



Meeting Held Electronically

**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, NOVEMBER 2, 2020 – 7:00 P.M.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

AGENDA

Due to the current COVID-19 pandemic, Village Board meetings will be conducted live remotely via telecommunications to help prevent the spread of COVID-19. The public is invited to attend the board meeting remotely via telecommunications. The Village Board meeting will be conducted on Zoom. The public can access the meeting as follows:

Website Address: <https://us02web.zoom.us/j/84731020394>

Meeting ID: 847 3102 0394

Dial In: +1 312 626 6799

This procedure is being followed pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.01 et seq.) as amended by Public Act 101-0640.

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

ROLL CALL

PUBLIC HEARING

Third Amendment to the Pre-Annexation Agreement between Village of North Aurora, Orchard Commons, LLC and Mettel Investment Partnership for a Development to be Known as Orchard Commons

PRESENTATIONS

Comprehensive Annual Financial Report (CAFR) Presentation – Lauterbach and Amen

PROCLAMATION

National Apprenticeship Week

AUDIENCE COMMENTS

TRUSTEE COMMENTS

CONSENT AGENDA

1. Village Board Minutes dated 10/19/2020 and Committee of the Whole Minutes dated 10/19/2020
2. Interim Bills List Dated 10/22/2020 in the Amount of **\$30,010.73**
3. Bills List Dated 11/02/2020 in the Amount of **\$527,231.21**
4. Pay Request #4, Final for Elm Avenue and Maple Avenue Water Main Improvements to J&S Construction Sewer and Water, Inc. in the Amount of **\$37,472.78**
5. Resolution Acknowledging Substantial Completion of Public Improvements Triggering the One-Year Maintenance Period for the Lincoln Valley on The Fox Phase One Development
6. Approval of the Normal Contribution to IMLRMA for the 2021 Coverage Year

NEW BUSINESS

1. Approval of a Motion to Receive, Accept and Place on File the Comprehensive Annual Financial Report as of May 31, 2020 and Other Related Reports for the Fiscal Year
2. Approval of the 2020 Property Tax Levy Estimate for the Village of North Aurora and the Messenger Public Library
3. Approval of 2020-2021 Salt Purchase in the Amount of **\$250,250.00** with Option to Spend Due to Severe Weather to **\$288,750.00**
4. Approval to Waive Bids and Hire Layne Christensen to Rehabilitate Well #4 for an Estimated \$150,000
5. Approval of Ordinance Increasing the Number of Class SE-B Liquor Licenses Authorized in the Village of North Aurora
6. Approval of Third Amendment to the Pre-Annexation Agreement between Village of North Aurora, Orchard Commons, LLC and Mettel Investment Partnership for a Development to be known as Orchard Commons
7. Approval of Ordinance amending a Special Use as B-2 General Commercial Planned Unit Development for the Orchard Commons

OLD BUSINESS

VILLAGE PRESIDENT

COMMITTEE REPORTS

TRUSTEES COMMENTS

ADMINISTRATOR'S REPORT

ATTORNEY'S REPORT

VILLAGE DEPARTMENT REPORTS

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

EXECUTIVE SESSION

ADJOURN

Initials: SB

Memorandum



To: Village President and Village Board of Trustees
Steven Bosco, Village Administrator
From: Natalie Stevens, Executive Assistant
Date: 10-22-20
Re: "National Apprenticeship Week" Proclamation

The U.S. Department of Labor Apprenticeship & Training Program reached out to the Village of North Aurora to request our support for issuing a Proclamation for National Apprenticeship Week, which looks to recognize the positive impact apprenticeships have on individuals and business. The Village previously issued a Proclamation for this week in 2019.

Attached is a proclamation proclaiming the week of November 8-14, 2020, as "National Apprenticeship Week."



PROCLAMATION

NATIONAL APPRENTICESHIP WEEK

WHEREAS, economic growth in the nation and the State of Illinois, and in the Village of North Aurora depends on the continued development of workers skilled in their chosen fields; and

WHEREAS, apprenticeship programs help fill this need by providing the means for the development of skilled workers and the cultivation of pride in workmanship; and

WHEREAS, registered apprenticeships are vital components of talent and development in many high demand and high growth sectors and are recognized as critical post-secondary education training for future employment; and

WHEREAS, apprenticeship programs help enhance economic vitality and create a stronger economic environment by producing highly skilled and competitive workers; and

WHEREAS, the Village of North Aurora recognizes the strength and leadership displayed by apprentices, which results from the dedication and generosity of sponsors and participating employers who provide meaningful educational opportunities through on-the-job learning and related technical and academic instruction, which, in turn, serves to enhance the economic vitality of North Aurora; and,

WHEREAS, November 8-14, 2020 is being recognized as National Apprenticeship Week in North Aurora. The Village of North Aurora appreciates the positive impact that apprenticeships have on individuals and businesses, which helps to improve the workforce in North Aurora and grow our economy.

NOW, THEREFORE, BE IT PROCLAIMED that I, Dale Berman, Village President, and the Board of Trustees of North Aurora do hereby proclaim November 8-14, 2020 as **NATIONAL APPRENTICESHIP WEEK** in North Aurora and ask all residents to recognize the purpose and values of apprenticeship training for the economic growth of North Aurora.

Dated this ____ day of _____ 2020

Dale Berman, Village President

ATTEST:

Natalie Stevens, Deputy Village Clerk

**NORTH AURORA VILLAGE BOARD MEETING
VILLAGE BOARD MEETING MINUTES
MONDAY, OCTOBER 19, 2020**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely
via telecommunications.

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 Guethle, Trustee Mark Carroll, Trustee Tao Martinez

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

AUDIENCE COMMENTS - None

TRUSTEE COMMENTS – None.

CONSENT AGENDA

1. Executive Session Minutes for Grammar and Content Dated 11/18/2019; 06/15/2020; 08/03/2020; and 09/21/2020
2. Village Board Minutes dated 10/05/2020
3. Bills List Dated 10/19/2020 in the Amount of **\$155,112.09**

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

NEW BUSINESS

1. **Approval of Special Events Permit Application for Share and Care Learning Halloween Event**

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

2. Approval of Resolution to Authorize Temporary Modifications to the Village's Vacation Buyback Policy in the Human Resources Manual

Finance Director Bill Hannah said it came up in the Village's audit earlier this year that the employee leave balance had increased more significantly than normal, which he attributed to pandemic issues involving employees not taking vacation and more notably leave coverage issues, particularly in the Police Department, and given the current pandemic climate this situation could be ongoing for a while still. The Village has an annual buyback vacation hour program up to 60 hours for non-union full time employees, but was looking to expand that program to 80 hours and to include all fulltime union employees, which includes the Police Department. Mayor Berman commended Village Staff for coming up with this program and said it showed the Village's flexibility to best assist all employees.

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

3. Approval of 2021 Road Program Professional Engineering Services Agreement with Engineering Enterprises, Inc. in the Amount of \$229,715

Public Works Director John Laskowski went over the upcoming 2021 road program, which will see a total of 2.75 miles of road in the Pine Creek subdivision at a cost of \$1.9 million. Engineering Enterprises, Inc. (EEI), performed engineering services this past year and Laskowski said they did an exceptional job. For the 2021 road program the Village would be using Motor Fuel Tax (MFT) funds, which does bring in higher associated costs. That said, Director Laskowski said the total cost is proportionate to last year's program.

Mayor Berman said this past year there seemed to be some residents who did not have the clearest communication as to what to expect for the road program and how it would impact their properties and said he hoped in the future there would be extended effort to keep them informed.

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

4. Approval of Resolution to Accept CARES Act Funds from Kane County

Finance Director Hannah explained that Kane County received a direct allocation of CARES Act funds from the federal government and made a portion of the funds available to municipalities. The Village of North Aurora qualified for \$1,062,765.

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

OLD BUSINESS - None

VILLAGE PRESIDENT – Noted he had received word that the Illinois Governor would be announcing tomorrow (Tuesday) restrictions for Kane County due to the COVID-19 pandemic.

COMMITTEE REPORTS - None

TRUSTEES COMMENTS – None

ADMINISTRATOR'S REPORT – Village Administrator Bosco said the Services Committee had a good meeting discussing waste hauling contracts, and also said in relation to the CARES Act funding that Staff was looking to bring an outdoor dining reimbursement item to Village Board at their next meeting.

ATTORNEY'S REPORT - None

VILLAGE DEPARTMENT REPORTS

1. **Finance** – Will be presenting the CAFR at the next Village Board Meeting.
2. **Community Development** – Reiterated the outdoor dining reimbursement program.
3. **Police** – None
4. **Public Works** – the leaf collection program has begun and the Village has deployed two leaf vacuators machines on the west side of town; the first drop off went off smoothly.

EXECUTIVE SESSION - Motion to adjourn to Executive Session made by Trustee Guethle and seconded by Trustee Carroll. All in favor. **Motion approved.** See Executive Session minutes.

ADJOURNMENT

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

Respectfully Submitted,

Natalie F. Stevens
Deputy Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
OCTOBER 19, 2020**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely
via telecommunications.

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 Guethle, Trustee Mark Carroll

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

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS - None

DISCUSSION

1. Petition 20-06: Orchard Commons PUD Amendment

Community & Economic Development Director Mike Toth explained this item was regarding the development of a new restaurant, Fortunato Fish and Oyster, in lot 3 of the Orchard Commons PUD, and this discussion was for the allowance of a restaurant on that lot, which back in 2015 was approved for a microbrewery. This item came before Plan Commission earlier in October and they were in favor of moving forward with conditions on both the roof sign and cross access between adjacent lots.

Parker Grabowski, the owner of both Hardware and Turf Room in North Aurora, presented to the board details of his newest planned restaurant. He said the building was being designed after Frank Lloyd Wright's "falling waters" and there would be cement projectiles and glass squares to emulate that look throughout the design. The restaurant is being presented as northern Italian heavy on seafood and would have a live seafood counter at the bar and is being geared towards the 21+ crowd, although 30% of the restaurant will be dedicated to family dining. Grabowski said the building both design wise, which will be incorporating a 1930s, 1940s theme, and food wise is not like anything in the area and will have options that aren't even available in Chicago. Compared to other restaurants he has built in North Aurora, Grabowski said the construction here would be more straightforward and he estimates it taking between 5-6 months. He also accounted for parking between Hardware and Fortunato and believes there are more than enough spaces to accommodate both restaurants.

Trustee Guethle said he thought the plans looked awesome and wished Grabowski luck, and Trustee Lowery said it would be a great addition to our community. Trustee Martinez added he loved the idea of a seafood restaurant and agreed with Grabowski that there were not many options in the area.

2. Moose Lake Estates Unit III Annexation Amendment

Community & Economic Development Director Mike Toth explained that M/I Homes is looking to purchase all of the Moose Lake Estates Unit 3 lots and the remaining lots in Units 1 and 2, and noted that

Moose Lake Estates is governed by an annexation agreement. M/I Homes would be looking to complete the subdivision and have the requirements and obligations in the annexation agreement clarified and in some cases extended due to the upcoming deadline.

Vince Rosanova, a petitioner on behalf of M/I Homes, said the company has been in the Chicagoland area for about 12 years and has worked on projects near the Village in Warrenville, Geneva and Naperville. He provided further background on Moose Lake Estates and noted the previous developer pulled out in 2010 after building about 180 homes. There are currently 32 lots in units 1 and 2 and 36 lots in unit 3 for a total of 68 home sites that M/I would be looking to develop and complete the subdivision.

Trustee Gaffino asked whether the homes M/I was planning would fit in with the existing subdivision. Rosanova said they would be providing a total of nine models, including a ranch option that he felt would be very popular, and noted that the designs would reflect current market trends, as the homes currently in Moose Lake Estates were built back in the early 2000s and that consumer tastes have changed since then. He said the feel would be complementary to what is already in place. Trustee Carroll inquired about the square footage of the homes and Rosanova said their designs would be a little smaller than current homes. He said the ranch option would be about 1,500 square feet and the two-story homes would range up to about 3,000 square feet.

Trustee Guethle said he thinks it will be a good addition and likes the idea of completing the subdivision.

3. TIF District Presentation

Community & Economic Development Director Mike Toth provided an overview on the Village's three TIF districts, being Route 31, North Lincolnway and Sperry, and how the funds generated by them are used for redevelopment, public infrastructure improvements and rehabilitating properties, as well now demolition.

He explained that while each TIF district is generating funds the overall amount is less than anticipated. TIFs run for 23 years and the first TIF district, Route 31, was created in 2002 with an expiration of 2025. Director Toth also noted that there have been challenges to the future of TIF districts and they are under constant scrutiny.

With that in mind, Staff, along with Teska & Associates, ran through different scenarios of either extending the TIF districts upon their deadline or dissolving them prior to and creating a unified TIF district that would combine all three. Director Toth said ultimately the best goal would be to create a unified TIF district that would add in several additional portions to the district, while the current TIF district on Route 31 south of 88 would remain separate and expire naturally in 2025. Doing so would allow the Village to spread those TIF funds to all properties in the district and would also not require taxing bodies and state legislation to sign off on it, like the extension would.

Trustee Guethle said he liked the appeal of condensing it all to one TIF district and that it would work well for the community. Mayor Berman said the unified district has great potential for the Village and commended all those involved for the work put into the plan.

EXECUTIVE SESSION – None

ADJOURNMENT

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

Respectfully Submitted,

Natalie F. Stevens
Deputy Village Clerk

Accounts Payable

To Be Paid Proof List

User: ABlaser
 Printed: 10/22/2020 - 11:58AM
 Batch: 00503.10.2020



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Fifth Third Bank						
028450						
Power Equipment/ K&D Sales	26.93	01-445-4870	Equipment	BR09282020- 9/14/2020	10/22/2020	
Electric Supplies- RF Park/ Menards	98.13	01-445-4530	Public Grounds/Parks Maint	BR09282020- 9/18/2020	10/22/2020	
Electric Supplies- RF Park/ Menards	113.75	01-445-4530	Public Grounds/Parks Maint	BR09282020- 9/16/2020	10/22/2020	
Christmas Decoraction Supplies/ Michaels	53.66	01-490-4761	Beautification Committee	BR09282020- 9/25/2020	10/22/2020	
Serial Cable Adapter/ Amazon	11.99	01-430-4420	IT Supplies	DA09282020- 8/27/2020	10/22/2020	
XLR Aurdio Cables (9)/ Amazon	100.08	01-430-4420	IT Supplies	DA09282020- 8/27/2020	10/22/2020	
Computer Monitors (11)/ NewEgg	1,139.90	01-430-4870	Equipment	DA09282020- 8/27/2020	10/22/2020	
Computer Headset- PW/ Amazon	29.98	01-430-4420	IT Supplies	DA09282020- 9/7/2020	10/22/2020	
Radio Batteries & Clips- PW/ Amazon	224.56	01-445-4870	Equipment	DA09282020- 9/7/2020	10/22/2020	
Computer Mouse & Phone Case/ Amazon	33.98	01-430-4420	IT Supplies	DA09282020- 9/10/2020	10/22/2020	
USB To HDMI Adapter/ Amazon	49.45	01-430-4420	IT Supplies	DA09282020- 9/10/2020	10/22/2020	
Under Cabinet Lighting (CD)/ Amazon	39.99	01-441-4411	Office Expenses	DA09282020- 9/10/2020	10/22/2020	
Computer Mouse (2)/ Amazon	21.29	01-430-4420	IT Supplies	DA09282020- 9/13/2020	10/22/2020	
Laptop Charger Cables (92)/ Amazon	44.88	01-430-4420	IT Supplies	DA09282020- 9/16/2020	10/22/2020	
Video Meeting Srv/ Zoom	129.78	01-430-4411	Office Expenses	DA09282020- 9/23/2020	10/22/2020	
Vehicle Registration Renewal/ IL SOS	154.40	01-440-4799	Misc.	DC09282020- 9/18/2020	10/22/2020	
Toner/ Office Depot	121.78	01-440-4411	Office Expenses	DC09282020- 9/22/2020	10/22/2020	
Batteries/ Amazon	75.97	01-440-4799	Misc.	DC09282020- 9/25/2020	10/22/2020	
Investigative Tool/ Lexis Nexis	150.00	01-440-4555	Investigations	JD09282020- 9/2/2020	10/22/2020	
Toner/ Office Depot	438.82	01-440-4411	Office Expenses	JD09282020- 9/18/2020	10/22/2020	
Transcription Of Interviews/ Net Transcript	1,498.47	01-440-4555	Investigations	JG09282020- 9/16/2020	10/22/2020	
Squad Car Antennas (3)/ TASCAs Ford	298.17	01-440-4511	Vehicle Repair and Maint	JL09282020- 9/11/2020	10/22/2020	
Membership Dues/ ASCE Purchasing	275.00	01-445-4390	Dues & Meetings	JL09282020- 9/11/2020	10/22/2020	
Well Backspin Timers (2)/ Galco Industries	1,076.23	60-445-4565	Water Well Rpr & Mtce	PY09282020- 8/27/2020	10/22/2020	
Beacon News Renewal/ Chicago Tribune	7.96	01-440-4411	Office Expenses	SZB09282020(8/31/2020	10/22/2020	
Membership Renewal/ IL Assoc Of Chiefs Of P	95.00	01-440-4390	Dues & Meetings	SZB09282020(9/4/2020	10/22/2020	
Online Conference (2)/ IGFOA	330.00	01-430-4370	Conferences & Travel	WH09282020 9/3/2020	10/22/2020	
I-PASS Charge/ IL Tollway	20.00	01-445-4799	Misc. Expenditures	WH09282020 9/7/2020	10/22/2020	

Total: 6,660.15 *Vendor Total

Rempe Sharpe & Associates

000970						
Construction Inspection- Well #8/ Sept 2020	863.64	60-470-4255	Engineering	27609-01	9/14/2020	10/22/2020
Construction Inspection - Well #9/ Sept 2020	863.63	60-471-4255	Engineering	27609-02	9/14/2020	10/22/2020
Wetlands Inspection @ Liberty/ Oct 2020	434.56	01-445-4255	Engineering	27638	10/6/2020	10/22/2020
Eng Services- TT Review & Inspection/ Oct 20	5,652.50	01-445-4255	Engineering	27639-01	10/6/2020	10/22/2020
Eng Services- LV 2nd Grading Review/ Oct 20	1,080.00	90-000-E240	Lincoln Valley Plan Review	27639-02	10/6/2020	10/22/2020
Eng Services- Lincoln Valley/ Oct 2020	11,841.44	90-000-E232	DR Horton - FV Golf Course	27640	10/6/2020	10/22/2020
Construction Inspection- Well #8/ Oct 2020	1,232.41	60-470-4255	Engineering	27641-01	10/6/2020	10/22/2020
Construction Inspection- Well #9/ Oct 2020	1,232.40	60-471-4255	Engineering	27641-02	10/6/2020	10/22/2020

Total: 23,200.58 *Vendor Total

Robyn, Stecklein

022080

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Police Pension Board- 10/19/20	50.00	01-410-4015	Pension Board-Mtgs Per Diem	10192020	10/19/2020	10/22/2020
Total:	50.00	*Vendor Total				
Swoboda Mark D.						
027380						
Police Pension Board- 10/19	50.00	01-410-4015	Pension Board-Mtgs Per Diem	10192020	10/19/2020	10/22/2020
Total:	50.00	*Vendor Total				
Van Loan, Steven						
009900						
Police Pension Board- 10/19/20	50.00	01-410-4015	Pension Board-Mtgs Per Diem	10192020	10/19/2020	10/22/2020
Total:	50.00	*Vendor Total				
Report Total:	30,010.73					

Accounts Payable

To Be Paid Proof List

User: ABlaser
 Printed: 10/28/2020 - 4:17PM
 Batch: 00501.11.2020



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Aamer Kaleem						
468038						
Water Credit Refund	16.00	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	0.15	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
	<hr/>					
Total:	16.15	*Vendor Total				
ADT						
048240						
VH Security/ Oct '20 - Jan '21	250.77	01-445-4520	Public Buildings Rpr & Mtce	10112020	10/11/2020	11/02/2020
	<hr/>					
Total:	250.77	*Vendor Total				
Alarm Detection Systems of IL						
000060						
WTP Monitoring/ Nov '20 - Jan '21	798.00	60-445-4652	Phones and Connectivity	183240-1014	10/4/2020	11/02/2020
WTP Monitoring/ Nov '20 - Jan '21	1,320.00	01-445-4652	Phones and Connectivity	98501-1018	10/4/2020	11/02/2020
	<hr/>					
Total:	2,118.00	*Vendor Total				
Ann Merk						
468042						
Water Credit Refund	482.14	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	17.86	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
	<hr/>					
Total:	500.00	*Vendor Total				
Aurora Area Convention						
003770						
NA Hotel Tax/ Sept 2020	1,553.45	15-430-4752	90% Tourism Council	10062020	10/6/2020	11/02/2020
	<hr/>					
Total:	1,553.45	*Vendor Total				
Bonnell Industries						
035410						
Trailer End Connector	6.42	01-445-4511	Vehicle Repair and Maint	0194437-IN	10/12/2020	11/02/2020
	<hr/>					
Total:	6.42	*Vendor Total				
Brian Pelletier						
468039						
Water Credit Refund	57.62	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	1.89	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	59.51	*Vendor Total				
Call One						
043480						
25 E. State Street Lines	87.81	01-430-4652	Phones and Connectivity	333954-01	10/15/2020	11/02/2020
25 E. State Street Lines	87.82	01-441-4652	Phones and Connectivity	333954-02	10/15/2020	11/02/2020
25 E. State Street Lines	87.82	01-445-4652	Phones and Connectivity	333954-03	10/15/2020	11/02/2020
25 E. State Street Lines	87.82	60-445-4652	Phones and Connectivity	333954-04	10/15/2020	11/02/2020
314 Butterfield Road Lines	3.21	01-445-4652	Phones and Connectivity	333954-05	10/15/2020	11/02/2020
200 S. Lincolnway Lines	51.49	01-440-4652	Phones and Connectivity	333954-06	10/15/2020	11/02/2020
Total:	405.97	*Vendor Total				
Carus Corporation						
033300						
WTP HMO Chems	899.75	60-445-4437	Chlorine	SLS 1008721	10/5/2020	11/02/2020
ETP HMO Chems	630.01	60-445-4437	Chlorine	SLS 1008721	10/5/2020	11/02/2020
Total:	1,529.76	*Vendor Total				
Certified Laboratories Division						
048600						
Shipping Fee- Top Down Aerosol	19.62	01-445-4870	Equipment	7022265-01	7/8/2020	11/02/2020
Total:	19.62	*Vendor Total				
City of Aurora						
027870						
Sample Analysis- Sept 2020	261.00	60-445-4562	Testing (water)	211616	10/15/2020	11/02/2020
Total:	261.00	*Vendor Total				
College of Lake County						
020010						
Evidence Tech School (2)	2,900.00	01-440-4380	Training	R22398	10/5/2020	11/02/2020
Total:	2,900.00	*Vendor Total				
Commonwealth Edison						
000330						
Street Lights/ 4 S. Willowway	95.89	10-445-4660	Street Lighting and Poles	0146092024	10/6/2020	11/02/2020
Street Lights/ 1802 Orchard Gateway	337.15	10-445-4660	Street Lighting and Poles	0562144049	10/6/2020	11/02/2020
Street Lights/ 1901 Orchard Gateway	44.52	10-445-4660	Street Lighting and Poles	0835082016	10/5/2020	11/02/2020
Street Lights/ 1051 Kettle Ave	35.94	10-445-4660	Street Lighting and Poles	1083133047	10/5/2020	11/02/2020
Street Lights/ 1200 Orchard Gateway	372.49	10-445-4660	Street Lighting and Poles	1344158042	10/6/2020	11/02/2020
Street Lights/ Rt 56 & Rt 25	73.64	10-445-4660	Street Lighting and Poles	1425064018	10/8/2020	11/02/2020
Street Lights/ Randall & Ice Cream	10.60	10-445-4660	Street Lighting and Poles	1543019148	10/6/2020	11/02/2020
Street Lights/ Comiskey & Orchard	89.89	10-445-4660	Street Lighting and Poles	2313121105	10/6/2020	11/02/2020
Street Lights/ 19 N. Lincolnway	64.42	10-445-4660	Street Lighting and Poles	2985029045	10/6/2020	11/02/2020
Well #8 9/3 - 10/5	4,851.29	60-445-4662	Utility	4026128016	10/6/2020	11/02/2020
Total:	5,975.83	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Communications Direct Inc.						
468043						
Truck Lights Installation	2,402.00	71-430-4869	Vehicles	121164	10/22/2020	11/02/2020
Total:	2,402.00	*Vendor Total				
Constellation NewEnergy, Inc.						
034130						
Well #4/ WTP 9/4 - 10/6	6,007.40	60-445-4662	Utility	18502496301	10/7/2020	11/02/2020
Total:	6,007.40	*Vendor Total				
Convergint Technologies LLC						
043000						
Card Reader Repair- PD	983.89	01-445-4520	Public Buildings Rpr & Mtce	W975770	10/14/2020	11/02/2020
Total:	983.89	*Vendor Total				
Donald & Elizabeth Grozis						
468033						
Water Credit Refund	30.80	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	1.05	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
Total:	31.85	*Vendor Total				
Drendel & Jansons Law Group						
028580						
Legal Services- Gen, Admin, Fin/ Sept 2020	2,275.00	01-430-4260	Legal	84808	9/30/2020	11/02/2020
Legal Services- PD/ Sept 2020	1,697.50	01-440-4260	Legal	84809	9/30/2020	11/02/2020
Legal Services- FR Dev/ Sept 2020	52.50	90-000-E242	Oak St Townhome Development	85423	9/30/2020	11/02/2020
Total:	4,025.00	*Vendor Total				
Elm Street Homes LLC						
467940						
Water Credit Refund	15.73	60-320-3340	Water Collections	10212020	10/21/2020	11/02/2020
Total:	15.73	*Vendor Total				
Faganel Builders LLC						
023110						
Bond Return/ 2403 Imgrund Rd	5,000.00	90-000-2225	Due To Others - Damage Bond	201800480	10/9/2020	11/02/2020
Bond Return/ 2404 Imgrund Rd	5,000.00	90-000-2225	Due To Others - Damage Bond	20180900561	10/9/2020	11/02/2020
Bond Return/ 857 Bennett Dr	5,000.00	90-000-2225	Due To Others - Damage Bond	20190600481	10/9/2020	11/02/2020
Bond Return/ 2220 Bartram Rd	5,000.00	90-000-2225	Due To Others - Damage Bond	20190600482	10/9/2020	11/02/2020
Bond Return/ 2181 Bartram Rd	5,000.00	90-000-2225	Due To Others - Damage Bond	20190900815	10/9/2020	11/02/2020
Bond Return/ 2197 Bartram Rd	5,000.00	90-000-2225	Due To Others - Damage Bond	20191200998	10/9/2020	11/02/2020
Total:	30,000.00	*Vendor Total				
Gregory Redar						
468035						
Water Credit Refund	67.80	60-320-3340	Water Collections	10212020	10/21/2020	11/02/2020

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	67.80	*Vendor Total				
Illinois State Police Bureau of						
041810						
Village Hire Prints	28.25	01-440-4799	Misc.	CostCntr 06116/1/2020	11/02/2020	
Total:	28.25	*Vendor Total				
IML Risk Management Association						
003210						
Normal 2021 Contribution	293,610.24	14-430-4944	Liability Coverage	10022020-01	10/2/2020	11/02/2020
IML 2021 Dues	1,500.00	01-410-4390	Dues & Meetings	10022020-02	10/2/2020	11/02/2020
Total:	295,110.24	*Vendor Total				
J & S Construction						
029060						
Water Main Install- Maple & Elm/ Pay #4 Final	37,472.78	60-460-4875	Capital Improvements	10212020	10/21/2020	11/02/2020
Total:	37,472.78	*Vendor Total				
Kane County Finance Dept.						
042380						
Kane County Loan Interest	1,851.67	60-445-4706	Debt Interest Payment	2020-0000001	10/22/2020	11/02/2020
Kane County Principal	120,550.64	60-445-4705	Debt Principal Payment	2020-0000001	10/22/2020	11/02/2020
Total:	122,402.31	*Vendor Total				
Kenneth Stone						
468036						
Water Credit Refund	58.53	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	1.95	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
Total:	60.48	*Vendor Total				
Kim Rauch						
468040						
Water Credit Refund	59.63	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	2.22	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
Total:	61.85	*Vendor Total				
Konica Minolta						
024860						
PD Copier- Sept 2020	24.44	01-440-4510	Equipment/IT Maint	268762092	9/30/2020	11/02/2020
VH Copier- Sept 2020	20.33	01-430-4411	Office Expenses	9007174841-C	10/31/2020	11/02/2020
VH Copier- Sept 2020	20.33	01-445-4411	Office Expenses	9007174841-C	10/31/2020	11/02/2020
VH Copier- Sept 2020	20.34	60-445-4411	Office Expenses	9007174841-C	10/31/2020	11/02/2020
VH Copier- Sept 2020	20.34	01-441-4411	Office Expenses	9007174841-C	10/31/2020	11/02/2020
PW Garage Copier- Sept 2020	20.23	01-445-4411	Office Expenses	9007174937	10/1/2020	11/02/2020
Total:	126.01	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Mc Cue Builders						
031350						
Bond Return/ 2189 Bartram Rd	5,000.00	90-000-2225	Due To Others - Damage Bond	20200300123	10/9/2020	11/02/2020
Total:	5,000.00	*Vendor Total				
Menards						
016070						
Hose Mender	2.99	01-445-4870	Equipment	51516	10/9/2020	11/02/2020
Total:	2.99	*Vendor Total				
Midwest Occupational Health M.S.						
051110						
Random Drug Screening	65.00	01-445-4799	Misc. Expenditures	209361	10/20/2020	11/02/2020
Total:	65.00	*Vendor Total				
Mooney & Thomas, Pc						
001040						
Payroll Processing- Oct 2020	955.00	01-430-4267	Finance Services	00196 920310	9/30/2020	11/02/2020
Police Pension Payment- Oct 2020	65.00	80-430-4581	Banking Services/Fees	00813 920310	9/30/2020	11/02/2020
Total:	1,020.00	*Vendor Total				
Multisystem Management Company						
467966						
COVID Cleaning- Sept 2020	606.00	01-445-4520	Public Buildings Rpr & Mtce	2369	10/1/2020	11/02/2020
Total:	606.00	*Vendor Total				
North Aurora NAPA, Inc.						
038730						
Oil	15.58	01-445-4511	Vehicle Repair and Maint	362406-01	9/30/2020	11/02/2020
Squad Parts	50.29	01-440-4511	Vehicle Repair and Maint	362406-02	9/30/2020	11/02/2020
Squad Parts	281.32	01-440-4511	Vehicle Repair and Maint	362526	10/1/2020	11/02/2020
Tire Valve	13.85	01-445-4511	Vehicle Repair and Maint	363029	10/7/2020	11/02/2020
Squad Parts- Squad #61	43.54	01-440-4511	Vehicle Repair and Maint	363095	10/8/2020	11/02/2020
Face Masks- COVID	109.90	01-445-4870	Equipment	363232	10/9/2020	11/02/2020
Total:	514.48	*Vendor Total				
Office Depot						
039370						
Dry Erase Board- PW	143.97	01-445-4411	Office Expenses	12720818900	10/1/2020	11/02/2020
Office Supplies	1.62	01-430-4411	Office Expenses	12728632600	10/5/2020	11/02/2020
Office Supplies	35.67	01-445-4411	Office Expenses	12728632600	10/5/2020	11/02/2020
Office Supplies	1.62	60-445-4411	Office Expenses	12728632600	10/5/2020	11/02/2020
Office Supplies	1.62	01-441-4411	Office Expenses	12728632600	10/5/2020	11/02/2020
Office Supplies	25.58	01-430-4411	Office Expenses	12730496500	10/5/2020	11/02/2020
Office Supplies	41.51	01-430-4411	Office Expenses	12964389100	10/5/2020	11/02/2020
Office Supplies	8.17	01-445-4411	Office Expenses	12964389100	10/5/2020	11/02/2020
Office Supplies	8.18	60-445-4411	Office Expenses	12964389100	10/5/2020	11/02/2020
Office Supplies	8.18	01-441-4411	Office Expenses	12964389100	10/5/2020	11/02/2020

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	276.12	*Vendor Total				
Pirtano Construction						
038420						
Hydrant Meter Deposit Refund	398.00	60-000-2215	Hydrant Meter Deposits	10202020	10/20/2020	11/02/2020
Total:	398.00	*Vendor Total				
Rental Max						
031050						
Loader Bit, Pins, Auger	106.00	01-445-4511	Vehicle Repair and Maint	444668-3	10/7/2020	11/02/2020
Total:	106.00	*Vendor Total				
Robert Miller						
468041						
Water Credit Refund	52.45	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	2.93	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
Total:	55.38	*Vendor Total				
Ron Lechnick						
468034						
Water Credit Refund	14.93	60-320-3340	Water Collections	10212020-01	10/21/2020	11/02/2020
Sewer Maint Credit Refund	0.15	18-320-3350	Sewer Collection	10212020-02	10/21/2020	11/02/2020
Total:	15.08	*Vendor Total				
Russo Power Equipment Inc.						
036290						
Carburetor, Mower Blade	126.99	01-445-4510	Equipment/IT Maint	SPI10302172	6/22/2020	11/02/2020
Total:	126.99	*Vendor Total				
Secretary of State						
002690						
Notary- DeLeo	10.00	01-440-4799	Misc.	10212020	10/21/2020	11/02/2020
Total:	10.00	*Vendor Total				
SHI International Corp.						
047000						
AUTO CAD License (B.T.)	287.00	01-430-4510	Equipment/IT Maint	B12457477	10/19/2020	11/02/2020
Total:	287.00	*Vendor Total				
Springbrook Software LLC						
467920						
Web Payments- Sept 2020	890.00	60-445-4510	Equipment/IT Maint	INV-004399	10/9/2020	11/02/2020
Web Payments- April 2020	954.00	60-445-4510	Equipment/IT Maint	INV-ACC051	4/30/2020	11/02/2020
Total:	1,844.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Sugar Grove Development						
039730						
Squad Car Washes- Sept 2020	222.00	01-440-4511	Vehicle Repair and Maint	151	10/15/2020	11/02/2020
Total:	222.00	*Vendor Total				
Traffic Control & Protection						
021520						
Manhole Protection Rings	445.00	18-445-4570	Sewers Rpr & Mtce	105428	10/14/2020	11/02/2020
Total:	445.00	*Vendor Total				
TruGreen						
045160						
Lawn Treatment	509.85	60-445-4567	Treatment Plant Repair/Maint	129916085	9/30/2020	11/02/2020
Total:	509.85	*Vendor Total				
Vision Service Plan (IL)						
042720						
Vision- Nov 2020	598.94	01-000-2056	VSP - Employee Contributions	810658055	10/17/2020	11/02/2020
Total:	598.94	*Vendor Total				
Water Products Company						
001170						
Returned Parts Credit	-698.00	60-445-4567	Treatment Plant Repair/Maint	0297602	8/20/2020	11/02/2020
Valve Boxes	118.00	60-445-4568	Watermain Rprs. & Rplcmts.	0298803	10/7/2020	11/02/2020
Dual Check Valves	1,116.31	60-445-4480	New Meters,rprs. & Rplcmts.	0298911	10/12/2020	11/02/2020
Total:	536.31	*Vendor Total				
Weblinx Incorporated						
031420						
Web Maint- Oct 2020	200.00	01-430-4512	Website Maintenance	29369	10/3/2020	11/02/2020
Total:	200.00	*Vendor Total				
Report Total:						
	527,231.21					



Engineering Enterprises, Inc.

October 21, 2020

Mr. Steve Bosco
Village Administrator
Village of North Aurora
25 E. State Street
North Aurora, IL 60542

**Re: Engineer's Payment Estimate No. 4 and Final
Elm Avenue and Maple Avenue Water Main Improvements**

Mr. Bosco:

This is to certify that work in the amount of **\$37,472.78** for the Elm Avenue and Maple Avenue Water Main Improvements is due to J&S Construction Sewer and Water, Inc., P.O. Box 760, Oswego, IL 60543 in accordance with our engineer's payment estimate referenced above and attached hereto.

Also enclosed is a copy of the invoice, certified payroll, and final waivers of lien submitted to us by J&S Construction Sewer and Water Inc. If you have any questions or require additional information, please call.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Julie A. Morrison, P.E.
Principal/Senior Project Manager

Enclosures

pc: Mr. John Laskowski – Director of Public Works
Mr. Paul Young – Water Division
Mr. Carl Schmedke – J&S
MWS – EEI

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52 Wheeler Road, Sugar Grove, IL 60554 ~ (630) 466-6700 tel ~ (630) 466-6701 fax ~ www.eeiweb.com

**ENGINEER'S PAYMENT ESTIMATE NO. 4 AND FINAL
ELM AVENUE AND MAPLE AVENUE WATER MAIN IMPROVEMNETS
VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS**

PAYABLE TO: J&S Construction Sewer and Water, Inc.,
ADDRESS: P.O. Box 760
Oswego, IL 60543

PAY PERIOD
FROM: 8/1/20 TO: 10/1/20

ITEM NO.	PAY ITEMS	AWARDED QTY	UNIT	AWARDED VALUE	ADDED QTY	DEDUCTED QTY	UNIT PRICE	COMPLETED THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QTY	TOTAL COMPLETED VALUE
BASE BID											
1	TREE ROOT PRUNING	11	EACH	\$ 1,375.00		10.0	\$ 125.00	0.0	\$ -	1.0	\$ 125.00
2	CONNECTION TO EXISTING WATER MAIN, 8-INCH	4	EACH	\$ 9,800.00			\$ 2,450.00	0.0	\$ -	4.0	\$ 9,800.00
3	WATER MAIN, CLASS 52, WITH POLYETHYLENE WRAP, 8-INCH	1,373	LF	\$ 144,165.00	50.2		\$ 105.00	0.0	\$ -	1423.2	\$ 149,436.00
4	GATE VALVE (RESILIENT SEAT) IN 48" VAULT, 8-INCH	4	EACH	\$ 12,200.00			\$ 3,050.00	0.0	\$ -	4.0	\$ 12,200.00
5	INSERTION VALVE IN VALVE BOX, 8-INCH	2	EACH	\$ 20,600.00			\$ 10,300.00	0.0	\$ -	2.0	\$ 20,600.00
6	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ	6	EACH	\$ 31,500.00			\$ 5,250.00	0.0	\$ -	6.0	\$ 31,500.00
7	DUCTILE IRON FITTINGS	1,348	LB	\$ 5,729.00		78.0	\$ 4.25	0.0	\$ -	1270.0	\$ 5,397.50
8	WATER MAIN INSULATION	105	SY	\$ 735.00		40.2	\$ 7.00	0.0	\$ -	64.8	\$ 453.50
9	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL - TYPE 1	50	TON	\$ 2,650.00		50.0	\$ 53.00	0.0	\$ -	0.0	\$ -
10	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL - TYPE 2	50	TON	\$ 750.00		50.0	\$ 15.00	0.0	\$ -	0.0	\$ -
11	FOUNDATION MATERIAL	25	CY	\$ 1,375.00		25.0	\$ 55.00	0.0	\$ -	0.0	\$ -
12	EXPLORATORY EXCAVATION (ROW)	6	EACH	\$ 4,500.00		2.0	\$ 750.00	0.0	\$ -	4.0	\$ 3,000.00
13	WATER SERVICE CONNECTION, 1-INCH	34	EACH	\$ 17,000.00		1.0	\$ 500.00	0.0	\$ -	33.0	\$ 16,500.00
14	WATER SERVICE PIPE, TYPE "K" COPPER, 1-INCH (OPEN CUT)	820	LF	\$ 51,660.00		203.0	\$ 63.00	0.0	\$ -	617.0	\$ 38,871.00
15	WATER SERVICE PIPE, TYPE "K" COPPER, 1-INCH (TRENCHLESS)	66	LF	\$ 4,950.00	57.0		\$ 75.00	0.0	\$ -	123.0	\$ 9,225.00
16	DISCONNECT AND ABANDON EXISTING WATER MAIN	4	EACH	\$ 3,000.00			\$ 750.00	0.0	\$ -	4.0	\$ 3,000.00
17	VALVE BOX TO BE ABANDONED	1	EACH	\$ 2,400.00			\$ 2,400.00	0.0	\$ -	1.0	\$ 2,400.00
18	VALVE AND VALVE BOX TO BE REMOVED	1	EACH	\$ 300.00			\$ 300.00	0.0	\$ -	1.0	\$ 300.00
19	VALVE AND VALVE VAULT TO BE REMOVED	2	EACH	\$ 1,600.00			\$ 800.00	0.0	\$ -	2.0	\$ 1,600.00
20	FIRE HYDRANT REMOVAL	6	EACH	\$ 2,100.00			\$ 350.00	0.0	\$ -	6.0	\$ 2,100.00
21	WATER MAIN TESTING - PRESSURE AND DISINFECTION	1	LS	\$ 1,600.00			\$ 1,600.00	0.0	\$ -	1.0	\$ 1,600.00
22	CULVERT REMOVAL AND REPLACEMENT, HDPE, 12-INCH	10	LF	\$ 380.00		10.0	\$ 38.00	0.0	\$ -	0.0	\$ -
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	14	EACH	\$ 4,200.00		12.0	\$ 300.00	0.0	\$ -	2.0	\$ 600.00
24	HOT-MIX ASPHALT PAVEMENT REMOVAL	711	SY	\$ 3,555.00			\$ 5.00	0.0	\$ -	711.0	\$ 3,555.00
25	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	495	LF	\$ 1,485.00		280.0	\$ 3.00	0.0	\$ -	215.0	\$ 645.00
26	HOT-MIX ASPHALT DRIVEWAY REMOVAL	134	SY	\$ 536.00		16.0	\$ 4.00	0.0	\$ -	118.0	\$ 472.00
27	TEMPORARY PAVEMENT PATCH	30	SY	\$ 1,230.00		30.0	\$ 41.00	0.0	\$ -	0.0	\$ -
28	CONTROLLED LOW-STRENGTH MATERIAL - BACKFILL	50	CY	\$ 6,400.00		50.0	\$ 128.00	0.0	\$ -	0.0	\$ -
29	SIGN TO BE REMOVED AND RESET	5	EACH	\$ 500.00			\$ 100.00	0.0	\$ -	5.0	\$ 500.00
30	CONTRACTOR RESIDENT COORDINATION	3	EACH	\$ 600.00			\$ 200.00	0.0	\$ -	3.0	\$ 600.00
31	WATER SERVICE ABANDONMENT	3	EACH	\$ 600.00			\$ 200.00	0.0	\$ -	3.0	\$ 600.00
32	PRIVATE PROPERTY UTILITY LOCATION	3	EACH	\$ 150.00			\$ 50.00	0.0	\$ -	3.0	\$ 150.00
33	WATER SERVICE LINE PRIVATE, BASEMENT, TYPE "K" COPPER, 1-INCH (108 MAPLE ,	1	LS	\$ 5,550.00			\$ 5,550.00	0.0	\$ -	1.0	\$ 5,550.00
34	WATER SERVICE LINE PRIVATE, BASEMENT, TYPE "K" COPPER, 1-INCH (112 MAPLE ,	1	LS	\$ 4,800.00			\$ 4,800.00	0.0	\$ -	1.0	\$ 4,800.00
35	WATER SERVICE LINE PRIVATE, BASEMENT, TYPE "K" COPPER, 1-INCH (113 MAPLE ,	1	LS	\$ 3,150.00			\$ 3,150.00	0.0	\$ -	1.0	\$ 3,150.00
36	RESTORATION	550	SY	\$ 7,249.00		290.0	\$ 13.18	260.0	\$ 3,426.80	260.0	\$ 3,426.80
37	DUST CONTROL - MECHANICAL SWEEPING	3	CAL DAY	\$ 4,080.00		3.0	\$ 1,360.00	0.0	\$ -	0.0	\$ -
38	TRAFFIC CONTROL AND PROTECTION	1	LS	\$ 6,500.00			\$ 6,500.00	0.0	\$ -	1.0	\$ 6,500.00

**ENGINEER'S PAYMENT ESTIMATE NO. 4 AND FINAL
ELM AVENUE AND MAPLE AVENUE WATER MAIN IMPROVEMENTS
VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS**

PAYABLE TO: J&S Construction Sewer and Water, Inc
ADDRESS: P O. Box 760
Oswego, IL 60543

PAY PERIOD
FROM: 8/1/20 TO: 10/1/20

ITEM NO.	PAY ITEMS	AWARDED QTY	UNIT	AWARDED VALUE	ADDED QTY	DEDUCTED QTY	UNIT PRICE	COMPLETED THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QTY	TOTAL COMPLETED VALUE
39	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	15,000	UNIT	\$ 15,000.00		9,770.3	\$ 1.00	0.00	\$ -	5229.75	\$ 5,229.75
				BID VALUE AWARDED: \$					\$ 3,426.60		\$ 343,886.55

ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	QUANTITY	UNIT	COMPLETED
1 MAPLE AVENUE CULVERT REPLACEMENT	1	LS	\$ 5,229.75
2			
3			

MISCELLANEOUS EXTRAS AND CREDITS	QUANTITY	UNIT	COMPLETED VALUE
1			
2			
3			

DEBITS	VALUES
1 Pay Estimate No. 1	\$ 207,769.05
2 Pay Estimate No. 2	\$ 93,937.85
3 Pay Estimate No. 3	\$ 4,705.77

SUMMARY	
TOTAL MISCELLANEOUS EXTRAS AND CREDITS	\$ -
TOTAL COMPLETED CONSTRUCTION COSTS	\$ 343,886.55
DEDUCT RETAINAGE (0%)	\$ -
TOTAL AMOUNT DUE TO CONTRACTOR	\$ 343,886.55
TOTAL DEBITS	\$ 306,413.77
NET AMOUNT DUE - THIS PAYMENT	\$ 37,472.78

PREPARED BY:

APPROVED BY:

ENGINEERING ENTERPRISES, INC
52 WHEELER ROAD
SUGAR GROVE, ILLINOIS 60554

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VONA APPROVED

DATE 10/23/2020 AMOUNT \$ 37,472.78

DESCRIPTION Maple & Elm Water Main Construction

ACCOUNT # 60.460.4875

SIGNATURE [Signature]



REMPE-SHARPE & Associates, Inc.

Principals

J. Bibby P.E. S.E.
D. Watson P.E.
.....

CONSULTING ENGINEERS

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

October 1, 2020

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

Attn: Mike Toth

Re: Lincoln Valley Subdivision
Phase 1 Substantial Completion/One-Year Maintenance

File: NA-547

Dear Mike,

Public improvements for Phase 1 of the Lincoln Valley Subdivision are substantially complete and record drawings for the Phase 1 improvements have been received by the Village and reviewed by Rempe-Sharpe. In addition, Rempe-Sharpe has prepared a punch list for the Phase 1 Improvements and the Developer, D.R. Horton has been working on completing the punch list items.

In accordance with Chapter 16.20.060 of the Subdivision Control Ordinance, we recommend the Village formally acknowledge substantial completion of the Phase 1 improvements and the Village Board approve commencement of the one-year maintenance period.

As established in Chapter 16.20.050 of the Subdivision Control Ordinance, a Letter of Credit (L.O.C.) in the amount of 20% of the original Engineer's Opinion of Probable Construction cost for the Public Improvements (\$1,510,622.82) has been posted by the Developer for a guaranty of the completion of the Public Improvements and satisfaction of the one-year maintenance obligations.

Therefore, Rempe-Sharpe recommends the 20% L.O.C. in the amount of \$1,510,622.82 be maintained through the one-year maintenance period as outlined below:

<u>ITEM</u>	<u>AMOUNT</u>
Phase 1 Public Improvements	\$6,294,261.75
20% Contingency	<u>\$1,258,852.35</u>
Total Original Phase 1 L.O.C.	\$7,553,114.10

20% of the Total Original Phase 1 L.O.C. to Be \$1,510,622.82
Extended Through the One-Year Maintenance Period

Rempe-Sharpe will continue to work with the developer (D.R. Horton) through the one-year maintenance period to verify that all engineering issues and punch-list items are addressed prior to the full acceptance by the Village.

Please feel free to call with any questions or issues.

Sincerely,

REMPE-SHARPE AND ASSOCIATES, INC.
BY:



Bruce J. Aderman, P.E.

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

VILLAGE OF NORTH AURORA

RESOLUTION No. _____

**RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION
OF PUBLIC IMPROVEMENTS TRIGGERING THE ONE-YEAR MAINTENANCE PERIOD
FOR THE LINCOLN VALLEY ON THE FOX PHASE ONE DEVELOPMENT**

WHEREAS, DR Horton (the “Developer”) has substantially completed the Phase One 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 Village hereby acknowledges substantial completion of the Phase I Public Improvements in connection with the Lincoln Valley Development, leaving only the punch list items, including the final surface course of the roads, to be completed as identified by Rempe-Sharpe & Associates, Inc, the Village engineer overseeing the Development (the “Punchlist Items”).

3. The one-year maintenance period for the Phase I Public Improvements shall begin from and after the passage and approval of this Resolution, and the Developer shall complete the Punchlist Items identified by the Village Engineer, including the final surface course to be laid on the roads no sooner than March 2021, subject to the prior approval and permitting by the Village or its engineering representative, 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. The Developer is hereby authorized to reduce its Letter of Credit to the twenty percent (20%) one-year maintenance amount of \$1,510,622.82.

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

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

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

ATTEST:

Village President

Village Clerk

Village of North Aurora Memorandum



To: Village President and Board of Trustees

From: Bill Hannah, Finance Director

CC: Steven Bosco, Village Administrator

Date: October 28, 2020

RE: IMLRMA Renewal for Liability, W/C and Other Coverage

The Village has received its annual renewal from IMLRMA for liability, property, workers' comp and other related coverages for calendar year 2021. The normal contribution for 2020 is \$296,576 which is **no change** in cost from the prior year normal contribution (**3rd consecutive year of no change**). This also includes an amount for boiler/equipment breakdown coverage. If the Village pays by November 20th the Village will receive a 1.0% discount and only pay \$293,610.24.

The Village again received the option to participate in the Min-Max program for 2020. As the Board may recall, participation in this option provides a 15% reduction in the Village's contribution portion of the Loss Fund, however, if claim dollars exceed a certain amount the Village is responsible for additional contributions up to 130% of the Loss Fund amount (a two-to-one risk vs. reward program). Based on the risk-reward ratios it is not recommended to participate in this program.

Staff recommends that the Village continue to pay the normal contribution for the 2021 year less the discount for **\$293,610.24**. This amount has been included on the bill listing for the meeting. Staff routinely analyzes alternate options for the Village to procure the various coverages and believes that IMLRMA continues to provide the best value for the Village.



INVOICE

PO Box 5180, Springfield, IL 62705-5180 | Ph: (217) 525-1220 | Fax: (217) 525-7438

Please return this form with payment
after completing the information
on the reverse side.

Date: October 2, 2020

Member: Village of North Aurora

Account #: 0414

Indicate Payment Option (from list below): _____

Amount Enclosed: \$ _____

BILLING DETAIL

MAKE CHECK PAYABLE TO RMA

2021 IML RISK MANAGEMENT ASSOCIATION ANNUAL CONTRIBUTION

Work Comp	\$166,211
Auto Liability & Comprehensive General Liability	\$95,149
Portable Equipment	\$1,212
Auto Physical Damage	\$5,825
Property	\$28,179
	<u>\$296,576</u>
2021 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*	<u>\$1,500</u>

INVOICE TOTAL

\$298,076

PLEASE CHOOSE ONE OF THE FOLLOWING
PAYMENT OPTIONS and enter it in the space
provided above:

OPTION #1 - Early Pay 1% Discount

Contribution Amount	\$296,576.00
Minus 1% savings	\$2,965.76
	<u>\$293,610.24</u>
Illinois Municipal League Dues	\$1,500.00
Total due by 11/20/20	<u>\$295,110.24</u>

OPTION #2 - Pay Full Amount

Contribution Amount	\$296,576.00
Illinois Municipal League Dues	\$1,500.00
Total due by 12/18/20	<u>\$298,076.00</u>

OPTION #3 - Pay in two installments

Includes 1% installment fee

Contribution Amount	\$296,576.00
Plus 1% fee	\$2,965.76
	<u>\$299,541.76</u>
Illinois Municipal League Dues	\$1,500.00
	<u>\$301,041.76</u>

\$150,520.88 Due by 12/18/20

\$150,520.88 Due by 5/14/21

**Membership with the Illinois Municipal League (IML) is a
requirement to remain a member of the IML Risk
Management Association.*

On behalf of the municipality named above ("Member"), I
hereby warrant that I have the authority to sign this agreement
on the Member's behalf. (If choosing the installment option, I
acknowledge and understand that it is afforded only as a benefit
for budgeting purposes and is not meant to allow for mid-term
withdrawal.) I acknowledge and understand that Article 5 of the
Intergovernmental Cooperation Contract ("Contract") prohibits
termination of the Intergovernmental Cooperation Contract no
less than 120 days prior to the first day of January of any given
year. Per Article 5, I warrant that the Member will adhere to the
Contract and pay all contributions when due.

Municipal Official (please sign):

Title: _____

Date: _____

Village of North Aurora Memorandum



To: President and Board of Trustees

From: Bill Hannah, Finance Director

Date: October 27, 2020

CC: Steven Bosco, Village Administrator

RE: Comprehensive Annual Financial Report as of May 31, 2020 and Other Financial Reporting Documents

Lauterbach & Amen has completed their audit of the Village's financial statements as of May 31, 2019. As such we are now sending to the Board the completed:

- Comprehensive Annual Financial Report as of May 31, 2020
- Route 31 TIF Financial and Compliance Report
- N. Lincolnway TIF Financial and Compliance Report
- Management Letter from Lauterbach & Amen to the Board on Internal Controls

Also being sent to the Board is the Auditor's Communication Report regarding matters related to the audit and audit findings.

Jamie Wilkey from Lauterbach & Amen will be in attendance at the November 2nd meeting to present the audit reports and other auditor communications and address any questions regarding the audit engagement. Hard copies of the documents will be distributed and PDF versions will be sent as well.

If you have any questions prior to the meeting regarding any information in any of the reports please let me know. Thanks!

Village of North Aurora Memorandum



To: President and Village Board of Trustees

From: Bill Hannah, Finance Director

CC: Steven Bosco, Village Administrator

Date: October 28, 2020

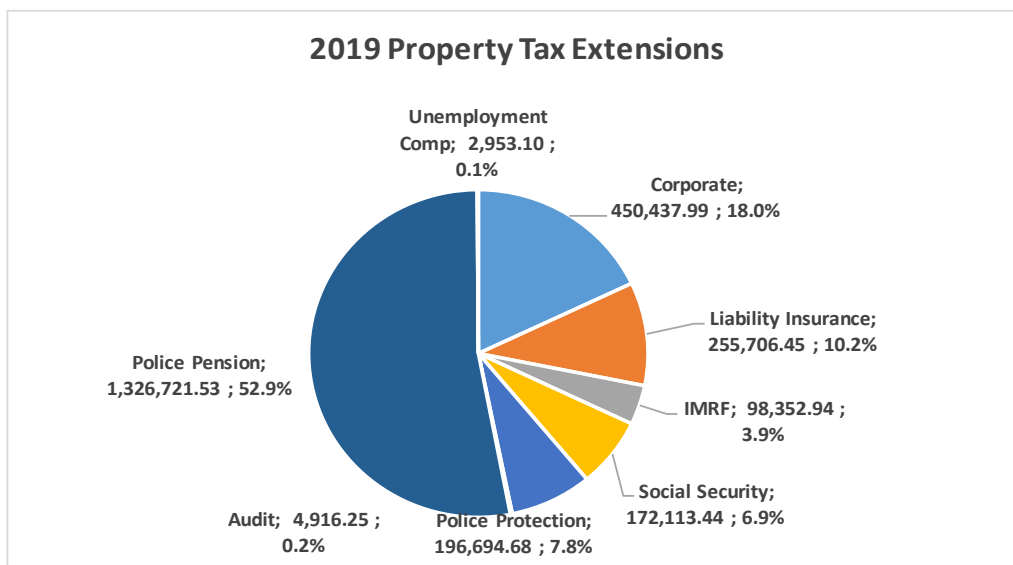
RE: Estimate of Tax Levy for Purposes of Truth in Taxation

Attached is a summary of information for discussion on the proposed property tax levy estimate for 2020. Village Board approval of an estimate is required for the **November 2nd** Village Board meeting. Actual Village Board approval of all regular and special service area tax levies is scheduled for **December 7th**.

Summary

Property taxes represent about 19% of all General Fund revenues and are a key revenue source to fund Village services and pension obligations. Current State law restricts any increases in total property taxes extended to the rate of inflation as described below. This inflation allowance can not be deferred to a future year.

To recap, the total 2019 property tax extensions received during calendar 2020 were \$2,507,896 (excluding debt). This was broken out by specific levies as follows:



The Village is a non-home rule municipality that is also subject to the Property Tax Extension Limitation Law (PTELL) as dictated by the State. The statutes limit the increase in the total amount of property taxes that can be extended (for capped funds) to the **annual change in the applicable Consumer Price Index which for this levy year is 2.3%**, or 5%, whichever is less.

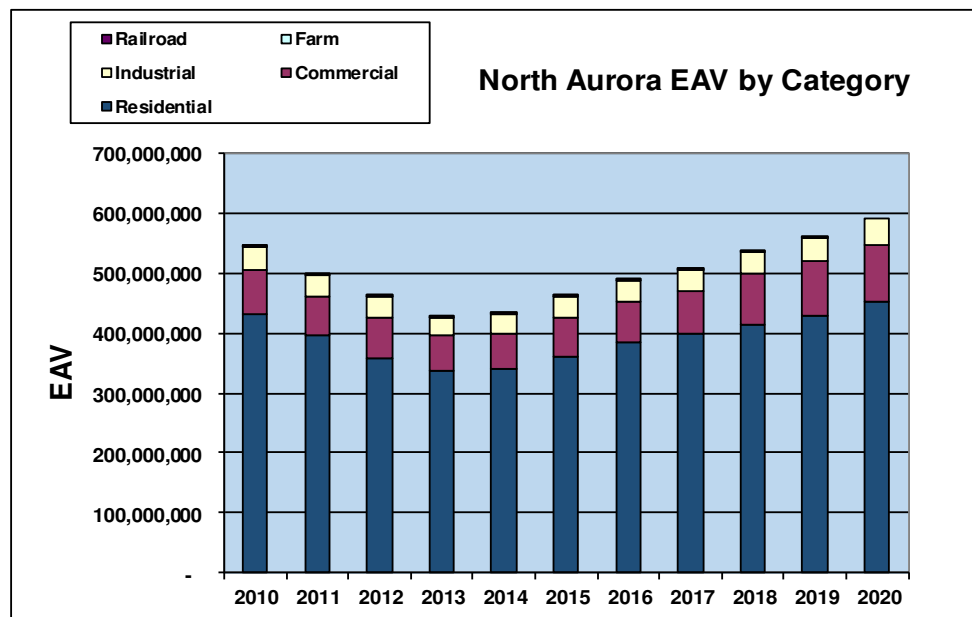
In addition, the Village is allowed to “capture” the increase in the equalized assessed valuation (EAV) of the Village that is attributable to new construction. In order to “capture” this new growth within its tax base, the Village has typically passed a levy higher than what is expected to be extended by the County (**through the CPI and new construction increases**) in order to ensure that the allowable increase due to new construction of residential, commercial and industrial growth are fully realized.

The following summarizes the estimated calculations for this year’s potential extensions for consideration by the Village:

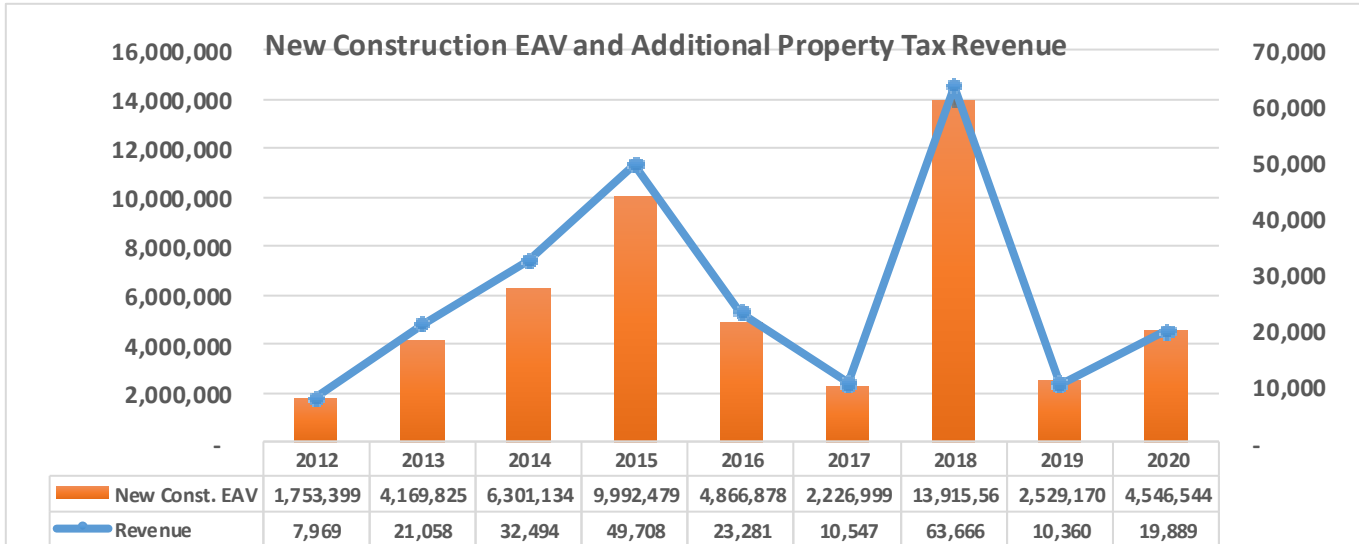
Last Year’s Total Property Tax Extensions:	\$2,507,896
Est. Increase Due to Inflation (2.3%)	\$ 57,682
Est. Increase Due to New Construction:	\$ 19,889 (4,546,544 New EAV)
Total Est. Available Extensions:	\$2,585,467

EAV Change and New Construction

The 2020 taxable EAV is currently estimated to increase 5.67% to \$591,029,613. The 2020 estimate is based on preliminary data from the County Clerk’s office. This number will change and likely lower slightly as final appeals and adjustments are made. The 2020 EAV numbers appear to show a strong increase in the value of current property of about 4.9%. The 2020 estimated EAV is based on property sales that occurred during the last three years.

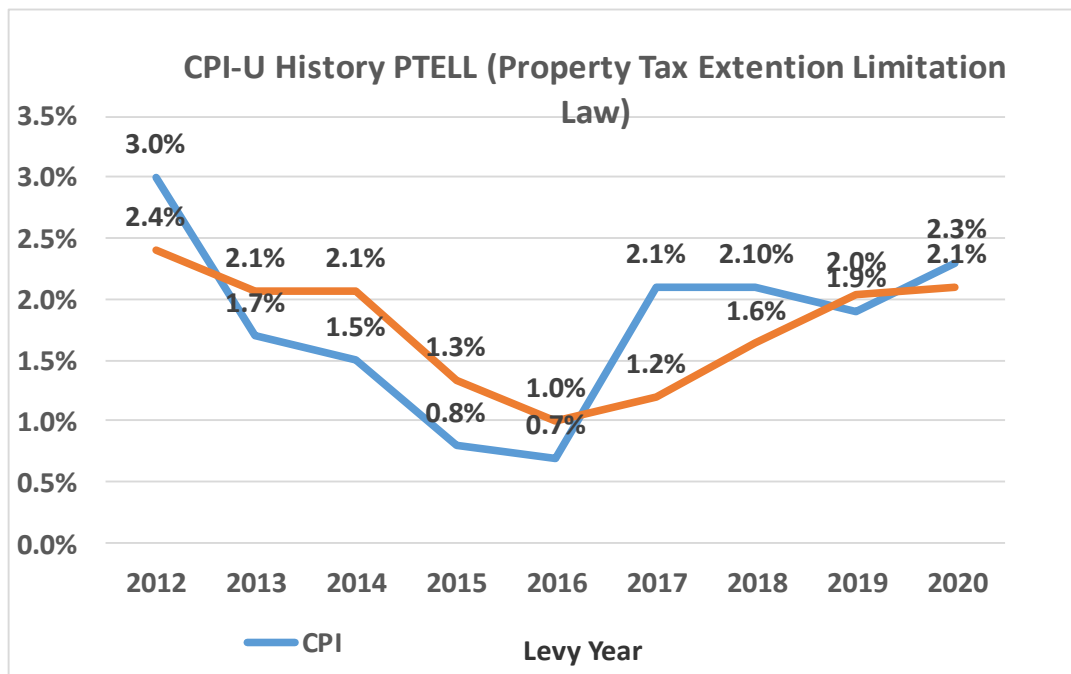


The 2020 estimated EAV includes an estimated \$4,546,544 in new construction EAV. This is one of the lowest years of new EAV in the last several years. The following chart shows the amount of new construction EAV over the last several years and the resulting additional property tax revenue made available as a result.



Application of Consumer Price Index

The index used to determine the increase is the CPI-U or the Consumer Price Index for All Urban Consumers. For the December 2020 levy payable in 2021 this increase is 2.3%. Section 18-185 of the Property Tax Code defines “extension limitation” as “...the lesser of 5% or the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year...” This change was measured from December 2018 to December 2019.



SSA's

Last year the Village levied the following amounts for the various SSA's for the 2019 tax levy year.

- | | |
|------------------------------|-----------------------------------|
| 1. Waterford Oaks | \$ 8,600 (Mowing) |
| 2. Oak Hill | \$ 10,000 (Drainage Improvements) |
| 3. Timber Oaks | \$ 7,500 (Mowing) |
| 4. Pinecreek III | \$ 2,000 (Mowing) |
| 5. Willow Lakes | \$ 200 (Mowing) |
| 6. North Aurora Towne Center | \$30,000 (Wetland/Basin Maint) |

Staff will be evaluating the SSA amounts necessary to levy over the next several weeks and bring more information to the Board for discussion. State law requires that the Village hold a separate public hearing if an SSA levy is anticipated to increase more than 5% from last year, or if an inactive SSA is planned on being activated.

Police Pension Valuation

The May 31, 2020 police pension valuation was also recently completed. Over the last several years the Village, in consultation with the actuary, has made many assumption changes including:

1. New Mortality rates using the Public Safety table (2019)
2. Adopted new retirement, disability and termination rates based on (delayed retirement and lower withdrawal assumptions) (2018)
3. Adopted revised salary increase assumption tables (slightly lowers assumed future increases) (2018)
4. Lowered the Interest/Investment assumption rate from the current 7.0% to 6.5%. (2018)
5. Lowered the payroll growth rate assumption from 5% to 3% (2017)
6. Updated mortality tables (2017)

For the June 1, 2020 actuarial valuation, the actuary had **no assumption or method** changes for the valuation as of June 1, 2020.

This results of the valuation resulted in an increase in Village required contributions from \$1,348,024 to \$1,429,357 for the 2020 tax levy, an increase of \$81,333 or 6.0%. During the last year investment experience for the fund was 6.24% versus the assumption of 6.5% and salary increases were 4.44% versus the assumption of 4.58%. Due to the smoothing of gains and losses over a five-year period one-fifth of the investment gain/(loss) is recognized in the current year. The actuarial investment return for the fund for the year was then calculated to be 4.80%.

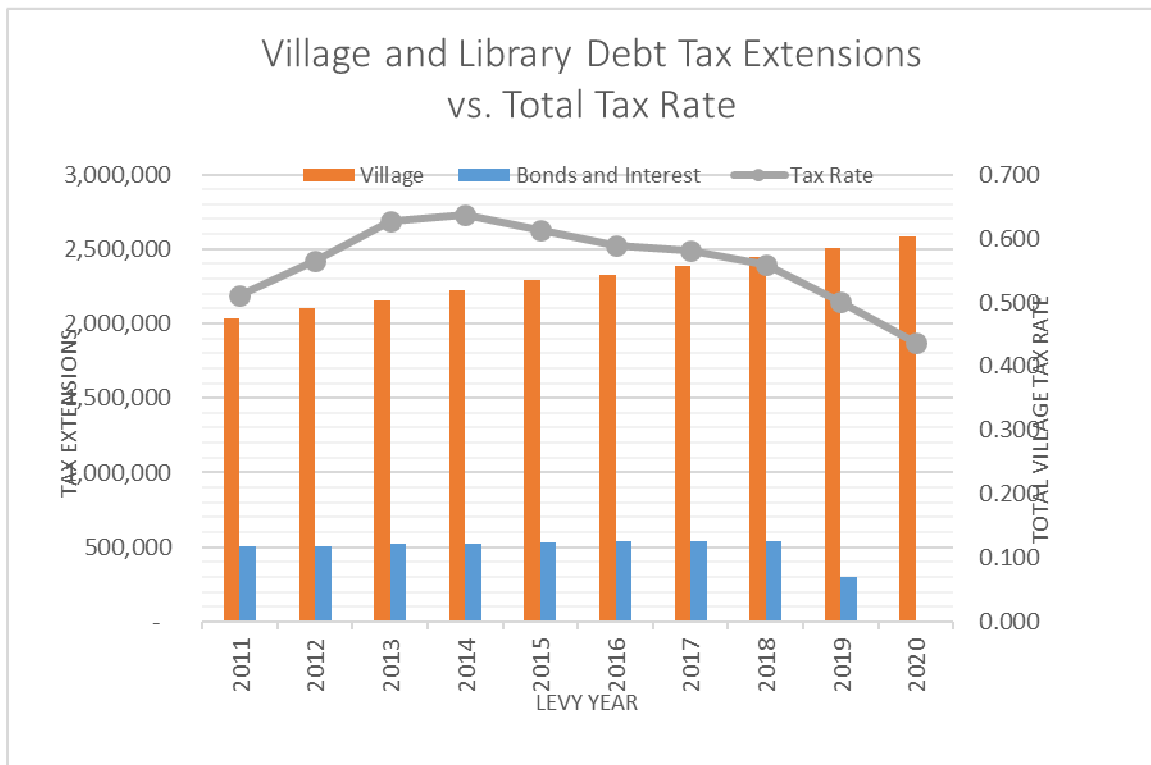
The valuation continues the Board Pension Funding Policy (adopted in 2011) of a 100% funding goal with a remaining 20 year closed amortization period. This is higher than the State minimum requirement which incorporates a 90% funding goal by 2040. The comparative State minimum for funding would have been \$1,323,062. The Net Position as a Percentage of the Total Pension Liability went from 58.78% to 59.10%. The Total Pension Liability was \$32,954,021 and the Fiduciary Net Position was \$19,476,564 creating a Net Pension Liability of \$13,477,457.

Library Debt Tax Levy

As the Board is aware, the Village coordinates payment of the outstanding debt related to the construction of the Messenger Public Library. The debt in the amount of \$5,950,000 was issued in 2001 with a repayment term of 20 years (refinanced in 2009).

The final debt payment was included in last year's 2019 tax levy in order to pay the last principal and interest payments on the bonds in FY 2020-21. Last year's debt service extension for the final payment was \$297,760. Assuming the Village levies a tax levy to capture all of the new construction and CPI, the **estimated property tax extensions for the Village in total will actually decrease by \$220,190, or 7.9% from \$2,805,657 to \$2,565,578, or a decrease of about \$45 in property taxes to the Village on a \$250,000 home.** It is also estimated that the total Village tax rate as a result of the retirement of debt over the last two years debt will decrease from 0.5591 to 0.4375, a decrease of 21.7%

Anticipated Library tax levy amounts for operating purposes have also been included in the attached calculations as the Village is responsible for formally adopting those on an annual basis. The tentative Levy for the Library is \$1,897,000.



Summary

If the Village adopts a levy which when extended by the County after complying with PTELL law realizes all of the allowances provided by CPI and new construction, the total general property tax revenue that would be estimated to be received would be an increase of \$77,571, (estimated) or an increase of 3.09% to \$2,585,467.

However, as stated above, this \$77,571 increase would be offset by a decrease in property taxes of \$297,760 due to the fact that the debt on the Library has been paid off, **calculating to a net decrease in extensions of \$220,190.**

Village of North Aurora
Preliminary Calculations for 2020 Property Tax Levy

Taxable Rate Setting EAV Estimations

Total 2019 EAV	559,300,173
Estimated 2020 New Construction	4,546,544
Change in 2020 Current EAV/Other	27,182,896

Percent Increase

0.81%
4.86%

Total 2020 Estimated Taxable EAV

591,029,613

5.67%

Based on County Estimate as of 9/18/2020

	<u>Total Property Taxes Subject to Cap</u>	<u>Village Debt Service Not Subject to Cap</u>	<u>TOTAL VILLAGE</u>	<u>Messenger Public Library</u>	<u>TOTAL VILLAGE AND LIBRARY</u>
2019 Property Tax Extensions	2,507,896.38	297,760.23	2,805,656.61	1,830,477.60	4,636,134.21
Est. Increase Due to CPI of 2.3%	57,681.62	-	57,681.62	42,100.98	99,782.60
2020 Property Tax Extension After Applicable CPI Increase of 2.30%	2,565,578.00	-	2,565,578.00	1,872,578.58	4,438,156.58
Additional Est. Extensions Due to New Construction (Estimated)	19,888.90	-	19,888.90	14,516.61	34,405.52
TOTAL 2020 Tax Extensions (Preliminary Estimate)	2,585,466.90	-	2,585,466.90	1,887,095.19	4,472,562.10
2019 Property Tax Rate	0.448399	0.053238	0.501637	0.327280	0.828917
2020 Property Tax Rate (Estimated)	0.437451	-	0.437451	0.319289	0.756740
Percent Change in Property Tax Rate	-2.44%	-100.00%	-12.80%	-2.44%	-8.71%
Proposed 2020 Property Tax Levy	2,600,000.00	-	2,600,000.00	1,897,000.00	4,497,000.00
Percent Increase 2020 Proposed Levy Versus Last Year's 2019 Extensions	3.67% 92,103.62	-100.00%	-7.33%	3.63% 66,522.40	-3.00%
2020 Est. Extensions vs. 2019 Extensions	3.09%	-100.00%	-7.85%	3.09%	-3.53%
2020 Levy vs 2019 Ext	3.67%	-100.00%	-7.33%	3.63%	-3.00%
2020 Est Ext vs 2019 Actual Ext	77,570.52	(297,760.23)	(220,189.71) -7.85%	56,617.59	(163,572.11)

Memorandum

TO: Village President and Board of Trustees

FROM: Robyn Stecklein, Police Pension Board President

DATE: October 28, 2020

RE: Annual Police Pension Tax Levy Request

The annual actuarial valuation for the Police Pension Fund as of June 1, 2020 was completed. The actuary determined that the required contribution from the Village increased from \$1,348,024 to \$1,429,357 for the 2020 tax levy year. The assets of the fund and the current market value of those assets were part of the scope of Lauterbach and Amen's annual audit of the Village as of May 31, 2020.

As President of the Police Pension Board we request that the Village include the \$1,429,357 in the upcoming 2020 tax levy of the Village.

RESOLUTION 06 –2020

RESOLUTION OF THE BOARD OF LIBRARY TRUSTEES OF THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, PROVIDING FOR LEVY FOR THE LIBRARY'S FISCAL YEAR BEGINNING JUNE 1, 2020 AND ENDING MAY 31, 2021

BE IT RESOLVED by the Messenger Public Library Board of Trustees of the Village of North Aurora, Kane County, Illinois as follows:

Section 1: Whereas the Library Board of Trustees approved on May 14, 2020 the Budget and Appropriation for FY 2020-2021 (Resolution # 02 - 2020).

Section 2: The following sums of money be and the same are hereby levied for the following purposes of the Library:

	AMOUNT BUDGETED AND APPROPRIATED	AMOUNT FROM OTHER SOURCES	AMOUNT TO BE LEVIED
Salaries/Benefits	\$1,325,000		\$1,325,000
Library Equipment & Services	\$340,000		\$340,000
Library Materials	\$125,000		\$125,000
Capital Projects	\$28,000	\$28,000	\$0
TOTAL CORPORATE:	\$1,818,000	\$28,000	\$1,790,000
TOTAL BUILDING MAINTENANCE:	\$107,000		\$107,000

RECAP

	AMOUNT APPROPRIATED	OTHER SOURCES	AMOUNT LEVIED
Total Corporate	\$1,818,000	\$28,000	\$1,790,000
Total Building Maintenance	\$107,000		\$107,000
AGGREGATE TOTALS:	\$1,925,000	\$28,000	\$1,897,000

Section 3: The amount to be levied as stated above (\$ 1, 897,000) should be incorporated in the financial ordinances of the Village, including the Village's next levy to be filed in 2020.

Section 4. The Secretary shall file promptly with the Village of North Aurora a certified copy of this Resolution.

ADOPTED this 8th day of October 2020, pursuant to a roll call vote as follows:

AYES: 6

NAYS: 0

ABSENT: 1

APPROVED by me this 8th day of October, 2020


President Marguerite Treest

ATTEST:


Secretary Corinn Sparks

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: October 19, 2020
Re: Approval of Salt Purchase

The Village purchases salt through the Illinois Central Management System's Bureau of Strategic Sourcing. This agency uses a program called BidBuy to leverage the purchasing power of many municipalities and counties throughout the state. In March, the Village submitted the amount of salt it would like to order to the State to be included in their bid process. This year the Village is in the second year of a two-year contract in which our price is \$96.25 per ton.

The program provides the Village with some flexibility because it offers the opportunity to receive 120% of our requested amount of salt without an increase in the unit price. If we have a severe winter season we have the ability to order additional salt to meet the demands of the storm and provide a safe road network for motorists. If the salt is not used, the Village still has the option to take advantage of the price and request delivery and store salt at the end of winter if there is room in the salt domes. Last year the Village requested 2,500 tons but only needed to order 2,300 tons.

The table below displays past unit prices for salt, tons ordered, as well as the total cost of past years' programs. If we have a severe winter season, the Village has the ability to exercise the contract option to receive up to an additional 20% of its allocation, so we have budgeted to purchase up to 3,000 tons if needed.

Winter	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2020-2021
[\$/Ton]	\$65.90	\$53.20	\$58.52	\$96.25	\$96.25	\$96.25
[Tons]	2,250	2,268	2,730	2,500	2,600	3,000
	\$148,275.00	\$120,657.60	\$159,759.60	\$240,625.00	\$250,250.00	\$288,750.00

Staff is requesting the approval of a salt purchase in the amount of \$250,250.00 with the option of spending \$288,750.00 if we encounter severe weather conditions.

**VILLAGE OF NORTH AURORA
MEMORANDUM**

DATE: October 14, 2020

TO: Mayor Berman, Village Board

CC: John Laskowski, PW Director, Steve Bosco, Village Administrator

FROM: Paul Young, Water Operations Superintendent

SUBJECT: Approval to Waive Bids and Hire Layne Christensen for an Estimated \$150,000 to Rehabilitate Well #4

North Aurora's Well #4 is due to have the pump and motor pulled for inspection and preventative maintenance. These deep well pumps/motors should be pulled for inspection and maintenance every 8-10 years. Well #4 is going on 11 years since it was last pulled for service. Well #4 contains a Byron Jackson/Flowserve pump and motor. The Village utilizes Byron Jackson/Flowserve in all of our deep wells. We have used this equipment for over 50 years due their reliability and serviceability. Byron Jackson/Flowserve equipment has proven to be the industry leader providing longer service between pulling the equipment. This is especially beneficial with deep wells due to the cost of mobilization, equipment needed and the labor to pull and re-install versus a shallow well. This particular motor is a Type "H," which means it has a mercury seal and it has been in service for us since 2010. These seals have proven to be the best on the market for many years, but are no longer allowed to be used in new motors so it is critical we would only allow properly trained, certified professionals to work on our Byron Jackson motors; especially the ones that remain with mercury seals.

Layne Christensen is the only Byron Jackson manufacturing representative in Illinois specifically trained and certified with mercury sealed motors in this area (see attached letter from Flowserve). We also have a Professional Services Agreement (PSA) with Layne which allows the village a 5% reduction in labor costs and a 10% reduction on special services they provide.

Staff considered splitting the project into two components. The first component would be the removal and re-installation of the well and the second component would be the maintenance performed on the motor when it has been removed from the well. After discussion, Staff determined it was best to have one company perform both aspects of the project to prevent any discrepancies in responsibility of the motor not working properly after being re-installed.

Although we will not know the actual condition of the pump, motor, cable and column pipe until they reach the surface and have been inspected, we expect that each component can be normally serviced and put back in operation as it is currently operating within its specifications.

Staff included Well #4's rehabilitation in this year's budget in the amount of \$5,000 for engineering and \$125,000 construction. Please see attached Layne's proposed estimate, which includes our PSA reductions in their rates and special services, on a time and material basis. Layne has estimated this project at \$150,000, but that could be high or low depending on the maintenance needed on the components, which will not be known until they reach the surface. However, the funding that was included with the budget was an estimate at the time. Staff is not concerned about the additional cost as the Water Fund has adequate funding to support the project.

Due to these reasons staff recommends waiving the bid process and hiring Layne Christensen to rehabilitate Well #4.



Layne Christensen Company
721 W. Illinois Avenue
Aurora, IL 60506

630/897-6941
graniteconstruction.com

October 12, 2020

Mr. Paul Young, Water Superintendent
Village of North Aurora
25 E. State Street
North Aurora, IL 60542

RE: Well 4 Pump Maintenance Estimate

Mr. Young:

Per your request, Layne is pleased to present this proposal to perform a maintenance inspection on the Village's Well #4 Byron Jackson submersible pump. Layne last performed maintenance on this Byron Jackson submersible pump in 2010.

If contracted, Layne will perform the work on a time and material basis per the attached Schedule B Work Order Form and will follow the terms and conditions of our Professional Services Agreement (PSA) with the Village. The attached Work Order Form lists Layne's standard published rates. The estimates in this letter include the PSA stipulated 5% deduct applied toward labor and 10% deduct applied toward special services.

The Village should be aware that the Well 4's Byron Jackson submersible motor is the most reliable motor available for northern Illinois' large capacity, deep well applications (over 400 in operation). The Byron Jackson submersible motor is a sophisticated machine that utilizes a dependable seal system and oil filled cooling/lubrication. Layne employs the only Technicians that are trained and authorized to handle and service these motors by the manufacturer.

It is difficult to budget the cost of necessary repairs prior to inspecting the pump components. It is Layne's custom to meet with an Owner representative and our Crew Foreman to conduct a preliminary inspection of the racked components on site. During this inspection, it is decided which components require additional clean up and inspection in Layne's Aurora, IL yard. Layne encourages the Village to visit our yard to inspect components with us. At this point, Layne is in position to present a Pump Inspection Report with observations, recommendations, and accurate repair and total project cost estimates.

Pump Maintenance Budget Estimate

1. Mobilize, remove pump, rack on site, measure well total depth	\$30,000
2. Reinstall pump after necessary repairs, conduct capacity test to waste, demobilize	<u>\$30,000</u>
Total Base Maintenance Estimate	\$60,000

Possible Repair Costs, Services

A. Haul string of Line Pipe (column) from and to well site	\$12,000
B. Sandblast Line Pipe for inspection	\$ 5,000
C. Disassemble, clean, inspect bowl assembly	\$ 1,500
D. Hi-Pot test cable	\$ 1,035
E. Service Byron Jackson motor with oil, gasket, filter, balance tube change; epoxy coat exterior	\$ 9,000
F. Televis well	\$ 1,350
G. Cut and rethread 10" Line Pipe	\$250 each
H. Sand bailing	\$432 / hr
I. Rebuild bowl assembly with bushings, wear ring, and impeller shaft, estimate	\$20,000

Possible Repair Costs, Materials

a. Byron Jackson 14", 300 HP, 460V, Type M (mechanical seal) factory exchange submersible motor (12 week lead)	\$ 91,900
b. Byron Jackson factory 15 stage 13MQ/12MQL CIBF bowl assembly (12 week lead)	\$ 48,000
c. Byron Jackson 15 stage 13MQ/12MQL CIBF Layne inventory bowl assembly (1 week lead)	\$ 57,750
d. 10" T&C Line Pipe, Layne inventory	\$ 63 / ft
e. 10" Line Pipe coupling, 8V Layne inventory	\$ 276 each
f. 10" Line Pipe coupling, 8RND	\$ 258 each
g. 8" surge control valve, Layne inventory	\$ 1,536 ea
h. Byron Jackson flat cable motor link, Layne inventory	\$ 8,400
i. Estimate miscellaneous consumables, airline, stainless banding, etc.	\$ 1,500

Theoretically, repair costs could run between \$0 and \$250,000 (\$310,000 total project). Layne certainly does not anticipate the project coming close to this top figure. A primary purpose of a pump maintenance inspection is to avoid major and costly component replacement. Typically, with a maintenance inspection and a pump currently operating in relative suitable order, the odds are good that the motor is serviceable, the cable is reusable, and the bowl assembly is in condition for rebuild. Line Pipe repair or replacement is very difficult to forecast.

Based upon a common maintenance repair including motor service, bowl rebuild, and 500 feet of T&C Line Pipe replacement, a rough total project budget is \$150,000.

Thank you for the opportunity to furnish this information. If you have any questions, would like to meet to discuss, or if Layne can be of any service, please do not hesitate to contact me.

Layne Christensen Company

A handwritten signature in black ink, appearing to read 'W M Balluff'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William Balluff, PE
Senior Account Manager

WORK ORDER



Layne Christensen Company

721 W. Illinois Avenue, Aurora, IL 60506; Phone (630) 897-6941
229 W. Indiana Ave., P.O. Box 489, Beecher, IL 60401; Phone (708) 946-2244

PROFESSIONAL SERVICES AGREEMENT

SCHEDULE B

Purchaser: VILLAGE OF NORTH AURORA, IL

Job Location: WELL 4

SERVICE RATES - EFFECTIVE OCTOBER 1, 2020

	Straight Time		Overtime Per Hr.	Doubletime Per Hr.
	Per Hr.	8 Hr. Day		
Serviceman w/hand tools	194.00	1552.00	291.00	388.00
Serviceman w/service truck and hand tools, or welder	223.00	1784.00	320.00	417.00
Helper	168.00	1344.00	252.00	336.00
Serviceman and 1 Helper	362.00	2896.00	543.00	724.00
<u>Small Rig or Winch Truck</u>				
1 Man Crew	243.00	1944.00	340.00	437.00
2 Man Crew	411.00	3288.00	592.00	773.00
3 Man Crew	579.00	4632.00	844.00	1109.00
<u>Middle Rig, Large Hoist or Flatbed Crane</u>				
1 Man Crew	259.00	2072.00	356.00	453.00
2 Man Crew	427.00	3416.00	608.00	789.00
3 Man Crew	595.00	4760.00	860.00	1125.00
<u>Big Rig, Large Hoist and Poles, or Large Crane</u>				
1 Man Crew	300.00	2400.00	397.00	494.00
2 Man Crew	468.00	3744.00	649.00	830.00
3 Man Crew	636.00	5088.00	901.00	1166.00
4 Man Crew	804.00	6432.00	1153.00	1502.00
Power Tong Usage, per 8 hour shift		470.00		
<u>Machine Shop/Yard Labor and Equipment</u>				
Machinist and Equipment	192.00	1536.00	278.50	365.00
12" Threading Machine and Operator	218.00	1744.00	304.50	391.00
Serviceman w/hand tools	173.00	1384.00	259.50	346.00
Helper	165.00	1320.00	247.50	330.00
Sandblast Equipment and 2 man crew	383.00	3064.00	552.00	721.00

Mileage: Auto: \$0.55 Pickup: \$0.70 1-Ton:\$1.00 2-1/2 Ton Flatbed: \$2.10 Semi-Tractor: \$2.75

Subsistence-Per Man

Over 55 miles radius from home office.....\$65.00 + Hotel

REMARKS:

SUBMITTED WITH MAINTENANCE ESTIMATE OF 10/12/2020

Work Authorized on Behalf of Purchaser By: _____

Date: _____

Title: _____



Pump Division
Flowserve Pumps
IDP Pumps

February 19, 2020

TO: Byron Jackson Type H Motor Users

RE: Well Pump Maintenance

At the request of our Illinois Byron Jackson dealer Layne Christensen, please be advised that Layne is our sole source representative for vertical turbine submersible well pumps in the state of Illinois.

Also please note that Layne Christensen field service crews have received both factory and field training in the proper handling of Byron Jackson well pumps and The Byron Jackson Type H mercury-sealed motors. Untrained non-Layne crews may not be capable of safely and properly handling the Byron Jackson Type H submersible motors and could void the warranty.

It is imperative that the factory certified personnel should service these Byron Jackson EPA and NSF approved Type H mercury-sealed motors, as well as Byron Jackson replacement double-mechanical seal motors. This would prevent any potential environmental concerns due to improper handling.

If you have any questions, please feel free to call me at 402-984-2189.

Sincerely,

Flowserve Corporation

A handwritten signature in dark ink, appearing to read "Daniel Mackin", is written over a horizontal line.

Daniel Mackin
Senior Sales Engineer



Memorandum

To: Village President and Village Board of Trustees
Cc: Steve Bosco, Village Administrator
From: Natalie Stevens, Executive Assistant
Date: October 26, 2020
Re: Supplemental Entertainment Liquor License Class B for Blue Agave Cantina Grill

Blue Agave Cantina Grill at 19 South Randall Road has submitted an application for a Supplemental Entertainment Class B Liquor License.

Blue Agave currently has a Class SE-A license, which allows for live entertainment of solo and duo groups with limited amplification. The Village has received numerous concerns regarding larger groups performing at the business as well as noise complaints, and in order to remedy the situation and bring the business in line with Village Code, suggested the alternative Supplemental Entertainment Class B liquor license, which does allow for larger groups.

Given the noise concerns, the Village is requiring the following two conditions be met for the liquor license to be granted:

- A. Live entertainment shall be limited to a single day, being Friday or Saturday, in a calendar week;
- B. Live entertainment is limited to no later than 10:00 p.m. on the given day.

Blue Agave Cantina Grill has submitted all required paperwork for the supplemental license.

Attached is the ordinance approving the Supplemental Entertainment Class B liquor license.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUPPLEMENTAL ENTERTAINMENT CLASS B LIQUOR LICENSE IN THE VILLAGE OF NORTH AURORA FOR THE BUSINESS OF BLUE AGAVE CANTINA GRILL

WHEREAS, the business of Blue Agave Cantina Grill ("Business") located at 19 South Randall Road, North Aurora, has expressed interest in obtaining a Village of North Aurora Supplemental Entertainment Class B Liquor License ("SE-B"); and

WHEREAS, in the first year of operations all SE-B Licenses require the approval of the Village of North Aurora Board of Trustees in addition to the Village Liquor Commissioner; and

WHEREAS, the Business currently has the supplemental Entertainment Class A Liquor License, which allows for only solo and duo live entertainment groups with limited amplification equipment; and

WHEREAS, the SE-B License would provide the Business the ability to host larger live entertainment acts in accordance with Village Code; and

WHEREAS, following conversation with the Village to address noise concerns, the Business has agreed to the following conditions to receive the SE-B License:

- A. Live entertainment shall be limited to a single day, being Friday **or** Saturday, in a calendar week;
- B. Live entertainment is limited to no later than 10:00 p.m. on the given day.

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

- 1. The recitals set forth above are adopted and incorporated herein as the material and significant findings and determinations of the President and the Board of Trustees as if fully stated herein.
- 2. This Ordinance shall take immediate full 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 _____, 2020, A.D.

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

Village President

ATTEST:

Deputy Village Clerk

**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 20-06: ORCHARD COMMONS PUD AMENDMENT
AGENDA: NOVEMBER 2, 2020 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance approving the Third Amendment to the Pre-Annexation Agreement between the Village of North Aurora, Orchard Commons, LLC and Mettel Investment Partnership for a development to be known as Orchard Commons

DISCUSSION

The subject properties are located in the B-2 General Business District and have already been granted a special use for a general commercial planned unit development, known as the Orchard Commons Planned Unit Development, approved by the Village Board in 2007. The PUD was later amended in 2015 to allow a Brewpub on Lot 4 (Hardware Restaurant), Agriculture (Hardware Hop Farm) on Lot 8 and Microbrewery on Lot 3. The intent of this request is to accommodate the immediate development of a restaurant on Lot 3 and to allow the eventual development of a Microbrewery on Lot 8.

A public hearing was conducted on this item before the Plan Commission at their October 6, 2020 meeting. The Plan Commission expressed admiration for the proposed development plans and commended the petitioner for his contributions to the community. The Plan Commission unanimously recommended approval of Petition #20-06.

The Village Board discussed this item at their October 19, 2020 Committee of the Whole and it received the same favorable response as was given by the Plan Commission. The Board recommended that staff move forward with an approving ordinance.

Attachments:

- 1) Ordinance approving the Third Amendment to the Pre-Annexation Agreement between the Village of North Aurora, Orchard Commons, LLC and Mettel Investment Partnership for a development to be known as Orchard Commons

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

GENERAL INFORMATION

Meeting Date: October 6, 2020

Petition Number: #20-06

Petitioner: Specware, LLC

Requests: 1) Special Use - Planned Unit Development Amendment with deviations to the Zoning Ordinance and Sign Ordinance 2) Site Plan Approval (Lot 3)

Location: 301 Deerpath Road & 2040 West Orchard Road (Lots 3 & 8 of Orchard Commons)

Parcel Number(s): 15-06-126-001 & 15-06-126-006



Current Zoning: B-2 General Business District Planned Unit Development (PUD)

Contiguous Zoning: North: B-2 General Business District PUD, South: B-2 General Business District PUD, East: B-2 General Business District PUD, West: F – Farming (Unincorporated Kane County)

Comprehensive Plan Designation: ‘Regional Commercial’

PROPOSAL

The subject properties are located in the B-2 General Business District and have already been granted a special use for a general commercial planned unit development, known as the Orchard Commons Planned Unit Development, approved by the Village Board in 2007. The PUD was later amended in 2015 to allow a Brewpub on Lot 4 (Hardware Restaurant), Agriculture (Hardware Hop Farm) on Lot 8 and Microbrewery on Lot 3. The intent of this request is to accommodate the immediate development of a restaurant on Lot 3 and to allow the eventual development of a Microbrewery on Lot 8.

REQUESTED ACTIONS

1. Special Use - Major PUD Change with Deviations

According to the Orchard Commons Annexation Agreement, any change to the development of the property, which requires a formal amendment to the Annexation Agreement through a public hearing, shall be considered a ‘major change’ to the development. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission. The PUD Ordinance is part of the Annexation Agreement; therefore, deviations to the PUD are considered an amendment to the Annexation Agreement. Further, the original PUD was created as a special use, which requires any amendment to the PUD be conducted through the special use process.

The following table depicts the differing land uses contained in the Orchard Commons PUD, in comparison with the proposed plans:

	Approved PUD Plan	Current Land Use	Proposed Land Use
Lot 3	Retail Shops/ Microbrewery (2015)	Vacant	Restaurant
Lot 8	Restaurant	Agriculture (Hop Farm)	Microbrewery

Table 1.1

Restaurants are classified as a permitted use in the underlying B-2 General Business District. The petitioner is requesting zoning rights specific to each corresponding lot and not for the entire Orchard Commons PUD. As such, Microbrewery operations would become a permitted use only on Lot 8.

a. Setback Deviation

The proposed setback of the restaurant on Lot 3 is 29.85' feet from the eastern property line where thirty-five (35) feet is required. For precedence purposes, a 19.9' foot setback was approved along the northeast corner of the brewpub on Lot 4 (Hardware) in 2015 where a 25' setback is required.

b. Patio Setback/Easement Encroachment Deviation

Per Section 12.4 of the Zoning Ordinance, no encroachments are allowed in any easements unless specifically permitted by the easement provisions. The petitioner is proposing a 120 square foot outdoor patio adjacent to the eastern portion of the building. The patio would be located in the in the 35' setback along Orchard Road and in a fifteen 15' public utility easement. Based on the best available information to date, there are no known utilities under the proposed patio area.

c. Roof Signage Deviation

A 473 square foot channel letter sign is being proposed on the roof atop the eastern building façade. Section 15.48.060 of the Sign Ordinance prohibits roof signs, which are defined as *any sign erected and constructed wholly on and over the roof of a building and supported by the roof structure*. As roof signs are prohibited, they do not have specified size requirements. If the sign were to be classified as a wall sign, the maximum square footage would be 81 square feet. Staff notes that the surface area of the signage is not 473 square feet of actual surface area -- the Sign Ordinance measures the area of a sign face or lettering not enclosed in a frame by calculating the smallest square, circle, rectangle, triangle or combination that encompasses the extreme limits of the sign, as shown below. The area calculation does not include any supporting framework or bracing.

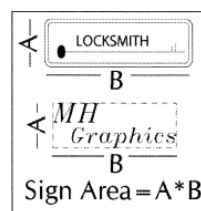


Figure 13 - Area calculation of individual signs

d. Projecting Sign Deviation

A double-faced illuminated sign is being proposed on the northwest corner of the building. The sign will project more than six 6' from the building. Section 15.48.060 of the Sign Ordinance prohibits projecting signs, which are defined as *any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.*

2. Site Plan Approval

Per the Orchard Commons PUD, prior to development of any one or more lots a final site plan shall be approved by the Village Administrator and Plan Commission without the need for a public hearing. The standards for review and approval of final site plans shall be limited to the following:

Compliance: Final site plan is in compliance with the terms of this PUD Ordinance and the Annexation Agreement.

Circulation: The traffic circulation for the one or more lots is deemed adequate for the use contemplated for such one or more lots and is in harmony with the traffic circulation needs for the larger development.

Pedestrian Pathways: Pedestrian pathways within such lots are approved as adequate for the use contemplated for such one or more lots and is in harmony with the pedestrian needs for the larger development. Sidewalks shall be required on one side only of the private drive and an eight (8) foot wide concrete sidewalk be required along the Oak Street frontage. No sidewalk shall be required along Tanner, Orchard or Deerpath frontages.

Site Plan Engineering: The final engineering for the area to be developed is in substantial compliance with the Final Subdivision Engineering and is approved by the Village Engineer.

Signage: Any signage other than signage permitted by Paragraph 21 herein and other than signage on buildings as permitted by Village ordinance shall require approval as part of the Final Site Plan.

STANDARDS FOR SPECIAL USES

In order to articulate Staff's findings for the major change to the PUD (special use), which includes the proposed land uses and setback deviations, the following response to Standards for Special Uses is provided:

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

According to the Orchard Commons Annexation Agreement, any change to the development of the property, which requires a formal amendment to the Annexation Agreement through a public hearing, shall be considered a 'major change' to the development. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission. The PUD Ordinance is part of the Annexation Agreement; therefore, deviations to the PUD are considered an amendment to the Annexation Agreement. Further, the original PUD was created as a special use, which requires any amendment to the PUD be conducted through the special use process.

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

The proposed uses are commercial uses and are being proposed within a planned commercial PUD.

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.

A majority of the public improvements located in the Orchard Commons development have already been installed with the anticipation of commercial development.

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

The Village of North Aurora Comprehensive Plan designates the subject property as Regional Commercial.

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.

As previously mentioned, setback deviations are being requested to accommodate the proposed restaurant. Staff has reviewed the submitted site plan and concurs that the placement of the building would better accommodate required parking facilities, provide the necessary space for attractive building entryways and maximize visibility along Orchard Road.

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.

The special use is being proposed to allow for the development of a restaurant on Lot 3 and to allow the eventual development of a Microbrewery on Lot 8. Restaurants are classified as a permitted use in the underlying B-2 General Business District and a Microbrewery was approved within the development (Lot 3) per the 2015 PUD amendment.

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

The subject properties are surrounded primarily by vacant land with zoning entitlements for commercial land uses.

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

Internal private road improvements have already been installed. Direct access to the development from Deerpath Road, Tanner Road and Oak Street can be obtained through the two existing private drives. Private Drive No. 1 ("Maxwell Avenue") is centrally-located in the development and provides direct to/from access from Deerpath Road in an east/west orientation. Private Drive No. 2 ("Madison Street") provides access to/from Tanner Road and Oak Street in a north/south orientation.

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

Staff has reviewed the parking requirements for the proposed uses and finds that the parking will meet the requirements of the Zoning Ordinance.

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

A majority of the public improvements located in the Orchard Commons development have already been installed. Any remaining public improvements needed would be installed during lot development.

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

As the underlying PUD already includes specific land uses and bulk regulations, amending the PUD through the special use process would allow the proposed development to conform to the requirements of the Orchard Commons PUD Ordinance.

FINDINGS

The Department of Community Development finds that the information presented **meets** the Standards for Specials Uses. The proposed site plan for Lot 3 meets the Orchard Commons Site Plan Review Standards and the Orchard Commons Development PUD Ordinance, as amended. Based on the above considerations, Staff recommends the Plan Commission make the following motion recommending **approval** of Petition #20-06, subject to the following conditions:

1. The lighting on the roof sign shall not flash, blink or otherwise animate.
2. Site plan approval (without the need for public hearing) shall be obtained for Lot 8 prior to use of the property.

VILLAGE OF NORTH AURORA



VILLAGE OF
NORTH
AURORA

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**ORDINANCE APPROVING THE THIRD AMENDMENT TO THE PRE-ANNEXATION
AGREEMENT BETWEEN THE VILLAGE OF NORTH AURORA, ORCHARD COMMONS,
LLC AND METTEL INVESTMENT PARTNERSHIP
FOR A DEVELOPMENT TO BE KNOWN AS ORCHARD COMMONS**

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2020

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2020

by _____.

Signed _____

VILLAGE OF NORTH AURORA

ORDINANCE NO.

**ORDINANCE APPROVING THE THIRD AMENDMENT TO THE PRE-ANNEXATION
AGREEMENT BETWEEN THE VILLAGE OF NORTH AURORA, ORCHARD COMMONS,
LLC AND METTEL INVESTMENT PARTNERSHIP
FOR A DEVELOPMENT TO BE KNOWN AS ORCHARD COMMONS**

WHEREAS, the Village of North Aurora entered an Annexation Agreement with Orchard Commons, LLC, an Illinois limited liability company, and Mettel Investment Partnership, an Illinois general partnership, collectively called "Original Owner", for the property legally described in Exhibit A, which is attached hereto and made a part hereof ("Territory"), that was approved by Ordinance No. 07-02-12-03, which Ordinance and Annexation Agreement were recorded on March 19, 2007, by as Document No. 2007K030838 in the Kane County Recorder's Office; and

WHEREAS, the Territory was annexed to the Village by Ordinance No. 07-07-23-02 and was zoned pursuant to a Special Use for B-2 General Commercial Planned Unit Development by Ordinance No. 07-07-23-03 on July, 23, 2007; and

WHEREAS, a First Amendment to the Annexation Agreement was approved for Lots 3, 4 & 8 in the Orchard Commons Development to allow a Brewpub on Lot 4, Agricultural use on Lot 8, and a Microbrewery on Lot 3 by Ordinance No. 15-06-01-02 on June 1, 2015; and

WHEREAS, a Second Amendment to the Annexation Agreement was approved for Lot 7 in the Orchard Commons Development to allow a shallow water well to be used as a water supply for the brewing of beer by Ordinance No. 15-10-05-01 on October 5, 2015; and

WHEREAS, Specware, LLC has filed an application for additional amendment of the Annexation Agreement related to the proposed improvement of a Restaurant on Lot 3 and a Microbrewery on Lot 8 of the Orchard Commons Development; and

WHEREAS, all notices, publications, procedures, public hearings, and other matters required for the consideration, approval, and execution of this Amendment to the Annexation 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, 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 the Board of Directors 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.

VILLAGE OF NORTH AURORA

2. The Third Amendment to Annexation Agreement is hereby approved in the form attached as Exhibit A.

3. The Village President and Village Deputy Clerk are hereby authorized and directed to sign the Amendment to Annexation Agreement, and the Village staff are hereby authorized and directed to record the Annexation Agreement amendment and take whatever actions are necessary and appropriate to give effect to its terms.

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.

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 _____, 2020, A.D.

Dale Berman, Village President

ATTEST:

Natalie Stevens, Village Deputy Clerk

**THIRD AMENDMENT TO THE PRE-ANNEXATION AGREEMENT
BETWEEN VILLAGE OF NORTH AURORA, ORCHARD COMMONS,
LLC AND METTEL INVESTMENT PARTNERSHIP
FOR A DEVELOPMENT TO BE KNOWN AS ORCHARD COMMONS**

THIS AGREEMENT made and entered into this ____ day of _____, _____, by and between the **VILLAGE OF NORTH AURORA, ILLINOIS**, a Municipal Corporation, hereinafter (the “Village”), and by **SPECWARE, LLC**, an Illinois limited liability company (the “Owner”).

W I T N E S S E T H:

WHEREAS, the Village of North Aurora entered into an Annexation Agreement with Orchard Commons, LLC, an Illinois limited liability company, and Mettel Investment Partnership, an Illinois general partnership, collectively called “Original Owner”, and the property legally described in Exhibit A, which is attached hereto and made a part hereof (“Territory”) (now known as the “Orchard Commons Development”), that was approved for annexation by Ordinance No. 07-02-12-03 which Ordinance and Annexation Agreement were recorded on March 19, 2007, as Document No. 2007K030838 in the Kane County Recorder’s Office; and

WHEREAS, the Territory was annexed to the Village by Ordinance No. 07-07-23-02 and was zoned pursuant to a Special Use for B-2 General Commercial Planned Unit Development by Ordinance No. 07-07-23-03 on July, 23, 2007; and

WHEREAS, a First Amendment to the Annexation Agreement was approved for Lots 3, 4 & 8 in the Orchard Commons Development in order for development of a Brewpub on Lot 4, Agricultural use on Lot 8, and a Microbrewery on Lot 3 by Ordinance No. 15-06-01-02 on June 1, 2015 (the “First Amendment”); and

WHEREAS, a Second Amendment to the Annexation Agreement was approved for Lot 7 in the Orchard Commons Development to allow a shallow water well to be used as a water supply for the brewing of beer by Ordinance No. 2015-10-15-01; and

WHEREAS, an application for a third amendment to the Annexation Agreement and amendment to the Special Use/B-2 General commercial PUD has been submitted by Specware, LLC for Lots 3 & 8 in the Orchard

Commons Development (the “Property”) related to the improvement of a Restaurant on Lot 3 and a Microbrewery on Lot 8; and

WHEREAS, all notices, publications, procedures, public hearings, and other matters for the consideration, approval, and execution of this Amendment to the Annexation 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, 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, directed the President to execute and the Village Clerk to attest this 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.** Owner has made proper application to the Village for Amendment to the Annexation Agreement, and the Annexation Agreement shall be amended only as provided herein. All other provisions of the Annexation Agreement and previous amendments thereto not affected by this Agreement to amend the Annexation Agreement shall remain in full force and effect.

3. **ZONING.** The Property shall continue to be classified as B-2 General Commercial District with a special use permit for a B-2 General Commercial District PUD as revised by the Amendment to the PUD Ordinance attached hereto and incorporated herein by reference as Exhibit B together with the plans attached thereto as to Lot 3 and Lot 8. All other provisions of the original PUD Ordinance and previous amendments thereto not affected by the amendments shall remain in full force and effect.

4. **BINDING EFFECT AND TERM.** This 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 hereof.

5. **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 successor Village Board.

6. **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 Property as to the provisions applying exclusively thereto, without the consent of the owners of other portions of the Property not affected by this amendment.

7. **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.

8. **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 passed concurrently herewith. Both Village (including any of its departments, officials or employees) 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 and the existing residential use. In the event of a vacancy with respect to any office or position referenced in this Agreement, the person or persons acting in the stead of and to carry out the functions of the person normally filling the vacant position shall have all the rights and powers of the person normally filling such vacant position to carry out the terms of this Agreement. The Village agrees that with respect to the minimum distance between a church or school and a use which requires a liquor license, the provisions of Illinois Statutes shall govern and any greater requirement included in any ordinance of the Village as to such minimum separation shall not apply to the Property.

9. **NOTICE.** Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be delivered personally or be mailed by certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Village: Village Administrator
VILLAGE OF NORTH AURORA
25 East State Street
North Aurora, IL 60542

With a copy to: Kevin G. Drendel
Drendel & Jansons Law Group
111 Flinn Street
Batavia, IL 60510

If to Owner: Specware, LLC
c/o Parker Grabowski
1033 Forrest Trail
Sugar Grove, IL 60554

With a copy to: _____

10. **RECORDING.** This Agreement may be recorded in the County Recorder of Deeds Office by either party.

11. **ENTIRE AGREEMENT.** This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Owner and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth.

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

Specware, LLC, an Illinois limited liability company

By: _____

Parker Grabowski, Member

EXHIBIT A

Legal Description

That part of the Northwest Quarter of Section 6, Township 38 North, Range 8, East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of said Northwest Quarter, which is 674.0 feet Easterly from the Northwest corner of said Northwest Quarter (said point being in the centerline of Deerpath Road as dedicated by Document No. 691573 in Kane County, Illinois); thence north 88 degrees 44 minutes 35 seconds East, along said North line, 667.71 feet to the Westerly line of Orchard Road, as dedicated by Document No. 92K02590 in Kane County, Illinois; thence Southwesterly, along said Westerly line, being a curve concave Southeasterly, not tangent to the last described course, having a radius of 3,889.80 feet, a chord bearing of South 21 degrees 48 minutes 30 seconds West, a chord length of 725.81 feet and an arc length of 726.87 feet to a point of tangency; thence South 16 degrees 27 minutes 19 seconds West, along said Westerly line, tangent to the last described course, 358.24 feet; thence South 52 degrees 09 minutes 18 seconds West, along said Westerly line, 123.64 feet to the centerline of Oak Street as dedicated by Document No. 691573 in Kane County, Illinois; thence South 87 degrees 50 minutes 01 second West, along said centerline, 436.25 feet to the centerline of Deerpath Road; thence North 12 degrees 13 minutes 07 seconds East, along said centerline, 1,120.52 feet to the point of beginning in North Aurora, Kane County, Illinois.

EXHIBIT B

Amendment to the PUD Ordinance

1
2 **THE VILLAGE OF NORTH AURORA**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE AMENDING A SPECIAL USE AS B-2 GENERAL COMMERCIAL**
7 **PLANNED UNIT DEVELOPMENT FOR THE ORCHARD COMMONS**
8

9 WHEREAS, Ordinance No. 07-01-22-01, being an Ordinance
10 Granting a Special use as B-2 General Commercial Planned Unit
11 Development for the Orchard Commons, was approved on January 2,
12 2007 (the "PUD Ordinance"); and

13 WHEREAS, The PUD Ordinance was amended by Ordinance No. 15-
14 06-01-01, being an Ordinance amending a Special Use as B-2
15 General Commercial Planned Unit Development for the Orchard
16 Commons Development, was approved on June 1, 2015, amending the
17 provisions pertaining to Lots 3, 4, and 8 of the Orchard Commons
18 Development; and

19 WHEREAS, a petition requesting further amendments to the
20 PUD Ordinance for Lots 3 and 8 in the Orchard Commons
21 Development (the "Property"), has been filed with the VILLAGE OF
22 NORTH AURORA, hereinafter sometimes referred to as the
23 "Village", by Specware, LLC, an Illinois Limited liability
24 company (hereinafter called "Owner"); and
25

26 WHEREAS, the North Aurora Plan Commission has conducted a
27 public hearing pursuant to public and mailing notice as required
28 by law and made a recommendation for approval of the petition
29 after consideration of all of the factors for approval of the
30 special use, planned unit development established by the
31 relevant provisions of the North Aurora Municipal Code and the
32 Illinois Municipal Code; and

1
2 WHEREAS, the Board of Trustees of the Village of North
3 Aurora has received the recommendation of the Plan Commission
4 and has considered same.

5
6 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE
7 VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, as follows:

8
9 A. AMENDMENT OF SECTION 2 OF THE PUD ORDINANCE REGARDING LAND
10 USE REQUIREMENT.

11
12 The Property shall be developed and operated in compliance
13 with the PUD Ordinance, as amended by this Ordinance for the
14 combination of Lots 3 and 8 in the Orchard Commons Development.

15
16 B. AMENDMENT TO SECTION 2.1 (PERMITTED USES).

17
18 Section 2.1 of the PUD Ordinance is hereby amended to add
19 Microbrewery as a permitted use on Lot 8.

20
21 C. AMENDMENT TO SECTION 3 (SITE DEVELOPMENT STANDARDS).

22
23 The site development standards in Section 3 of the PUD
24 Ordinance for Lot 3 are hereby amended in keeping with the plans
25 attached hereto and incorporated herein by reference as Exhibit
26 1 as follows:

27
28 1. The Building Setback requirements established in
29 Section 3.2.2 are hereby changed to allow the setback of
30 the restaurant on Lot 3 to be 29.85' where a 35' setback is
31 required from the eastern property line and an outdoor

1 patio to encroach into said setback and be located in a
2 fifteen 15' public utility easement.

3
4 D. AMENDMENT TO SECTION 21 (SIGNAGE).

5
6 Section 21 of the PUD Ordinance is amended as follows:

7
8 1. To allow a channel letter sign atop the roof on
9 the eastern building façade. The lighting on the roof sign
10 shall not flash, blink or otherwise animate.

11
12 2. To allow a double-faced illuminated sign to
13 project from the northwest corner of the building.

14
15 E. SITE PLAN APPROVAL FOR LOT 8.

16
17 Prior to implementation of the Microbrewery Lot 8, a Site
18 Plan must be submitted the Planning Commission for review and
19 approved by the Village Administrator (but without the need for
20 a public hearing) in keeping with the PUD Ordinance as amended
21 by this Ordinance.

22
23 F. ADDITIONAL CONDITIONS

24
25 As a condition to the approval of the Site Plan, cross
26 access easement rights shall be established by recorded grant
27 between Lots 3 & 4 to ensure shared parking in perpetuity for
28 both lots.

29
30 G. INCORPORATION OF EXHIBITS.

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

3
4 H. EFFECT.

5
6 The special use granted under this Ordinance shall remain
7 in effect until amended in the manner provided by law for same,
8 or until amended or extinguished under the terms of this
9 Ordinance. All of the provisions of the PUD Ordinance not
10 amended by this Ordinance shall remain in full force and effect.

11
12 I. EFFECTIVE DATE.

13
14 That this Ordinance shall become effective from and after
15 its passage and approval in accordance with law.

16
17
18 PRESENTED to the Board of Trustees of the Village of North
19 Aurora, Kane County, Illinois, this ____ day of _____.
20 2020.

21
22 PASSED by the Board of Trustees of the Village of North
23 Aurora, Kane County, Illinois, this ____ day of _____.
24 2020.

25
26 Mark Carroll _____ Laura Curtis _____
27 Mark Gaffino _____ Mark Guethle _____
28 Michael Lowery _____ Tao Martinez _____
29
30
31

1 APPROVED and signed by me as the President of the Board of
2 Trustees of the Village of North Aurora, Kane County, Illinois,
3 this ____ day of _____, 2020.

4
5
6 _____
7 Village President

8 ATTEST:

9
10 _____
11 Village Clerk
12
13

1
2

EXHIBIT 1
FORTUNATO RESTAURANT PLANS

SITE PLAN

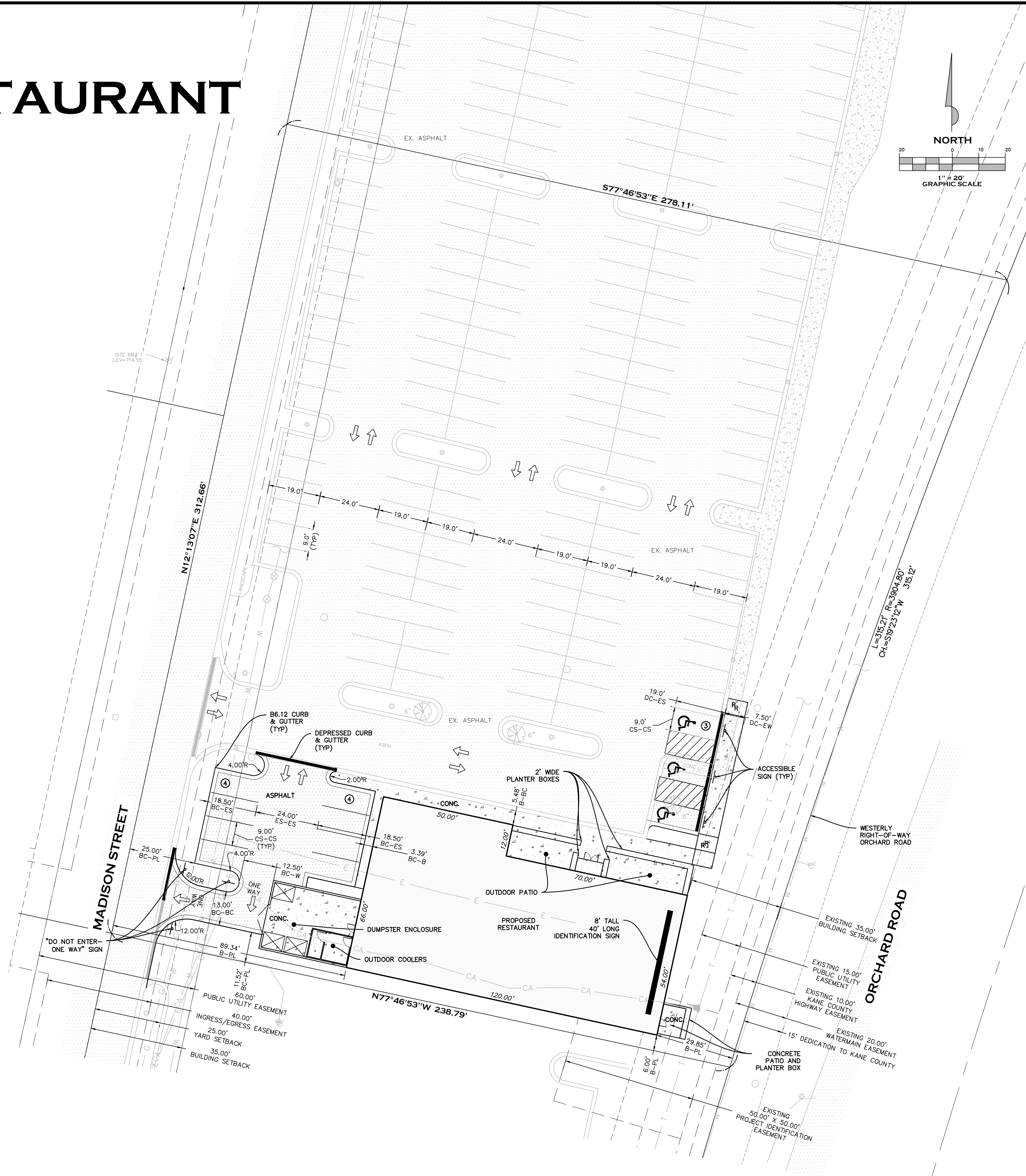
MADISON STREET RESTAURANT

SYMBOL LEGEND

PROPOSED	EXISTING

SITE DATE TABLE

DEVELOPER/OWNER	PARKER GRABOWSKI 1033 FOREST TRAIL SUGAR GROVE, ILLINOIS 60554
SITE PLAN DESIGNER/ CIVIL ENGINEER	MERITCORP GROUP, LLC. 3697 DARLENE COURT AURORA, ILLINOIS 60504
ADDRESS	ORCHARD COMMONS SUBDIVISION - LOT 3 NORTH AURORA, ILLINOIS
EXISTING USE	VACANT
EXISTING/PROPOSED ZONING	B-2 GENERAL BUSINESS DISTRICT
EXISTING LOT SIZE	± 1.84 ACRES
EXISTING SETBACKS	ORCHARD ROAD: 35' FROM ROW OAK STREET: 23' FROM ROW DEERPATH ROAD: 18' FROM ROW TANNER ROAD: 25' FROM ROW PRIVATE DRIVE: 25' FROM ROW MADISON STREET: 25' YARD SETBACK FROM ROW SIDE YARD: 35' BUILDING SETBACK FROM ROW NONE
PROPOSED BUILDING SIZE	± 7080 SF
PROPOSED BUILDING HEIGHT	1 STORY
F.A.R.	7080 SF/FLOOR
PARKING PROPOSED	10 SPACES INCLUDING 3 ACCESSIBLE SPACES



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MeritCorp

DATE: 08/28/2020
DESCRIPTION: ISSUED FOR REVIEW

MeritCorp
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
3697 Darlene Ct.
Aurora, IL 60504
Office 630.554.6655
Lic. No. 184-005860

**MADISON STREET RESTAURANT
ORCHARD COMMONS SUBDIVISION
LOT 3
NORTH AURORA, IL**

PROJECT NO. M20102

DRAWN BY: MTS

CHECKED BY: TDR

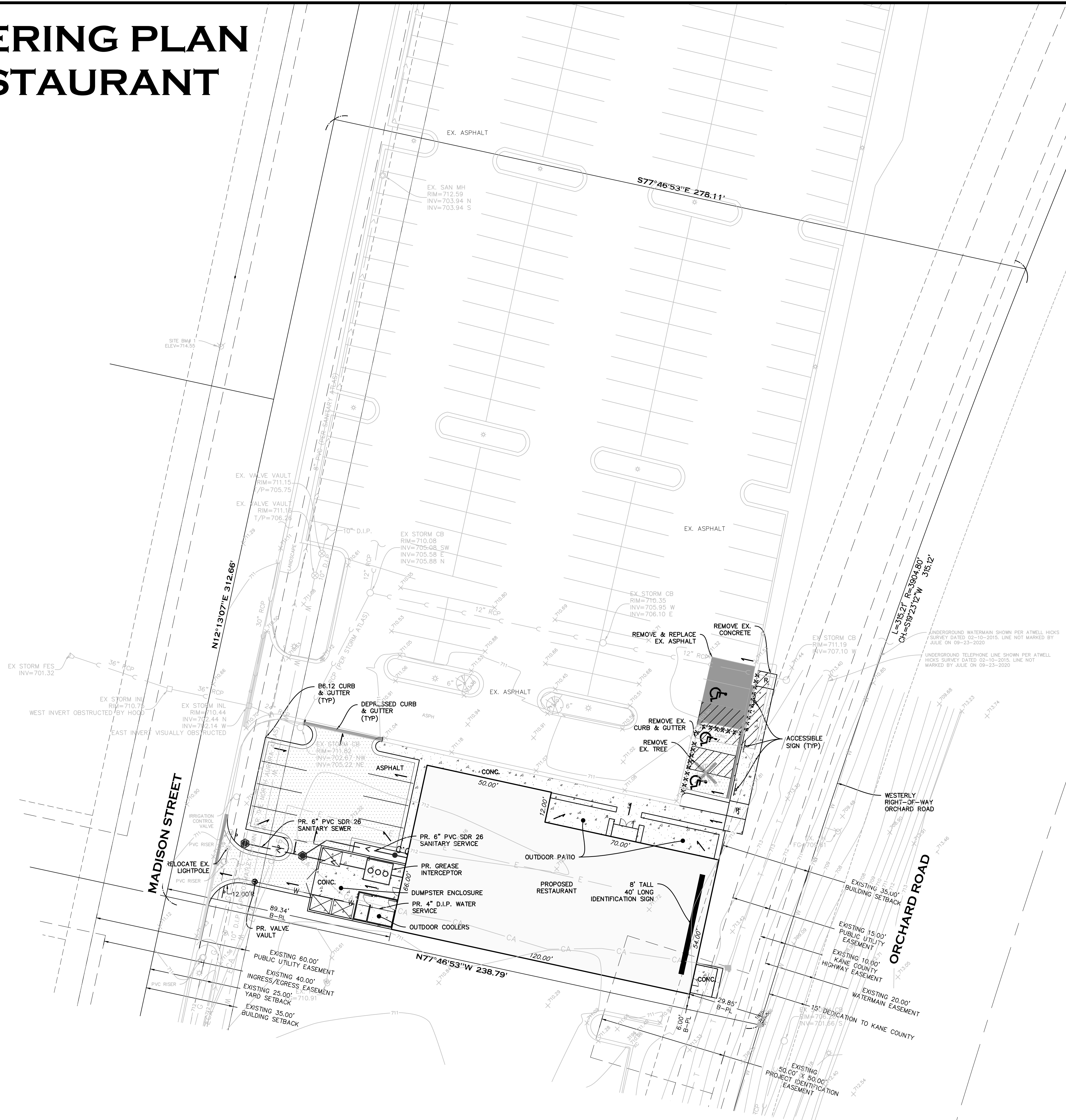
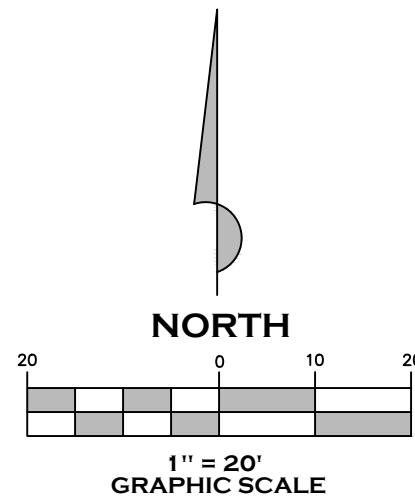
SHEET NO. 1/1

SITE PLAN

PRELIMINARY ENGINEERING PLAN
MADISON STREET RESTAURANT

SYMBOL LEGEND

PROPOSED	EXISTING

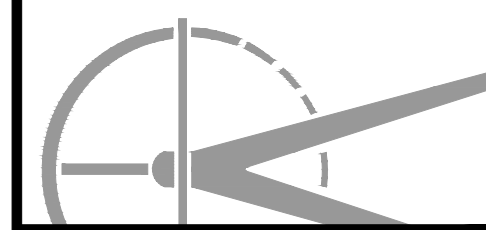


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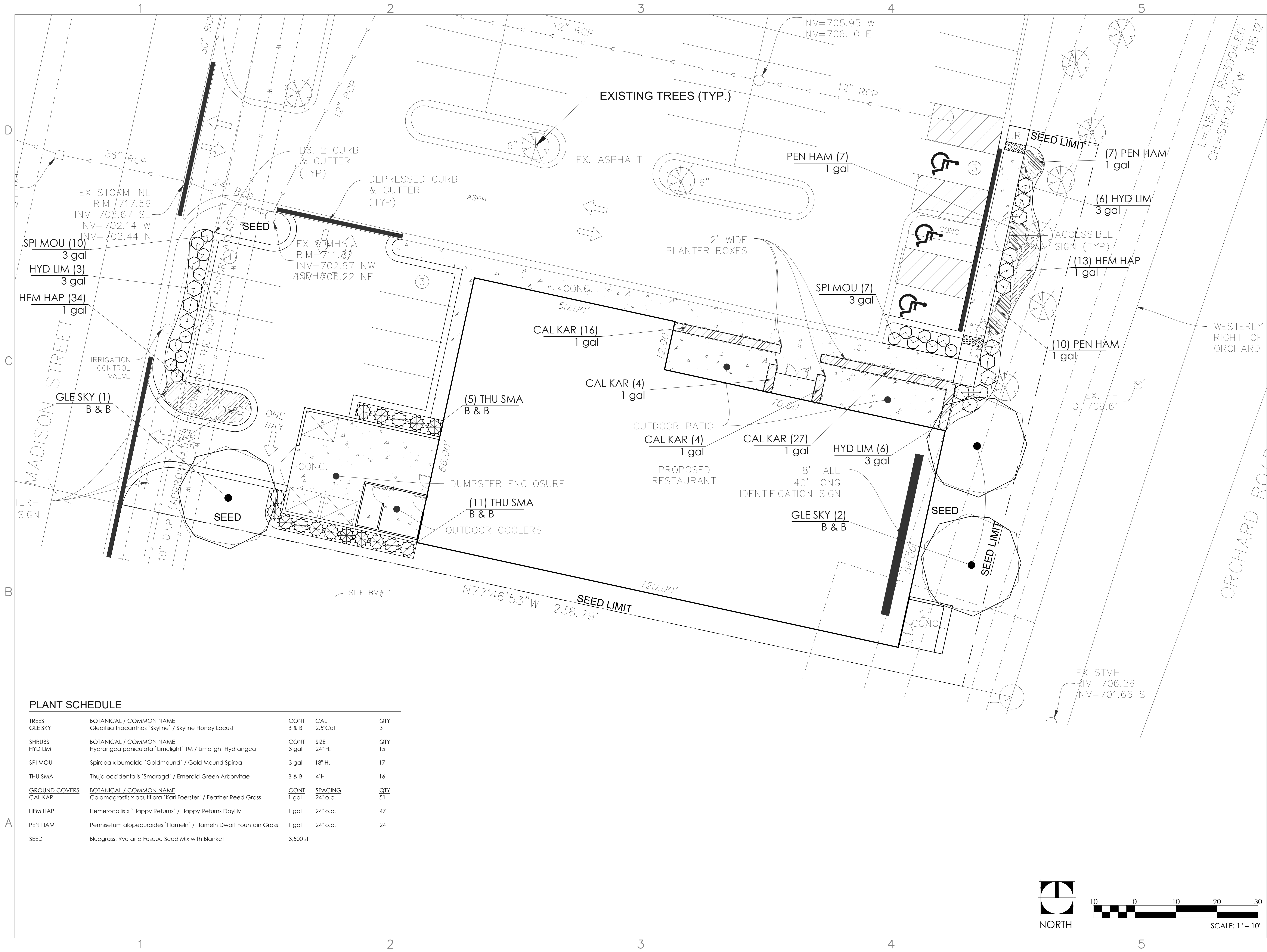
MADISON STREET RESTAURANT
ORCHARD COMMONS SUBDIVISION
LOT 3
NORTH AURORA, IL
PRELIMINARY ENGINEERING PLAN

PROJECT NO. M20102

DRAWN BY: MTS

CHECKED BY: TDR

SHEET NO. 1/1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5' Cal	3
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
HYD LIM	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	3 gal	24" H.	15
SPI MOU	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	3 gal	18" H.	17
THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	4' H	16
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	24" o.c.	51
HEM HAP	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	24" o.c.	47
PEN HAM	Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass	1 gal	24" o.c.	24
SEED	Bluegrass, Rye and Fescue Seed Mix with Blanket	3,500 sf		

Madison Street Restaurant
Orchard Commons
Subdivision Lot 3
North Aurora, IL



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

REV.	COMMENT	DATE

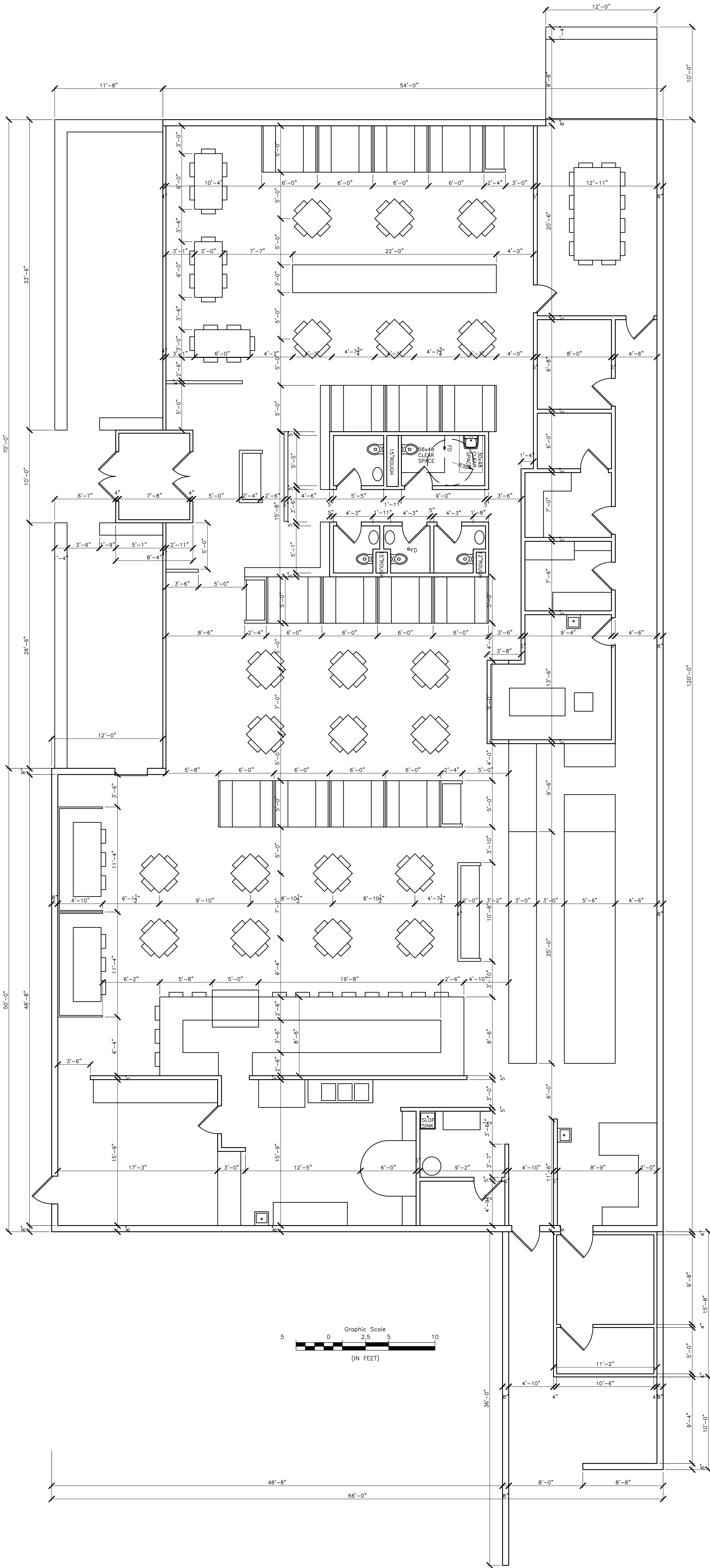
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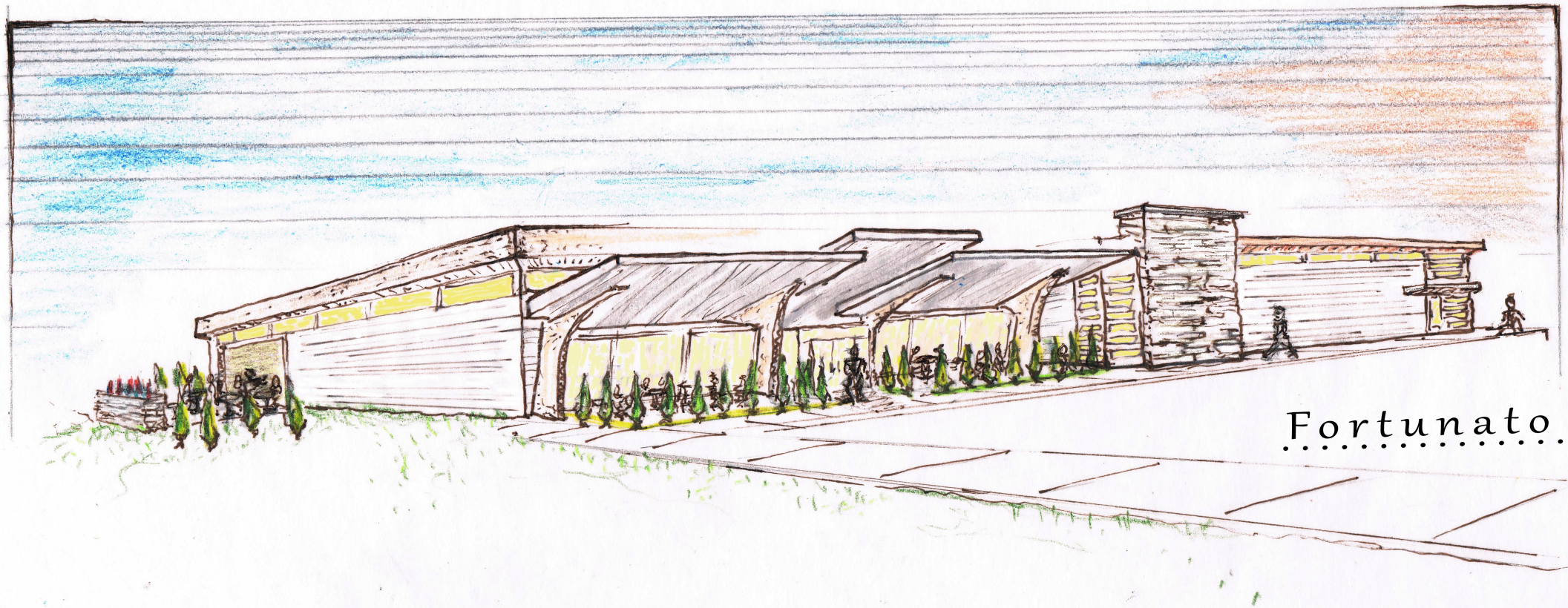


DATE: 8/27/2020
JOB NO.: 20-7687
DRAWN BY: CE
CHECKED BY: TS

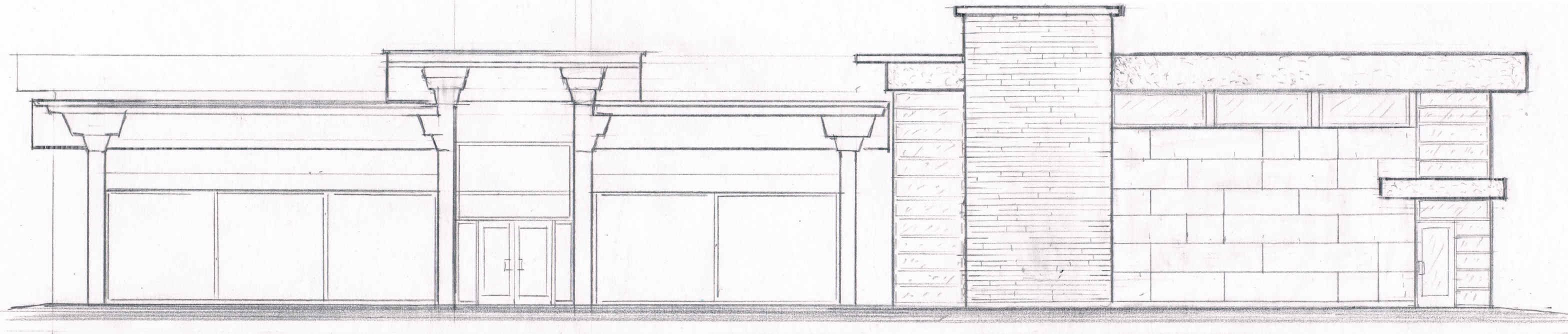
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LANDSCAPE PLAN

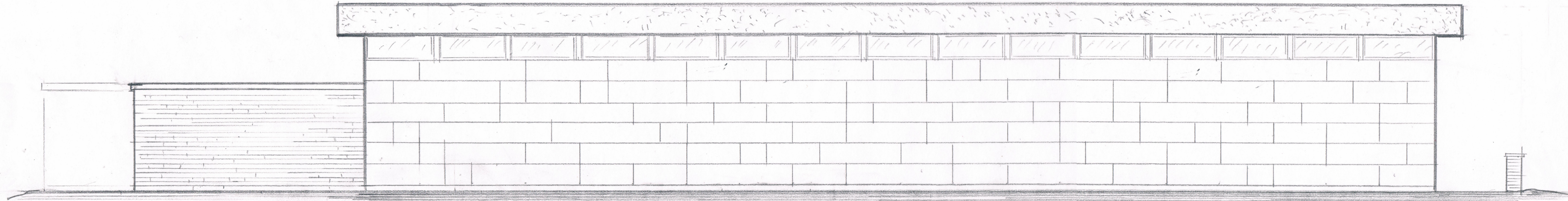
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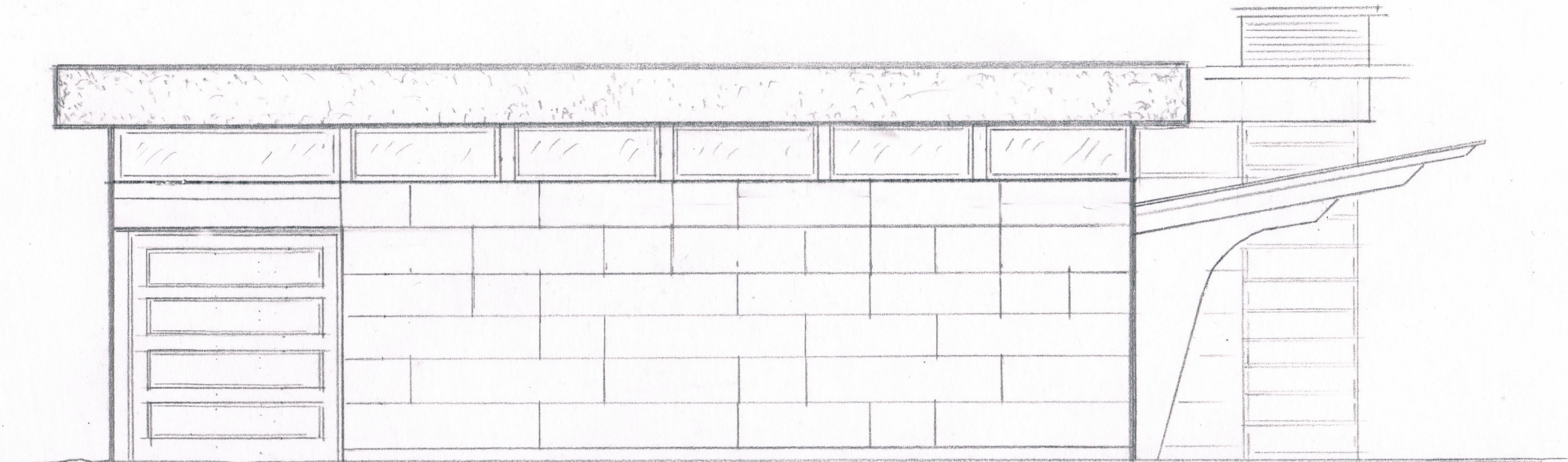


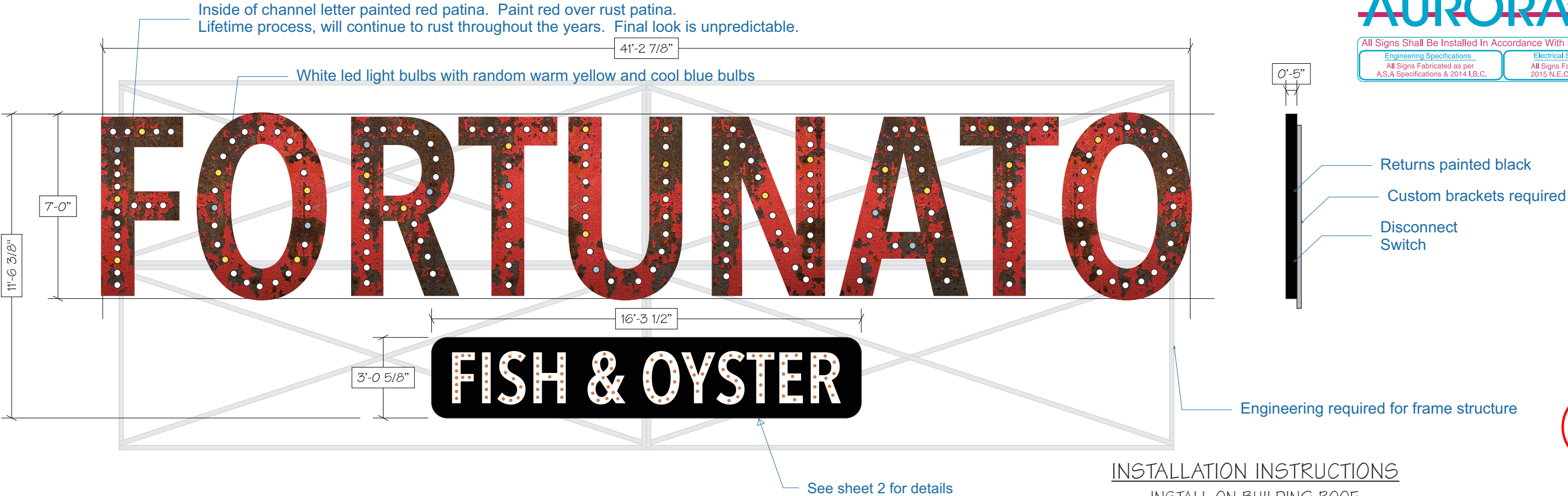


Fortunato.







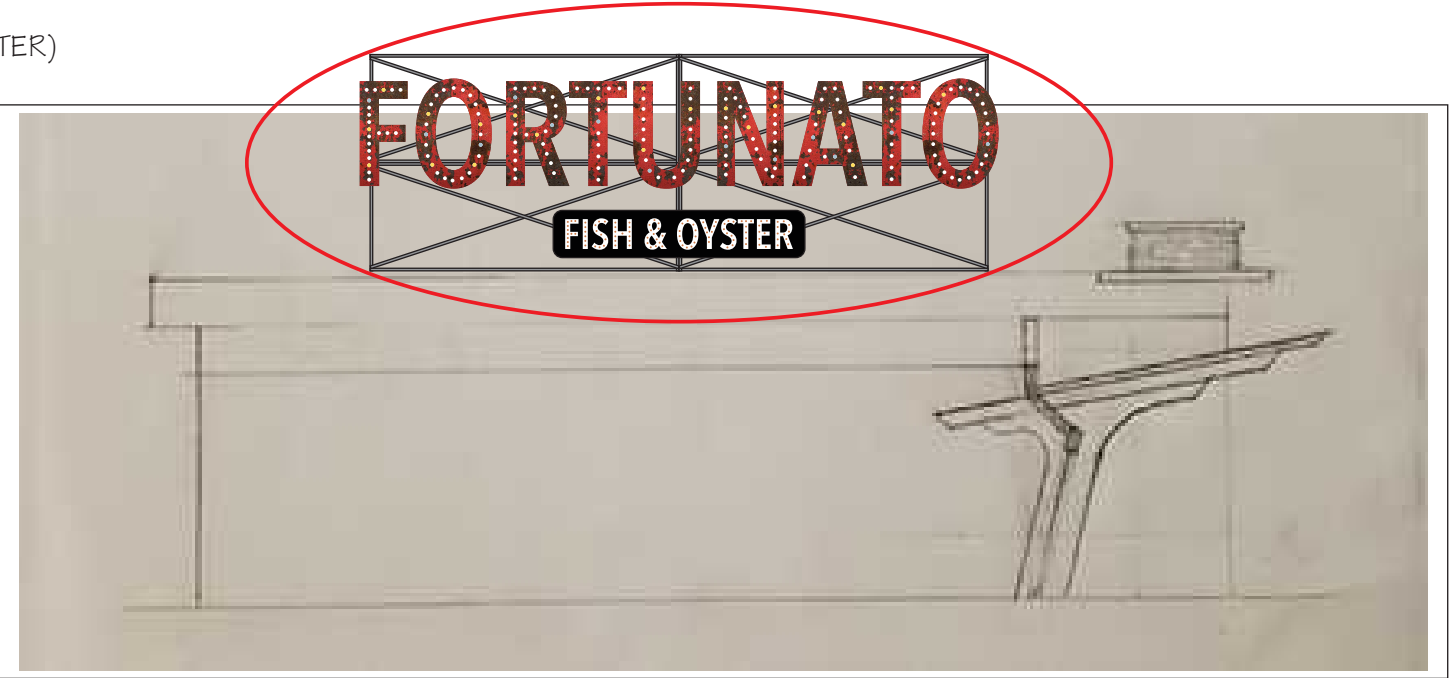
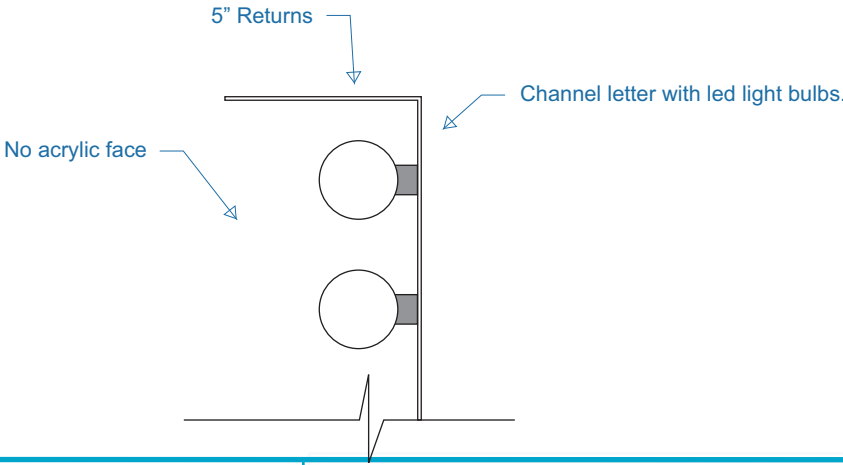


ILLUMINATED CHANNEL LETTERS MOUNTED ON CUSTOM FRAME BRACKETS
SINGLE FACE SIGN

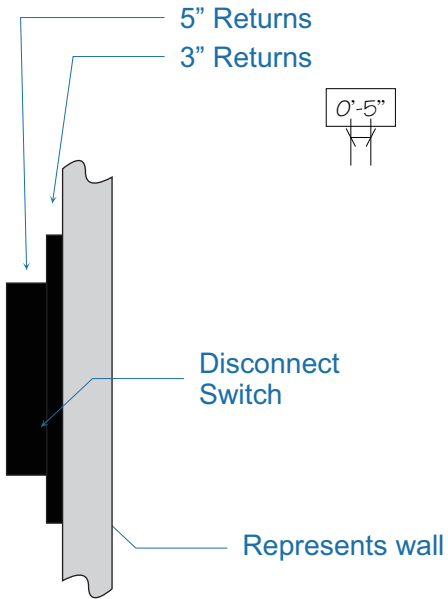
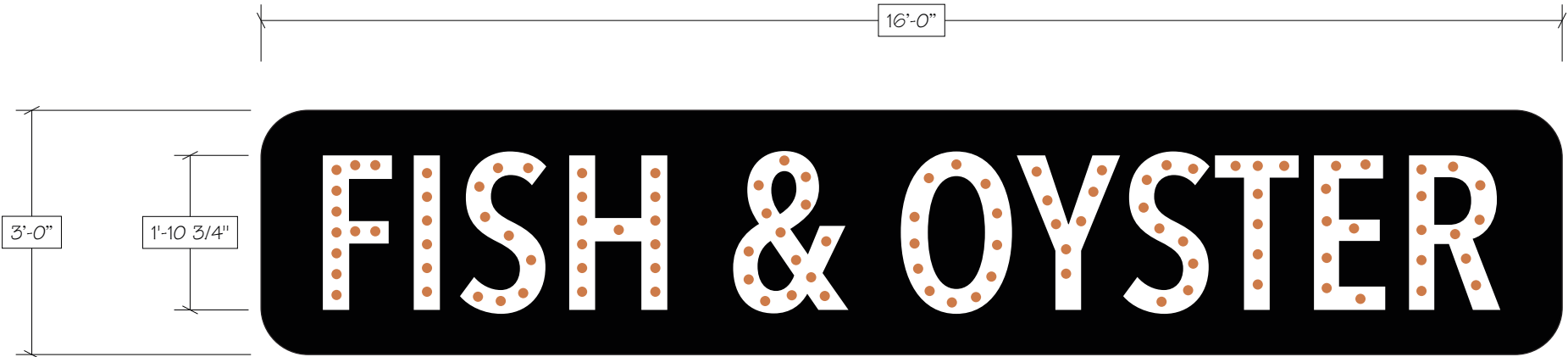
FABRICATE AND INSTALL LETTERS OF ALUMINUM.
ILLUMINATION TO BE WHITE LED BULBS WITH RANDOM WARM, COOL LED BULBS. (2-3 PER LETTER)
INTERIOR LETTERS TO BE COATED RUST PATINA WITH A LAYER OF BLUE PAINT.
CUSTOM FRAME REQUIRED AS SIGN WILL BE MOUNTED ON ROOF.
SCALE 1/4"=1'

INSTALLATION INSTRUCTIONS

INSTALL ON BUILDING ROOF.
CONNECT TO ELECTRICAL SERVICE TO
BE PROVIDED BY OTHERS PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For:	Address:	Drwg:	Sheet:	Design Date:	LANDLORD APPROVAL SIGNATURE	TITLE:
	FORTUNATO FISH & OYSTER	2000 W. ORCHARD RD	200941	1	9/3/20		
	Location Name:	City/State:	Rev 1:				
		AURORA, IL	Rev 2:			PRINT	DATE:



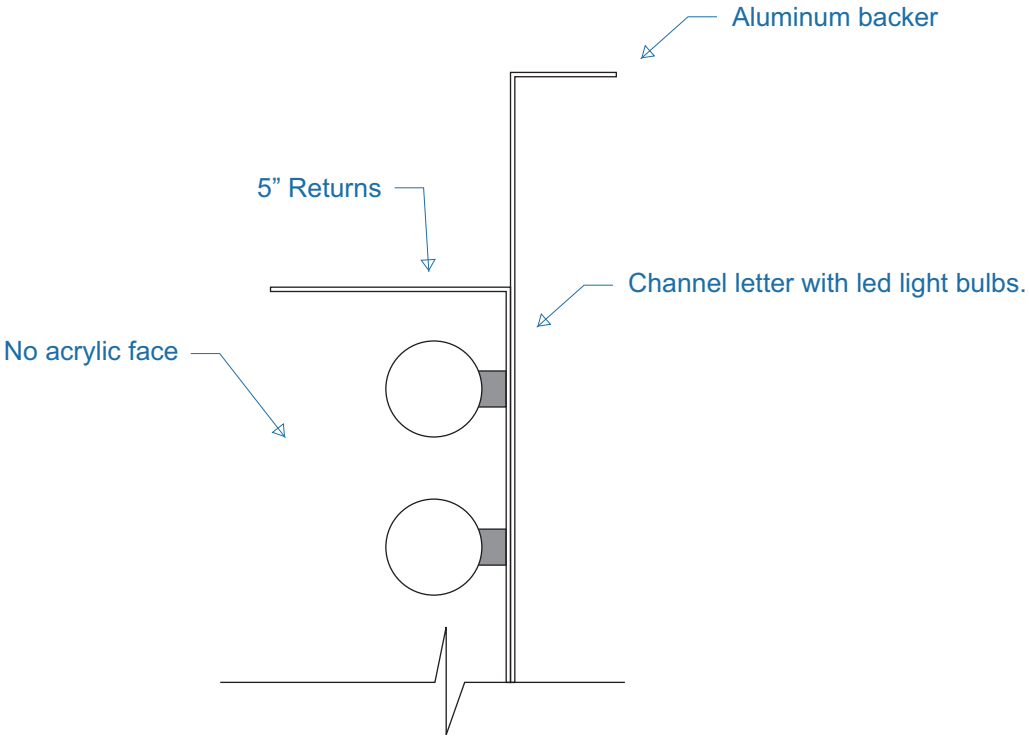
ILLUMINATED CHANNEL LETTERS MOUNTED ON A BACKER

FABRICATE AND INSTALL LETTERS OF ALUMINUM.
ILLUMINATION TO BE WHITE LED BULBS WITH RANDOM WARM, COOL LED BULBS. (1-2 PER LETTER)
INTERIOR LETTERS TO BE COATED WHITE>
BACKER TO BE 3" DEEP, PAINTED BLACK.
SCALE 1/2"=1'

SIGN TO
BE UL
LISTED

INSTALLATION INSTRUCTIONS

INSTALL ON BUILDING ROOF.
CONNECT TO ELECTRICAL SERVICE TO
BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For:	Address:	Drwg:	Sheet:	Design Date:	LANDLORD APPROVAL SIGNATURE	TITLE:
	FORTUNATO FISH & OYSTER	2000 W. ORCHARD RD	200941	2	9/3/20		
	Location Name:	City/State:	Rev 1:				
		AURORA, IL	Rev 2:			PRINT	DATE:

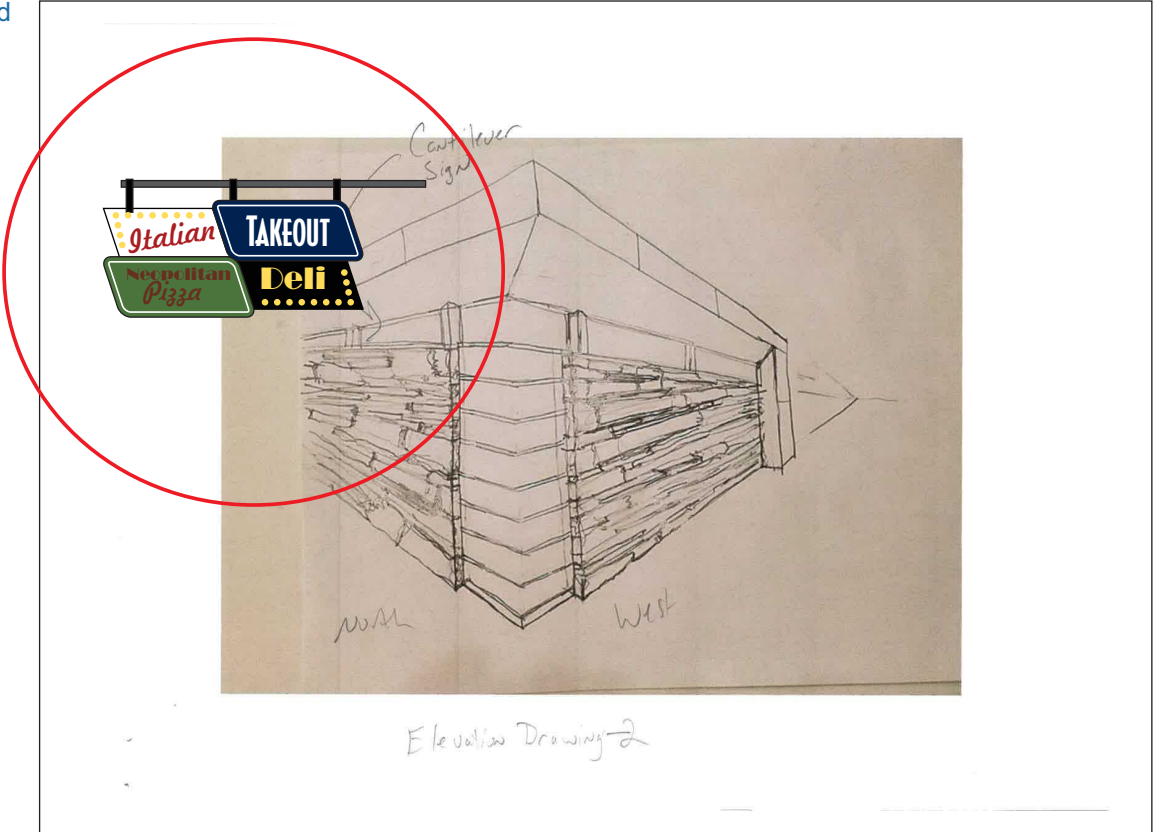


SIGN TO
BE UL
LISTED

ALL SIZES TBD

INSTALLATION INSTRUCTIONS
LOCATION TBD.
CONNECT TO ELECTRICAL SERVICE TO
BE PROVIDED BY OTHERS PRIOR TO INSTALL.

DOUBLE FACE ILLUMINATED SIGN
FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
SCALE 1"=1'



1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For:	Address:	Drwg:	Sheet:	Design Date:	LANDLORD APPROVAL SIGNATURE	TITLE:
	FORTUNATO FISH & OYSTER	2000 W. ORCHARD RD	200941	5	9/8/20		
	Location Name:	City/State:	Rev 1:				
		AURORA, IL	Rev 2:			PRINT	DATE: