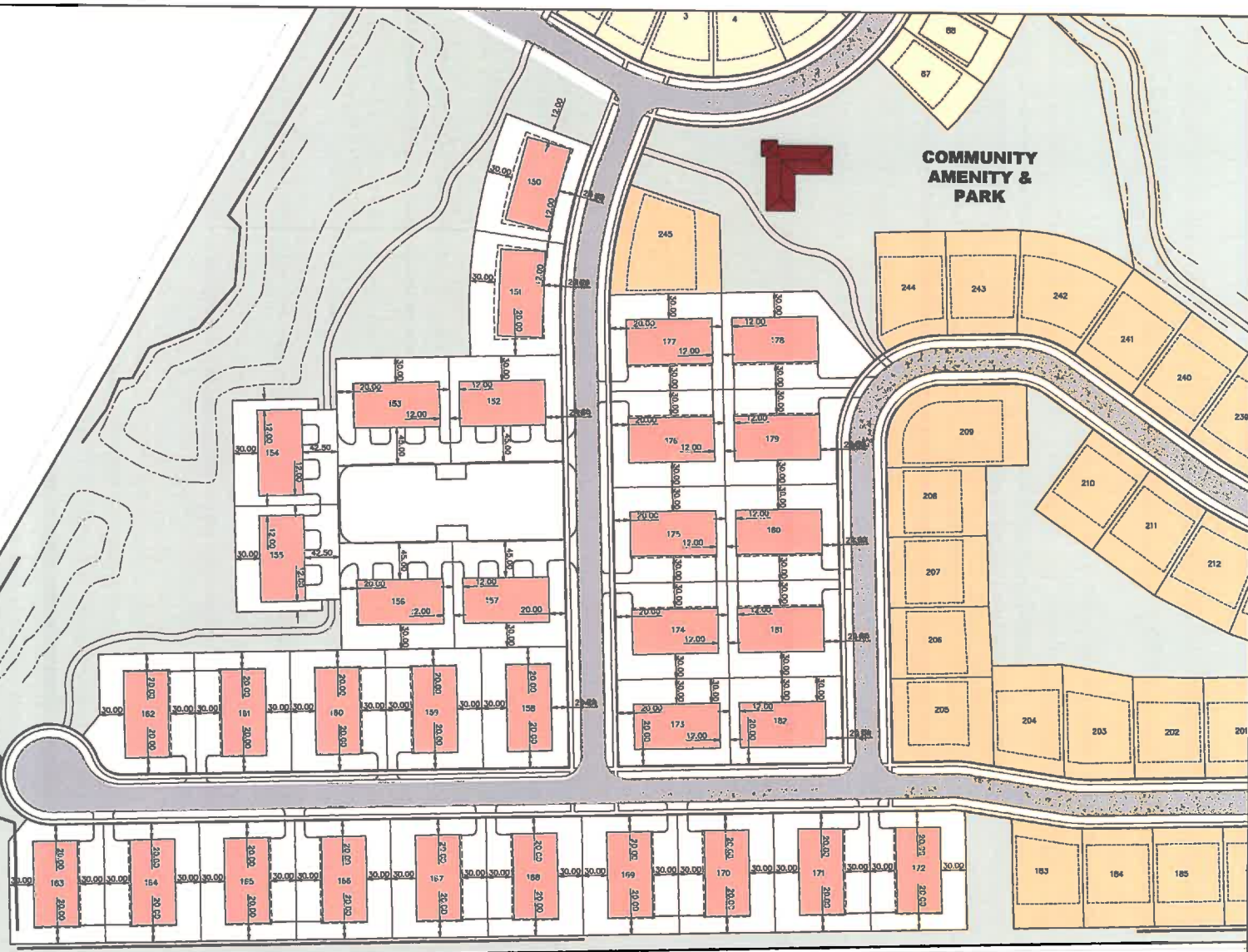
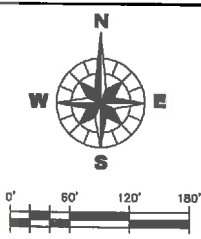
	R-1A Single Family Residence			R-3 General Residence District			R-4 General Residence District		
Bulk Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Lot Area, Minimum	6,413 sf	9,000 sf	2,640 sf	10,200 sf	10,000 sf (Two-Family)	none	16,820 sf	9,000 sf (Town-house)	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 ¹	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	See Exhibit ⁽²⁾	25 ft	see Exhibit ⁽²⁾
Residential Rear Yard, Minimum	30 ft	30 ft	none	30 ft	30 ft	none	See Exhibit ⁽²⁾	30 ft	See Exhibit ⁽²⁾
Residential Interior Side Yard, Minimum	5 ft	5 ft	none	5 ft	10 ft	5 ft	See Exhibit ⁽²⁾	10 ft	See Exhibit ⁽²⁾
Residential Corner Side Yard, Minimum	20 ft	20 ft	none	20 ft	30 ft	10 ft	See Exhibit ⁽²⁾	30 ft	See Exhibit ⁽²⁾

¹Note: **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)

²Note: **See Exhibit.** Proposed setbacks in the R-4 General Residence District are defined, as measured, in the accompanying exhibit.

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



PROJECT NO. 17618		DATE: 08/22/2018		DRAWING NO. 18		SHEET:																			
2 OF 2		WBK ENGINEERING, LLC 115 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 452-7755		DR. HORTON, INC. - CHICAGO 750 E. SUNDER COURT, VERNON HILLS, IL 60061 847-362-9100		<table border="1"> <tr> <th>DESIGN</th> <th>WEEK</th> <th>TITLE</th> </tr> <tr> <td>DESIGN</td> <td>WEEK</td> <td>LINCOLN VALLEY</td> </tr> <tr> <td>DESIGN</td> <td>WEEK</td> <td>ON THE FOX</td> </tr> <tr> <td>DESIGN</td> <td>WEEK</td> <td>R-4 SETBACK</td> </tr> <tr> <td>DESIGN</td> <td>WEEK</td> <td>IDENTIFICATION</td> </tr> <tr> <td>DESIGN</td> <td>WEEK</td> <td>AND DIMENSIONS</td> </tr> </table>		DESIGN	WEEK	TITLE	DESIGN	WEEK	LINCOLN VALLEY	DESIGN	WEEK	ON THE FOX	DESIGN	WEEK	R-4 SETBACK	DESIGN	WEEK	IDENTIFICATION	DESIGN	WEEK	AND DIMENSIONS
DESIGN	WEEK	TITLE																							
DESIGN	WEEK	LINCOLN VALLEY																							
DESIGN	WEEK	ON THE FOX																							
DESIGN	WEEK	R-4 SETBACK																							
DESIGN	WEEK	IDENTIFICATION																							
DESIGN	WEEK	AND DIMENSIONS																							

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

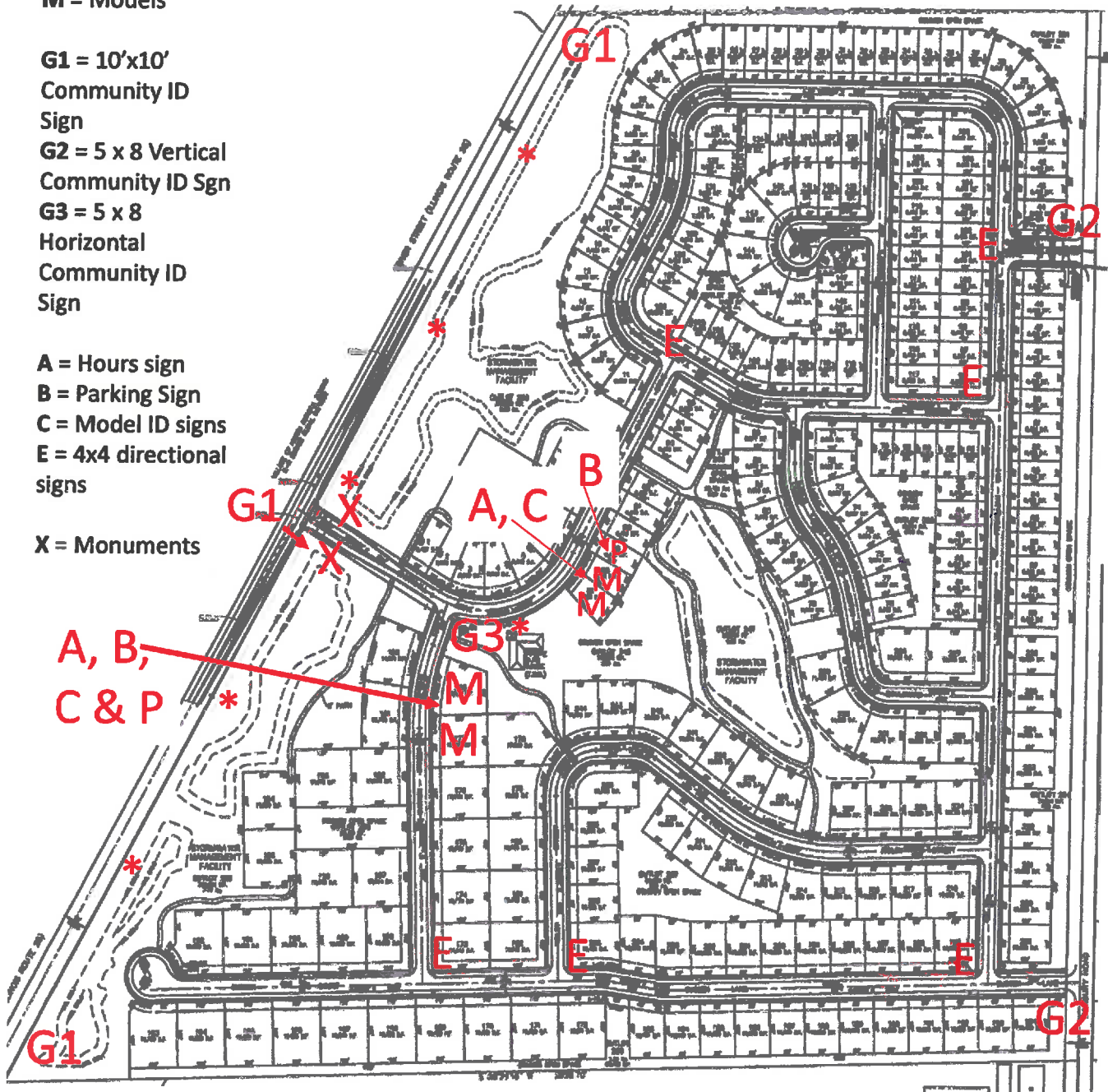
Signs – Temporary and Permanent

P = Parking
M = Models

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

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

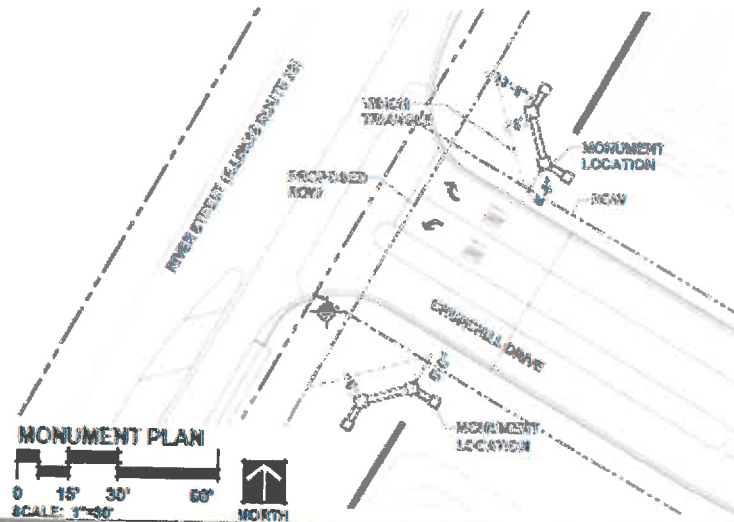
X = Monuments



Revised 6.1.18



MONUMENT ELEVATION
NOT TO SCALE



RIVER STREET: MONUMENT EXHIBIT
LINCOLN VALLEY ON THE FOX
NORTH AURORA, ILLINOIS
5/11/2018

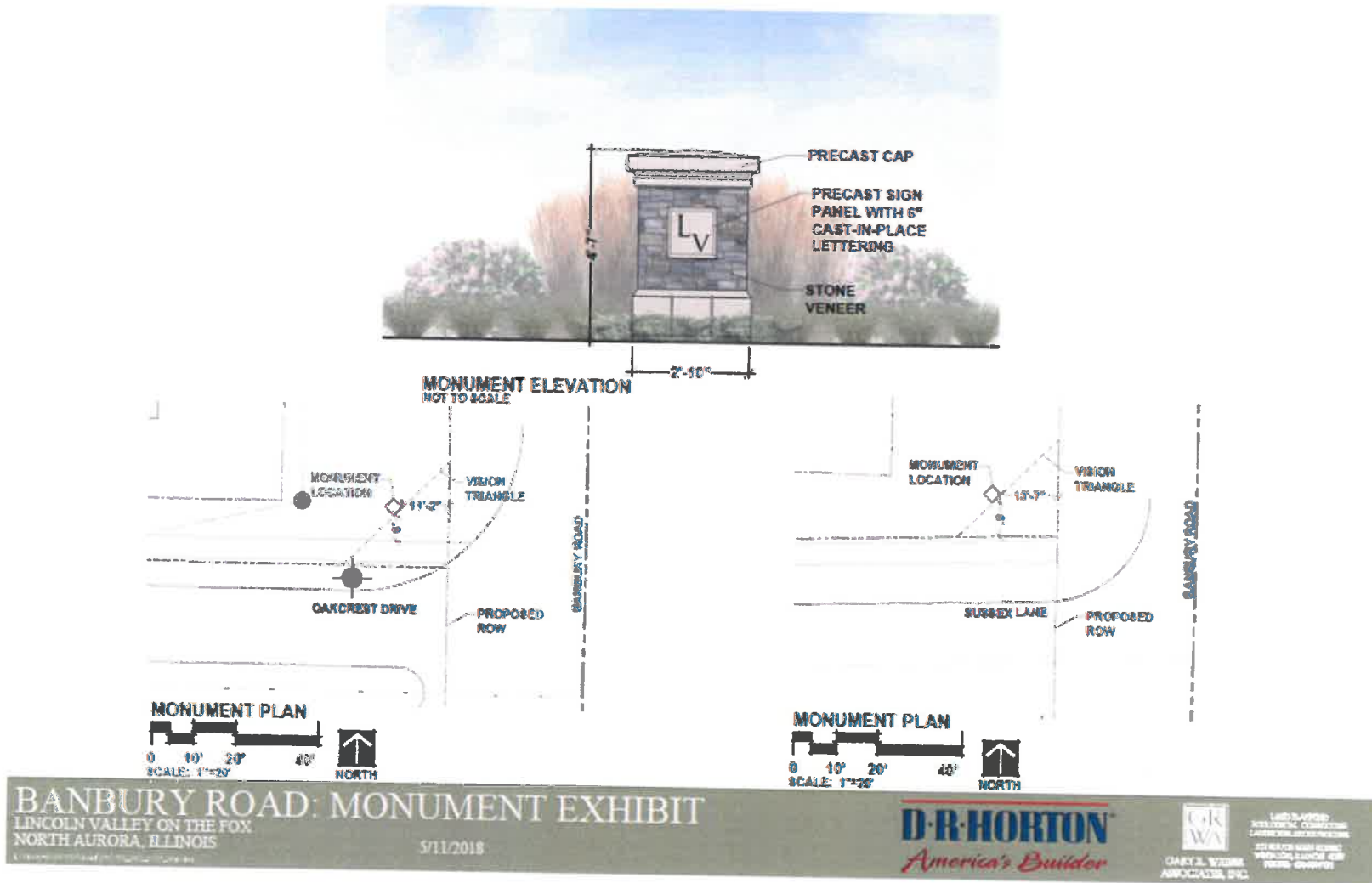
D.R. HORTON
America's Builder



GARY E. WINES
ASSOCIATES, INC.

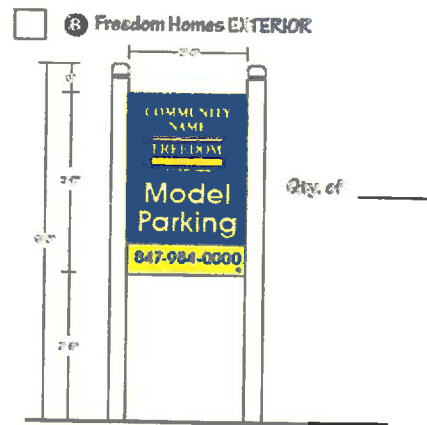
CONSULTING
ARCHITECTURAL, ENGINEERING
LANDSCAPE ARCHITECTURE
AND PLANNING
100 NORTH AURORA STREET
NORTH AURORA, ILLINOIS 60150

EXHIBIT 5

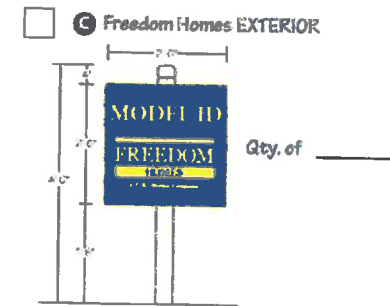




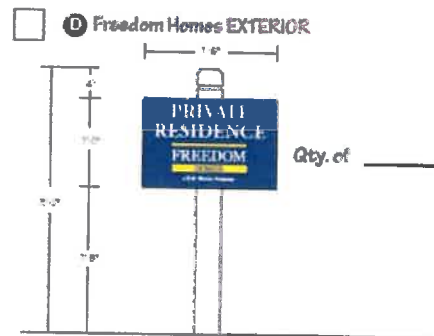
3'-0" x 2'-0" double face mdo plywood sign on wood posts w/ double face hanging hours panel



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

EXHIBIT 5

Permanent and Temporary Signs

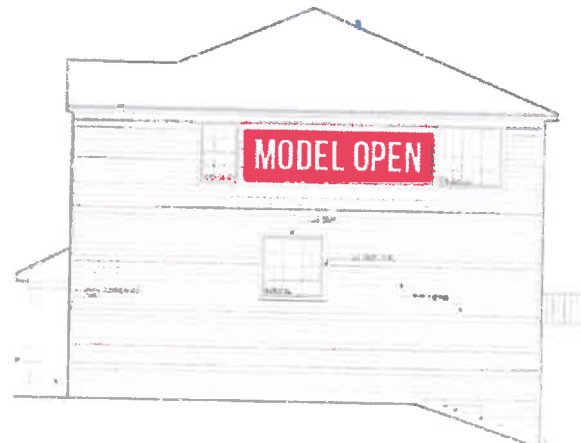
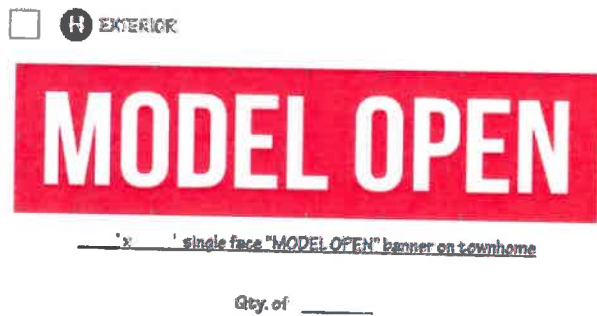
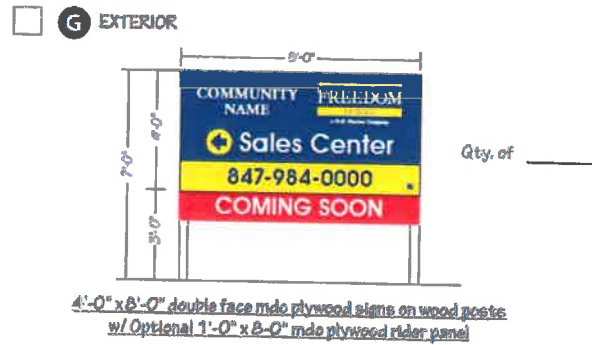


EXHIBIT 5

Permanent and Temporary Signs

☐ **I** EXTERIOR



Qty. of _____

2'-0" high x 5'-0" wide single face aluminum signs
5.4" high x 12" wide double face aluminum riders.

☐ **K** EXTERIOR



Qty. of _____ x x awning

☐ **J** EXTERIOR



Qty. of _____

2'-7 1/2" high x 2'-0" wide steel hinged "A" frame signs
w/ 1'-6" x 2'-0" double face aluminum sign panels

☐ **L** EXTERIOR



HOURS:
 MONDAY 1 pm - 8 pm
 TUESDAY-SATURDAY 10 am - 8 pm
 SUNDAY 11 am - 8 pm

Vinyl on 1st surface glass door

Qty. of _____



**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: TEMPORARY USE – 1175 OAK STREET
AGENDA: 6/18/2018 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance approving a temporary use permit for the property at 1175 Oak Street North Aurora, Illinois as a place of religious worship

DISCUSSION

On August 1, 2016, the Village Board granted a temporary use permit for the property at 1175 Oak Street to Orchard Community church as a place of religious worship. The one (1) year temporary expiration ended August 1, 2017. A six (6) month extension provision was included, per the approval of the Village Administrator. The six (6) month extension expired February 1, 2018. On February 5, 2018, the Village Board granted an additional six (6) month extension.

Due to unforeseen circumstances involving the permanent church location, the Orchard Community Church is now requesting approval of the property at 1175 Oak Street for temporary use as a church until December 31, 2018.

Attachments:

1. Ordinance approving a temporary use permit for the property at 1175 Oak Street North Aurora, Illinois as a place of religious worship.

VILLAGE OF NORTH AURORA



VILLAGE OF
NORTH
AURORA

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

ORDINANCE APPROVING A TEMPORARY USE PERMIT
FOR THE PROPERTY AT 1175 OAK STREET NORTH AURORA, ILLINOIS
AS A PLACE OF RELIGIOUS WORSHIP

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

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

Signed _____

VILLAGE OF NORTH AURORA

ORDINANCE NO.

**ORDINANCE APPROVING A TEMPORARY USE PERMIT
FOR THE PROPERTY AT 1175 OAK STREET NORTH AURORA, ILLINOIS
AS A PLACE OF RELIGIOUS WORSHIP**

WHEREAS, On August 1, 2016, the Village Board granted a temporary use permit to Orchard Community Church for the property at 1175 Oak Street for use as a place of religious worship for twelve (12) months, including a six (6) month extension provision per the approval of the Village Administrator; and

WHEREAS, the one (1) year temporary expiration and the six (6) month extension have both expired; and

WHEREAS, on February 5, 2018, the Village Board granted an additional six (6) month extension; and

WHEREAS, due to unforeseen circumstances involving the permanent church location, the Orchard Community Church is requesting approval of the property at 1175 Oak Street for temporary use as a church until December 31, 2018; and

WHEREAS, Section 11.3 of Title 17 (Zoning) describes the qualifications and criteria for the granting of temporary uses that are not listed permitted temporary uses, and church use is not considered a permitted temporary use; and

WHEREAS, requests for temporary uses not listed as permitted uses must be approved the Board of Trustees and must be consistent with the purpose and intent of the Zoning Code in the District in which the property is located; and

WHEREAS, whereas the Property is located in the B-2 General Commercial District, the Zoning Code only allows churches in residential districts and the B-1 Community Business District as a permanent use, but there currently is no property in the Village zoned B-1 Community Business District; and

WHEREAS, there are very few, if any, existing buildings available for temporary use for a church in the residential zoning districts in the Village, and no B-1 Community Business District property in the Village, leaving B-2 General Commercial Districts as the most viable option for a temporary church use in the Village; and

WHEREAS, granting a temporary church use for the Property is not inconsistent with the purpose and intent of the Zoning Code.

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

VILLAGE OF NORTH AURORA

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.

2. The request for approval of the Property for temporary church use until December 31, 2018 is hereby approved along with the right to have temporary signage to be displayed from the interior of the building and exterior signage only during weekends that is otherwise in compliance with the Village Sign Ordinance.

3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required by law.

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

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

Mark Carroll _____
Mark Gaffino _____
Michael Lowery _____

Laura Curtis _____
Mark Guethle _____
Tao Martinez _____

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

Dale Berman, Village President

ATTEST:

Lori Murray, Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: TIF FAÇADE GRANT APPLICATION GUIDELINES
AGENDA: 6/18/2018 REGULAR VILLAGE BOARD MEETING

ITEM

Resolution of support for the revised Route 31 Tax Increment Financing District Façade Grant Program Guidelines

DISCUSSION

The Route 31 Tax Increment Financing District Façade Grant Program Guidelines sets forth the type of work that can be performed using the TIF Façade Grant Program funding. There are several residential homes located in the Rte. 31 TIF District that are in a state of disrepair. Given their age and lack of upkeep, those homes have been found to be in violation of the Property Maintenance Code. Said homes are located in both commercially-zoning districts and residentially-zoned districts. The single-family homes located in business districts are considered non-conforming as the use is not permitted in the commercial zoning districts. The homes located in residential zoning districts are classified as non-conforming as they have deficient yard regulations (setbacks, etc.). As these homes could not be rebuilt as-is in the event they are damaged or destroyed beyond 50% of their value, the intent is to eventually phase them out.

Staff is proposing to amend the program guidelines and would like to highlight the following changes:

- ✓ Include demolition of structures considered to be of visual blight
- ✓ Include demolition of residential buildings considered non-conforming to the use, bulk and yard regulations of the Zoning Ordinance
- ✓ Amend the general language to accommodate the demolition inclusions

The Operations Committee discussed this item at their May 7, 2018 meeting. After discussion on the topic the Committee directed staff to move forward with amending the guideline language.

Attachments:

1. Amended Route 31 Tax Increment Financing District Façade Grant Program Guideline language
2. Resolution of support for the revised Route 31 Tax Increment Financing District Façade Grant Program Guidelines.

**VILLAGE OF NORTH AURORA
ROUTE 31 TAX INCREMENT FINANCING DISTRICT GRANT
PROGRAM GUIDELINES**

I. INTRODUCTION

The Village of North Aurora Tax Increment Financing Grant Program (NATIFGP) is designed to provide financial assistance to ~~commercial~~ property owners to make property, building, ~~landscaping~~ and signage improvements. The primary goal of NATIFGP is to achieve true improvement in ~~building~~ appearance rather than support general maintenance. ~~The NATIFGP offers reimbursement for eligible improvements to businesses enrolled in the program.~~ Under the program, owners of property ~~or owners of businesses~~ located within the designated target areas are eligible to apply for grant funds equal to 50 percent of the cost of improving their properties ~~storefronts, building facades, or landscaping~~ up to \$20,000.00 and up to \$10,000.00 for sign improvements that bring the signs into conformance with the Village's Sign Ordinance. A one-time reimbursement of \$1,000.00 is also available for architectural/engineering services. ~~Through this grant program, the Village of North Aurora is reinvesting TIF dollars into our commercial infrastructure for the benefit of North Aurora businesses and residents.~~

II. TARGET AREA

Target improvement areas include existing structures currently zoned commercial and in current commercial use or planned for commercial use within the North Aurora Rt.31/Lincoln Highway TIF District. Eligible residential demolition projects are not required to be located on property zoned commercial. Any and all improvements must meet all requirements of Village of North Aurora zoning, building and sign codes. ~~A map indicating the program's target area is presented as Figure 1.~~

III. TYPE OF ASSISTANCE

After approval in the program, property owners can receive: 1) matching funds equal to 50% of the project cost, up to a total Village of North Aurora contribution of \$20,000.00 per location; 2) one-time contribution of \$1,000.00 for the services of a State Certified/Licensed Architect and/or Engineer; 3) up to \$10,000.00 for sign improvements that bring signs into conformance with the Village's Sign Ordinance. There is not a required percentage match for the sign grant. ~~The Village may also require sidewalk to be installed as part of the grant award depending on whether sidewalk is present and/or if it is feasible due to right-of-way constraints. The program will fund each eligible improvement only once. However, the applicant may present the project in phases with completion scheduled within two (2) years.~~

IV. ELIGIBLE APPLICANTS

~~Eligible applicants include the owner of a commercial building or the owner of a commercial business. Business owners who are tenants of a building must provide written consent from the building owner for all proposed improvements.~~

V. ELIGIBLE IMPROVEMENTS

The program is geared to make building improvements ranging from minor repairs and painting to complete facade renovation and removal of visual blight. All façade improvements must be compatible with the architecture of the building. Eligible improvements include brick cleaning and tuck pointing, window and/or door replacement, awnings, restoration of original architectural features and other improvements promoting a positive appearance of the building and property, including signage. Roof repair will not be

funded under the program. Awnings and canopies may be used as a design element if those features are compatible with the original building design and complement the building's architectural features. Construction and/or repair of mansard roofs and fixed shingle canopies may be an eligible cost under the program.

Other eligible improvements include:

- Upgrading non-conforming signage to code compliance
- Landscaping
- Exterior lighting
- Parking area improvements
- ADA Handicap accessibility -ramps, doors, etc.
- Demolition of structures considered to be of visual blight
- Demolition of residential buildings considered non-conforming to the use, bulk and yard regulations of the Zoning Ordinance.

~~Staff will evaluate whether sidewalk installation is necessary for the property in question upon application submission. If sidewalk is deemed necessary, staff will advise the applicant of such and the application amount may be increased to reflect the costs of sidewalk installation.~~

VI. INELIGIBLE PROJECTS

It is not the purpose of the program to finance routine maintenance items for a particular business or property owner. Building additions shall not be funded, however such additions may be eligible for other TIF assistance. Each eligible improvement shall be funded only once by the program. Ineligible improvements include improvements to the building interior (remodeling floor, office, or display spaces) or exterior maintenance work such as roof repairs/replacements.

VII. APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

1. Potential applicants shall receive a copy of the program guidelines and application form. The completed application should be submitted to the Community and Economic Development Director at 25 E. State St., North Aurora, IL 60542.
2. All applicants shall be in good standing with the Village of North Aurora, having no open Village Ordinance violations or defaults in payments to the Village. Any open Ordinance violations or defaults in payment will result in automatic disqualification.
3. At least two separate cost estimates shall be submitted with each application. Each estimate shall include a detailed scope of work to be completed and a breakdown of cost for such work. Funding will be based on the lowest reasonable estimate in conjunction with the scope of work provided. This determination may affect the applicant's selection of a preferred contractor. The applicant may not serve as his/her own contractor. Contractors with a history of Village Ordinance violations, defaults in payments owed to the Village or breach of the Contractor Registration Program requirements will automatically be disqualified and a new estimate would be required in their place.
4. Applications will be reviewed by staff for compliance with all program guidelines. A site inspection will be completed by the Village of North Aurora Community Development Department staff to offer additional recommendations on building and/or site improvements and review the building

and/or site for any violations to the property maintenance code, applicable building codes or Zoning Ordinance. If the application does not meet program eligibility, correspondence will be sent to the applicant indicating what items need to be addressed prior to the application being compliant. An appeal of any application denial by staff may be made to the [Development Operations](#) Committee. The applicant shall notify the Community and Economic Development Director in writing (by return receipt mail) with a request to appeal within ten (10) working days of receiving notice of the disapproved application. ~~The Development Committee will hear the appeal and review the facts and may vote to uphold or reverse the staff decision.~~

5. If an application meets the program guidelines and sufficient funding is available for the proposed project, the completed application and a recommendation for grant award will be made to the Village [Development Operations](#) Committee. The [Development Operations](#) Committee will in turn make a recommendation to the entire Village Board on each eligible application.
6. The Village Board shall authorize execution of a grant agreement based on Community Development Department staff's site and building recommendations (if any), the [Development Operations](#) Committee's recommendation and any changes made by the Village Board regarding funding levels and scope of work.
7. No reimbursement shall be made for work initiated or completed prior to Board approval.
8. All required work shall be completed within two (2) years of Board approval.
9. Notice of any change orders for which the Applicant seeks reimbursement of costs must be given to the Village in writing, and the work must be approved by the Village in writing before the work is done to be eligible for reimbursement.
10. Applicants are required to submit a six (6) month progress report if the improvement is not completed within the initial six (6) months after application funding. If the improvement requires the full two (2) year maximum timeframe to complete, reports are due for every six (6) month period until final completion/submission of costs and supporting documentation.
11. After completion of the project, copies of all bids, contracts, invoices, lien waivers, and cancelled checks must be submitted to the Village. Village staff will inspect the work for compliance with Village codes and conformance with the design plans approved for the project. The Village shall make payment to the applicant in accordance with the Illinois Prompt Payment Act.

VIII. SELECTION CRITERIA

Eligible applications will be considered on a first-come, first-served basis. If the amount of eligible requests exceeds the amount of funding available during the respective fiscal year, eligible requests may be earmarked for the following fiscal year. Reasonable accommodations may apply to eligible projects under extenuating circumstances, such as (but not limited to) seasonal conditions; redevelopment or remodeling caused by an act of God; or property acquisition.

IX. PREVAILING WAGE LAW (P.A. 96-0437 & 96-0058 as amended), WHEN APPLICABLE.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout including the Illinois Prevailing Wage Act. The grantee or entity awarded funding will be required to submit certified payroll to the Village of North Aurora on a monthly basis for the work being performed under the grant and/or redevelopment agreement if said grant or redevelopment agreement funding is being used for the purchase of labor for the materials or services being rendered.

When a project is financed in whole or in portion with tax increment financing funds, that project falls under the purview of the Prevailing Wage Act and is considered a Public Work. In effect, the contractor selected to do the work must pay his/her employees the prevailing rate of wages for Kane County and supply certified payroll to the Village of North Aurora prior to reimbursement being issued. The Village of North Aurora will hold those records for a period of time as required by State Statute.

If contracts for specific work are separated for a project on a building and land owned by a private entity, then only that contract which will be partially financed with tax increment funds is subject to the prevailing wage requirement.

X. CORRESPONDENCE

Questions and comments regarding this program may be directed to:

Michael Toth
Community and Economic Development Director
Village of North Aurora
P. (630) 897-8228, ext. 228
F. (630) 897-8258
mtoth@northaurora.org

THE VILLAGE OF NORTH AURORA

RESOLUTION NO. _____

RESOLUTION OF SUPPORT FOR THE REVISED ROUTE 31 TIF GUIDELINES

WHEREAS, the Village of North Aurora adopted a Route 31 TIF District in 2003 to promote economic development activity within the corridor; and,

WHEREAS, the Village of North Aurora has administered a Route 31 TIF Façade Grant Program since 2004; and,

WHEREAS, the Village of North Aurora Route 31 Tax Increment Financing District Program Guidelines establish specific procedures for program application and execution; and,

WHEREAS, the Village of North Aurora has a history of amending the Route 31 Tax Increment Financing District Program Guidelines to accommodate market conditions and promote the program's effectiveness; and,

WHEREAS, additional changes to the Route 31 TIF Guidelines and supporting documentation are advisable in an effort to achieve greater program effectiveness and attract more property owners to take advantage of the program.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of North Aurora as follows:

1. The recitals set forth above are incorporated herein and made material part of this resolution as the findings of the President and the Board of Trustees.

2. That the Village Board approves the revised Route 31 Tax Increment Financing District Program Guidelines (attached hereto and referenced herein as Exhibit A) which attempt to increase the grant program's attractiveness and effectiveness.

3. This Resolution shall take immediate full force and effect from and after its approval.

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

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

Mark Carroll _____
Mark Gaffino _____
Michael Lowery _____

Laura Curtis _____
Mark Guethle _____
Tao Martinez _____

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

Village President

ATTEST:

Village Clerk

Exhibit 'A' Route 31 Tax Increment Financing District Façade Grant Program Guidelines

**VILLAGE OF NORTH AURORA
ROUTE 31 TAX INCREMENT FINANCING DISTRICT GRANT
PROGRAM GUIDELINES**

I. INTRODUCTION

The Village of North Aurora Tax Increment Financing Grant Program (NATIFGP) is designed to provide financial assistance to property owners to make property, building and signage improvements. The primary goal of NATIFGP is to achieve true improvement in appearance rather than support general maintenance. Under the program, owners of property located within the designated target areas are eligible to apply for grant funds equal to 50 percent of the cost of improving their properties up to \$20,000.00 and up to \$10,000.00 for sign improvements that bring the signs into conformance with the Village's Sign Ordinance. A one-time reimbursement of \$1,000.00 is also available for architectural/engineering services.

II. TARGET AREA

Target improvement areas include existing structures currently zoned commercial and in current commercial use or planned for commercial use within the North Aurora Rt.31/Lincoln Highway TIF District. Eligible residential demolition projects are not required to be located on property zoned commercial. Any and all improvements must meet all requirements of Village of North Aurora zoning, building and sign codes.

III. TYPE OF ASSISTANCE

After approval in the program, property owners can receive: 1) matching funds equal to 50% of the project cost, up to a total Village of North Aurora contribution of \$20,000.00 per location; 2) one-time contribution of \$1,000.00 for the services of a State Certified/Licensed Architect and/or Engineer; 3) up to \$10,000.00 for sign improvements that bring signs into conformance with the Village's Sign Ordinance. There is not a required percentage match for the sign grant.

IV. ELIGIBLE IMPROVEMENTS

The program is geared to make building improvements ranging from minor repairs and painting to complete facade renovation and removal of visual blight. All facade improvements must be compatible with the architecture of the building. Eligible improvements include brick cleaning and tuck pointing, window and/or door replacement, awnings, restoration of original architectural features and other improvements promoting a positive appearance of the building and property, including signage. Roof repair will not be funded under the program. Awnings and canopies may be used as a design element if those features are compatible with the original building design and complement the building's architectural features. Construction and/or repair of mansard roofs and fixed shingle canopies may be an eligible cost under the program.

Other eligible improvements include:

- Upgrading non-conforming signage to code compliance
- Landscaping
- Exterior lighting
- Parking area improvements
- ADA Handicap accessibility -ramps, doors, etc.

- Demolition of structures considered to be of visual blight
- Demolition of residential buildings considered non-conforming to the use, bulk and yard regulations of the Zoning Ordinance.

VI. INELIGIBLE PROJECTS

It is not the purpose of the program to finance routine maintenance items for a particular business or property owner. Building additions shall not be funded, however such additions may be eligible for other TIF assistance. Each eligible improvement shall be funded only once by the program. Ineligible improvements include improvements to the building interior (remodeling floor, office, or display spaces) or exterior maintenance work such as roof repairs/replacements.

VII. APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

1. Potential applicants shall receive a copy of the program guidelines and application form. The completed application should be submitted to the Community and Economic Development Director at 25 E. State St., North Aurora, IL 60542.
2. All applicants shall be in good standing with the Village of North Aurora, having no open Village Ordinance violations or defaults in payments to the Village. Any open Ordinance violations or defaults in payment will result in automatic disqualification.
3. At least two separate cost estimates shall be submitted with each application. Each estimate shall include a detailed scope of work to be completed and a breakdown of cost for such work. Funding will be based on the lowest reasonable estimate in conjunction with the scope of work provided. This determination may affect the applicant's selection of a preferred contractor. The applicant may not serve as his/her own contractor. Contractors with a history of Village Ordinance violations, defaults in payments owed to the Village or breach of the Contractor Registration Program requirements will automatically be disqualified and a new estimate would be required in their place.
4. Applications will be reviewed by staff for compliance with all program guidelines. A site inspection will be completed by the Village of North Aurora Community Development Department staff to offer additional recommendations on building and/or site improvements and review the building and/or site for any violations to the property maintenance code, applicable building codes or Zoning Ordinance. If the application does not meet program eligibility, correspondence will be sent to the applicant indicating what items need to be addressed prior to the application being compliant. An appeal of any application denial by staff may be made to the Operations Committee. The applicant shall notify the Community and Economic Development Director in writing (by return receipt mail) with a request to appeal within ten (10) working days of receiving notice of the disapproved application.
5. If an application meets the program guidelines and sufficient funding is available for the proposed project, the completed application and a recommendation for grant award will be made to the Village Operations Committee. The Operations Committee will in turn make a recommendation to the entire Village Board on each eligible application.
6. The Village Board shall authorize execution of a grant agreement based on Community Development Department staff's site and building recommendations (if any), the Operations

Committee's recommendation and any changes made by the Village Board regarding funding levels and scope of work.

7. No reimbursement shall be made for work initiated or completed prior to Board approval.
8. All required work shall be completed within two (2) years of Board approval.
9. Notice of any change orders for which the Applicant seeks reimbursement of costs must be given to the Village in writing, and the work must be approved by the Village in writing before the work is done to be eligible for reimbursement.
10. Applicants are required to submit a six (6) month progress report if the improvement is not completed within the initial six (6) months after application funding. If the improvement requires the full two (2) year maximum timeframe to complete, reports are due for every six (6) month period until final completion/submission of costs and supporting documentation.
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Memorandum

To: Dale Berman, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: John Laskowski, Public Works Director

Date: June 11, 2018

Re: Renewal of an Agreement with Layne Christensen

The Village has four active wells that supply water to the distribution network. In order to supply water from the aquifer to the distribution system, motors power pumps that force the water up through pipes and into the pipe network.

Over time these pumps, motors, and pipes require maintenance to extend their useful life. Occasionally when the pumps fail or a hole forms in the piping in the well, a professional firm is needed to diagnose the electrical and mechanical failures and correct them. The services that Layne Christensen provides are specialized services that often require winches and cranes, and the repairs require specialized labor from machinists.

The advantage of signing a Professional Services Agreement with Layne are the only company in Illinois that is designated as certified distributor for Byron Jackson equipment, the only type the Village currently uses. They provide reduced prices through this agreement, and they have recently opened up a new facility in Aurora. This can greatly reduce the time that a well is out of service.

During the past five years the Village was able to take advantage of this agreement during maintenance and repairs performed on Well #7. The maintenance and repairs performed on the pump and motor received a 5% reduction on labor costs. Additionally the televising of the well shaft, which is considered a specialized service, received a 10% discount under this agreement.

The agreement has a five year term ending in 2023. The Village is not obligated to exclusively use Layne Christensen under this agreement and has the ability to select another contractor at any time. Staff recommends entering into this agreement with Layne to take advantage of favorable pricing and their expertise.