



COMMITTEE OF THE WHOLE MEETING
Monday, February 17, 2020
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Aurora Packing Development
2. Randall Crossing Mixed Use Development

EXECUTIVE SESSION

ADJOURN

Initials SB

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: PETITION 20-02: AURORA PACKING COMPANY REDEVELOPMENT
AGENDA: FEBRUARY 17, 2020 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Aurora Packing is proposing a five-phase redevelopment plan where they would construct an entirely new facility, demolish the existing facility, establish adequate parking in place of the current facility and clean up the area where they are currently parking. Aurora Packing will also be acquiring, renovating and connecting the buildings located directly south to create a unified campus that would include all properties between Grant Street and South Street between the east bank of the Fox River and the BNSF right of way.

Per the Zoning Ordinance, Meat Packing, Including Slaughtering is classified as a permitted use in the I-3 Central Industrial District. The following items are being requested of the Village:

- **Special use to allow a Planned Unit Development.** Any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development.
- **Landscaping tree deviation.** According to the submitted landscape plan, 336 trees would be required on site whereas only roughly 200 could realistically be provided.
- **Easement encroachment.** Two small segments of the proposed building are being proposed in the area that is the vacated portion of Grant Street, which contains the Village's easement rights.
- **Parking on Village property.** Village approval would be needed to allow parking on a small portion of Village property, which would include seven (7) ADA parking spaces. The parking spaces would be fully improved and installed at the expense of the property owner. The PUD ordinance will require the property owner to enter into a written license or a no-fee lease agreement with the Village for the use of the property.
- **Site plan approval.** As the proposed phase plan includes an addition that is greater than twenty-five percent of the total square footage of an existing structure, site plan review approval is required.
- **Plat of consolidation.** The Aurora Packing campus is currently comprised of fourteen (14) separate parcels. As such, a Plat of Subdivision is being proposed to consolidate the fourteen (14) separate parcels into two lots.

A public hearing was held before the Plan Commission at their February 4, 2019 meeting. The Plan Commission discussed the on-site operations with the petitioner. The Plan Commission unanimously recommended approval of the site plan approval, plat of consolidation and special use, subject to the eight conditions listed in the staff report.

The petitioner presented the concept plan to the Village Board on October 21, 2019. Staff would again like to take this opportunity to solicit feedback from the Village Board on the submitted plans and zoning requests.

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: February 4, 2020

Petition Number: #20-02

Petitioner: Aurora Packing, Inc.

Requests: 1) Special Use - Planned Unit Development with deviations 2) Site Plan Approval 3) Plat of Consolidation

Parcel Number(s): 15-03-301-015, -016, -017, -018, -019, -020, -021, -022, -023, -028, -029, -030, -031 and 15-04-429-004.

Size: 12.6 acres

Current Zoning: I-3 Central Industrial District

Contiguous Zoning: North: R-2 Single Family Residence District, South: I-2 General Industrial District, East: Not Applicable – BNSF Right of Way, West: Not Applicable – Fox River

Current Land Use: Meat Packing, Including Slaughtering Facility; Warehousing

Comprehensive Plan Designation: 'Heavy Industrial'



BACKGROUND

For decades, Aurora Packing has operated as a slaughterhouse and meat packing facility. They are proposing a five-phase redevelopment plan where they would construct an entirely new facility, demolish the existing facility, establish adequate parking in place of the current facility and clean up the area where they are currently parking. Aurora Packing will also be acquiring, renovating and connecting the buildings located directly south to create a unified campus that would include all properties between Grant Street and South Street between the east bank of the Fox River and the BNSF right of way.

REQUESTED ACTIONS

Special Use –Planned Unit Development with deviations

Per Section 17.5.4 of the Zoning Ordinance, any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development. Per the Zoning Ordinance, *Meat Packing, Including Slaughtering* is classified as a permitted use in the I-3 Central Industrial District.

For reference purposes, the following table illustrates the yard and bulk regulations of the I-3 Central Industrial District:

Yard & Bulk Regulations	I-3
BULK REGULATIONS	
Lot Area, Minimum	None
Lot Width, Minimum	None
Building Height, Maximum	None
YARD REGULATIONS	
Front Yard, Minimum	10 ft
Front Yard Minimum Abutting Residential or Business District	40 ft
Rear Yard, Minimum	15 ft
Rear Yard, Minimum Abutting Residential or Business District	45 ft
Interior Side Yard, Minimum	None
Interior Side Yard, Minimum Abutting Residential or Business District	45 ft
Corner Side Yard, Minimum	25 ft
Floor Area Ratio (FAR)	None

Building Setbacks

The table above illustrates the yard and bulk regulations required of the I-3 Central Industrial District. The configuration of Aurora Packing's campus boundaries are atypical in that there is no clearly defined front, rear and side yards. Section 17.2.4 of the Zoning Ordinance grants authority to the Community Development Director *to receive, review and make decisions on zoning interpretations*. The table below illustrates the yard interpretation provided by the Community Development Director. Staff notes that a deviation is unnecessary as the proposed setbacks do not conflict with the district setback requirements, as interpreted by the Community Development Director.

Adjacent Property Line	Proposed Distance (Closest to Adjacent Property Line)	Yard Determination	Setback Determination
North	±822'	Front (Abutting Residential)	40'
South	49.82'	Rear	15'
East	8.34'	Interior Side	None
West	35.16'	Corner Side	25'

Landscaping Trees (Deviation Required)

Section 14.5.B.3 of the Zoning Ordinance requires shade trees to be provided for manufacturing, warehouse and distribution developments at a minimum of one tree per one thousand (1,000) square feet of total lot area, minus the area of the building. According to the submitted landscape plan, 336 trees would be required on site whereas only roughly 200 could realistically be provided. While the overall pervious area will be increased with the proposed plan, the overall impervious area of the final site would be an estimated 87% of the site, which does not leave sufficient greenspace for 336 trees. Staff finds the proposed landscape plan to adequately address on-site landscaping.

Easement Encroachment (Village Approval Required -- Easement)

In 2014, it was determined that the portion of Grant Street, along which 149 Grant Street is located, was not useful for public road purposes. As such, the Village Board approved the vacation of that portion of Grant Street. As part of the Vacation Agreement, the Village reserved an easement in, over, along, and under said portion of Grant Street for the purpose of maintaining, renewing and reconstructing any and all public service facilities which existed.

Two small segments of the proposed building are being proposed in the area that is the vacated portion of the Grant Street, which contains the Village's easement rights. As such, Village approval is needed to allow a portion of the proposed building in that area.

Off Site Parking (Village Approval Required – Village Property)

Section 13.5.6.B of the Zoning Ordinance requires parking for nonresidential uses to be located on the same lot as, or within six hundred (600) feet walking distance of, the building or use served. Off-street parking accessory to a nonresidential use shall not be located in a residential zoning district.

The proposed plan includes sixteen (16) off-street parking spaces and seven (7) ADA parking spaces adjacent to the main business entrance located on the west side of the building. One (1) off-street parking space and the seven (7) ADA parking spaces would be located on Village-owned property, which is currently being used as parking and trailer storage. Village approval would be needed to allow the proposed parking on the Village's property, which is located in the I-2 General Industrial District. Staff notes that the Village-owned property would contain all of the ADA parking spaces for the business, being the closest in proximity to the front entrance.

As there are a total of 333 parking spaces being proposed, eight (8) accessible parking spaces shall be provided. The proposed plans states that eight (8) accessible spaces are to be provided, but only illustrates seven (7).

SITE PLAN APPROVAL

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved or an addition to said uses that constitutes more than twenty-five (25) percent of total square footage of an existing structure. As the proposed phase plan includes an addition that is greater than twenty-five percent of the total square footage of an existing structure, site plan review approval is required.

PLAT OF CONSOLIDATION

The Aurora Packing campus is currently comprised of fourteen (14) separate parcels. As such, a Plat of Subdivision is being proposed to consolidate the fourteen (14) separate parcels into two lots. Lot 1 would include the main campus (12.348 acres) and Lot 2 would include the orphaned parcel (0.245 acres) in ownership of Aurora Packing. Staff notes that Lot 2 is currently being used as parking for Aurora Packing. As Lot 2 is not illustrated on the restoration plan, a condition of approval will require that any parking surfaces be removed and the lot be planted with grass and maintained as open space. Said Preliminary Plat of Subdivision has been included in the application and a Final Plat of Subdivision will be provided at Final Engineering. As part of this request, final plat consideration is being requested.

FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Special Use as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Additionally, the proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #20-02, subject to the following conditions:

1. A minimum of eight (8) accessible parking spaces shall be provided at all times.
2. The parking surface located on the proposed Lot 2 shall be removed and the remaining area be planted with grass.
3. Truck access shall be limited to the southern portion of the subject property and take access to/from South Street.
4. Construction parking shall be contained within the subject property or accommodations shall be made to transport workers to/from the site from an approved off-site location.
5. Construction traffic shall not impede on the ability of the Village and Fire Protection District to provide emergency services.
6. Outdoor storage shall be limited to vehicles, trailers and equipment. The outdoor storage of junk, garbage, waste, refuse, raw or finished materials, landscape materials or any hazardous, flammable or toxic materials shall be strictly prohibited.
7. All fencing and/or screening shall be properly maintained, sound and in good repair.

8. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 20-02

FILE NAME Aurora Packing, Inc

DATE STAMP

RECEIVED

DEC 13 2019

**VILLAGE OF
NORTH AURORA**

I. APPLICANT AND OWNER DATA

Name of Applicant AURORA PACKING, INC.

Applicant Address 125 S. GRANT STREET

Applicant Telephone # 630-897-0551

Email Address dtanis@aurorapacking.com

Property Owner(s) AURORA PACKING, INC FGMM PROPERTIES LLC

Owner Address 125 S. GRANT STREET 125 S. GRANT STREET

Owner Telephone # 630-897-0551 630-897-0551

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 125 S. GRANT STREET & 149 S. GRANT STREET
(indicate location if no common address)

Legal Description: See Attached

Parcel Size 12.593 acres

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

Present Zoning District I-3 CENTRAL INDUSTRIAL DISTRICT
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use I-3 SPECIAL USE P.U.D.
(Zoning Ordinance Classification)

Code Section that authorizes Special Use 5-4

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? NO

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed THE PROPOSED USE FOR THE ENTIRE PROPERTY WILL BE A USE THAT CURRENTLY EXISTS AT 125 S. GRANT STREET, i.e., SLAUGHTERING AND MEAT PACKING. THE P.U.D WILL ENCOMPASS ALL PROPERTY CURRENTLY USED BY AURORA PACKING AT 125 S. GRANT STREET AS WELL AS THE PROPERTY USED BY WINCO PLASTICS AT 149 S. GRANT STREET THAT AURORA PACKING HAS PURCHASED.

What are the existing uses of property within the general area of the Property in question? FOX RIVER TO THE WEST, I-2 SPECIAL USE FOR MINING ACROSS ROUTE 25 TO THE EAST, REAGAN MEMORIAL TOLLWAY (I-88) AND I-2 INDUSTRIAL TO THE SOUTH & R-2 TO THE NORTH WITH SEPARATION BY A COMED TRANSMISSION LINE.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) YES. THE COMPLETE REDEVELOPMENT OF THE PROPERTY, INCLUDING CONSTRUCTION OF A NEW FACILITY AND DEMOLITION OF THE EXISTING, ALONG WITH SIGNIFICANT PROPERTY IMPROVEMENT AND RESUBDIVISION OF THE PROPERTY. PRE-DEVELOPMENT CONFERENCES WITH VILLAGE STAFF HAVE ALSO CONFIRMED THIS NEED.

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

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

THE EXISTING USES OF THE PROPERTY ARE PERMITTED USES, BUT THE REDEVELOPMENT WILL REQUIRE SPECIAL USE PERMITTING DUE TO THE DEVELOPMENT STANDARDS REQUESTED BY BOTH THE APPLICANT AND THE VILLAGE

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

BASED ON CONFERENCES WITH VILLAGE STAFF, IT HAS BEEN DETERMINED BY THE APPLICANT AND THE VILLAGE THAT A P.U.D. SPECIAL USE PROCESS WILL BENEFIT ALL.

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

THE PROPOSED SPECIAL USE WILL ALLEVIATE CURRENT IMPACTS TO THE BANKS OF THE FOX RIVER and FOX VALLEY PARK DISTRICT PROPERTY AND ADD TO THE ECONOMIC WELFARE OF THE VILLAGE BY CREATING A LONG TERM, NEW FACILITY THAT PROVIDES JOBS, JOB SECURITY AND TAX REVENUE TO THE VILLAGE.

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

EXCEPT FOR THE EXCEPTIONS TO CODES AND ORDINANCES OF THE VILLAGE THAT ARE SPECIFICALLY LISTED IN THE ATTACHED SUMMARY, THE PROPOSED REDEVELOPMENT OF THE ENTIRE SITE WILL MEET VILLAGE CODES, STANDARDS AND APPLICABLE REGULATIONS.

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

THE EXISTING CHARACTER OF THE VICINITY IS CURRENTLY PREDOMINATED BY THE "OLD" AURORA PACKING FACILITY AND HAPHAZARD USE OF THE SURROUNDING PROPERTY OF THE OWNER. THE PROPOSED P.U.D. SPECIAL USE WILL BE COMPATIBLE SINCE THE USE IS NOT CHANGING AND THE APPEARANCE OF THE NEW FACILITY WILL BE MORE HARMONIOUS WITH THE SURROUNDING AREA WITH A NEW BUILDING, REMODELING OF THE WINCO PLASTICS FACILITY. DEMOLITION OF THE OLD AURORA PACKING FACILITY AND CONSTRUCTION OF NEW EMPLOYEE AND VISITOR PARKING FACILITIES IN ACCORDANCE WITH VILLAGE CODE REQUIREMENTS.

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

SINCE THE USE OF THE PROPERTY IS NOT CHANGING FROM THE PERMITTED CURRENT USES, THE REQUESTED P.U.D. SPECIAL USE WILL NOT DIMINISH THE SAFETY, USE, ENJOYMENT AND VALUE OF OTHER PROPERTY IN THE AREA. THE REDEVELOPMENT OF THIS SITE WILL REMOVE ALL PARKING AREAS CURRENTLY LOCATED ON PROPERTY OWNED BY FOX VALLEY PARK DISTRICT AND ENABLE FUTURE RIVERBANK DEVELOPMENT BY FVPD IF THEY DEEM IT APPROPRIATE.

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

SINCE THE USE OF THE PROPERTY IS NOT CHANGING FROM THE PERMITTED CURRENT USES, THE REDEVELOPMENT OF THE SITE AS REQUESTED BY THE P.U.D. APPLICATION WILL BE MORE COMPATIBLE WITH USES ON ADJOINING PROPERTY.

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

THE PROPOSED TRAFFIC CIRCULATION PLAN IS INTENDED TO UTILIZE PRIMARILY THE SOUTH ENTRANCE TO THE SITE FOR TRUCK OPERATIONS AND THE NORTH SIGNALIZED ACCESS FOR EMPLOYEE TRAFFIC. THE USE OF THE SOUTH ENTRANCE WHICH DOES NOT PERMIT LEFT TURN MOVEMENTS ONTO ILLINOIS ROUTE 25 FROM S. GRANT STREET WILL NOT BE ALTERED, KEEPING THE SAFETY CONDITIONS AT THIS LOCATION UNCHANGED. IT IS FURTHER ANTICIPATED THE MAXIMUM INCREASE IN EMPLOYMENT AT THE FACILITY (150 new, 300 existing), WITH FACILITY HOURS OF 6 A.M. to 6 P.M. DUE TO THE WORK PERIOD HOURS OF THE FACILITY NOT COINCIDING WITH PEAK A.M. AND P.M. TRAFFIC ON THE ADJOINING ROAD NETWORK, DEGRADATION OF THE LEVEL OF SERVICE AT THE ACCESS POINTS TO THIS FACILITY IS NOT ANTICIPATED.

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

THE PROPOSED P.U.D. SPECIAL USE IS PROVIDING THE REQUIRED NUMBER OF PARKING SPACES, ADA SPACES, ACCESSIBILITY ROUTES AND IS EXCEEDING THE NUMBER OF LOADING SPACES DUE TO THE REQUIREMENTS OF THE OPERATION.

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

THE CURRENT USES ON THE ENTIRE SITE ARE PRESENTLY SERVED BY ADEQUATE UTILITIES AND ALL OTHER NECESSARY FACILITIES. CURRENT AND PROPOSED ROAD ACCESS IS DISCUSSED IN ITEM 8 ABOVE. UTILITY IMPROVEMENTS WILL BE PROVIDED TO THE VILLAGE'S WATER SYSTEM BY REPLACEMENT OF 1,400' OF EXISTING 6" WATER MAIN WITH THE SAME LENGTH OF 12" WATER MAIN AS REQUESTED BY THE VILLAGE. SINCE THE REDEVELOPMENT OF THIS SITE WILL RESULT IN A DECREASE OF THE EXISTING IMPERVIOUS AREAS, STORMWATER DETENTION AND STORMWATER BEST MANAGEMENT PRACTICES ARE NOT REQUIRED. HOWEVER, MEASURES ARE BEING PROPOSED TO PROVIDE WATER QUALITY IMPROVEMENTS TO THE SITE STORMWATER RUNOFF.

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

EXCEPT FOR THE EXCEPTIONS TO CODES AND ORDINANCES OF THE VILLAGE THAT ARE SPECIFICALLY LISTED IN THE ATTACHED INFORMATION, THE PROPOSED REDEVELOPMENT OF THE ENTIRE SITE WILL MEET VILLAGE CODES, STANDARDS AND APPLICABLE REGULATIONS.

IV CHECKLIST FOR ATTACHMENTS

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

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
ATTACHED.
2. Legal Description of the subject property(s).
ATTACHED.
3. Illinois Land Surveyor's plat of survey.
PRELIMINARY PLAT OF SUBDIVISION PROVIDED IN LIEU OF.
4. Site Plan illustrating all existing and proposed improvements.
ATTACHED SITE PLAN, PHASING PLAN, PRELIMINARY ENGINEERING, PRELIMINARY GRADING, PRELIMINARY LANDSCAPING AND PRELIMINARY BUILDING ELEVATIONS.
5. Statement and supporting data regarding Standards for Special Uses (above).
ANSWERS TO SPECIAL USE STANDARDS INSERTED ABOVE.
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
SUBMITTED UNDER SEPARATE COVER.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
VILLAGE STAFF HAS DETERMINED AN INITIAL ESCROW DEPOSIT OF \$10,000 WILL BE REQUIRED. TO BE SUBMITTED UNDER SEPARATE COVER.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application.
CONSULTATION TERMINATED LETTER ATTACHED.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application
K-DSWCD LAND USE OPINION ATTACHED.

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

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

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

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

Donald R. Javis
Applicant or Authorized Agent

12-10-19
Date

Yes
Owner

12-10-19
Date

SEE ATTACHED SPREADSHEET

MAILING ADDRESS

Applicant Signature

Notary Public



Aurora Packing, Inc. PUD Application
SUBJECT PROPERTIES AND ADJOINERS

SUBJECT PROPERTY PINs	SUBJECT PROPERTIES OWNERSHIP	VESTING DEED
15-03-301-015	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-016	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-017	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	90K12222
15-03-301-018	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1944963
15-03-301-019	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1112554
15-03-301-020	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1131794
15-03-301-021	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	1494172
15-03-301-022	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-023	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000680
15-03-301-028	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000679
15-03-301-029	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	2019K051172
15-03-301-030	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 60542-0209	2016K000679
15-03-301-031	AURORA PACKING CO, 125 GRANT ST NORTH AURORA, IL, 60542-1603	2019K051172
15-04-429-004	FGMM PROPERTIES LLC, DON TANIS PO BOX 209 NORTH AURORA, IL, 605420209	2016K000680

ADJOINING PROPERTY PINs Within 250' exclusive of R.O.W.	ADJOINING PROPERTIES OWNER(S) PER TAX RECORDS
15-04-429-002	AMERICAN NATIONAL BANK & TRUST TRUST: 300-281-04 c/o JOE MARCONI 9 S BATAVIA AVE BATAVIA, IL, 60510-2448
15-04-429-003 15-03-302-004 15-03-302-008	COMMONWEALTH EDISON CO 3 LINCOLN CTR FL 4 OAKBROOK TERRACE, IL, 60181-4204
15-03-351-002, 15-04-429-008 15-04-429-003, 15-04-429-001 15-04-429-004, 15-04-429-005 15-10-101-002, 15-04-277-004 15-10-152-017	FOX VALLEY PARK DISTRICT 101 W ILLINOIS AVE AURORA, IL, 60506-5889
15-03-351-002, 15-10-152-001 15-10-152-017, 15-10-152-018	VILLAGE OF NORTH AURORA 26 E STATE ST NORTH AURORA, IL, 60542-1684
15-10-101-006	ROCK RIVER CORPORATION TERRENCE MULLIGAN 18 HILLCREST DR SUGAR GROVE, IL 60564-9180
15-03-301-024, 15-03-501-001 15-03-501-003, 15-04-501-010 15-04-501-01, 15-10-501-001	BURLINGTON NORTHERN RAILROAD c/o PROPERTY TAX DEPARTMENT PO BOX 981089 FORT WORTH, TX 76181-0089
15-10-126-002	HEARTLAND RECYCLING-AURORA CCDD LLC JOSEPH VALINI, MGR 213 METTEL RD AURORA, IL, 60506-7000
15-03-302-007, 15-03-302-011 15-03-302-013, 15-03-302-015 15-03-303-001, 15-03-303-002 15-03-303-003, 15-03-303-004 15-03-303-005, 15-03-303-006 15-03-303-007, 15-03-303-008 15-03-303-009, 15-03-328-004,	CONCO WESTERN STONE COMPANY LAFARGE NORTH AMERICA, LAND DEPT 8700 W BRYN MAWR AVE STE 300 CHICAGO, IL, 60631-3540

legal notices

In place a legal advertisement, except legals@dailyherald.com or call 847-427-4671

hours M - F 8:30 a.m. - 4:30

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF COOK, ILLINOIS

IN RE: ESTATE OF JAMES EARL RAY, DECEASED

ADMINISTRATIVE ORDER

WHEREAS, the undersigned is the duly qualified and acting Clerk of the Court in and for the County of Cook, Illinois, and

WHEREAS, the undersigned has received from the Court the following order:

ORDER

IT IS ORDERED that the undersigned do and cause to be done all things necessary to carry out the provisions of the foregoing order.

Dated this 14th day of January, 1993.

CLERK OF COURT

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CLERK OF COURT

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CLERK OF COURT

AFFIDAVIT OF SIGN POSTING

To: Village of North Aurora
25 East State Street
North Aurora, Illinois 60542-1684

From: John T. Whitehouse
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554-9595

Date: January 17, 2020

Re: Petition Number 20-02

The undersigned, being first duly sworn on oath, deposes and says that the attached photographs were taken by me following the Notice of Public Hearing sign posting on January 17, 2020 at the 6 locations numbered on the attached maps. Said sign posting is at least fifteen (15) days but not greater than thirty (30) days in advance of the hearing date of February 4, 2020.

Further, this Affiant sayeth naught.

By: 

John T. Whitehouse

SUBSCRIBED and SWORN to before
me this 17th day of January, 2020.


NOTARY PUBLIC



SEE ATTACHED MAPS FOR SIGN LOCATIONS

SIGN LOCATION 1



SIGN LOCATION 2



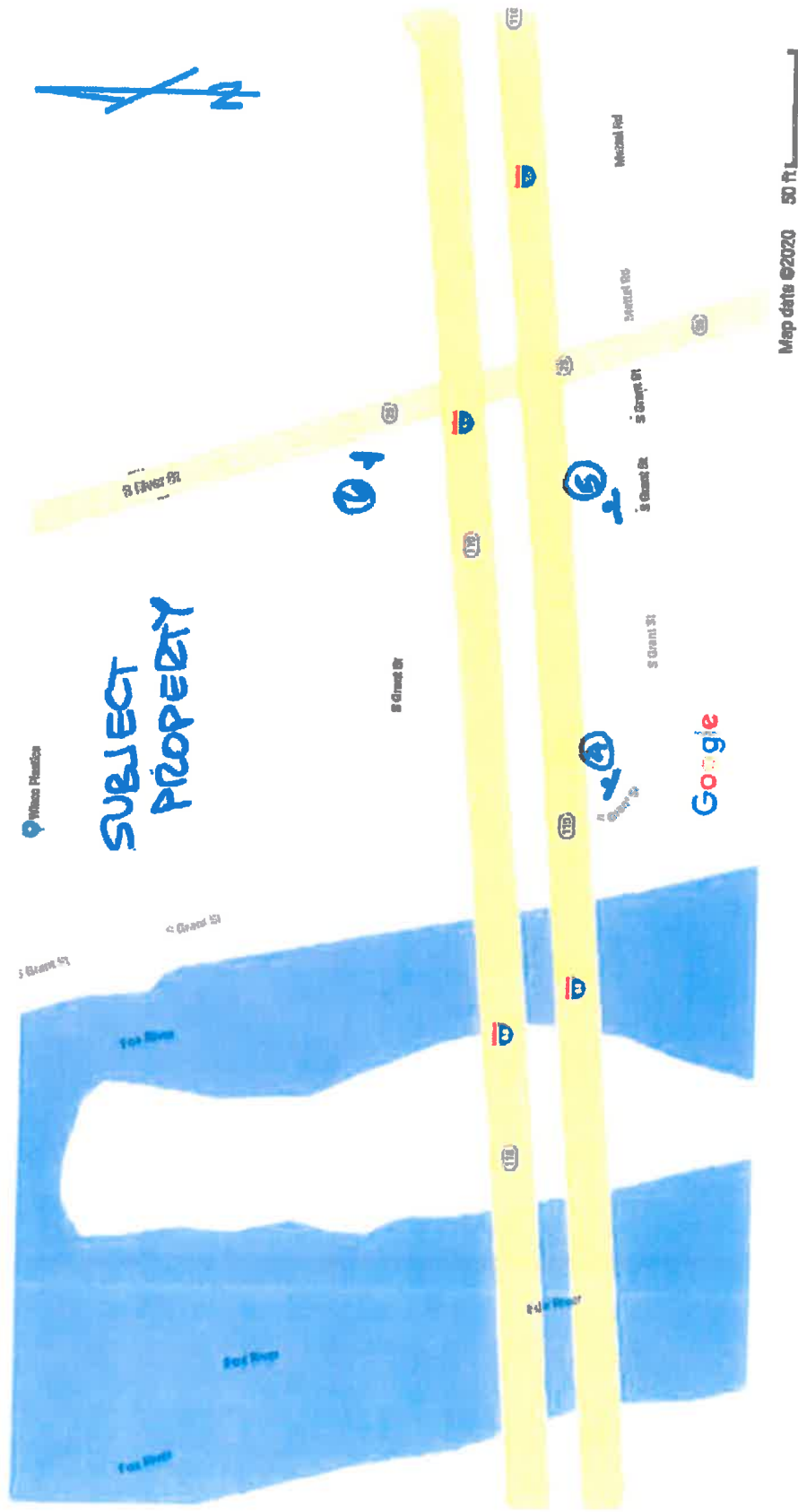
A photograph showing a large concrete bridge structure, possibly a viaduct or overpass, with a curved design. In the foreground, there is a grassy area with some bare trees and a white sign on a black post. The sign contains text, likely related to a public hearing or project information. The background shows a red building and a clear sky.

SIGN LOCATION 5



SIGN LOCATION 6







①

Grant St

Grant St

Grant St

Grant St

Grant St

Google

SUBJECT
PROPERTY



Grant St

Grant St

Grant St

Grant St

Grant St

La Foye Quarry

La Foye Quarry

1 2

Map data ©2020 50 ft

Aurora Packing Company, Inc.
New Plant Project

Aurora Packing Company is planning to construct a brand new facility adjacent to our existing plant. This proposed facility will provide expanded capacity, improved efficiencies, better product quality, and new market opportunities. Employment levels are expected to increase by 150 full-time employees.

The total capital outlay for this project is anticipated to be approximately \$75 million. Of this total, \$50 million will be dedicated to the structure and permanent fixtures with the remaining \$25 million going towards machinery and equipment.

Shinnosuke Murakami
President

Yuki Kurata
Chief Operating Officer



Engineering Enterprises, Inc.

December 11, 2019

Village President and Board of Trustees
Village of North Aurora
25 East State Street
North Aurora, IL 60542-1684

Subject: P.U.D. Special Use Request of Aurora Packing, Inc. for Redevelopment of Property at 125 and 149 S. Grant Street, North Aurora, Kane County, IL

Dear President and Board of Trustees:

Please accept this letter as an introduction to the proposed redevelopment of the subject property that is the subject of a P.U.D. Special Use application to the Village.

As you are aware, this re-development has been contemplated for some time and following preliminary meetings with your very helpful staff, Aurora Packing, Inc. has purchased the Winco Plastics facility at 149 S. Grant Street and will be redeveloping the entire 12.6 acres they now own.

Re-Development Plan

The new slaughtering and meat packing facility, with increased production capacity, will be constructed on the current parking area between the two main structures, connecting to the Winco Plastics building which will be fully remodeled and used for refrigeration and warehousing. During that remodeling, the current operations of Aurora Packing will remain active.

Upon completion of the new construction, all operations will be transferred to the new facility and the old structure of Aurora Packing will be demolished. The area occupied by the existing building will be re-developed into the employee parking facility.

The demolition and re-development of the site will include removing all existing improvements from property owned by the BNSF and Fox Valley Park District that is currently use for existing operations.

Re-Development Benefits

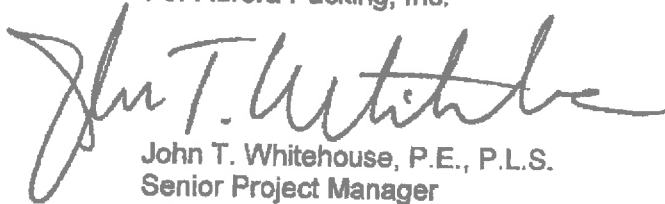
The re-development of this entire site which is now occupied by two companies will offer many benefits to the immediate area and the Village of North Aurora, including but not limited to:

- Clean up of the entire site with new buildings
- Stabilized and increased EAV, real estate tax revenue and employment
- Facade improvements to the existing Winco Plastics building
- Reduction in the overall impervious area on the site
- Cleanup of the riverbank area
- Parking facility improvements with landscaping and stormwater BMPs
- Removal of all existing parking from the FVPD property
- Cleanup and removal of the unsightly trailer "boneyard" currently on site

We respectfully submit this Application for Special Use and supporting material for your consideration in granting a P.U.D. Special Use for this property to enable Aurora Packing, Inc. to move forward following receipt of your approvals.

Respectfully

ENGINEERING ENTERPRISES, INC.
For Aurora Packing, Inc.



John T. Whitehouse, P.E., P.L.S.
Senior Project Manager

pc: Mr. Don Tanis, Aurora Packing
Mr. Dan Rousseau, ESI
Mr. Dan Frigge, ESI

LEGAL DESCRIPTION OF SUBJECT PROPERTY

A RESUBDIVISION OF LOT 11, LOT 12 AND THAT PART OF LOT 10 LYING SOUTHERLY OF A LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT, 11.3 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, 48.8 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, ALL IN BLOCK 25 OF A.H. STONE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1883 IN BOOK 6 OF PLATS, PAGE 79; ALSO,

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKES' ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1884 IN BOOK 7 OF PLATS, PAGE 8, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1998 AS DOCUMENT NO. 98K026516; ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF 8 IN BLOCK 3 IN JACOB DICKES' ADDITION TO NORTH AURORA; THENCE SOUTH 17 DEGREES, 17 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, 4.50 FEET; THENCE SOUTH 72 DEGREES, 53 MINUTES, 00 SECONDS WEST, AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 8, 308 FEET MORE OR LESS FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY RIVER BANK TO THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED WESTERLY; THENCE NORTH 88 DEGREES, 26 MINUTES 32 SECONDS EAST, ALONG SAID EXTENDED SOUTHERLY LINE AND SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING; ALSO

LOT 1, LOT 2, LOT A AND LOT B IN 149 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2013 AS DOCUMENT NO. 2013K030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

**PROPOSED NEW AURORA PACKING FACILITY
SOUTH GRANT STREET, NORTH AURORA, IL
PRELIMINARY (12-13-19)**

**SUMMARY OF POTENTIAL OR NECESSARY VARIANCES AND EXCEPTIONS
FROM THE NORTH AURORA MUNICIPAL CODE AND P.U.D. DESIGN STANDARDS.**

Note: The below listing is based on a preliminary determination of variances and exceptions that will be needed to re-develop and expand the Aurora Packing Facility on S. Grant Street. This listing may be modified during or after Village review and before publication is made for the public hearing anticipated to be on February 4, 2020.

Necessary and Potential Zoning Variations:

CURRENT AND PROPOSED ZONING

- I-3 Central Industrial District, R-2 Residential (small area at north end)

CURRENT AND PROPOSED USE

- Meat Packing, Including Slaughtering (Permitted Use in I-3 District)

PARKING AND LOADING

- Facility Production & Office Area = 146,067 SF M.O.L.
- Parking Spaces Required = 293 (2/1000 SF)
- Parking Spaces Provided = 333
- **EXCEPTION REQUIRED FOR 8 AUTOMOBILE PARKING SPACES BEING PROPOSED ON VILLAGE OWNED PROPERTY.**
- Loading Spaces Required = 4
- Loading Spaces Provided = 16 (5 INDOOR)

BULK REGULATIONS

** Setbacks	<u>Required</u>	<u>Provided</u>
Front	10'	Variable **See Note
Rear	15'	6' minimum requested
Side	25'	50'
Floor Area Ratio	None	N/A

Lot Area	0	12.593 Acres
Building Height Maximum	None	+/- 40'

All variations to the bulk regulations of the I-3 District will be specifically addressed in the P.U.D. application.

****Note:** IT WILL NEED TO BE DETERMINED WHICH YARDS OF THIS PROPERTY CONSTITUTE FRONT, REAR AND SIDE. DUE TO PRIOR VACATIONS OF S. GRANT STREET, THE ONLY "PUBLIC" ROAD FRONTAGE OF THIS PROPERTY IS APPROXIMATELY 48 FEET AT THE NORTH END WHERE S. GRANT STREET TURNS EAST TO CROSS THE RAILROAD TRACKS AT ILLINOIS ROUTE 25.

VARIATIONS OR EXCEPTION WILL BE REQUIRED TO PERMIT THE PROPOSED BUILDING TO EXTEND INTO THE VACATED PORTION OF S. GRANT STREET WHICH IS CURRENTLY AN EASEMENT IN FAVOR OF THE VILLAGE AND WHICH, AT THE OPTION OF THE VILLAGE, COULD BE DEDICATED ONCE AGAIN AS PUBLIC RIGHT OF WAY. See Documents 2014K008937 and 2014K008938. THE MAXIMUM ENCROACHMENT INTO THE AFOREMENTIONED EASEMENTS WILL BE 13 FEET. THE MAXIMUM SQUARE FOOTAGE OF THE NEW BUILDING THAT WILL ENCROACH INTO THESE EASEMENTS IS 1,500 SQUARE FEET. THE PROPOSED VARIATION OR EXCEPTION WILL NOT IMPACT ANY EXISTING UTILITIES.

Exceptions to P.U.D. Requirements and Procedures

- None anticipated other than those listed above. No exceptions requested to the PUD procedures.

Exceptions to Landscaping and Signage Requirements

- Section 14-5-B.3 requires 336 trees for industrial development. Reasonable, only 200 trees more or less can be installed on the property due to the redevelopment which is actually decreasing the on-site impervious area by over an acre. It is intended all other landscaping requirement will be met as much as reasonably possible.
- No variations to the Village's signage provisions are being requested.

Exceptions to Village Engineering Standards

- None anticipated other than some potential utility phasing to allow seamless changeover from existing facility to new facility that will involve municipal water operations.

Exceptions to Subdivision Ordinance

- The subject property, currently comprised of 14 PINs is being subdivided to consolidate these 14 PINs into 2 and to reduce the legal descriptions for the properties to several lines versus multiple paragraphs.
- A Preliminary Plat of Subdivision is included in the P.U.D. application and a Final Plat of Subdivision will be provided at Final Engineering. Any necessary new easements required by the Village will be provided.
- No new or existing roadways will be dedicated or require improvements to current road standards. The production facility is currently served by private roadways (Vacated S. Grant Street) and 2 intersections with IL Route 25.



PROPOSED NEW AURORA PACKING FACILITY
SOUTH GRANT STREET, NORTH AURORA, IL
REVISED PRELIMINARY (1-30-20)
TRAFFIC IMPACT ASSESSMENT

The below assessment is provided in support of the P.U.D. Special Use request of the owners of Aurora Packing, Inc. for full redevelopment of the properties located at 125 and 149 South Grant Street. The complete redevelopment of the subject properties consists of a \$75 million investment by the owners which will result in long term employment and property value benefits to the resident of the Village.

The current property consists of the existing Aurora Packing slaughtering and meat packing facility and the Winco Plastics recycling facility. Aurora Packing has purchased the Winco building and will remodel the interior of the existing buildings for use as their refrigeration/freezer and warehousing facility. This 53,100 square foot existing building currently grinds and ships approximately 200,000 pounds of recycled plastic per week.

Winco Plastics' on -site employment is approximately 10 with total daily semi-trailer traffic of 8.

A representative evaluation of weekday traffic at the northerly and southerly entrances to Aurora Packing, based on actual machine and visual counts taken on Thursday, 1-16-2020 and Tuesday, 1-28-2020 is as follows for the total weekday automobile and truck volumes and the automobile and truck volumes associated with the A.M. Peak Hour and the P.M. Peak Hour. Please refer to the exhibits attached hereto for a graphical representation of the data.

<u>Weekday, Total Traffic at North Entrance</u>	<u>Automobiles</u>	<u>Trucks</u>	<u>EXHIBIT 1</u>
West from Route 25	898	33	
East to Route 25	742	21	
South into Aurora Packing	231	32	
North from Aurora Packing	199	21	
North on Grant Street	793	2	
South on Grant Street	687	1	

Weekday, Peak A.M. Hour, North Entrance to APC (5:00 A.M. to 6:00 A.M.)

EXHIBIT 2

	<u>Automobiles</u>	<u>Trucks</u>
West from Route 25	76	1
East to Route 25	32	0
South into Aurora Packing	100	1
North from Aurora Packing	12	0
North on Grant Street	10	0
South on Grant Street	54	0

Weekday, Peak P.M. Hour, North Entrance to APC (5:30 P.M. to 6:30 P.M.)

EXHIBIT 3

West from Route 25	41	1
East to Route 25	114	0
South into Aurora Packing	7	1
North from Aurora Packing	71	0
North on Grant Street	45	0
South on Grant Street	54	0

Weekday, Total Traffic at South Entrance

EXHIBIT 4

West from Route 25	241	29
East to Route 25	273	44
North into Aurora Packing	171	12
South from Aurora Packing	203	28
South into Window Facility	70	17
North from Window Facility	70	16

Weekday, Peak A.M. Hour, South Entrance to APC (5:00 A.M. to 6:00 A.M.)

EXHIBIT 5

West from Route 25	69	3
East to Route 25	8	3
North into Aurora Packing	57	0
South from Aurora Packing	8	1
South into Window Facility	12	3
North from Window Facility	0	2

Weekday, Peak P.M. Hour, South Entrance to APC (5:30 P.M. to 6:30 P.M.)

EXHIBIT 6

West from Route 25	7	0
East to Route 25	49	1
North into Aurora Packing	8	0
South from Aurora Packing	42	1
South into Window Facility	1	0
North from Window Facility	7	0

Aurora Packing operation staff estimates the following employment statistics for arrival and departure from work and the arrival and departure of truck traffic based on an increase of employment from 300 to 450 and a doubling of facility production.

EMPLOYEES

<u>Arrivals:</u>	<u>Existing</u>	<u>Proposed</u>	<u>% Change</u>
5:00 - 6:00 AM	175	250	43%
6:00 - 7:00 AM	100	150	50%
7:00 - 8:00 AM	25	50	100%
<u>Departures:</u>	<u>Existing</u>	<u>Proposed</u>	
3:30 - 4:30 PM	100	150	50%
4:30 - 5:30 PM	75	200	266%
5:30 - 6:30 PM	125	100	-20%

TRUCKS

<u>Arrivals:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Departures:</u>	<u>Existing</u>	<u>Proposed</u>
5:00 - 7:00 AM	3	6	5:00 - 7:00 AM	2	4
7:00 - 9:00 AM	3	6	7:00 - 9:00 AM	2	4
9:00 - 11:00 AM	3	6	9:00 - 11:00 AM	2	4
11:00 - 1:00 PM	1	2	11:00 - 1:00 PM	2	4
1:00 - 3:00 PM	1	2	1:00 - 3:00 PM	2	4
3:00 - 5:00 PM	1	2	3:00 - 5:00 PM	3	6
5:00 - 8:00 PM	3	6	5:00 - 8:00 PM	2	4

Based on the current and projected maximum employment at the new facility, and estimated arrival and departure times of various segments of employees, the following impacts are projected for the automobile and truck traffic associated with Aurora Packing.

The total Average Daily Traffic for the facility is expected to increase by 50% for automobiles and 100% for trucks. Since the increase in truck traffic is expected to be equally spread throughout the 5 AM to 8 PM hours, the expected doubling of the number of trucks will not be of significance. Also, since the truck traffic is minimal during A.M. and P.M. peak hour employee traffic, the impact on those hours will be minimal.

The A.M. peak hour of employee automobile traffic is projected to occur at the same 5:00 to 6:00 hour while the P.M. peak hour may shift slightly forward from 5:30 to 6:30 to one hour earlier.

Since traffic at the north entrance/exit to the facility is controlled by the traffic signal, it is projected the P.M. peak hour traffic will shift to a higher percentage using the south entrance/exit for departure.

It should be noted that employee departure times vary based on completion of the days production activities. Though typical daily operations occur between 6 A.M. and 6 P.M., specific shift times are not established.

Existing access to and from the site for employees is primarily via the signalized intersection of Illinois Route 25 and South Grant Street and to and from the north along South Grant Street to and from State Street. Distribution between the north access to the facility (53%) and the south access to the facility (47%) is not expected to change.

Significant ride sharing and employee drop-off and pick-up by family members occurs for approximately 30% of employees. (15% ride sharing and 15% drop-off/pick-up). These percentages are not expected to change with the proposed facility so the overall employee increase of 150 personnel will generate an approximate increase of 128 inbound trips and 128 outbound trips scattered throughout the 3-hour arrival period and the 3-hour departure period. The average increase will therefore be approximately 43 vehicles per hour, likely weighted toward the peak arrival and departure hours.

Considering the average daily traffic on Illinois Route 25 of approximately 9,000 vehicles the increase in this volume due to the Aurora Packing Facility redevelopment will be less than 3%.

Truck access to the site is relatively split between the north entrance to the facility and the south entrance. Since truck usage of the entrances does not coincide with the A.M. and P.M. peak hours for employee traffic, the doubling of the truck traffic will not have an impact on the employees. However, we would recommend that facility operations include instructions to inbound and outbound truckers to favor the south entrance so impact and the signalized intersection and traffic on S. Grant Street are minimized with the increase in truck traffic.

It is intended that ALL truck traffic will be prohibited from using South Grant Street between the facility and State Street. Our traffic observations yielded only 1 truck from Aurora Packing heading north on S. Grant Street while the other truck observed was from Route 25.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read "John T. Whitehouse". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

John T. Whitehouse, P.E. P.L.S.
Senior Project Manager



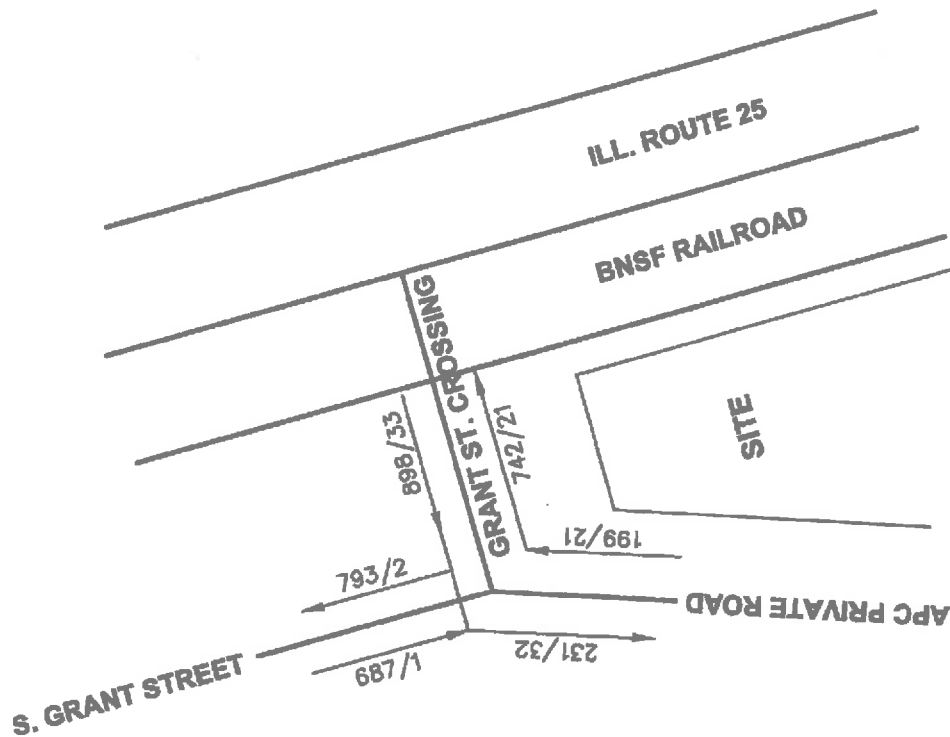
EXHIBIT 1
WEEKDAY TRAFFIC
VOLUMES
APC ENTRANCE
NORTH

LEGEND

XXX - WEEKDAY 24 HR TOTAL
00:00 to 23:59, 01-28-20

LEGEND

XXX/XX AUTOS/TRUCKS



SITE

PROJECT NO: P18034/B
FILE NO: P18034B - TRFMOVE

Engineering
Enterprises,
Inc.

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Engineering
Enterprises,
Inc.

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LEGEND

XXX/XX - CARS/TRUCKS
AM PEAK HR 05:00 to 06:00
01-28-20

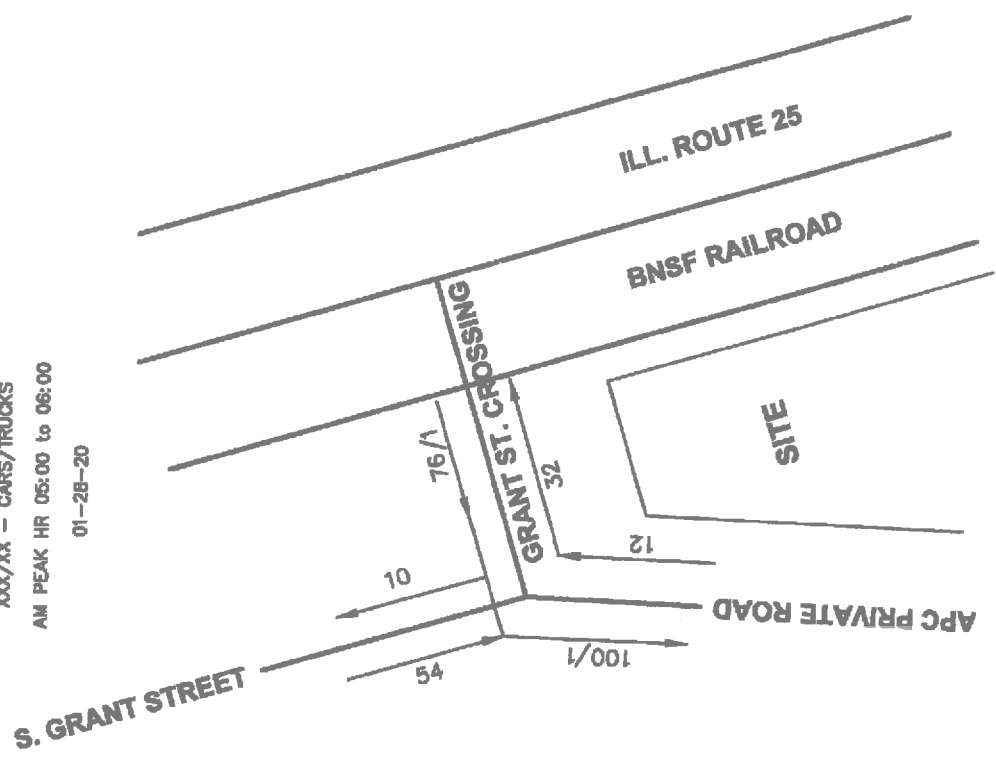


EXHIBIT 2
EXISTING
WEEKDAY TRAFFIC
VOLUMES
A.M. PEAK HOUR
APC ENTRANCE
NORTH
1-28-2020

PROJECT NO: P18034/B
FILE NO: P18034B - TRFMOVE



Engineering Enterprises, Inc.

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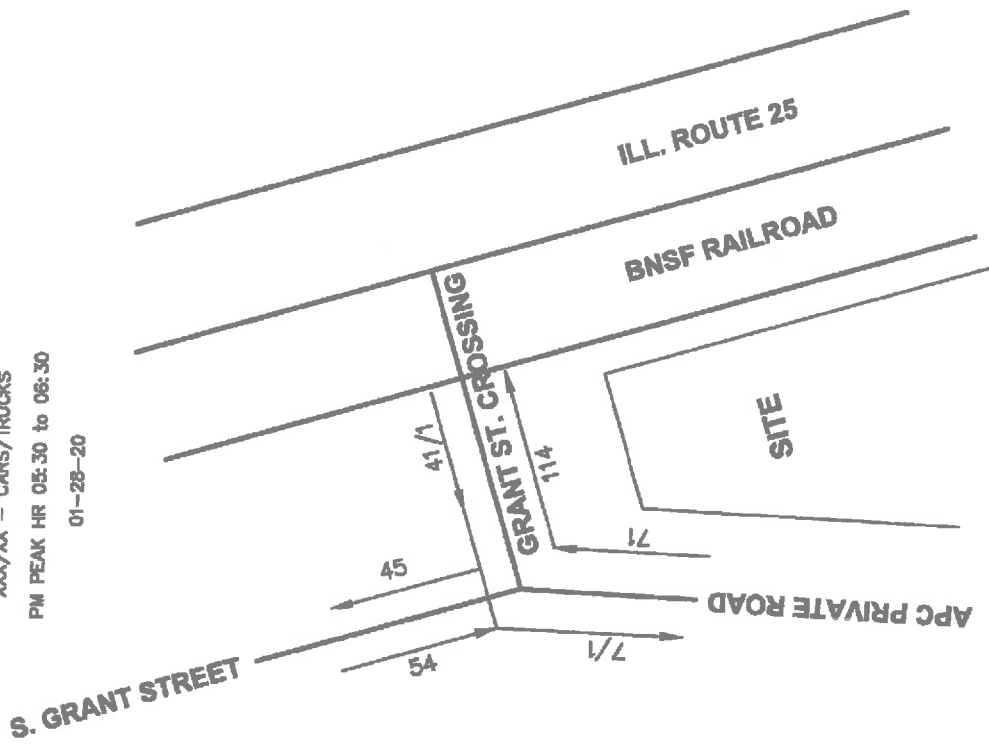
PROJECT NO: P18034/B
FILE NO: P18034B - TRFMOVE

LEGEND

XXX/XX - CARS/TRUCKS
PM PEAK HR 05:30 to 06:30
01-28-20



EXHIBIT 3
EXISTING
WEEKDAY TRAFFIC
VOLUMES
P.M. PEAK HOUR
APC ENTRANCE
NORTH
1-28-2020



Engineering Enterprises, Inc.

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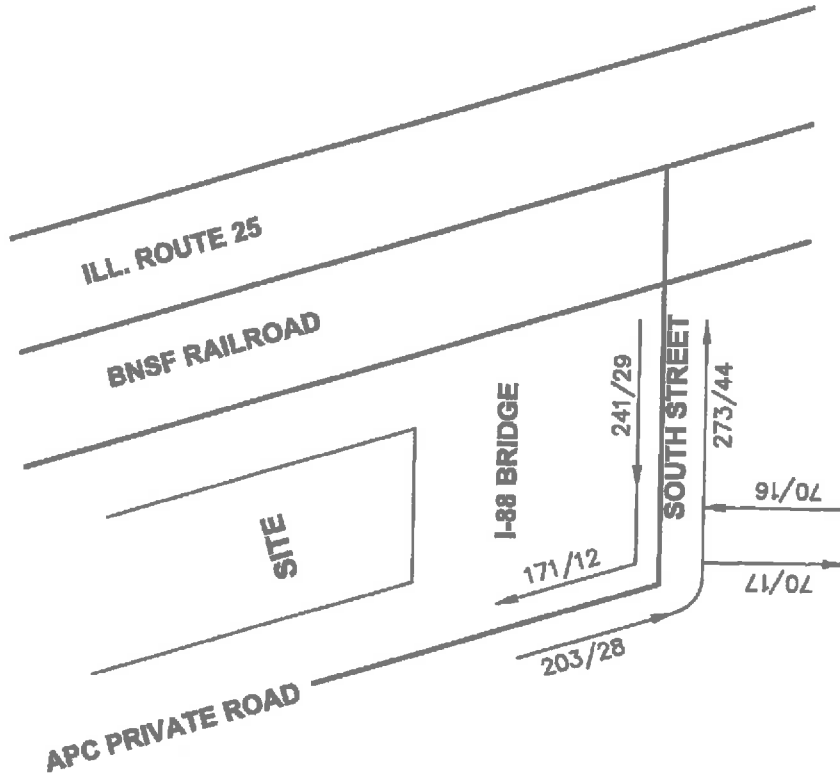
LEGEND

xxx/xx - CARS/TRUCKS



EXHIBIT 8
WEEKDAY TRAFFIC
VOLUMES
APC ENTRANCE
SOUTH
LEGEND

WEEKDAY 24 HR TOTAL
00:00 to 23:59, 01-28-20



PROJECT NO: P10046
FILE NO: P180348 - TRFMOVE



Engineering
Enterprises,
Inc.

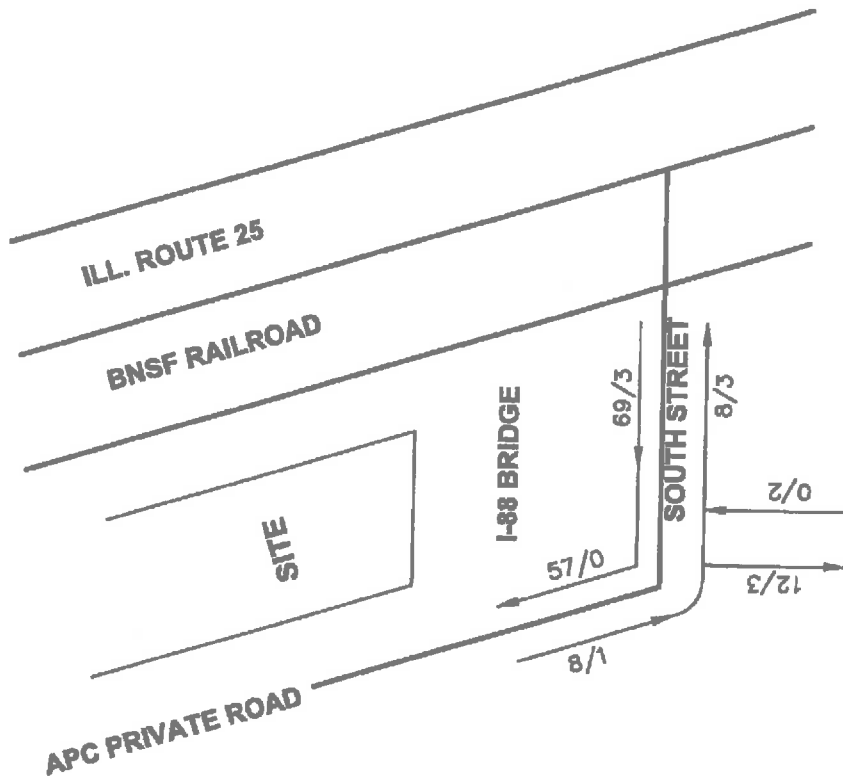
COPYRIGHT © 2020 ENGINEERING ENTERPRISES, INC.

LEGEND

XXX/XX - CARS/TRUCKS
AM PEAK HR 05:00 to 06:00
01-28-20



EXHIBIT 5
EXISTING
WEEKDAY TRAFFIC
VOLUMES
A.M. PEAK HOUR
APC ENTRANCE
SOUTH
1-28-2020



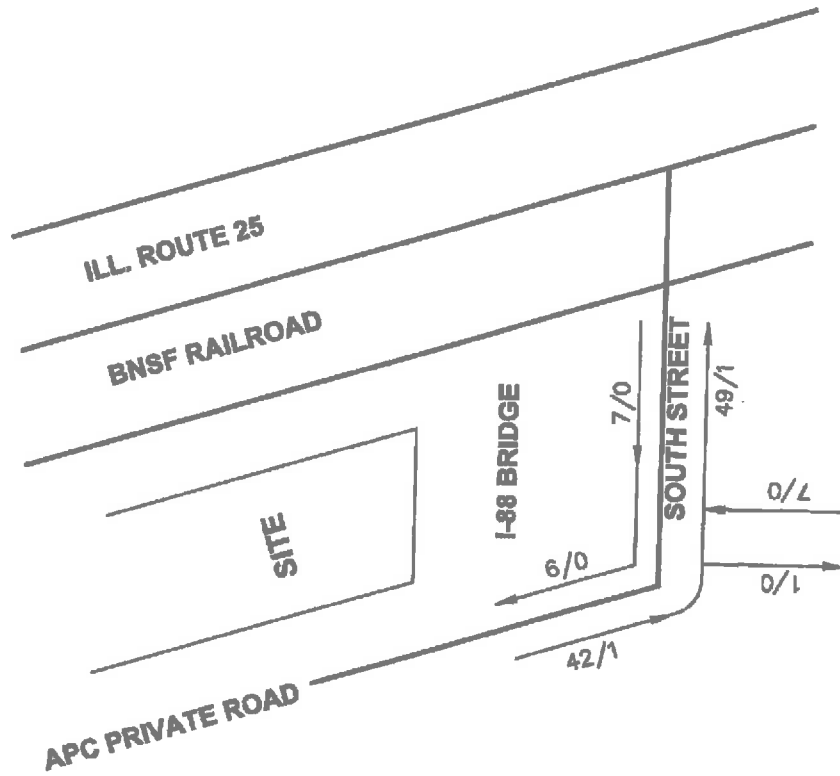
PROJECT NO: P10046
FILE NO: P18034B - TRFMOVE



EXHIBIT 6
EXISTING
WEEKDAY TRAFFIC
VOLUMES
P.M. PEAK HOUR
APC ENTRANCE
SOUTH
1-28-2020

LEGEND

XXX/XX - CARS/TRUCKS
PM PEAK HR 05:30 to 08:30
01-28-20



Engineering Enterprises, Inc.

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PROJECT NO: P10046
FILE NO: P18034B - TRFMOVE

PRELIMINARY PLAT AURORA PACKING COMPANY

BEING A RESUBDIVISION OF PART OF LOT 10, LOTS 11 AND 12 IN BLOCK 25 OF A.H. STONE'S SUBDIVISION, LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3 IN JACOB DICKER'S ADDITION, LOTS 1, 2, A AND B IN 140 GRANT STREET SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF SILENT PROPERTY

A RESUBDIVISION OF LOT 11, LOT 12 AND THAT PART OF LOT 10 LYING SOUTHERLY OF A LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT 11, 11.3 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, 48.6 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, ALL IN BLOCK 25 OF A.H. STONE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1963 IN BOOK 8 OF PLATS, PAGE 79;

ALSO,

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKER'S ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1954 IN BOOK 7 OF PLATS, PAGE 6, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1988 AS DOCUMENT NO. 2013030743;

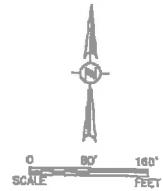
ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF 9 IN BLOCK 3 IN JACOB DICKER'S ADDITION TO NORTH AURORA, THENCE SOUTH 17 DEGREES, 17 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, 4.50 FEET; THENCE SOUTH 72 DEGREES, 13 MINUTES, 00 SECONDS WEST, AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 8, 300 FEET; ON LINES TO THE EASTERLY BANK OF THE FOX RIVER, THENCE NORTH 8 DEGREES, 45 MINUTES, 00 SECONDS WEST, 28 MINUTES 30 SECONDS EAST, ALONG SAID EXTENDED SOUTHERLY LINE AND SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING;

ALSO,

LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5 IN 140 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2013 AS DOCUMENT NO. 2013030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.



LOT 1
AREA = 12.346 ACRES

LOT 2
AREA = 8.245 ACRES

STATE OF ILLINOIS
COUNTY OF KANE

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PERFORMED A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ATTACHED PRELIMINARY PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. THE PROFESSIONAL SERVICES CONTAINED IN THIS CURRENT ILLINOIS SURVEY STANDARD FOR A BOUNDARY SURVEY, FIELD WORK PERFORMED FEBRUARY 15, 2018.

GIVEN UNDER MY HAND AND SEAL AT RIVER GROVE, ILLINOIS, THIS 15th DAY OF FEBRUARY, 2018.

BY: *[Signature]*
J. T. MATTHEWS, R. PRO. LAND SURVEYOR 27794
(COPIES 11-30-30)

ENGINEERING ENTERPRISES, INC.
PROFESSIONAL DESIGN FIRM #184-000003
(COPIES 04-35-37)



ROCK OF WATER BASED ON
TOPOGRAPHY DATED 5-18-16

I-55 REAGAN MEMORIAL TOLLWAY
(RIVER)



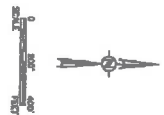
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
River Grove, Illinois 60054
630.488.9700 / www.eesmb.com

AURORA PACKING, INC.
126 SOUTH GRANT ST.
NORTH AURORA, IL 60062

ESB DESIGN SERVICES
850 WALNUT RIDGE DR.
HARTLAND, WI 53029
(262) 368-3535

NO.	DATE	REVISIONS

DATE: DECEMBER 04, 2019
PROJECT NO.: P18034/3
FILE NO. P180348 PLAT OF SUBDIVISION
PAGE 1 OF 1

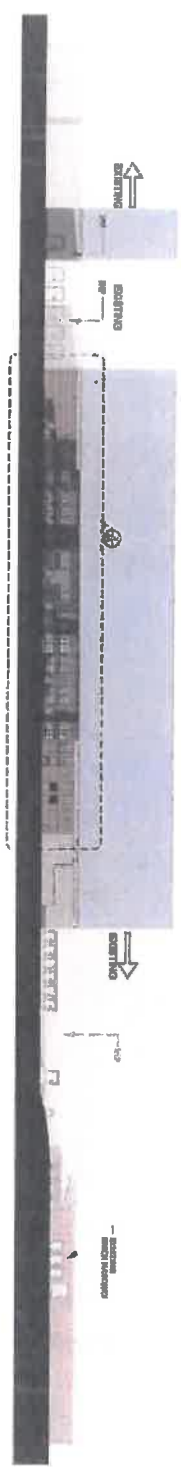


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AREA
PLAN

PRELIMINARY NOT FOR CONSTRUCTION

1 WEST ELEVATION

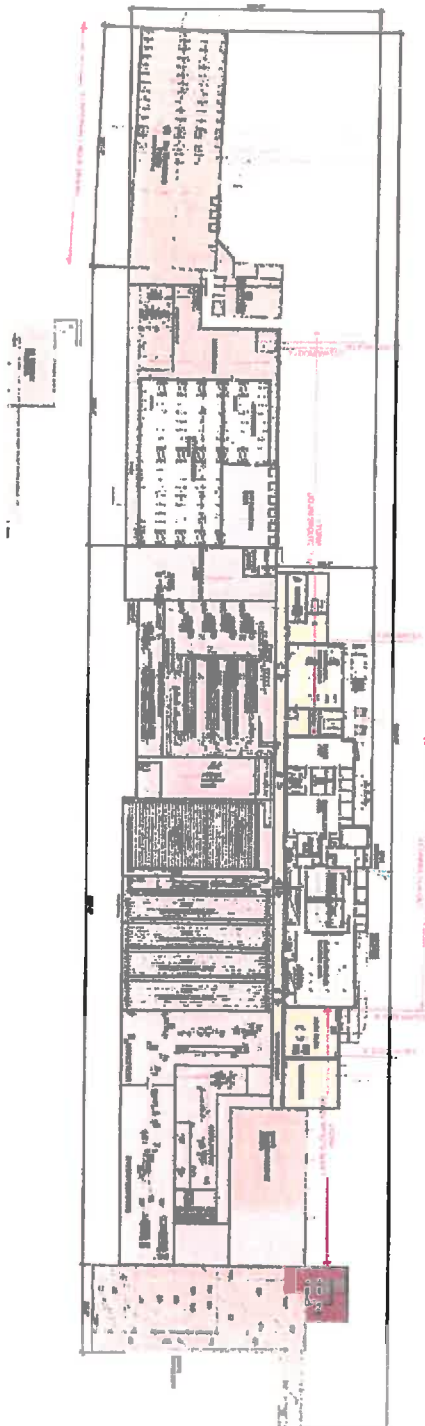


2 EAST ELEVATION



3 WEST ELEVATION ENLARGED





OVERALL FLOOR PLAN - OPTION D

PROPOSED SITE DATA:	
STREETS	77,206 S.F.
12.46 ACRES	130,495 S.F.
FACILITY:	122,747 S.F.
BOATING FACILITIES	
PIPING & PUMPING	
TOTAL BUILDING FOOTPRINT	
TOTAL SQUARE FOOT	
-FOOTPRINT + ASPHALT	254,023 S.F.

**PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542**



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ARCHITECTURAL

A1D

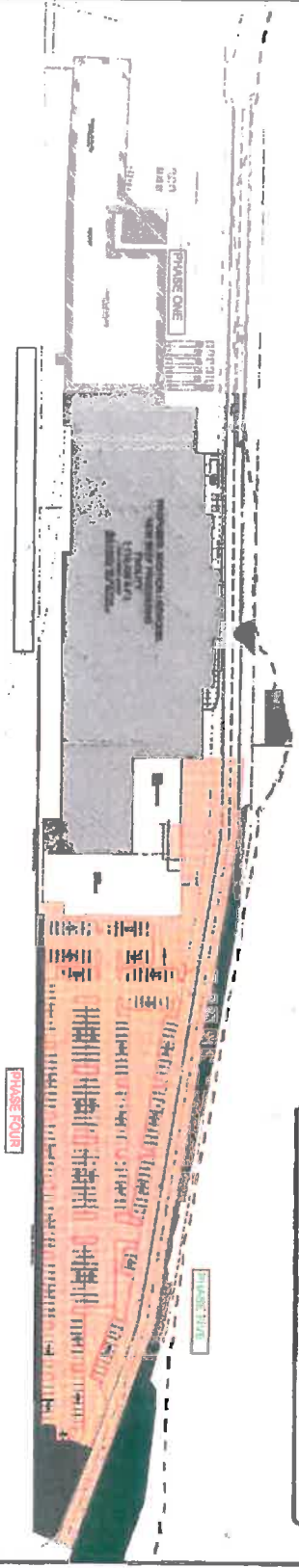
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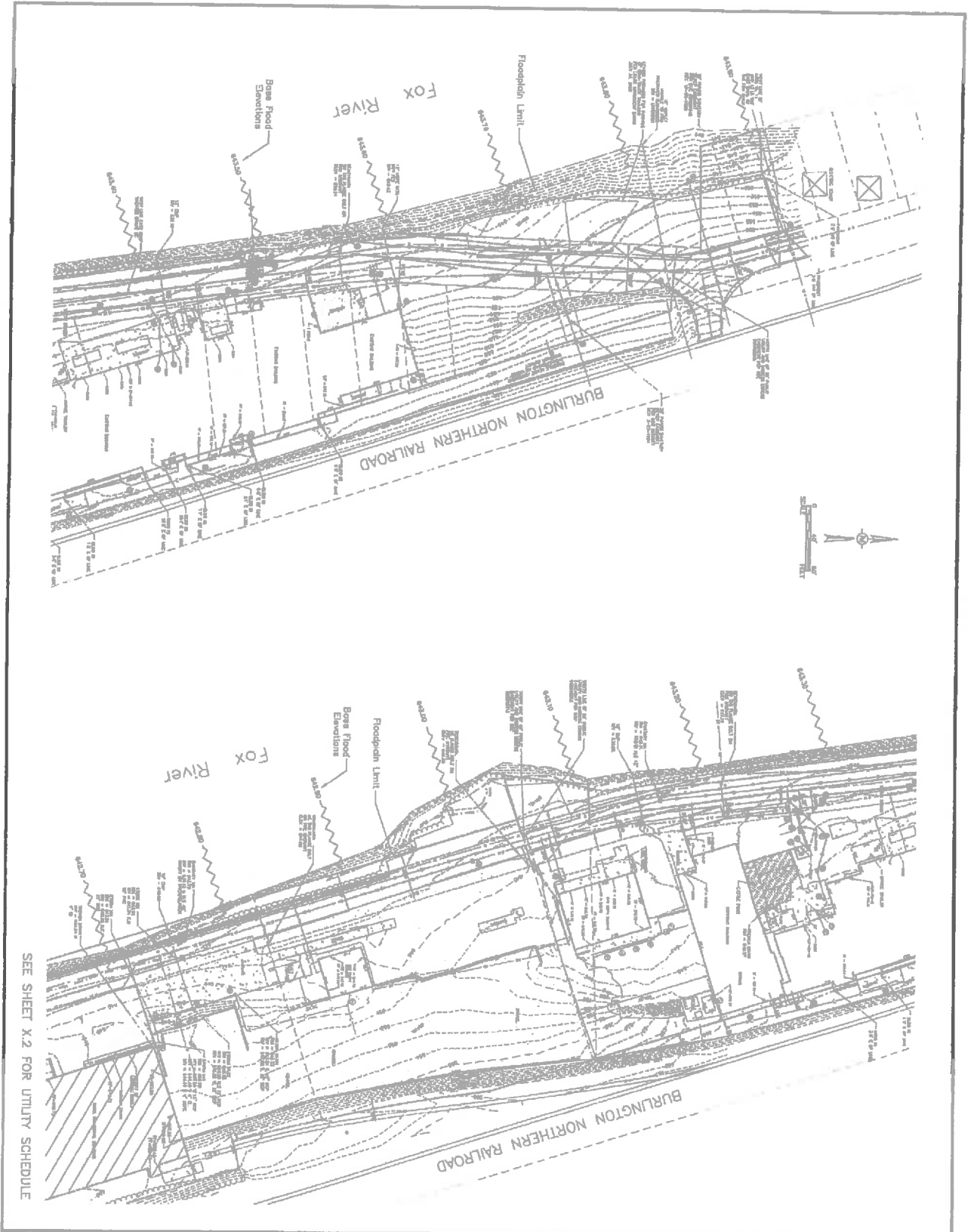
CURRENT OVERLAY CONDITION

CONSTRUCTION PHASING SCHEDULE

- PHASE ONE:**
 - DEMOLITION OF EXISTING BUILDING AND EXISTING AT WINDY HILL, ILL.
 - EXISTING BUILDING / EXISTING OF NEW BUILDING PLAN
- PHASE TWO:**
 - CONSTRUCTION OF NEW BUILDING AND RENOVATION TO EXISTING BUILDING
 - DEMOLITION OF EXISTING BUILDING AND EXISTING BUILDING
- PHASE THREE:**
 - CONSTRUCTION OF EXISTING AND EXISTING
 - NEW BUILDING AND EXISTING BUILDING
 - EXISTING AND EXISTING
- PHASE FOUR:**
 - DEMOLITION OF EXISTING AND EXISTING BUILDING
 - NEW BUILDING AND EXISTING BUILDING
 - EXISTING AND EXISTING



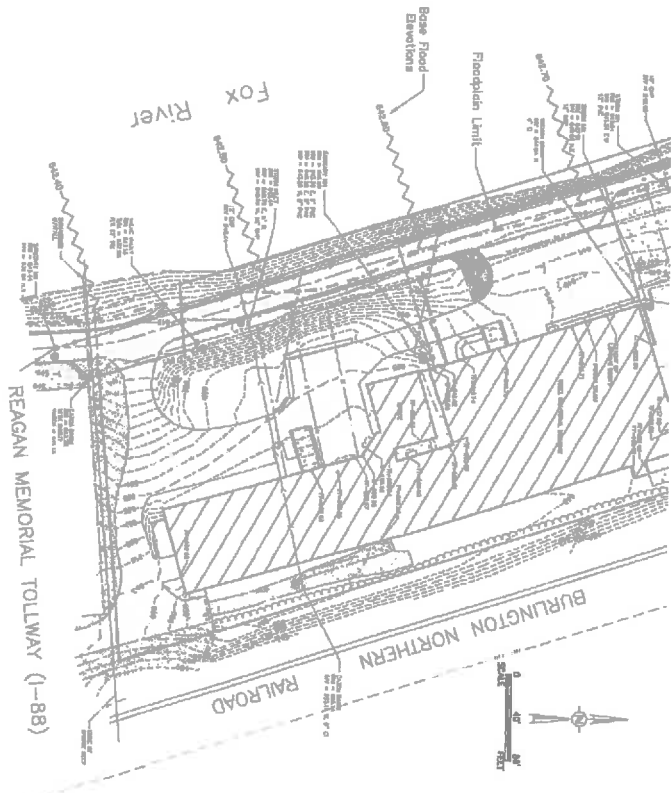
PRELIMINARY SITE DEVELOPMENT PHASING PLAN



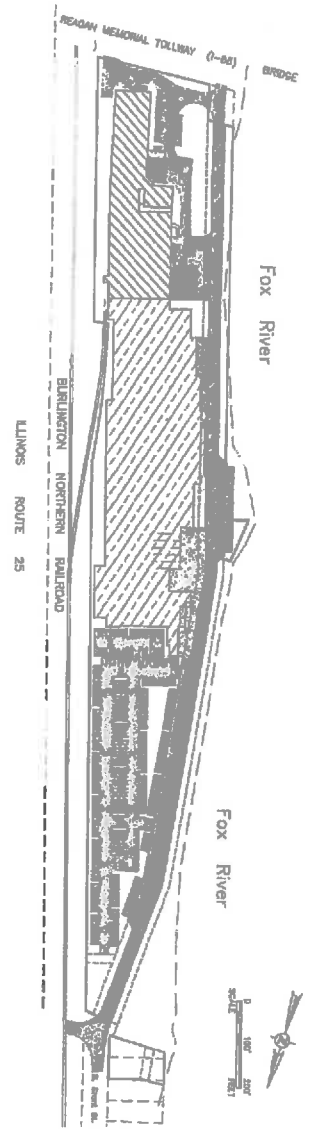
SEE SHEET X.2 FOR UTILITY SCHEDULE

<p>X.1</p> <p>EXISTING CONDITIONS EXHIBIT (N)</p> <p>PRELIMINARY DESIGN</p> <p>NOT FOR CONSTRUCTION</p>	<p>PROPOSED NEW</p> <p>BEEF SLAUGHTER FACILITY</p> <p>AURORA PACKING COMPANY</p> <p>NORTH AURORA, IL 60642</p>		
	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		
	<p>5th Avenue Engineering, Inc.</p>		
	<p>ESI Engineering Solutions, Inc.</p>		

- 1. SITE PLAN
- 2. EXISTING UTILITIES
- 3. EXISTING BUILDINGS
- 4. EXISTING FLOOD ELEVATIONS
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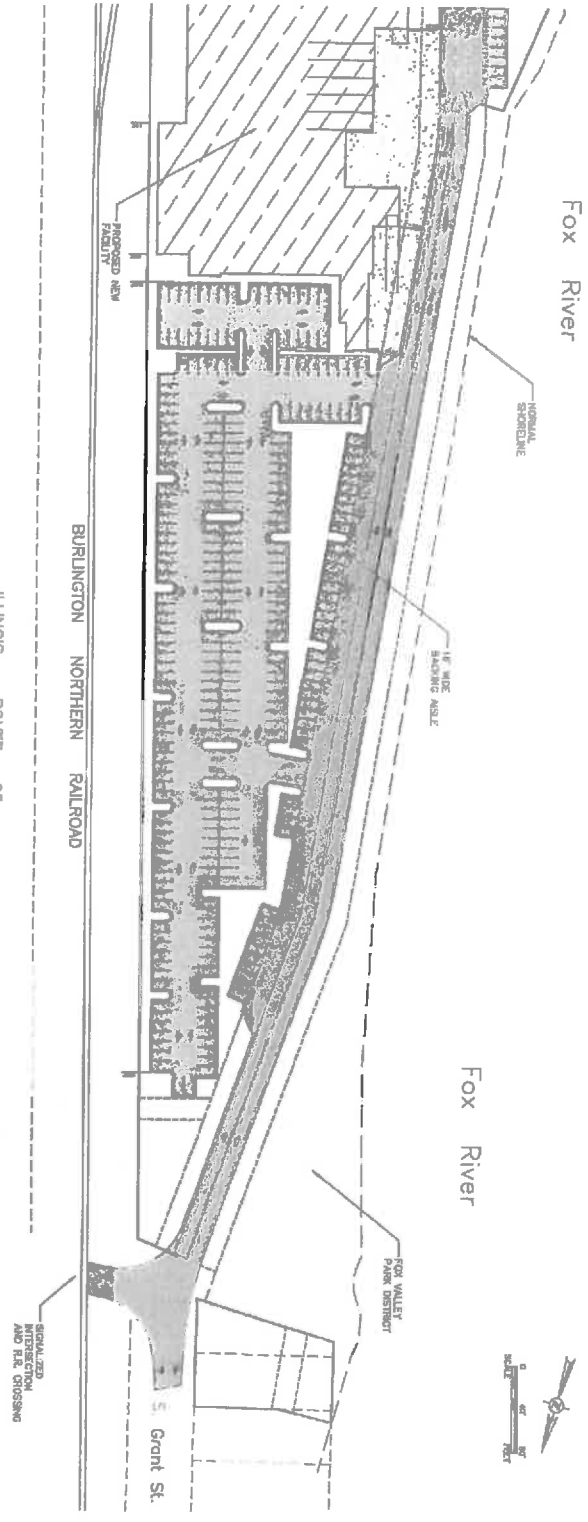


Overall Site Plan



Site Data Table

Site Area:	12.593 acres
Existing Buildings Area:	182,593 SF
Proposed Buildings Area:	202,584 SF
Proposed Production & Office Area:	146,067 SF
Existing Impervious Area:	512,385 SF
Proposed Impervious Area:	476,761 SF
Required Parking Spaces:	293
Proposed Parking Spaces:	333 (incl. 8 ADA)
Required Loading Spaces:	4
Proposed Loading Spaces:	16 (5 INDOOR)



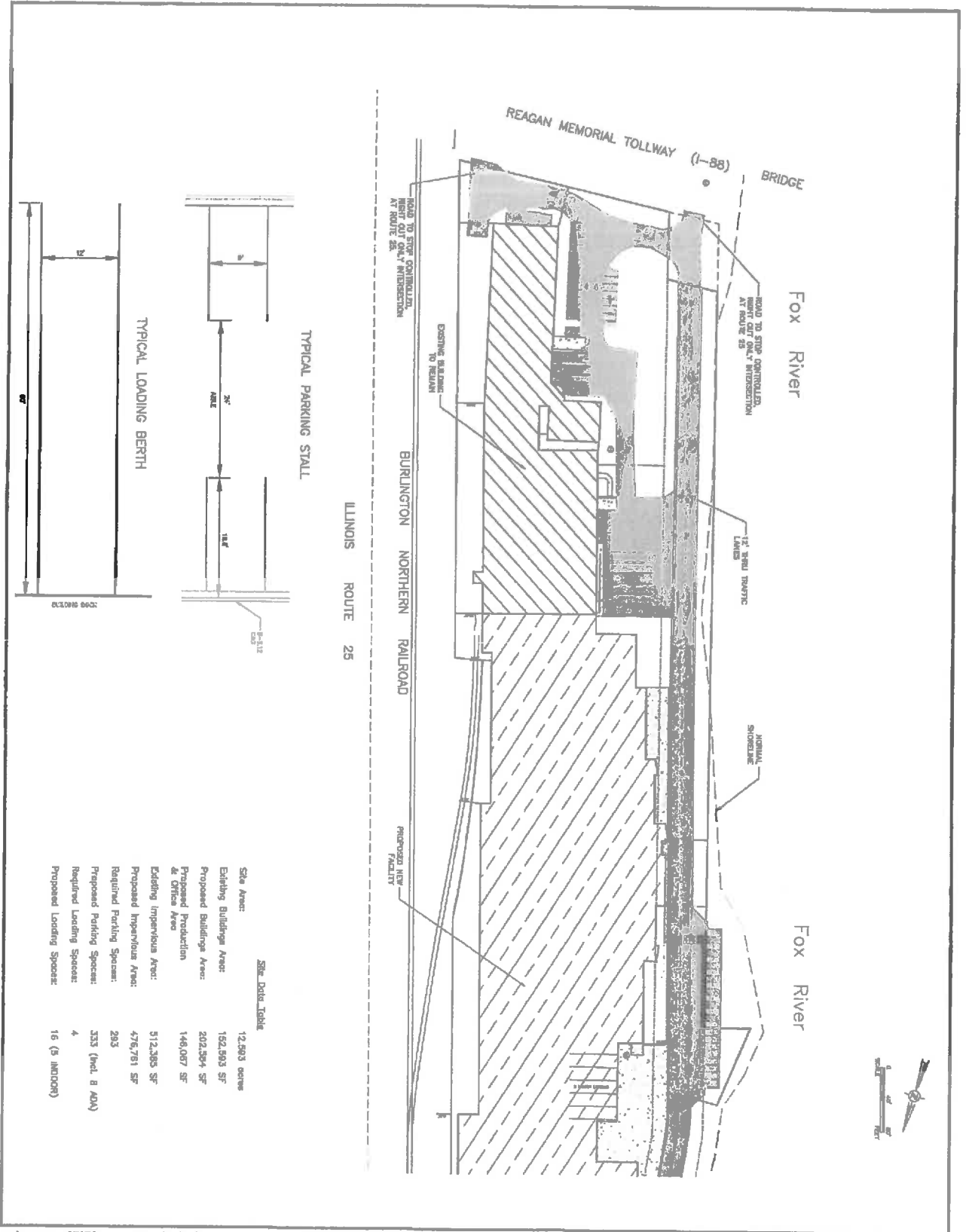
PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542

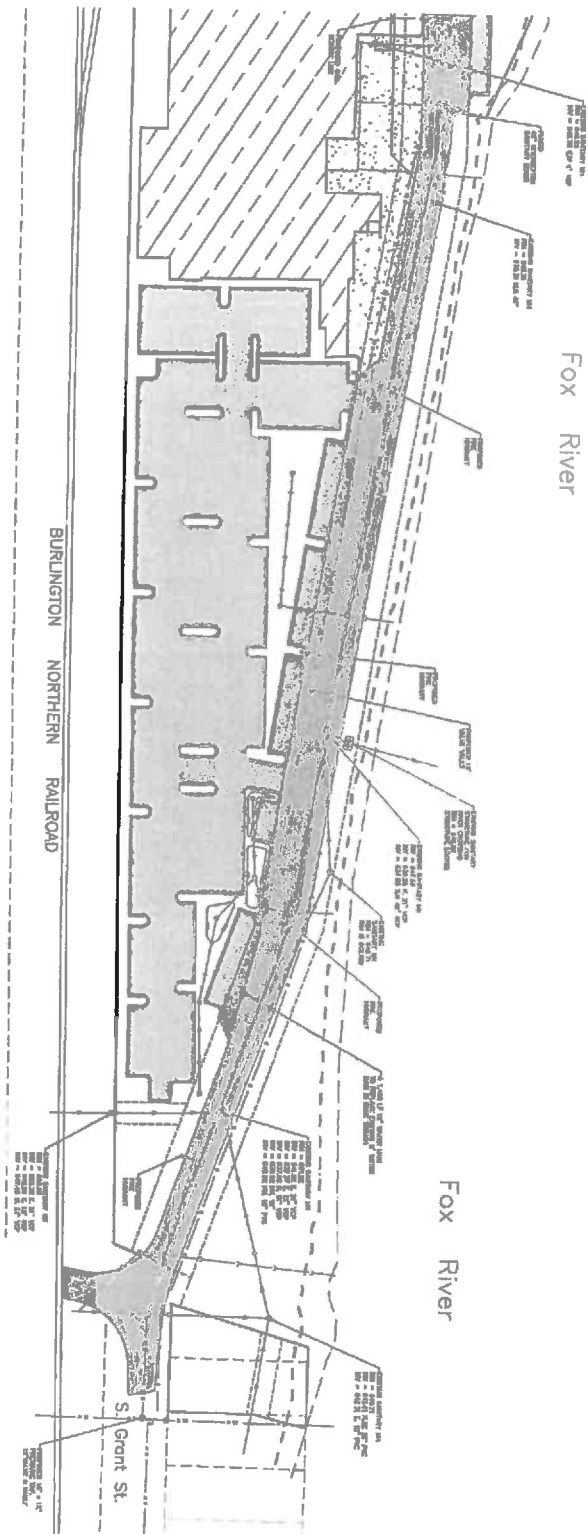


ESI
ENGINEERING SERVICES, INC.
1000 N. WILSON AVENUE
NORTH AURORA, IL 60542
(630) 584-1000


PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542
C.1






SEE SHEETS C.5 & C.6 FOR STORM SEWERS



Engineering Services
Inc.



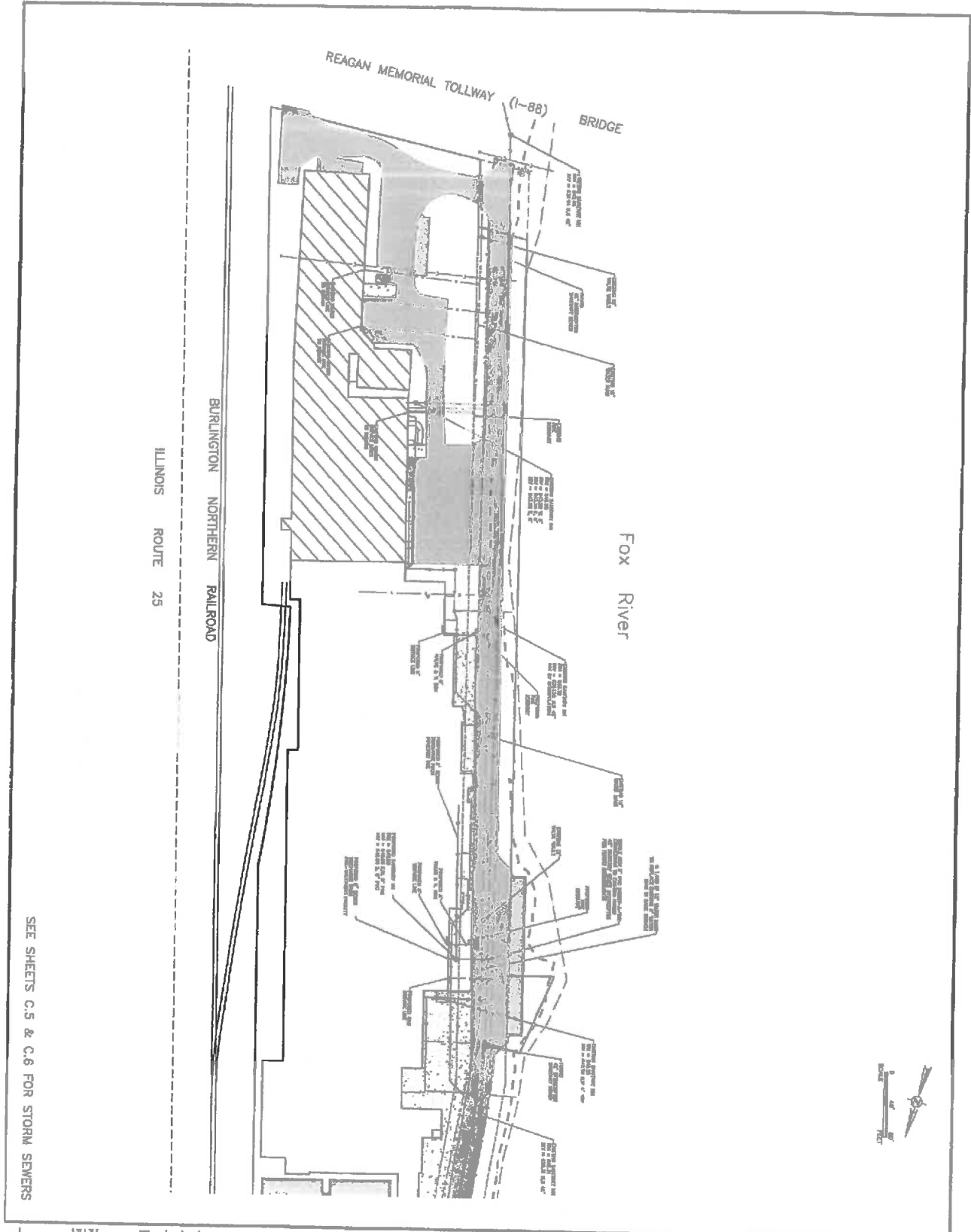
5th

PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542

PRELIMINARY
UTILITY
PLAN (M)

C.3

PRELIMINARY NOT FOR CONSTRUCTION



SEE SHEETS C.5 & C.6 FOR STORM SEWERS

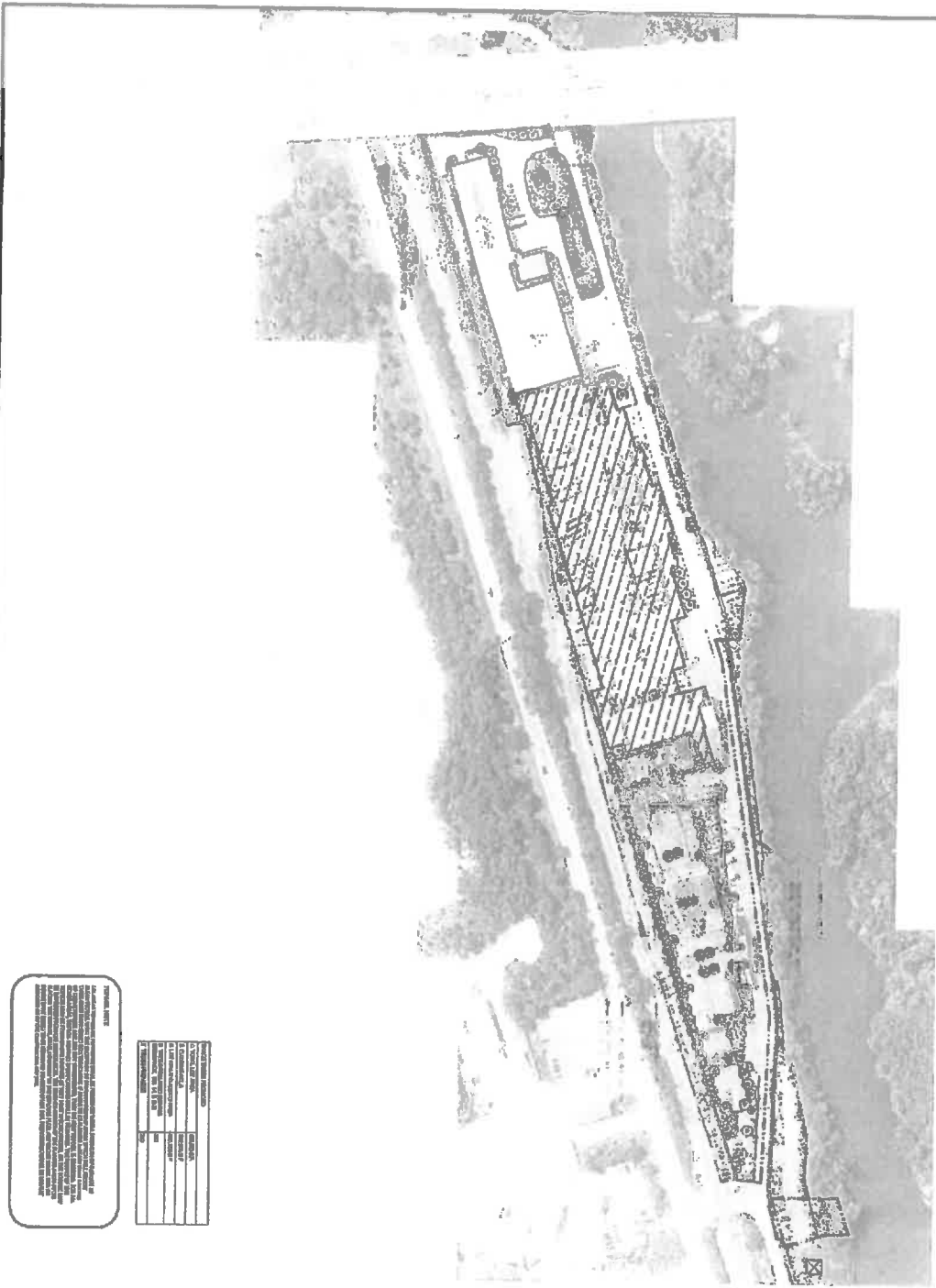
**PROPOSED NEW
BEEF SLAUGHTER FACILITY
AURORA PACKING COMPANY
NORTH AURORA, IL 60542**

ESI
DESIGN SERVICES
1000 West 10th Street, Suite 100, North Aurora, IL 60158
Tel: 815.895.1234 Fax: 815.895.1235

PRELIMINARY UTILITY PLAN (S)

C.4

PRELIMINARY NOT FOR CONSTRUCTION



NOT TO SCALE
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF ESI ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ESI ENGINEERING, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

NO.	DESCRIPTION	DATE
1	DESIGN	10/10/10
2	REVISION	10/10/10
3	REVISION	10/10/10
4	REVISION	10/10/10
5	REVISION	10/10/10
6	REVISION	10/10/10
7	REVISION	10/10/10
8	REVISION	10/10/10
9	REVISION	10/10/10
10	REVISION	10/10/10

- LEGEND:**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - EXISTING LOT
 - PROPOSED LOT
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING LANDSCAPE
 - PROPOSED LANDSCAPE
 - EXISTING UTILITIES
 - PROPOSED UTILITIES

NO.	DESCRIPTION	DATE
1	DESIGN	10/10/10
2	REVISION	10/10/10
3	REVISION	10/10/10
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9	REVISION	10/10/10
10	REVISION	10/10/10

PROPOSED NEW
 BEEF SLAUGHTER FACILITY
 AURORA PACKING COMPANY
 NORTH AURORA, IL 60542



**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: PETITION 20-01: RANDALL CROSSING MIXED USE DEVELOPMENT
AGENDA: FEBRUARY 17, 2020 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Staff has been working with the developer of the MyPlace Hotel on a three-story commercial/residential mixed use building on Lot 3 of Randall Crossing. The developer desires to amend the Annexation Agreement to allow Lot 3 to be developed as mixed use multi-family apartment and commercial development.

The petitioner is also requesting an amendment to the Annexation Agreement to reduce the traffic impact fee and waive the water connection fee for the mixed use building. The traffic impact fee established in the Annexation Agreement requires \$3 per square foot of commercial development and \$1,800 per unit for the residential portion of the development. The petitioner has formally requested to reduce the traffic impact fee to \$1 per square foot for the entire building. The proposed mixed use building is an estimated 25,897 square feet; as such, the traffic impact fee would be \$25,897. Under the current Annexation Agreement fee schedule, the traffic impact fee would be \$58,800, a reduction of \$32,903.

The water connection fee is a code-based fee and it is anticipated that the building will require a 3" water connection. The 3" water connection fee would be \$10,765. Staff notes that the final connection size determination will depend on the total plumbing fixture count and fixture type. In consideration of the requested fee reduction, the total reduction (including the traffic impact fee) would be an estimated \$43,668. Staff notes that the fee reduction request being made is the same request that was approved for the MyPlace Hotel in 2017 -- \$1 square foot traffic impact fee and water connection fee waiver.

The development plans were discussed at the January 20, 2020 Committee of the Whole meeting with no issues being mentioned. The item has been brought back to allow for the formal public hearing of the Annexation Agreement amendment and to discuss the aforementioned impact fee reductions.

**EXHIBIT L
FEE SCHEDULE**

**VILLAGE OF NORTH AURORA
RANDALL HIGHLANDS**

TITLE	AMOUNT	WHEN	NOTES
Building permit	\$28/100 sq.ft.	at permit	
<u>Capital Fees:</u>			
Cap. Western	\$1043/ac	at plat	Residential
	\$70/1000 sq. ft. of the lot	at permit	Office or Commercial
Fire Protect	\$715/du	at permit	Residential
	8 cents per sq. ft.of the building	at permit	Office or Commercial
Library	\$120/du	at permit	Residential only
School	Applied by formula per du	at permit	Residential only (75% of established formula based on home
Traffic Impact fee	\$3/sq. ft.	at permit	Office or Commercial
	\$1800/du	at permit	Residential (subject to a \$1200 credit for the first 125 du perr
Revenue Gap Fee	\$320/ac/yr	at anniversary	Reduced by number of homes built per year
<u>Land/Cash Donations:</u>			
Park District	10ac/1000 pop. - land donation	at permit	Per formula (Residential only)
School District	Applied by formula per du	at permit	Residential only (based on bedroom count)
<u>Third Party Costs:</u>			
Subdivision & Annexation Fee	\$30,000	Paid	
Consulting/Plan Review Fees	TBD when incurred	W/in 30 days of invoice	Developer to reimburse costs in excess of Annexation & Subdivision Fee plus 12%
Inspection Fee	TBD when incurred	W/in 30 days of invoice	Costs plus 12%
<u>Water & Sewer:</u>			
Water Tap-on	Min. of \$2765	at permit	Office or Commercial - Determined per tap size
Water Tap-on	Min. of \$1659	at permit	Residential - Determined per tap size
Water Meter	Min. of \$443	at permit	Based on actual meter cost plus 12%
Water usage during construction	\$62/du	at permit	
Village Sewer tap on	\$153/1000 sq.ft.	at permit	Office or Commerical
Village Sewer tap on	\$553/du	at permit	Residential
Storm Sewer Fee	175 per unit	at permit	

ORDINANCE NO.

**ORDINANCE APPROVING THE AMENDMENT TO THE ANNEXATION
AGREEMENT BETWEEN VILLAGE OF NORTH AURORA, ILLINOIS AND
WISEMAN-HUGHES ENTERPRISES, INC.
RANDALL HIGHLANDS SUBDIVISION
RANDALL CROSSING LOT 3 MIXED USE DEVELOPMENT**

WHEREAS, N.A. Townhomes LLC (hereinafter the “Applicant”) filed a petition for amendment to the Annexation Agreement between the Village of North Aurora, Illinois and Wiseman-Hughes Enterprises, Inc. Randall Highlands Subdivision dated June 27, 2005, approved by Ordinance No. 05-06-27-01, recorded together in the Kane County Recorder’s Office on August 17, 2005, as Document No. 2005K096385 and re-recorded on October 18, 2005, as Document No. 2005K125197 (hereinafter the “Annexation Agreement”) along with an amendment to the PUD and for site plan approval, with the consent of the owner of the property identified in the Annexation Agreement; and

WHEREAS, the President and the Trustees have considered the Amendment pursuant to notice and a public hearing as required by law and find the Amendment is in the best interests of the Village of North Aurora.

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 Amendment to Annexation Agreement is hereby approved in the form attached as Exhibit A.
3. The Village President and Village Clerk are authorized and directed to sign the Amendment to Annexation Agreement.
4. This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2020, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County,
Illinois this ____ day of _____, 2020, A.D.

Laura Curtis _____

Mark Carroll _____

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 _____, 2020, A.D.

ATTEST:

Village President

Village Clerk

EXHIBIT "A"

AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN VILLAGE
OF NORTH AURORA, ILLINOIS AND
WISEMAN-HUGHES ENTERPRISES, INC.
RANDALL HIGHLANDS SUBDIVISION
RANDALL CROSSING LOT 3 MIXED USE DEVELOPMENT

AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN
VILLAGE OF NORTH AURORA, ILLINOIS AND
WISEMAN-HUGHES ENTERPRISES, INC.
RANDALL HIGHLANDS SUBDIVISION
RANDALL CROSSING LOT 3 MIXED USE DEVELOPMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2020, by and between the **VILLAGE OF NORTH AURORA, ILLINOIS**, a Municipal Corporation, hereinafter called "Village", **DECADE GROUP-RANDALL, LLC**, hereinafter call "Owner" and **N.A. TOWNHOMES LLC** hereinafter called "Developer".

WITNESSETH:

WHEREAS, DECADE GROUP-RANDALL, LLC is the Owner of record of the Property legally described as follows:

LOT 3, IN N.A. TOWNHOME'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY ILLINOIS.

PIN 12-32-403-020

(hereinafter sometimes referred to as the "Property"), which Property is generally located immediately north of Ritter Street, half way between Randall Road to the east and Comiskey Avenue to the west in the Randall Crossing Subdivision of the Randall Highlands Development in the Village of North Aurora, Kane County, Illinois; and

WHEREAS, N.A. TOWNHOMES LLC desires to develop the Property (hereinafter referred herein as the "Developer") and has filed an Application for zoning and site plan approval for development of the Property; and

WHEREAS, the Property was annexed pursuant to that certain ANNEXATION AGREEMENT BETWEEN VILLAGE OF NORTH AURORA, ILLINOIS and WISEMAN-HUGHES ENTERPRISES, INC. RANDALL HIGHLANDS SUBDIVISION dated June 27, 2005, approved by Ordinance No. 05-06-27-01, recorded together in the Kane County Recorder's Office on August 17, 2005, as Document No. 2005K096385 and re-recorded on October 18, 2005, as Document No. 2005K125197 (hereinafter the "Annexation Agreement") as amended thereafter; and

WHEREAS, the Property is zoned B-2 General Commercial District and subject to a mixed use planned unit development pursuant to Ordinance No. 05-06-27-03, being an Ordinance

Granting a Special Use as a Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development (hereinafter the "PUD Ordinance"); and

WHEREAS, a Petition for Amendment to the Annexation Agreement has been filed as required by the Illinois Municipal Code; and

WHEREAS, the Owner and Developer desire to amend the Annexation Agreement for the Property to be developed as mixed use multi-family apartment and commercial development; and

WHEREAS, the Owner and the Developer with a contract interest in the Property represent that no other parties have any right, title, interest or claim in the Property; and

WHEREAS, this Amendment to the Annexation Agreement is made pursuant to the provisions Illinois Municipal Code; and

WHEREAS, all notices, publications, procedures, public hearings, and other matters required for the consideration, approval, and execution of this Agreement have been given, made, held and performed as required by the Illinois Municipal Code and all other applicable statutes of the State of Illinois and Ordinances of the Village; and

WHEREAS, an Amendment to the Annexation Agreement will allow for the development of the Property according to sound planning, will aid in developing the Village as a balanced community and will assist the Village in realizing the purpose of the Comprehensive Plan of the Village of North Aurora; and

WHEREAS, the President and Board of Trustees of the Village have, by a vote of two-thirds (2/3) of the Corporate Authorities currently holding office, have approved this Amendment to the Annexation Agreement by ordinance directing the Village President to execute and the Village Clerk to attest this Amendment to the Annexation Agreement on behalf of the Village;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements herein contained, it is hereby agreed by and between the Village and Owner as follows:

1. **RECITALS**. The representations and recitations set forth in the foregoing Recitals are material to this Agreement and are hereby incorporated into and become a part of this Agreement as though they were fully set forth in this Paragraph 1.
2. **AMENDMENT**. The Annexation Agreement is hereby amended only as to the Property as follows:
3. **ZONING**. The zoning for the Property shall be amended to allow a single building mixed-use multi-family residential and commercial planned unit development as provided in the document attached hereto and incorporated herein by reference as Exhibit A.

4. **AGREED MONETARY CONTRIBUTIONS.** The monetary contributions as reflected in Exhibit L attached to the Annexation Agreement are modified for the Property as follows:

A. The Traffic Impact Fee is hereby reduced to \$1 per square foot for the mixed use building.

B. The water connection fee is hereby waived for the mixed use building.

5. **SCOPE.** This Amendment does not affect the zoning or other terms and condition of property in the Randall Highlands Development and Randall Crossing Commercial Development except as specifically stated in this Amendment. All of the property and provisions of the Annexation Agreement not specifically amended by this Amendment to the Annexation Agreement shall remain in full effect unchanged by this Amendment to the Annexation Agreement.

6. **BINDING EFFECT AND TERM.** This Amendment to the Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities for the period of twenty (20) years from the date of the Annexation Agreement

7. **COVENANT RUNNING WITH THE LAND.** This Agreement constitutes a covenant running with the land and is binding upon the parties hereto, all grantees, successors in interest, assigns and lessees, and successors.

8. **MODIFICATIONS.** Modifications hereof may be effected by the procedures established by law, in force from time to time, such as permit its initial approval. Village and the Owner of record of any portion of the Property, even if not the Owner named herein, may agree to modify this Agreement with respect to such portion of the Property. This agreement may be amended by the Village and the owner of record of a portion of the subject realty as to the provisions applying exclusively thereto, without the consent of the Owner of other portions of the subject realty not affected by this amendment.

9. **SEPARABILITY.** The provisions hereof shall be deemed to be separable; and if any section, paragraph, clause, provisions or item herein shall be held invalid, the invalidity of such section, paragraph, clause, provision, or item shall not affect any other provision of this Agreement.

10. **COOPERATION.** Village and Owner shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the parties as reflected by said terms, including the terms of the PUD Ordinance to be passed concurrently with the annexation of the Property. Both Village and Owner shall act in good faith, reasonably and promptly with respect to all consents, approvals and actions required or requested of it or taken by it hereunder or in connection with the development of the Property. During the term of this Agreement, Owner may

continue its current uses on the Property including farming and general agricultural uses as to those portions of the Property not then developed.

11. **RECORDING.** This Agreement shall be recorded in the County Recorder of Deeds Office by the Village.

IN WITNESS WHEREOF, the parties have set their hands and seals on the date first above written.

VILLAGE OF NORTH AURORA, ILLINOIS
an Illinois Municipal Corporation

By: _____
Village President

ATTEST:

Village Clerk

OWNER
DECADE GROUP-RANDALL, LLC

By: _____
Its

DEVELOPER
N.A. TOWNHOMES LLC

By: _____
Its

EXHIBIT “A”

**AN ORDINANCE APPROVING AN AMENDMENT
TO THE SPECIAL USE MULTI-DISTRICT
MIXED USE PLANNED UNIT DEVELOPMENT
FOR THE RANDALL HIGHLANDS DEVELOPMENT
AFFECTING ONLY LOT 3 OF THE
RANDALL CROSSING COMMERCIAL DEVELOPMENT**

THE VILLAGE OF NORTH AURORA

ORDINANCE No. _____

**AN ORDINANCE APPROVING AN AMENDMENT
TO THE SPECIAL USE MULTI-DISTRICT
MIXED USE PLANNED UNIT DEVELOPMENT
FOR THE RANDALL HIGHLANDS DEVELOPMENT
AFFECTING ONLY LOT 3 OF THE
RANDALL CROSSING COMMERCIAL DEVELOPMENT**

WHEREAS, an Ordinance No. 05-06-27-03 being an Ordinance Granting a Special Use as a Multi-District Mixed Use PUD for Randall Highlands Development was approved on June 27, 2005, for the Randall Highlands Development, including the Randall Crossing Commercial portion of that development (hereinafter the “PUD Ordinance”);

WHEREAS, and the PUD Ordinance was amended by Ordinance No. 09-03-02-01, being an Ordinance Approving a Second Amendment for the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development on March 2, 2009 (hereinafter the “2nd PUD Amendment”) regarding signage; and

WHEREAS, and the PUD Ordinance was amended by Ordinance No. 17-04-03-02 being an Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development Affecting Only a Portion of the Randall Crossing Commercial Development on April 3, 2017, creating the N.A. Lodgings Randall Crossing Development of the Randall Crossing Development (hereinafter the “NA Lodgings PUD”), which created the Property; and

WHEREAS, DECADE GROUP – RANDALL, LLC, owner of the property legally described in **Exhibit A** (hereinafter the “Property”), hereinafter called “Owner” and N.A. TOWNHOMES LLC, hereinafter called the “Developer”, has requested an amendment to the Randall Highlands Multi-District Mixed Use PUD to allow a single building, mixed use, multi-family and commercial use, development on the Property:

WHEREAS, the North Aurora Plan Commission conducted a public hearing on January 7, 2020, pursuant to notice as required by law and reviewed this request for the Planned Unit Development Amendment; and

WHEREAS, the Staff and Plan Commission have considered the criteria applicable to the

1 amendment of planned unit developments and have recommended that the amendment to the PUD
2 Ordinance be approved to allow a single building, mixed use, multi-family and commercial use,
3 development on the Property with appropriate conditions.

4 **NOW, THEREFORE, BE IT ORDAINED** by the Village Board of the Village of North Aurora,
5 Kane County, Illinois, as follows:

6 **Section 1** The recitals set forth above are incorporated herein as the material findings of the
7 Board of Trustees.

8 **Section 2 Permitted Uses**

9 **Section 2.1** of the PUD Ordinance as amended by the 2nd PUD Amendment and NA Lodgings
10 PUD Ordinance is further amended is hereby amended to allow a single building mixed commercial and
11 multi-family residential use on the Property.

12 **Section 3 Site Development Standards.**

13 The PUD Ordinance as amended by the 2nd PUD Amendment and NA Lodgings PUD Ordinance is
14 further amended by the following changes to the following bulk requirements:

15 **Section 3.2.2** (Building Setbacks) is hereby amended to allow a front yard setback of seventeen
16 feet (17');

17 **Section 3.4** (Building Height) is hereby amended to allow a height of thirty-eight (38) feet not
18 including the elevator shaft; and

19 **Section 4 Signage.**

20 **Section 4.3.6** of the PUD Ordinance as amended by the 2nd PUD Amendment and NA Lodgings
21 PUD Ordinance is further amended by prohibiting signage on the west building elevation.

22 **Section 5 Additional Conditions.**

23 The PUD Ordinance as amended by the 2nd PUD Amendment and NA Lodgings PUD Ordinance is further
24 amended following additional conditions:

25 A. Dumpsters. All dumpsters located on the subject property shall be enclosed per Section 14.11.A
26 of the Zoning Ordinance:

27 B. Wall Signage. Wall signage shall be prohibited on the western building elevations on any non-
28 residential lots;

29 C. Easement Encroachment. The petitioner shall resolve the issue of the building's location in the
30 easement prior to the issuance of a building permit;

1 D. Street Lighting. All street lighting shall be of a consistent design with the surrounding
2 properties and shall be subject to approval by the Community and Economic Development Director;

3 E. Site Plan. A Site Plan consistent with the PUD Ordinance as amended herein shall be submitted
4 to the Community and Economic Development Director and approved prior to the issuance of a building
5 permit.

6 **Section 6** This Ordinance shall take immediate force and effect from and after its passage,
7 approval and publication as required by law.

8
9
10 PRESENTED to the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this
11 _____ day of _____, 2020.

12
13 PASSED by the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this
14 _____ day of _____, 2020.

15	Mark Carroll	_____	Laura Curtis	_____
16	Mark Gaffino	_____	Mark Guethle	_____
17	Michael Lowery	_____	Tao Martinez	_____

18
19 APPROVED and signed by me as the President of the Board of Trustees of the Village of North
20 Aurora, Kane County, Illinois, this _____ day of _____, 2020.

21
22
23
24 _____
Village President

25 ATTEST:

26
27 _____
28 Village Clerk
29
30
31
32
33
34
35
36

EXHIBIT A

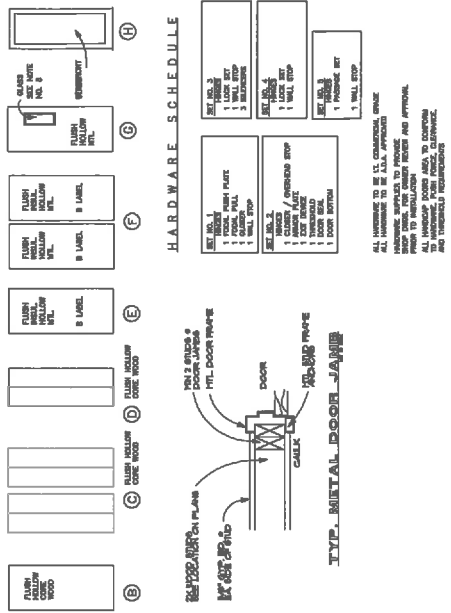
PROPERTY LEGAL DESCRIPTION

LOT 3, IN N.A. TOWNHOME'S RANDALL CROSSING, BEING A
SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32,
TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE
COUNTY ILLINOIS.

PIN 12-32-403-020

1
2
3

EXHIBIT B
DEVELOPMENT PLANS



GROUND FLOOR PLAN

- (A)
- NOTE:
1. ALL EXIT DOORS MUST BE KEYLESS IN THE DIRECTION OF EGRESS
2. ALL EXIT DOORS MUST OPEN WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE WHICH EGRESS IS MADE
3. B LABEL DOORS REQUIRED AT ALL STAIR ENCLOSURES
4. ALL B-LABEL DOORS ARE TO BE 1/2 HOUR RATED DOORS
5. ALL EXITS SHALL HAVE AN UNOBSTRUCTED PATH TO THE STREET
6. ALL DOORS AND HANGINGS SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY STANDARDS
7. NO ELECTRONIC OR ELECTROMAGNETIC LOCKING SYSTEMS SHALL BE INSTALLED ON ANY ENTRANCE OR EXIT DOOR TO OCCUPANCY BUILDING.
8. NO CYLINDER LOCKING ON FIRE RATED DOORS
9. LIMITED TO 100 SQUARE INCHES OF WIRE GAUSE OR LISTED FIRE RATED GLAZING, NO DIMENSION GREATER THAN 12 INCHES
10. DOOR HANGINGS PERmitted ONLY FOR CONCRETE SPACES SEE ADA-2.8
11. PANIC HARDWARE REQUIRED FOR EXIT DOORS SWING MORE THAN 200 PERSONS
12. VERIFY MASTER KEYING WITH OWNER
13. PROVIDE SOLID WOOD FLOORING AT ALL
14. ENTRYWAYS
15. INTERIOR CLOSIDERS 4' MAX PULL
16. PROVIDE APPROPRIATE WEATHER-STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS
17. ALL DOOR HANDLES, KICKS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE REACHABLE BY ALL PEOPLE INCLUDING THOSE WHOSE HEIGHT IS LESS THAN 5'0"
18. FINISHING OF TYPICAL OF WORK AREA

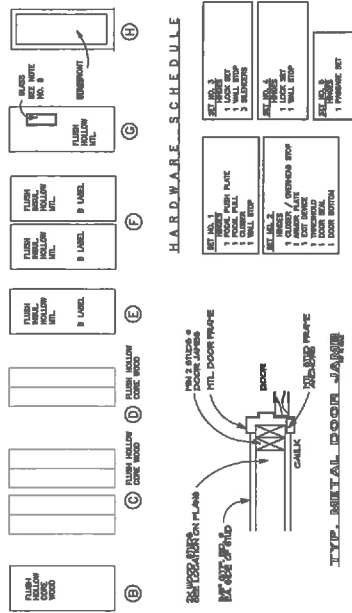
MARK	DOOR				MATERIAL	WIDTH	THICKNESS	HEIGHT	MATT. FINISH	HARDWARE SET	REMARKS
	TYPE	MAT'L	DOOR	FINISH							
101	A	WOOD SC	PTD	3'-0"	1 3/4"	6'-5"	NAL	PTD	3		
102	A	WOOD SC	PTD	3'-0"	1 3/4"	6'-5"	NAL	PTD	3		
103	B	WOOD	PTD	5'-0"	1 3/4"	6'-5"	NAL	PTD	3		
104	C	WOOD	PTD	5'-0"	1 3/4"	6'-5"	WARRAL	PTD			4 PANEL
105	D	WOOD	PTD	5'-0"	1 3/4"	6'-5"	WARRAL	PTD			2 PANEL
106	E	WOOD	PTD	4'-0"	1 3/4"	6'-5"	WARRAL	PTD			4 PANEL
107	A	WOOD SC	PTD	3'-0"	1 3/4"	6'-5"	NAL	PTD	3		
108	A	WOOD SC	PTD	3'-0"	1 3/4"	6'-5"	NAL	PTD	3		
109	A	WOOD SC	PTD	3'-0"	1 3/4"	6'-5"	NAL	PTD			
110	A	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			
111	E	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			
112	E	NAL	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			
113	E	NAL	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			
114	E	NAL	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			PAIR OF DOORS
115	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—			STOGEFRONT
116	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—			STOGEFRONT
117	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—			STOGEFRONT
118	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—			STOGEFRONT
119	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—			STOGEFRONT
120	E	NAL	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			
121	O	NAL	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			
122	E	NAL	PTD	3'-0"	1 3/4"	7'-0"	NAL	PTD			

WALL TYPES

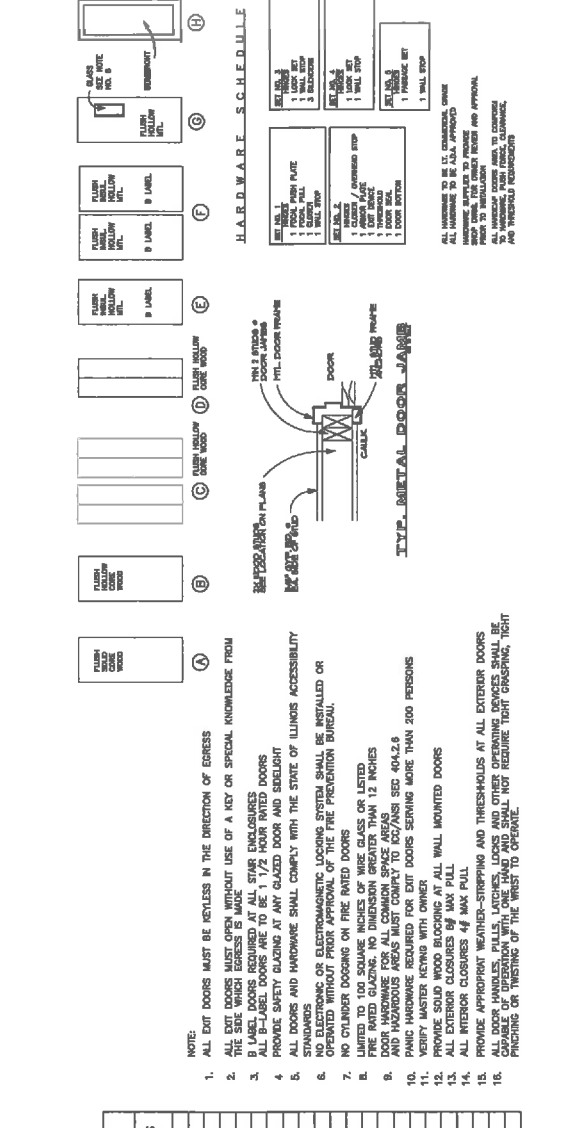


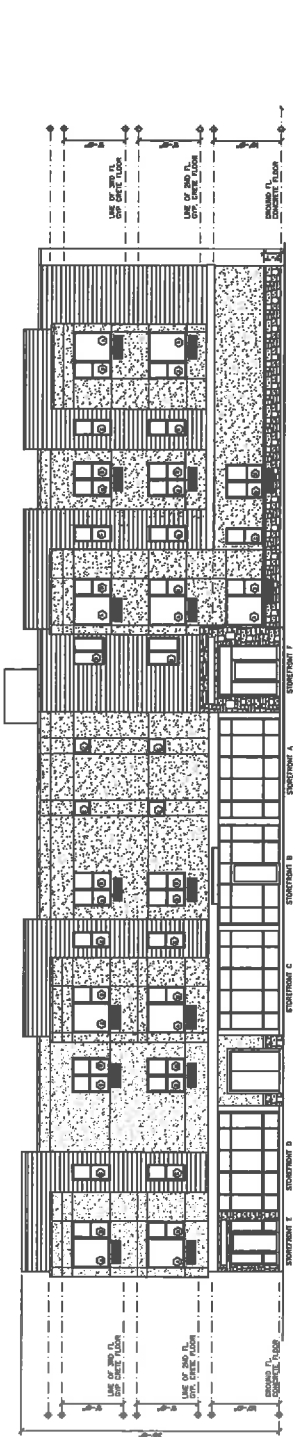
MARK	D O O R			F R A M E			REMARKS		
	TYPE	MAT'L	FINISH	WIDTH	IN"XESS	HEIGHT			
101	A	WOOD SC	PTD	3'-0"	1 3/4"	8'-8"	HAL	PTD	3
102	B	WOOD	PTD	2'-6"	1 3/4"	8'-8"	WOOD	PTD	5
103	B	WOOD	PTD	3'-6"	1 3/4"	8'-8"	WOOD	PTD	
104	C	WOOD	PTD	3'-0"	1 3/4"	8'-8"	WOOD	PTD	4 PANEL
105	D	WOOD	PTD	3'-0"	1 3/4"	8'-8"	WOOD	PTD	2 PANEL
106	C	WOOD	PTD	4'-0"	1 3/4"	8'-8"	WOOD	PTD	4 PANEL
107	A	WOOD SC	PTD	3'-0"	1 3/4"	8'-8"	HAL	PTD	3
108	A	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	2
109	A	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
110	A	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
111	A	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
112	A	WOOD SC	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
113	E	HAL	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
114	E	HAL	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
115	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—	PAIR OF DOORS
116	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—	STOREFRONT
117	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—	STOREFRONT
118	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—	STOREFRONT
119	H	ALUMIN	—	3'-0"	1 3/4"	7'-0"	ALUMIN	—	STOREFRONT
120	E	HAL	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
121	G	HAL	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	
122	E	HAL	PTD	3'-0"	1 3/4"	7'-0"	HAL	PTD	

- NOTE: ALL EXIT DOORS MUST BE ROBUST IN THE PRECISION OF EFFORTS (A)
1. THE DOOR MUST BE CAPABLE OF WITHSTANDING THE ENR. WHICH EFFORTS IS VARYING.
2. B LABEL DOORS REQUIRED AT ALL TWIN ENCLOSURES
3. B LABEL DOORS ARE TO BE 1 1/2 HOUR RATED
4. ALL B-LABEL DOORS ARE TO BE 1 1/2 HOUR RATED
5. DOORS WITH GLAZING AT MAIN GROUND DOOR AND SLOTTING
6. ALL DOORS AND HANGERS SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY STANDARDS
7. NO ELECTRONIC OR ELECTROMAGNETIC LOCKING SYSTEM SHALL BE INSTALLED OR USED ON ANY DOOR FROM THE FIRE PREVENTION BUREAU.
8. NO POWER LOCKS OR POWER RELEASE DEVICES ARE TO BE USED.
9. LIMITED TO TWO SQUARE INCHES OF WIRE GLASS OR LINED
10. FIRE RATED GLAZING, AND DIMENSION GREATER THAN 12 INCHES
11. DOOR HARDWARE FOR ALL COMMON SPACE AREAS SHALL BE
12. COMPLIANT WITH THE STATE OF ILLINOIS FIRE CODE, SECTION 404-2.8
13. PANIC HARDWARE REQUIRED FOR EXIT DOORS SERVING MORE THAN 200 PERSONS
14. VERIFY MASTER KEYING WITH OWNER
15. PROVIDE SOLID WOOD BLOCINGS AT ALL WALL MOUNTED DOORS
16. PROVIDE SOLID WOOD BLOCINGS AT ALL WALL MOUNTED DOORS
17. ALL INTERIOR CLOSURES 48" MAX. PULL
18. PROVIDE APPROPRIATE WEATHER-STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS
19. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE CAPABLE OF WITHSTANDING THE ENR. WHICH EFFORTS IS VARYING.
20. ALL DOORS OF OPERATION, WITH LEADS AND SIGNALS, NOT REQUIRE TEST GROUPING, THE



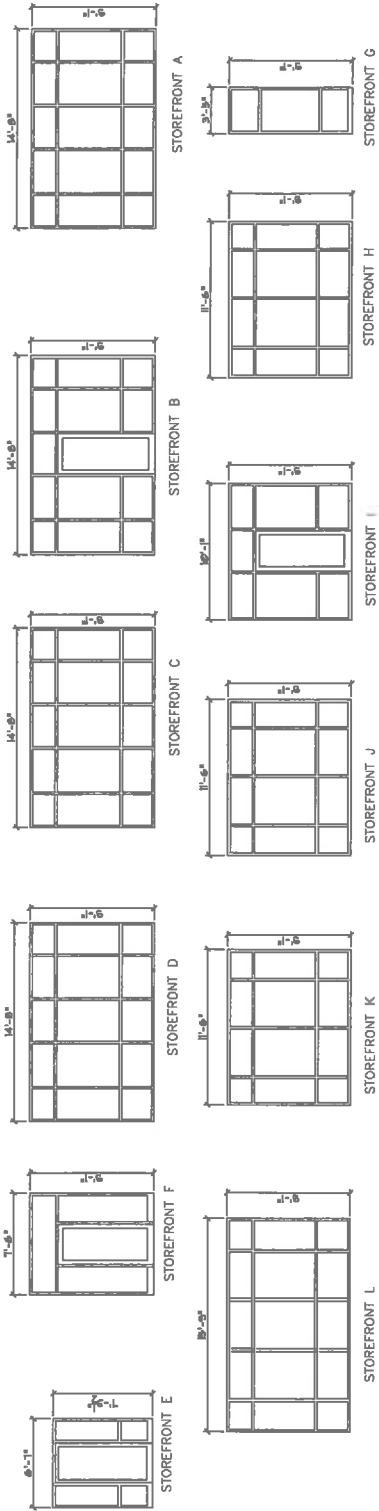
ALL HARDWARE TO BE U.S. COMMERCIAL GRADE.
ALL HARDWARE TO BE ADA APPROVED.
HARDWARE SUPPLIER TO PROVIDE
SHOP DRAWING FOR OWNER REVIEW AND APPROVAL
PRIOR TO INSTALLATION.
ALL HANDICAP ACCESS AREA TO CONFORM
TO HANSBRAW, POH, POE, GLENNAGE,
AND THRESHOLD REQUIREMENTS.

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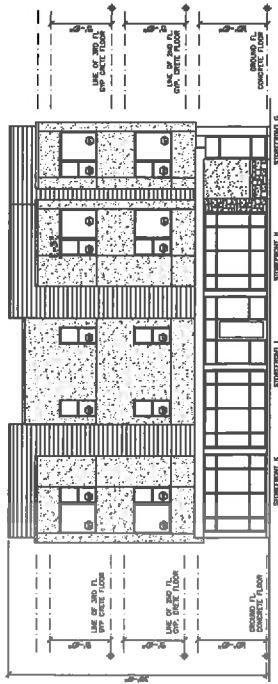
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



STORE FRONT ELEVATIONS

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

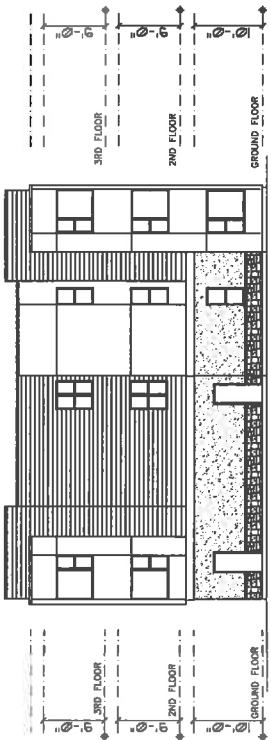
NO.	REVISION	DATE
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DATE: 05/01/2018
PROJECT: RANDALL CROSSING

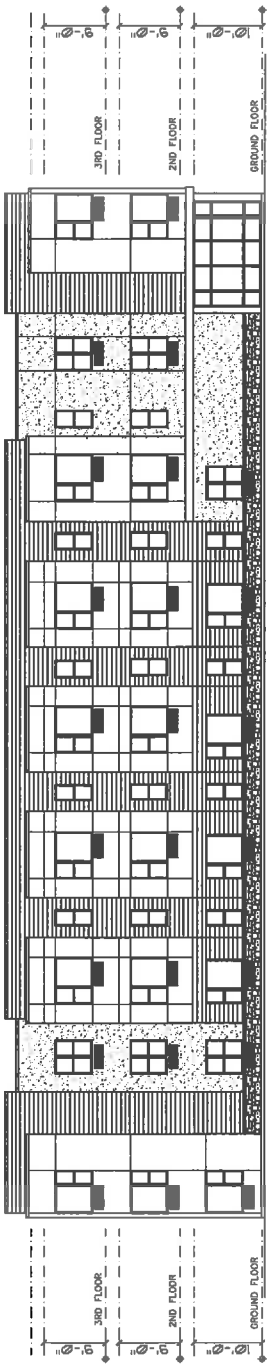
RANDALL CROSSING
PROPOSED 3 STORY MIX USE BUILDING
NORTH AURORA, IL

R A Mittlin architect
1111 Jackson River Forest, IL 60141
708.555.4433

RAM



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION