

**Meeting Held Electronically**



**COMMITTEE OF THE WHOLE MEETING**  
**Monday, December 21, 2020**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. 12 John Street (Share and Care) TIF Façade Application
2. Petition #20-08: 307 Banbury Road Special Use
3. Petition #20-09: 161 S. Lincolnway Special Use

**EXECUTIVE SESSION**

1. Review of Executive Session Minutes Dated 10/05/2020
2. Review of the Release of Executive Session Minutes

**ADJOURN**

Initials: SB



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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** TAX INCREMENT FINANCING FAÇADE GRANT – 12 JOHN STREET  
**AGENDA:** DECEMBER 21, 2020 COMMITTEE OF THE WHOLE MEETING

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### DISCUSSION

The North Aurora Tax Increment Financing Grant Program (NATIFGP) provides financial assistance to commercial property owners to make building, landscaping and signage improvements within the TIF district. The NATIFGP offers reimbursement up to 50% of the cost of improving storefronts, building facades and site enhancements up to \$20,000.

Share and Care, located at 12 John Street, is requesting \$12,216 (total project cost \$24,432) in NATIFGP funding for entryway improvements. Staff notes that the same property owner received NATIFGP funds in 2015 for miscellaneous façade improvements, but those improvements did not include the proposed scope of work.

Staff has reviewed the submittal information for eligibility, and the above requested project meets the established criteria for the NATIFGP. The minimum of two bids were provided and are included with the application packet. The applicant has already received a building permit for the proposed work.

Staff is soliciting feedback from the Village Board on this item. If the Board is supportive, a resolution for approval would be brought back for final consideration at a future date.



**VILLAGE OF NORTH AURORA  
TAX INCREMENT FINANCING DISTRICT GRANT PROGRAM  
Application Form**

**1. Application information**

Date: 12-01-20

Loan Amount Requested: \$ 12,216<sup>00</sup> Total Project Cost: \$ 24432.00

Name: Suzanne Starble

Home address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: 630 892-1016

**2. Business information (the building or establishment for which the grant is sought)**

Name: Shore & Cove Learning Center, Inc

Address: 12 John St

Email Address: shoreandcovelearning@gmail.com

Phone: 630 892-2818 Fax: 630 892-1016

Applicant is: Owner ☒ Tenant ☒ If tenant, term of lease: \_\_\_\_\_

If tenant, name & phone of owner: 12 John LLC

**3. Proposed use of program:**

\_\_\_\_ Canopy/awning

\_\_\_\_ Signage

\_\_\_\_ Windows/doors

\_\_\_\_ Exterior lighting

\_\_\_\_ Painting/tuck pointing

\_\_\_\_ Restoration of architectural feature

\_\_\_\_ Landscaping

\_\_\_\_ Exterior ADA accessibility

☒ Other (please specify) exterior entrance renovate



#### 4. Breakdown of Project:

	Estimated Amount	Description of Work
A. \$	(see print out)	
B. \$		
C. \$		
D. \$		

TO COMPLETE THIS APPLICATION, PLEASE ATTACH THE FOLLOWING INFORMATION TO FURTHER DESCRIBE THE PROPOSED PROJECT:

- Preliminary cost estimates (typically a copy of itemized contractor estimates/quotes). ✓
- Site plan and elevation drawn to scale, with scale(s) noted, illustrating the proposed improvements. Proposed materials, colors, finishes and details, including signage (if any). ✓
- Elevations of any façade proposed to be drawn to a scale of a least 1.8": 1'; each elevation drawing should include notations of proposed materials, colors, finishes, and details. The drawing should clearly show proposed signage (if any). ✓
- Clear and identifiable photographs, at least 5"x7" in size, of the building facades and facades of buildings on the same block. If more than one façade is proposed for renovation, photographs of each façade and buildings on the same block should be submitted. ✓

#### 5. Statement of Understanding:

- The applicant (undersigned) agrees to comply with the guidelines and procedures of the Village of North Aurora Tax Increment Financing District Grant Program and the conceptual design and outline specifications as agreed to by the applicant and the grantor.
- The applicant understands that the applicant must submit detail cost documentation, copies of building permits, bids contracts and invoices and contractor's final waivers of lien upon completion of the approved improvements.

Applicant's Signature\*:



Date:

12-01-20

If the applicant is other than the owner, the following line must be completed:



I certify that I, the owner of the property at 12 John St., do authorize the applicant to apply for a grant under the Village of North Aurora Tax Increment Financing District Grant Program and to undertake the approved improvements.

Lease beginning date: Jan 1, 2017 Lease ending date: Dec 31, 2022 *renew in 5 yrs.*  
Owner's signature\*: [Signature] Date: 12-01-20 *(extend in 2022 to 2027)*

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

**Return completed application form to:**

**Scott Buening  
Community Development Director  
Village of North Aurora  
25 East State Street  
North Aurora, IL 60542**

**For Office Use Only**

Date application received: 12/2/20 Zoning: B-3

Minimum of two cost estimates for each work item: Yes ☒ No ☐

Ineligible improvements, if any: \_\_\_\_\_

Grant Approved Date: \_\_\_\_\_ Grant Denied Date: \_\_\_\_\_

Total estimated project cost: \$ \_\_\_\_\_ Reason: \_\_\_\_\_

Percent applied for grant: \_\_\_\_\_

Total amount of grant: \$ \_\_\_\_\_



613 Franklin street  
Batavia, IL 60510  
Phone: (630-514-4208)  
onemanoneproject@gmail.com

# One Man One Project Construction Consulting

Share & Care Learning Center Inc  
12 John St  
North Aurora, IL  
60542

DATE 11/30/2020

(630) 892-2818

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Work per plan by Robert M Akers 3 pages Dated 11/13/2020

Excavate and install two 8" piers	\$1,286.00	One Man
Four steel canopies powered coated paint.	\$4,000.00	Structural Strategies
Install canopies with fasteners and lift	\$1,500.00	One Man
Wood structure material	\$6,482.00	Hines Lumber
Metal fasteners and clips weather shield	\$610.00	3 locations
Labor	\$5,250.00	One Man
Metal Roof and trims	<u>\$3,500.00</u>	Complete Mechanical
Sub-total	\$22,628.00	
OHP / General conditions / Supervision	<u>\$1,810.00</u>	One Man
Total	\$24,432.00	

All amounts are to be paid by owner direct to contractor.  
Payment in full required to order lumber. One-week delivery.  
Need metal roof selection.  
I would pour concrete this Saturday.



## **Share and Care Learning Center Awnings and Entry Roof.**

Submitted to:  
Share & Care Learning  
Center Inc  
12 John St  
North Aurora, IL 60542  
(630) 892-2818  
Page 1 of 2

Johnson Carpentry & Service  
Mike Johnson  
P.O.Box 332  
Lafox, IL 60147  
630-460-9793

### **NOTE:**

- Due to the uncertain times some material included in this quote may be subject to supply interruptions, quickly changing market conditions, or uncontrollable disruptions. Please be advised that pricing and product availability may be subject to change until further notice.
- Quote includes labor and materials for Concrete and wood structure.

### **Wood Structure**

- Dig and pour 8"x42" footings
- Supply and install entire wood structure including decking.
- Lead time is 8 days

### **Subcontractors**

- Supply and install painted metal awnings
- Supply and install metal roof and trim.
- Lead time is 3 weeks



**Cleaning**

- Work area will be cleaned up after each phase of the work.
- All my construction debris will be removed and disposed of properly into dumpster on site supplied by others.

**Pricing**

- Total cost complete \$26,800.00
- Terms: 30% down balance upon completion.

**If you have any questions, please call 630-460-9793**

**Thank you,**

**Mike Johnson**



















**ARCHITECT / DESIGNER / RESIDENTIAL / COMMERCIAL**  
202 Campbell Street, Geneva, IL 60134  
(630) 330-6176 • robert@rsk.com  
[www.rskarchitect.com](http://www.rskarchitect.com)

[illegible][illegible]







### **CANOPY DETAILS**

**NOT TO SCALE**

## 2 CANOPY CONNECTION

**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**① TYP. ENTRY SECTION**  
**SCALE: 1/2" = 1'-0"**

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

[illegible]



# -BUILDING- PERMIT

## VILLAGE OF NORTH AURORA

Issued By Paul Zabel

Date Issued 25 Nov 2020

Subdivision N/A

Lot No. Not Available

JOB ADDRESS	PARCEL #
12 JOHN ST, NORTH AURORA, IL 60542-1607	1504276002

**NOTICE** – Prior to commencement of work, this permit card shall be displayed on the building or property for which it is issued. The permit card shall be located in a conspicuous location at the address listed above and it shall be visible from the street. The permit card must remain posted until the work is completed and the inspections have been performed. All approved plans and documents regarding this permit shall be available for any / all inspections. Approved plans and documents may be stamped with a “PERMIT COPY” label for proper identification.

Permit Applicant ONE MAN ONE PROJECT,

Property Owner(s) SHARE AND CARE LEARNING CENTER, INC.,

Work Performed Entry Cover (Share & Care Learning Center)

**NOTE:**      *Required Inspections – listed on the back*



# -BUILDING- PERMIT

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***PLEASE CALL 630-897-1457, EXTENSION 222 OR 259 TO SCHEDULE ALL INSPECTIONS.  
(24 hour notice is required for inspections) – (48 hour notice is required for all plumbing inspections)***

## **REQUIRED INSPECTIONS**

- Final Inspection

***Failure to obtain the required inspections shall constitute a violation of the building code.***

***A "Certificate of Occupancy" must be issued prior to occupying any building.***

**The following conditions herein listed will be observed in execution of this permit. Failure to observe these conditions may result in fine or fee, cancellation of the permit, or other punitive measures.**

**AT NO TIME SHALL ANY MATERIALS BE PLACED IN THE STREET.  
VIOLATIONS ARE SUBJECT TO FINES.**



**PERMIT NUMBER****PRNR20201100906****Building Permit**

Village of North Aurora

**STATUS**PERMIT(S)  
ISSUED**PERMIT**COMMERCIAL  
BUILDING**DATE ISSUED**

11/25/2020

JOB ADDRESS			PARCEL #		
12 JOHN ST, NORTH AURORA, IL 60542-1607			1504276002		
Subdivision	Lot	Sq. Ft.	Water Meter	# Car Garage	# Bedrooms
N/A					
Description of Work			Fee	Improvement Cost	Valuation
Entry Cover (Share & Care Learning Center)			\$305.76	\$15,000.00	\$0.00

**CONTACTS:** ( Name, Address, City, State, Zip, Phone )

**PROPERTY OWNER:** SHARE AND CARE LEARNING CENTER, INC., 12 JOHN ST, NORTH AURORA, IL 60542-0542, (630) 997-0500

**APPLICANT:** ONE MAN ONE PROJECT, 613 FRANKLIN STREET, BATAVIA, IL 60510, (630) 514-4208

**CONTRACTOR - GENERAL:** ONE MAN ONE PROJECT, 613 FRANKLIN STREET, BATAVIA, IL 60510, (630) 514-4208

**Scope of Work:**

Other - Exterior Improvement QTY

**FEES:**Amount & Type**\$273.00****GENERAL BUILDING FEE (COST-BASED)****\$32.76****PLAN REVIEW - STAFF**



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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** PETITION 20-08: 307 BANBURY ROAD SPECIAL USE  
**AGENDA:** DECEMBER 21, 2020 COMMITTEE OF THE WHOLE MEETING

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**DISCUSSION**

Chapelstreet Church is proposing to add a 3,000 square foot addition and renovate 5,000 square feet of existing interior space of the former Cornerstone Church, located at 307 Banbury Road. Chapelstreet has the right to conduct business in the existing building as a Place of Worship; however, expansion of the building is deemed an intensification of the use, thus requiring special use approval. The proposed expansion also exceeds said (25) percent square footage increase; therefore, site plan approval is required.

A public hearing was conducted on this item before the Plan Commission at their December 1, 2020 meeting. The Plan Commission unanimously recommended approval of Petition #20-08, subject to the following condition:

- 1) One (1) shade tree shall be provided at the north and south end of the easternmost parking aisle.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #20-08.



## **Staff Report to the Village of North Aurora Plan Commission**

**FROM: Mike Toth, Community and Economic Development Director**

### **GENERAL INFORMATION**

**Meeting Date:** December 1, 2020

**Petition Number:** 20-08

**Petitioner:** Marcos Rodriguez

**Request(s):** 1) Special use to allow for the expansion of a Place of Worship 2) Site Plan Approval

**Location:** 307 Banbury Road

**Parcel Number(s):** 12-34-330-003, 12-34-401-034

**Property Size:** 2.19 Acres

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

**Contiguous Zoning:** R-1 Single Family Residence District (All)

**Comprehensive Plan Designation:** Public/Semi-Public Use



### **REQUESTED ACTIONS**

#### ***Special Use - Expansion of a Place of Worship***

Chapelstreet Church is proposing to add a 3,000 square foot addition and renovate 5,000 square feet of existing interior space of the former Cornerstone Church located at 307 Banbury Road. Places of Worship are classified as a special use in the R-1 District. Chapter 4.3 of the Zoning Ordinance states, *any modification or intensification of a special use that alters the essential character or operation of the use in a way not approved at the time the special use was granted, as evidenced by the record or by the text of this Ordinance, shall require new special use approval in accordance with this section.* Chapelstreet has the right to conduct business in the existing building as a Place of Worship; however, expansion of the building is deemed an intensification of the use, thus requiring special use approval.

#### **Hours of Operation**

According to the petitioner, the church will accommodate 3-5 employees and operate Monday-Thursday (9:00 a.m. – 4:00 p.m.) and Sundays (9:00 a.m. to 12:00 p.m.).

#### **Parking**

The Place of Worship use requires 1 off-street parking space per 4 seats (worship seats) + 1 space per 1,000 square feet of residential living area if convent or rectory attached. According to the petitioner,



the facility will contain a total of 237 worship seats and no residential living space. As such, the Zoning Ordinance would require a total of 60 parking spaces. A total number of 70 off-street parking spaces would be provided once the project is complete.

According to the petitioner, there is an existing agreement between Schneider Elementary School and Cornerstone Church. This agreement allows the sites to utilize each other's parking as required as the hours of highest operation differ between the school and the church. This agreement would continue under Chapelstreet Church, which would allow the church to have parking across the street during any time when additional parking is required.

#### ***Site Plan Approval***

Per Section 17.4.4(B) of the Zoning Ordinance, Site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved. Site plan review shall not be required for any commercial, office, manufacturing or multifamily structural addition that constitutes less than twenty-five (25) percent of total square footage of an existing structure or any single-family/two-family construction.

The proposed expansion exceeds said (25) percent square footage threshold; therefore, site plan approval is required.

#### **RECOMMENDATIONS**

Staff finds that the information presented **meets** the Standards for Specials Uses, as submitted by the petitioner, and the Standards for Site Plan Review as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends the Plan Commission make the following motion recommending **approval** of Petition #20-08, subject to the following condition:

- 1) One (1) shade tree shall be provided at the north and south end of the easternmost parking aisle.



## APPLICATION FOR SPECIAL USE

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

PETITION NO. 20-08

FILE NAME 307 BANBURY RD. SPECIAL USE

DATE STAMP

RECEIVED

OCT 29 2020

VILLAGE OF  
NORTH AURORA

### I. APPLICANT AND OWNER DATA

Name of Applicant MARCOS RODRIGUEZ

Applicant Address 9645 LINCOLNWAY LANE SUITE 201 FRANKFORT IL

Applicant Telephone # 708 927 7698

Email Address MRODRIGUEZ@ASPENGROUP.COM

Property Owner(s) ABE DONCEL

Owner Address 2300 SOUTH STREET GENEVA IL

Owner Telephone # 630 232 7068 X 146

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 307 BANBURY ROAD, NORTH AURORA, IL 60532  
(indicate location if no common address)

Legal Description: SEE ATTACHED FILE FOR LEGAL DESCRIPTION

Parcel Size 2.19 ACRES

Present Use CHURCH - ASSEMBLY - RESIDENTIAL  
(business, manufacturing, residential, etc.)

Present Zoning District R-1 - SINGLE FAMILY RESIDENCE DISTRICT  
(Zoning Ordinance Classification)



### III. PROPOSED SPECIAL USE

Proposed Special Use R-1 - SINGLE FAMILY RESIDENCE DISTRICT

(Zoning Ordinance Classification)

Code Section that authorizes Special Use \_\_\_\_\_

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

If so, when? \_\_\_\_\_ to what district? \_\_\_\_\_

Describe briefly the type of use and improvement proposed \_\_\_\_\_

3100 SQUARE FOOT SINGLE STORY ADDITION THAT MATCHES THE CHARACTER AND HEIGHT OF EXISTING BUILDING FOR USE FOR ADDITIONAL EDUCATIONAL WORSHIP SPACES AS PART OF AN A-3 ASSEMBLY CHURCH

What are the existing uses of property within the general area of the Property in question? \_\_\_\_\_

CURRENT USE OF THE SPACE IN QUESTION IS AN A-3 ASSEMBLY CHURCH CONTAINING A WORSHIP/GATHERING SPACE, CIRCULATION SPACES, RESTROOMS AND VARIOUS OTHER SMALL GROUP GATHERING SPACES

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) \_\_\_\_\_

IT HAS BEEN CONFIRMED BY NORTH AURORA STAFF THAT SPECIAL USE IS REQUIRED AT THIS PARTICULAR LOCATION AND THAT THE SPECIAL USE PROCESS IS TO BE FOLLOWED AS THE METHOD FOR THE BUILDING PROJECT.

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

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.



5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

#### **IV CHECKLIST FOR ATTACHMENTS**

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

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website [www.dnr.state.il.us](http://www.dnr.state.il.us) and initiate a consultation using DNR's EcoCat online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website [www.kanedupageswcd.org](http://www.kanedupageswcd.org) for a Land Use Opinion Application



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

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

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

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

  
Applicant or Authorized Agent

10/28/2020  
Date

  
Owner

10/28/2020  
Date



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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
12-34-330-004	ESCALANTE, HECTOR	305 Banbury Rd, N. Aurora
12-34-330-005	JONES, ANTHONY	403 Chestnut St, N. Aurora
12-34-330-006	ANAYA, JOSE & MEDINA, LUZ	405 Chestnut St, N. Aurora
12-34-451-001	WITKOWSKI, JOHN	407 Chestnut St, N. Aurora
12-34-451-002	FRIEDERS, TIMOTHY	409 Chestnut St, N. Aurora
12-34-451-003	LEE, JANI	411 Chestnut St, N. Aurora
12-34-451-004	JACKLEY, SHARON	413 Chestnut St, N. Aurora
12-34-376-012	ROGERS, KEITH & SHARI	224 Banbury Rd, N. Aurora
12-34-378-001	CAVENDER, ALLEN & LAURA	303 Banbury Rd, N. Aurora
12-34-378-002	HANSEN, MARK & CINDY	404 Chestnut St, N. Aurora
12-34-378-003	SMITH, KARI	406 Chestnut St, N. Aurora
12-34-452-001	SAVAGE, SCOTT & MICHELLE	408 Chestnut St, N. Aurora
12-34-452-002	MACKO, GARY & KAREN	410 Chestnut St, N. Aurora
12-34-452-003	PADGETT, JEREMY	412 Chestnut St, N. Aurora
12-34-452-004	VASQUEZ, LAURA	414 Chestnut St, N. Aurora
12-34-451-007	HUITE, ROBERT & JUDITH	404 Hickory St, N. Aurora
12-34-451-006	RODRIGUEZ, NORA	406 Hickory St, N. Aurora
12-34-451-005	GALVEZ, JAIME & IMELDA	408 Hickory St, N. Aurora
12-34-330-014	MICKELSON, DANIEL & DEBORAH	426 Flagstone Ct, N. Aurora
12-34-330-013	FLORES, EMMA & FERNANDEZ, ELDA	418 Flagstone Ct, N. Aurora
12-34-330-012	SCHILTZ, GREGORY & KIMBERLY	410 Flagstone Ct, N. Aurora
12-34-330-011	LOTZ, MARK & BEVERLY	402 Flagstone Ct, N. Aurora
12-34-454-016	ESPING, JENNIFER	409 Hickory St, N. Aurora
12-34-454-017	MILLER, JARED & AMANDA	407 Hickory St, N. Aurora
12-34-454-018	BELOBRAYDICH, RUDOLPH & MARY	405 Hickory St, N. Aurora
12-34-454-001	HARD, ALAN & SUSAN	403 Hickory St, N. Aurora
12-34-454-002	VAN OVERMEIREN, ABEL	401 Hickory St, N. Aurora
12-34-454-003	DEKING, PETER & ELDER, ALICIA	309 Hickory St, N. Aurora

I, MARIO RODRIGUEZ, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

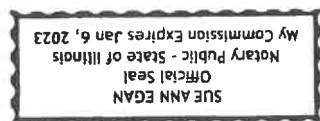
[Signature]  
Applicant Signature

10/28/20  
Date

**SUBSCRIBED AND SWORN TO**

Before me this 28<sup>th</sup> day of October, 2020.

Sue Ann Egan  
Notary Public







# ASPEN GROUP

## INTRODUCTION LETTER

Chapelstreet Church

307 Banbury Road, North Aurora, IL

2020-10-26

This letter is in reference to the project at Chapelstreet Church. Cornerstone Church was the former owner of the site at 307 Banbury Road. Chapelstreet Church was gifted this property and seeks to grow an additional fourth campus site in North Aurora.

Scope of work on site includes remodeling the existing worship room to contain 237 seats. In a 1:4 ratio, 60 parking spaces are required. 61 parking spaces are currently on site. Additional parking spaces are being provided as part of the new scope of work. The total number of parking spaces on site will be 70, once work is completed.

Additionally, there is an existing agreement between Schneider Elementary School and Cornerstone. This agreement allows the sites to utilize each other's parking as required. The hours of highest operation differ between the school and the church which allows this agreement to be a win-win for both entities. This agreement is to continue under Chapelstreet Church. This will allow the church to have adequate parking across the street during any time when additional parking is required. Capacity will be higher than normal during times such as Easter and Christmas.

The project is comprised of 3,000 square feet of addition and 5,000 square feet of existing renovation. The addition, which is the majority of the zoning changes, is to be used for worship educational spaces. These spaces include a large group room, flex education rooms, restrooms, and a nursery space to be used during normal church operations. This facility is not a day care and will never be used as such. Operations of child care are limited to only worship times and is biblical education-based. Under normal operations, the church will accommodate 3-5 employees. The hours of operation will be Monday-Thursday (9am-4pm) and Sundays (9am-12pm).





Any other questions, feel free to reach out for additional information.

Thanks,

Marcos Rodriguez

Project Architect

END OF LETTER



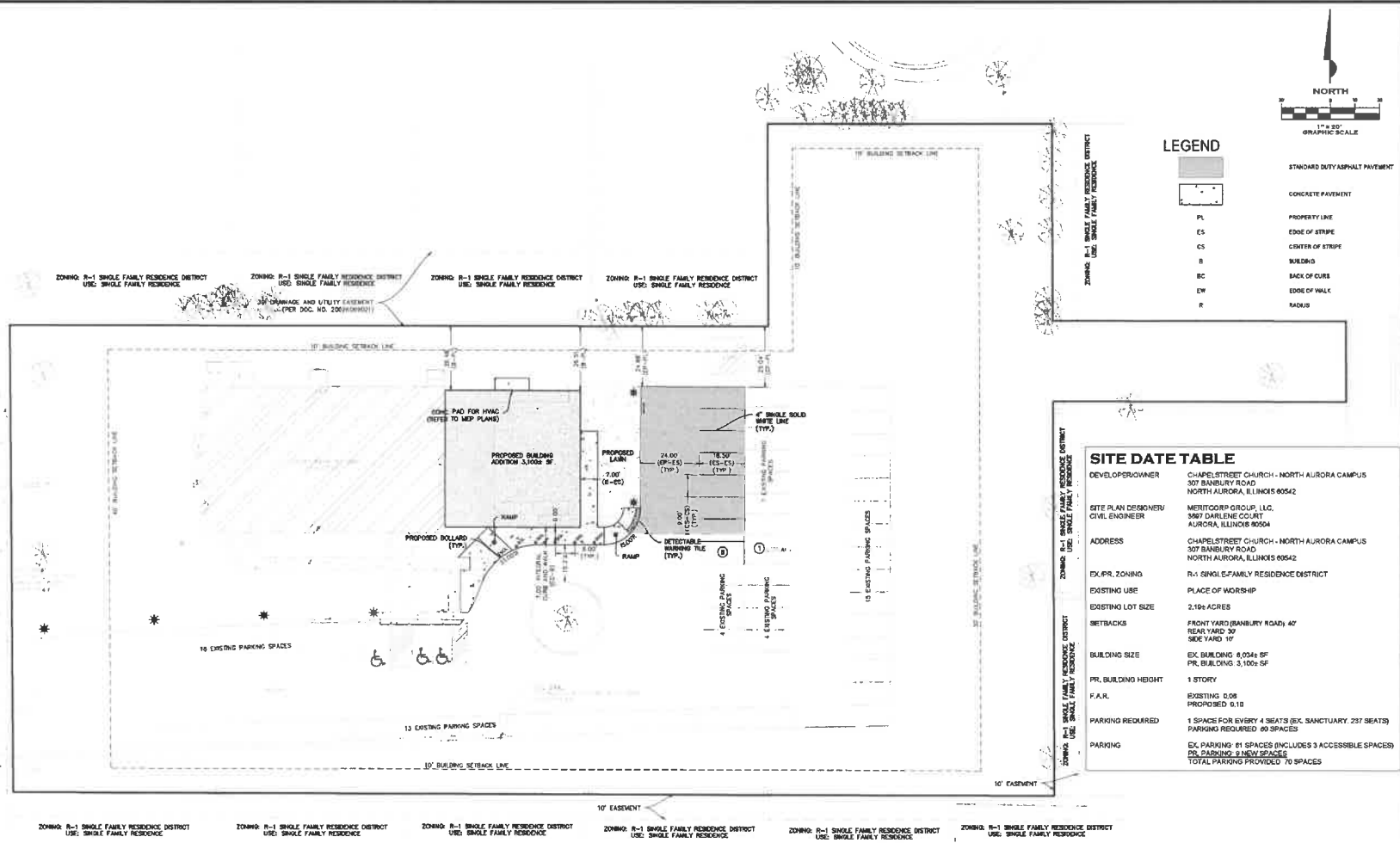
REPORT OF SURVEY OF PROPERTY DESCRIBED AS : =

THAT PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT THE NORTHWEST CORNER OF UNIT ONE, TWIN OAKS SUBDIVISION, THENCE SOUTH 88° 55' EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 425.73 FEET; THENCE NORTH 1° 05' EAST 161.34 FEET, THENCE SOUTH 88° 55' EAST 120.00 FEET; THENCE NORTH 1° 05' EAST, A DISTANCE OF 33.00 FEET; THENCE NORTH 88°55' WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 1; 05; EAST, A DISTANCE OF 80.66 FEET, THENCE NORTH 88' 55' WEST 115.73 FEET, THENCE SOUTH 1° 05' WEST 83 FEET, THENCE NORTH 88° 55' WEST TO THE CENTER OF BANBURY ROAD, THENCE SOUTH 1° 05' WEST ALONG SAID CENTER LINE 192 FEET TO THE NORTH LINE EXTENDED WEST OF SAID UNIT ONE, TWIN OAKS SUBDIVISION, THENCE SOUTH 88° 55' EAST ALONG SAID EXTENDED NORTH LINE TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.









**LEGEND**

	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPERTY LINE
	EDGE OF STRIPE
	CENTER OF STRIPE
	BUILDING
	BACK OF CURVE
	EDGE OF WALK
	RADIUS

**SITE DATA TABLE**

DEVELOPER/OWNER	CHAPEL STREET CHURCH - NORTH AURORA CAMPUS 307 BANBURY ROAD NORTH AURORA, ILLINOIS 60542
SITE PLAN DESIGNER/ CIVIL ENGINEER	MERITCORP GROUP, LLC 3887 DARLENE COURT AURORA, ILLINOIS 60504
ADDRESS	CHAPEL STREET CHURCH - NORTH AURORA CAMPUS 307 BANBURY ROAD NORTH AURORA, ILLINOIS 60542
EX. PR. ZONING	R-1 SINGLE-FAMILY RESIDENCE DISTRICT
EXISTING USE	PLACE OF WORSHIP
EXISTING LOT SIZE	2.19± ACRES
SETBACKS	FRONT YARD (BANBURY ROAD) 40' REAR YARD 30' SIDE YARD 10'
BUILDING SIZE	EX. BUILDING 8,054± SF PR. BUILDING 3,100± SF
PR. BUILDING HEIGHT	1 STORY
F.A.R.	EXISTING 0.08 PROPOSED 0.10
PARKING REQUIRED	1 SPACE FOR EVERY 4 SEATS (EX. SANCTUARY, 237 SEATS) PARKING REQUIRED 60 SPACES
PARKING	EX. PARKING 61 SPACES (INCLUDES 3 ACCESSIBLE SPACES) PR. PARKING 3 NEW SPACES TOTAL PARKING PROVIDED 70 SPACES

COPYRIGHT © 2020  
**MeritCorp**

DATE: 10-28-2020  
DRAWN FOR: PRELIMINARY REVIEW

**MeritCorp**  
3887 Darlene Ct.  
Aurora, IL 60504  
Office 630.554.5555  
www.meritcorp.com  
Lic. No. 184-005860

**CHAPEL STREET NORTH AURORA CAMPUS  
BUILDING ADDITION  
307 BANBURY ROAD  
NORTH AURORA, IL 60542  
FINAL ENGINEERING PLANS**

**PRE-GP SITE CIVIL PLAN**

PROJECT NO. M20130  
DRAWN BY: CLS  
CHECKED BY: CLS  
SHEET NO. 1/1



[illegible]

ASPHEN PROJECT # 22-1104-07

PATCH, PAINT, AND REPAIR. LOST FLOOR, CRACKS, REPAIR FLOOR FOR FIVE FEET FROM CLEAN OUT CONTROL VALVES AND CRACKS ARE REQUIRED.

PATCH & SEAL OPENINGS AT PIPE PENETRATIONS. MAINTAIN FIRE RATINGS.

FRAME ALL OPENINGS FOR MECHANICAL DUCTS, TRANSFER GRILLS OR EQUIPMENT. INSTALL GASKS AND SEAL. COORDINATE WITH MECH. CONTRACTOR. MAINTAIN FIRE RATINGS.

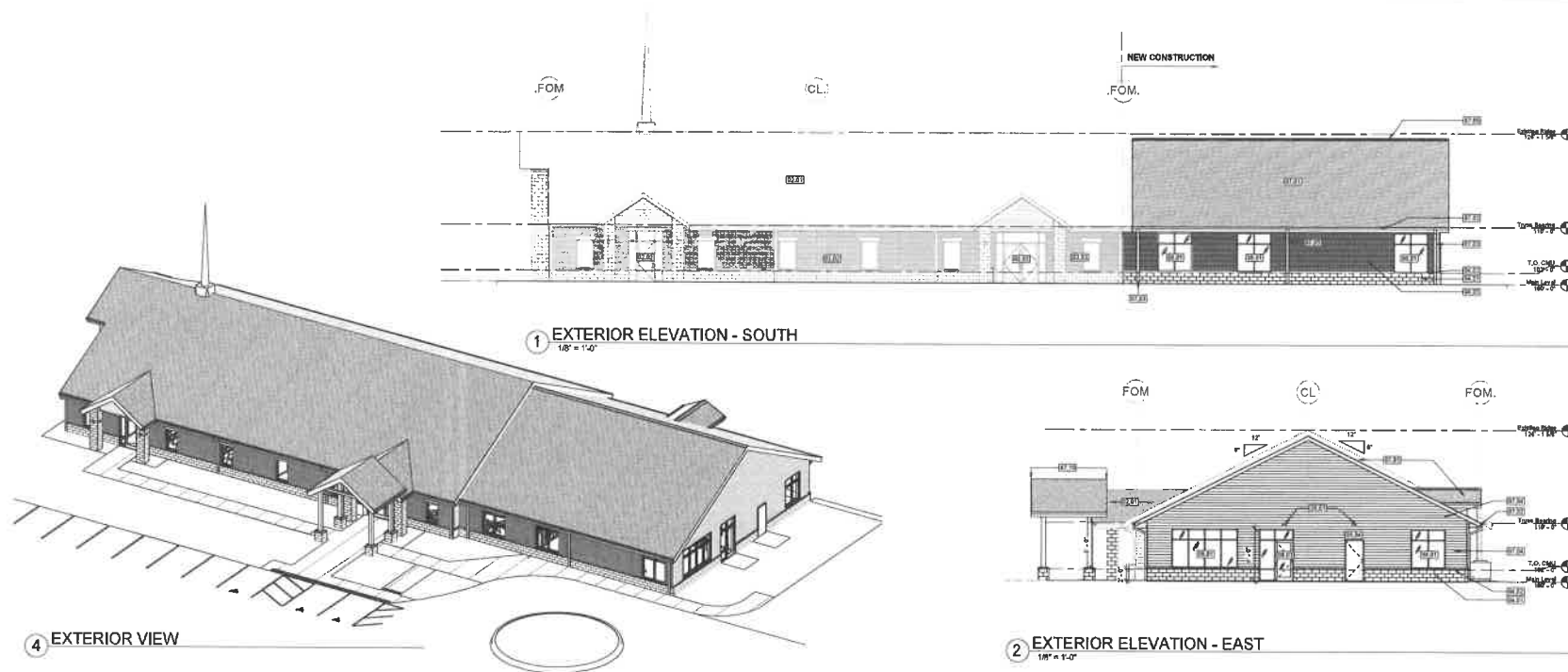
HVAC WALL PENETRATIONS: ALL WALL PENETRATIONS TO BE COORDINATED WITH HVAC CONTRACTOR. SEE MECHANICALS FOR LOCATION OF OPENINGS AND QUANTITIES.

REFER TO DIMENSION PLANS FOR PARTITION DETAILS.

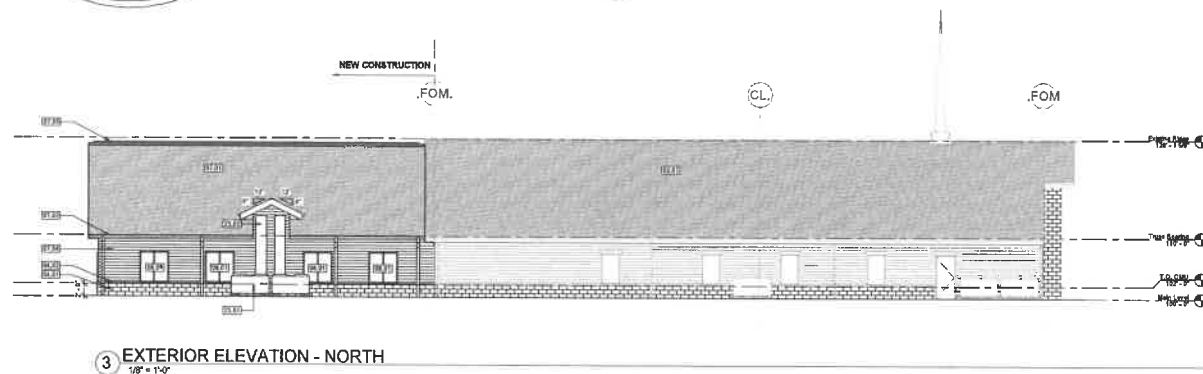
REFER TO FINISH PLANS FOR FINISHES.

REFER TO FURNITURE PLAN SHEET FOR FURTHER INFORMATION.





2 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"

- [illegible]

NOTE: MASONRY CONTRACTOR SHALL PROVIDE MASONRY EXPANSION JOINTS PER ASTM STANDARDS.

**ASPEN GROUP**  
9645 Lincoln-Way Lane Suite 201 Frankfort, IL 60423

CHAPELSTREET -  
NORTH AURORA CAMPUS  
307 Banbury Road, North Aurora, IL 60542



PRE GP SET

REVISIONS			
No.	Date	By	Description
1	04.29.2020		FOR RELEASE
2	04.30.2020		PRE-OP 61 RELEASE

### EXTERIOR ELEVATIONS

A.200

ASPHEN PROJECT # 22-1000



# NOT FOR CONSTRUCTION

## PLANTING GENERAL NOTES:

- Plantings and landscape elements shall comply with engineering standards, public r.o.w. visibility requirements.
- Refer to Village of North Aurora Zoning Ordinance, Chapter 14 and 16 for placement of plant material. Consult with landscape architect if conditions exist that contraindicate placement of plant material according to the Village's Ordinances.
- All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock (ANSI Z60.1-2004)
- Tree planting shall comply with details herein and the Village of North Aurora Landscape Ordinances.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
- Seed limit lines are approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area at no additional cost to the owner.
- The contractor is responsible for erosion control for all native site topsoil, plant beds, and in all landscaped and seeded areas. Provide temporary erosion control blanket for all seeded areas that exceed 4:1 slopes.
- Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.
- All planting beds to receive 12" min. amended topsoil. Amend with soil conditioner similar to Midwest Trading Midwest Landscapers Pro One per manufacturer recommendations or approved equal. All disturbed turf seed areas to maintain or receive 6" min. topsoil.
- Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from the area to be mulched and provide a typical v-trench edge at perimeter of the beds. Mulch to be shredded hardwood bark.
- Bedlines are to be spade cut to a minimum depth of 3 inches, unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. Notify Landscape Architect of any discrepancies. No additional payments will be made for materials required to complete the work as drawn and specified.

No.	Date	By	Description

CONSULTANT LOGO

SEAL

CHapelStreeT  
NORTH AURORA CAMPUS  
307 Banbury Road, North Aurora, IL 60542

SHEET TITLE  
Landscape Plan

ASPEN GROUP  
8645 Lincoln-Way Lane  
Suite 201  
Franklin, IL 60423

DRAWN BY: Author

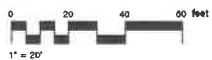
SHEET

L.100

ASPEN PROJECT # 23-100423

## PLANTING SCHEDULE:

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
+	ACE A12	Acer x freemanii "Jeffers"	Autumn Blaze Maple	2.5" Cal.	B&B
•	GIN PSG	Georga labata "Princeton Sentry"	Princeton Sentry Weiborn Tree	2.5" Cal.	B&B
•	PLA EXG	Platanus x acerifolia "Exclamation" TM	Exclamation London Plane Tree	2.5" Cal.	B&B
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
•	ARO ABR	Aronia arbutifolia "Brilliantissima"	Brilliant Red Chokeberry	5 gal.	Pot
•	CAL KAR	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	1 gal.	Pot
•	LON RV	Diervilla x "D2388644" TM	Kodiak Orange Honeysuckle	5 gal.	Pot
•	HYD DB3	Hydrangea paniculata "Dorchester"	Dorchester Hydrangea	5 gal.	Pot
GROUND COVER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
•	TUR SEE	Turf Seed	Turf Seed	weed	



2

SHRUB PLANTING

1" = 1'-0"

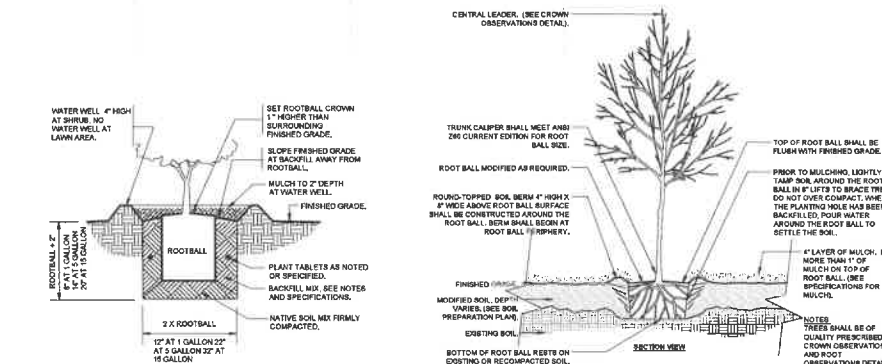
P-CO-07

1

TREE W/ BERM (EXISTING SOIL MODIFIED)

1" = 1'-0"

P-CO-05







## STANDARDS FOR SPECIAL USES

Chapelstreet Church

307 Banbury Road, North Aurora, IL

2020-10-26

1)The proposed special use is authorized for R-1 Residential zoning district. The proposed use is consistent with what is currently existing on the site. The previous owner was a church-assembly, and the new owner with proposed site improvements will also be a church-assembly.

2)The proposed special use is vital for public convenience as providing a space for worship for the surrounding neighborhood. The use provides an important part of the fabric of societal culture.

3)The proposed special use will not cause hardship to the surrounding area as the facility creates opportunity. Ministry programs aide areas of the community that suffer form poverty, violence, and neglect. The church is a sanctuary for those seeking mental healing and guidance. All of this impacts the welfare of the community in a positive way. As for parking, the ability to maintain the agreement with Schneider Elementary allows the church to avoid parking in neighborhoods and parking along thoroughfares. This would avoid costly impacts to the Village in the form of law enforcement the few times a year the church requires additional parking capacity beyond the 1:4 ratio.

4)The project scope is in conformance with village codes, regulations, and most notably the Comprehensive Plan. The church will assist in future growth to help North Aurora retain the characters and goals described in the plan. The church property will help make the area more welcoming, walkable, encouraging, agile to the movements of future plans.

5)The existing building and surrounding residential homes are comprised of shingle roofs, siding and brick facades, and relatively modest window openings. The new structure will maintain said materials. The new structure, as designed in the documents, will be construction of shingle roof, brick and siding facades with a concrete block masonry wainscoting. It can be concluded that new improvements will not significantly depart from existing character of the general facility.

6)As discussed previously in item #3, the church will work through its ministries to advance the causes of safety and welfare throughout the community. The church will upkeep the property and ensure that home values are not affected





# ASPEN GROUP

through any situation of disrepair with the property. The church contains many other sites in the area that are maintained to high standards of property management.

7) Proposed special use as a church is a building type readily found in residential neighborhoods and would be compatible with adjacent housing/residential properties.

8) Under normal conditions, the church will be able to contain all vehicular parking on site. The surrounding thoroughfares are low speed. There is an adjacent school with school zones. The surrounding area is accustomed to caution in the immediate vicinity. The church's volume on Sundays would not cause danger traffic movements with the low vehicular traffic in the area.

9) The proposed sanctuary will require 60 parking spaces. There are 61 existing parking stalls. The new scope of work will place the number at 70 parking spaces total.

10) The site contains existing utilities, drainage, road access and public safety. All will remain as such. The new addition will not substantially affect any of these infrastructural systems. The previous church structure was demolished by a fire emergency event years ago and an existing slab remains on site. That slab will be demolished as part of the project. The area of that slab will be replaced with a new impervious structure of relative size. Therefore, impervious area will not substantially increase.

11) The proposed site improvements conforms to applicable regulations of zoning and ordinances as set forth by the Village of North Aurora.

Thanks,

Marcos Rodriguez

Project Architect

END OF LETTER



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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** PETITION 20-09: 161 S. LINCOLNWAY SPECIAL USE  
**AGENDA:** DECEMBER 21, 2020 COMMITTEE OF THE WHOLE MEETING

---

**DISCUSSION**

On December 2, 2019, the Village Board approved Ordinance #19-12-02-11 granting a special use to allow Pharmacann to operate an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. PharmaCann, LLC (d.b.a Verilife) continues to sell both recreational and medical cannabis in their 1,832 square foot tenant space in the River Park Atrium building, located at 161 S. Lincolnway. Staff notes that Medical Cannabis Dispensaries are classified as a permitted use in the B-3 Central Business District. The River Park Atrium building consists of multiple office spaces. Verilife is proposing to expand their operations into an adjacent tenant space. With the proposed expansion, Verilife would occupy a total of 3,578 square feet. According to the petitioner, the additional space is needed to operate more efficiently and serve the existing demand. Verilife has the right to conduct business in their existing space; however, expansion of the business is deemed an intensification of the use, thus requiring special use approval.

A public hearing was conducted on this item before the Plan Commission at their December 1, 2020 meeting. The Plan Commission asked the petitioner a number of questions relative to their existing business operations and how the proposed expansion would change or enhance those operations. The petitioner was able to successfully address the Plan Commissioners questions. The Plan Commission unanimously recommended approval of Petition #20-09, subject to the following conditions:

- 1) The dumpster enclosure(s) shall be gated on the fourth/south side.
- 2) Refuse shall not be permitted to accumulate such that it is visible outside or above the height of the enclosure.
- 3) The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #20-09.



## **Staff Report to the Village of North Aurora Plan Commission**

**FROM: Mike Toth, Community and Economic Development Director**

### **GENERAL INFORMATION**

**Meeting Date:** December 1, 2020

**Petition Number:** 20-09

**Petitioner:** PharmaCann, LLC

**Request(s):** Special use to allow the expansion of an Adult-Use Cannabis Dispensing Organization

**Location:** 161 S. Lincolnway

**Parcel Number(s):** 15-04-426-010,-011,-013

**Property Size:** Approximately 2.78 acres

**Current Zoning:** B-3 Central Business District

**Contiguous Zoning:** North – B-3 Central Business District, South - B-3 Central Business District, East – B-3 Central Business District, West – B-2 General Business District

**Comprehensive Plan Designation:** Local Commercial



### **BACKGROUND**

On October 21, 2019, the Village Board approved Ordinance #19-10-21-01, which allows for the sales of recreational cannabis in approved Adult-Use Cannabis Dispensing Organizations. Said use is classified as a special use in the B-3 Central Business District and all other non-residential zoning districts. The Zoning Ordinance defines *Adult-Use Cannabis Dispensing Organization* as follows:

*A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.*

On December 2, 2019, the Village Board approved Ordinance #19-12-02-11 granting a special use to allow Pharmacann to operate an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. While the opening of recreational cannabis sales on January 1, 2020 created an adverse impact on the



subject property and surrounding area, there have not been any operational site issues brought to Village Staff's attention for several months.

### **PROPOSAL**

PharmaCann, LLC (d.b.a Verilife) continues to sell both recreational and medical cannabis in their 1,832 square foot tenant space in the River Park Atrium building located at 161 S. Lincolnway. Staff notes that Medical Cannabis Dispensaries are classified as a permitted use in the B-3 Central Business District. The River Park Atrium building consists of multiple office spaces. Verilife is proposing to expand their operations into an adjacent tenant space. With the proposed expansion, Verilife would occupy a total of 3,578 square feet. According to the petitioner, the additional space is needed to operate more efficiently and serve the existing demand.

Chapter 4.3 of the Zoning Ordinance states, *any modification or intensification of a special use that alters the essential character or operation of the use in a way not approved at the time the special use was granted, as evidenced by the record or by the text of this Ordinance, shall require new special use approval in accordance with this section.* Verilife has the right to conduct business in their existing space; however, expansion of the business is deemed an intensification of the use, thus requiring special use approval.

### **Parking**

There is no specific parking requirement for the Adult-Use Cannabis Dispensing Organization use; as such, it is classified as a general retail goods establishment, which requires four off-street parking spaces per 1,000 square foot gross floor area. With 3,578 total square feet of area, the proposed use would require 14 total off-street parking spaces. There are 155 existing off-street parking spaces on the subject property, which are shared amongst the various building tenants. According to the petitioner, 40 parking spaces will be specifically reserved for dispensary customers.

### **RECOMMENDATIONS**

Staff finds that the information presented **meets** the Standards for Specials Uses as submitted by the petitioner and as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends the Plan Commission make the following motion recommending **approval** of Petition #20-09; subject to the following conditions:

- 1) The dumpster enclosure(s) shall be gated on the fourth/south side.
- 2) Refuse shall not be permitted to accumulate such that it is visible outside or above the height of the enclosure.
- 3) The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times.



## APPLICATION FOR SPECIAL USE

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

PETITION NO. 20-09

FILE NAME 161 S. LINCOLNWAY SPECIAL USE

DATE STAMP

RECEIVED

NOV 10 2020

VILLAGE OF  
NORTH AURORA

### I. APPLICANT AND OWNER DATA

Name of Applicant PharmaCann, Inc.

Applicant Address 190 South LaSalle Street, Suite 2950, Chicago, Illinois 60603

Applicant Telephone # 708-919-5641

Email Address brett.novey@pharmacannis.com

Property Owner(s) Tyler Glen LLC

Owner Address 161 S. Lincolnway, Suite 302

Owner Telephone # 630-408-0772

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 161 S. Lincolnway, Suite 301, 302 and 304  
(indicate location if no common address)

Legal Description: See attached

Parcel Size 117,353 sq. ft.

Present Use Medical Cannabis Dispensary and office  
(business, manufacturing, residential, etc.)

Present Zoning District B3 - Central Business District  
(Zoning Ordinance Classification)



### III. PROPOSED SPECIAL USE

Proposed Special Use Recreational Cannabis Dispensary  
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Title 17.8.2

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? yes

If so, when? 12/2/2019 to what district? special use

Describe briefly the type of use and improvement proposed \_\_\_\_\_

The applicant seeks to expand its current cannabis dispensary into adjacent space in the existing building. The dispensary space will encompass 3,578 sq. ft.

What are the existing uses of property within the general area of the Property in question? \_\_\_\_\_

Uses of existing property in the area are other medical office uses, commercial uses and the Village police department.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) \_\_\_\_\_

There is a need for this special use at this location as it will allow the existing dispensary to expand into larger space and thereby operate more efficiently and better serve the existing demand. The site is situated among other commercial uses rather than residential uses and will have similar hours of operation.

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

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.



5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

#### **IV CHECKLIST FOR ATTACHMENTS**

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

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website [www.dnr.state.il.us](http://www.dnr.state.il.us) and initiate a consultation using DNR's [EcoCat](#) online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website [www.kanedupageswcd.org](http://www.kanedupageswcd.org) for a Land Use Opinion Application



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

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

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

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

*Fatminagh*  
Applicant or Authorized Agent - *attorney for applicant*

11/10/20  
Date

*[Signature]*  
Owner

11/9/20  
Date



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

**TAX PARCEL NO.****PROPERTY OWNER****MAILING ADDRESS**

See attached for list of property owners

I, Kathrine S. McQuire, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Fatima  
Applicant Signature

**Applicant Signature**

attorney for applicant

11/10/20

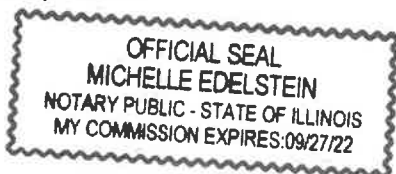
Date \_\_\_\_\_

**SUBSCRIBED AND SWORN TO**

Before me this 10<sup>th</sup> day of November, 20 20

Michelle S  
Notary Public

**Notary Public**





## NOTICE LIST



1504426011 TYLER GLEN LLC, 161 S LINCOLNWAY STE 311 NORTH AURORA, IL, 605421662	1504401013 LOTUS PACIFIC HOLDING LLC, TSANG CHU 1100 SHERMAN AVE STE 115-A4 NAPERVILLE, IL, 60563-4855	1504401019 NORTH AURORA VILLAGE 25 E STATE ST NORTH AURORA, IL, 605421684
1504401021 SLAKER FAMILY TRUST, SLAKER ROBERT J & WILLIAM P COTRUSTEES 813 REVERE CT, WESTMONT, IL 60559	1504426010 TYLER GLEN LLC, KEVIN FITZPATRICK 161 S LINCOLNWAY STE 311 NORTH AURORA, IL, 60542-1662	1504426012 BRACKETT, RICHARD D DCLRN OF TR, TRUSTEE, 43 SILVER TRL NORTH AURORA, IL, 605421580
1504426013 TYLER GLEN LLC, 161 S LINCOLNWAY STE 311 NORTH AURORA, IL, 60542-1662	1504426017 CREMER, CARL F & THERESA A 153 S LINCOLNWAY NORTH AURORA, IL, 60542	1504426021 LINDOO, WILLIAM C JR TRUST LINDOO WILLIAM C JR OR RHONDA F TRUSTEES 05S016 SWAN RD BIG ROCK, IL, 60511
1504426022 FOX METRO WATER RECLAMATION DISTRICT 682 STATE ROUTE 31 OSWEGO, IL 60543	1504427012 FOX VALLEY PARK DISTRICT, 101 W ILLINOIS AVE AURORA, IL, 605065989	1504427013 FOX VALLEY PARK DISTRICT, 101 W ILLINOIS AVE AURORA, IL, 605065989
1504427014 FOX METRO WATER RECLAMATION DISTRICT, CONTROLLER 682 STATE ROUTE 31 OSWEGO, IL, 605438500	1504476017 TA, ANDREW D MD & MARY E 315 PINECREST CT AURORA, IL, 60504	
1504426020 RODRIGUEZ, FLORENTINO 145 S LINCOLNWAY NORTH AURORA, IL, 60542-5113		



## **LEGAL DESCRIPTION**

PARCEL 1: LOT 1-A AND THE EASTERLY 200 FEET OF LOT 1 OF GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF J. F. SLAKER'S ADDITION TO NORTH AURORA, KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID ADDITION, 452.92 FEET TO THE CENTER LINE OF LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 14 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE, 202.38 FEET TO THE SOUTHERLY LINE OF LOT 1-A IN GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, EXTENDED WESTERLY; THENCE NORTH 88 DEGREES 30 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED, 439.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT (BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY LANDS); THENCE SOUTH 17 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 209.60 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Commonly known as: 161 South Lincolnway, North Aurora, IL 60542

**Tax ID: 15-04-426-010, 15-04-426-011, 15-04-426-013**



## PLAT OF SURVEY

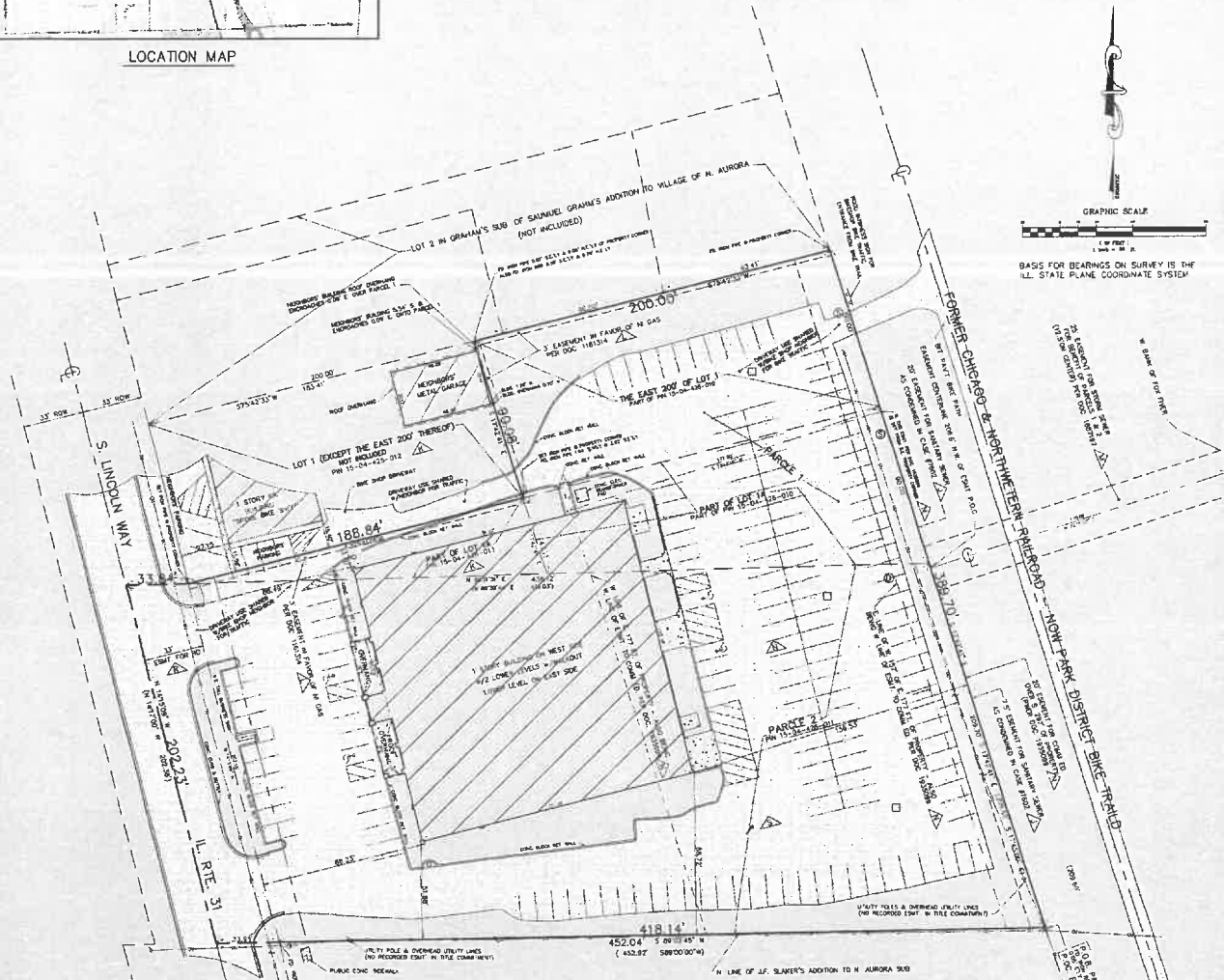


PARCEL 1:

LOT 1-A AND THE EASTERLY 200 FEET OF LOT 1 OF GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTH-EAST CORNER OF J. F. SLAVER'S ADDITION TO NORTH AURORA, KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID ADDITION, 452.92 FEET TO THE CENTER LINE OF LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 14 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE, 100 FEET TO THE WEST LINE OF SAID ADDITION; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 100 FEET TO THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS; EXTENDED WESTERLY; THENCE NORTH 88 DEGREES 00 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED, 439.01 FEET TO THE SOUTHEAST-CORNER OF SAID LOT (BEING ALSO THE WESTERLY CORNER OF WAY LINE OF THE 1/4 SECTION 4, TOWNSHIP 30 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY CORNER OF WAY LINE, 209.65 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.



## NOTES PERTAINING SCHEDULE "B" IN TITLE COMMITMENT

10. EASEMENT IN FAVOR OF VILLAGE OF WESTERN ILLINOIS AND THE PUBLIC FOR A SANITARY SEWER SYSTEM AS COMPLETED IN CASE NO. 7802 FILED AUGUST 13, 1985. APPLICANT: THE STATE OF ILLINOIS, IN AND TO THE SOUTHWEST CORNER OF LOT 14, 20 FEET OF LOT 15 AND 15.00 FEET OF LOT 16, AND THE EASTERLY 7.5 FEET OF PARCEL 2. [BOOKED ON PLAT]
11. EASEMENT IN FAVOR OF COMMERCIAL LIFE EDESSA COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSES OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING HERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 19355090. [BOOKED ON PLAT]
12. EASEMENT FOR CONNECTING TO A SEWER AS ESTABLISHED IN THE DEED RECORDED DECEMBER 20, 1938 AS DOCUMENT NUMBER 43000. [BOOKED ON PLAT]
13. IS A WARRANTY DEED, NO MENTION OF SEWER EASEMENT IN DEED, BUT GRANTS EASEMENT FOR LAYING UNDERGROUND CULVERT PIPE ARCADES FOR RADIO STATION WJLA FOR THE COMPLETION OF THE SEWER LINE OF LOTS 1 & 1A, ENCUMBERED BY SAID EASEMENT. [BOOKED ON PLAT]
14. EASEMENT IN FAVOR OF WESTERN ILLINOIS GAS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSES OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING HERETO CONTAINED IN THE GRANT RECORDED APRIL 2, 1970 AS DOCUMENT NO. 1161314. [BOOKED ON PLAT]
15. EASEMENT IN FAVOR OF THE VALLEY PARK DISTRICT FOR STORM SEWER AS CREATED BY GRANT FROM FIRST NATIONAL BANK OF GENOA AS RECORDED UNDER INSTRUMENT 2354 RECORDED JANUARY 7, 1988 AS DOCUMENT NUMBER 188187. [BOOKED ON PLAT]
16. EASEMENT IN FAVOR OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY OF INDIAN SPRING, ILLINOIS, TO GRANT OR EXERCISE FOR ROAD PURPOSES, TO THAT PART OF THE LAND, IF ANY, SHOWN ON EXHIBIT FOR ROAD PURPOSES. [BOOKED ON PLAT]
17. RIGHT OF WAY FOR DRAINAGE DITCH, STITCHES, FEEDERS AND LATERALS, IF ANY. [EFFECTS ENTIRE PROPERTY]
- ZONING**
- | TABLE 2 - ZONING   | TABLE 3 - SUPPLEMENTAL ZONING |
|--|-------------------------------|
| LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 68 |                               |

### LEGEND

- |   |  |
|---|--|
|  | = BRUMIOUS PAVEMENT                        |
|  | = CONCRETE PAVEMENT                        |
|  | = BRICK PAVERS                             |
|  | = CATCH BASIN                              |
|  | = STORM MANHOLE                            |
|  | = SANITARY MANHOLE                         |
|  | = WATER VALVE VAULT                        |
|  | = B-BOX                                    |
|  | = FIRE HYDRANT                             |
|  | = SIGN                                     |
|  | = LIGHT                                    |
|  | = BILLBOARD                                |
|  | = TELEPHONE PEDESTAL                       |
|  | = CLEAN-OUT                                |
|  | = ITEM IN SCHEDULE "B" OF TITLE COMMITMENT |
|  | = SURVEYOR'S NOTES IN                      |

NOTES:

- 1) COMMONLY KNOWN AS 181 S LINCOLNWAY, NORTH AURORA, IL 60542
- 2) PERMANENT INDEX NUMBERS:  
PART OF PARCEL 1 15-04-426-010  
PARCEL 2 15-04-426-011  
PART OF PARCEL 1 15-04-426-013
- 3) THIS SURVEY IS BASED ON A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY,  
ORDER NO: 2010 C6803730 CWF, COMMITMENT DATE: JANUARY 12, 2018
- 4) AREA OF SURVEY = 117,353 SQ. FT. = 2.694 ACRES
- 5) AREA OF BUILDING FOOTPRINTS = 23,528 SQ. FT
- 6) # OF STANDARD PARKING SPACES = 149
- 7) # OF HANDICAP PARKING SPACES = 4
- 8) THE PROPERTY IS SITUATED IN A ZONE "X" PER FIRM NO. 17089CD3404, EFFECTIVE DATE 08/03/2009  
ZONE "X" DENOTES AREA OUTSIDE OF THE 100 YEAR FLOOD ZONE
- 9) PROPERTY PRESENTLY ZONED "B-3" CENTRAL BUSINESS DISTRICT" PER VILLAGE OF NORTH AURORA COMMUNITY DEVELOPMENT  
10) HEIGHT OF BUILDING 35' ON EAST SIDE. ALSO BUILDING IS 3 STORIES TALL ON EAST SIDE.
- 11) 15' FRONT YARD SETBACK LINE & 20' REAR YARD SET BACK LINE PER CURRENT ZONING IS PLOTTED ABOVE ON DRAWING
- 12) SIDE YARD SETBACKS PER CURRENT ZONING IS 0 FT. - THEREFORE NO SIDEYARD SETBACK LINES COULD BE PLOTTED

### ZONING RESTRICTIONS

[illegible]

TC

- 1.) MCREIF SUBREIT, LLC A DELAWARE LIMITED LIABILITY COMPANY,  
AND ITS SUCCESSORS AND/OR ASSIGNS
- 2.) TYLER GLEN, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
- 3.) COMMONWEALTH LAND TITLE INSURANCE COMPANY

STATE OF ILLINOIS) ss

COUNTY OF LAKE<sup>33</sup>  
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT  
IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM  
STANDARD PLAT REQUIREMENTS FOR ALTA/MSPS AND TITLE  
SURVEYS ESTABLISHED AND ADOPTED BY ALTA AND MSPS,  
AND INCLUDES ITEMS 1, 2, 5, 4, 6(c), 7(b)(1), 7(b)(2), 7(c), 8,  
9, 10(a), 13, 14, 16, 17, 18, 19, 20, AND 21 OF TABLE "A" THEREOF.  
THE FIELD WORK WAS COMPLETED ON FEBRUARY 5, 2018  
DATE OF PLAT: FEBRUARY 7, 2017.

ACCURATE SURVEY SERVICE, INC.  
28 W. 123 INDUSTRIAL AVE.  
BARRINGTON, IL 60010  
PHONE: (847) 381-8735

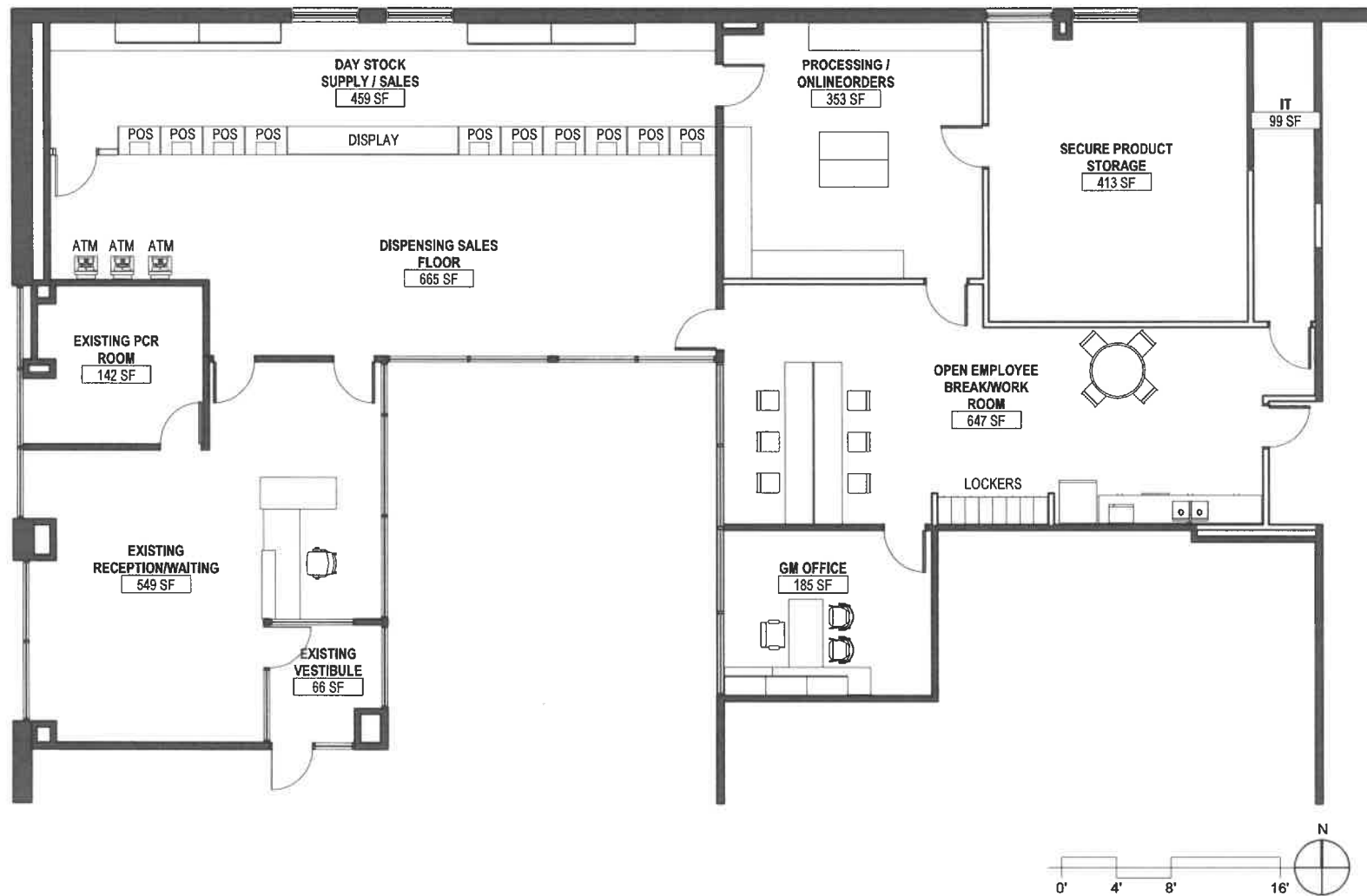


WILLIAM C. DOLAND, P. L. S. #035-002732



## SITE PLAN





**PHARMACANN**

161 SOUTH LINCON HIGHWAY  
NORTH AURORA, IL  
EXPANSTION SPACE PLAN 02

**INTERFORM**  
ARCHITECTURE + DESIGN



## SPECIAL USE STANDARDS



## **North Aurora**

### **Special Use Application**

#### **PharmaCann LLC**

#### **161 S Lincolnway, Suite 301, 302 and 304 – Expansion of Recreational Cannabis Dispensary**

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

The proposed site is in the B3 – Central Business District, which permits Recreational Cannabis Dispensaries as a special use.

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

The proposed special use is deemed necessary for the public convenience at this location as the site has operated as a medical dispensary and the adult use cannabis dispensary since January 2020. The expansion into additional space within the same building will allow the public to be served more efficiently. It will also continue to drive increased tax revenues into the Village. This particular location is well-suited to accommodate this use due to the office/commercial nature of the area.

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

The proposed special use does not create excessive additional impacts at the public expense. Expanding into additional space will alleviate any potential impacts as there is increased capacity to accommodate customers. The applicant has implemented an online ordering and reservation system that further alleviates any impacts that may be caused by waiting customers. The applicant has operated a dispensary at the existing location and addressed any issues that arose at the outset.

This use will be beneficial to the economic welfare of the community as sales of Recreational Cannabis can be taxed beyond general sales taxes for the benefit of the municipality, generating additional revenue for the municipality.

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

The proposed special use will help to further enhance a vibrant and unique commercial use consistent with the goals of the Comprehensive Plan to develop Lincolnway into an attractive, multifunctional corridor and to promote and maintain vibrant commercial areas throughout the Village to serve the day-to-day needs of local and regional residents.

The expansion of the Recreational Cannabis Dispensary will specifically address the Village's objective to encourage new commercial uses that will increase the range of employment opportunities and strengthen and expand the Village's tax and economic base.



The proposed use will be operated in accordance with all Village codes and regulations.

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

The applicant proposes to expand the existing adult use cannabis dispensary. The space is currently designed and operated in a manner that is harmonious and compatible in use and appearance with the surrounding uses. The expansion of the use will continue in a professional and harmonious manner so as to maintain and enhance the character of the neighborhood as a whole.

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

The proposed special use will not significantly diminish the safety, use, enjoyment and value of the property in the neighborhood. On the contrary, it will expand upon an existing, unique use in the neighborhood, which will help increase the value of the area. The use will continue in an existing space and will be operated by the current operators. The experience of these operators will help ensure the use will remain consistent and compatible with the surrounding uses. Consistent with State of Illinois requirements, the operator will have a robust safety and security plan to ensure no diminution in safety for the neighborhood.

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

The proposed special use, just as the current use, is compatible with development on adjacent or neighboring property. The location is in a center with medical office and professional services as well as commercial uses. Other, similarly varied commercial uses populate the street.

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

The proposed special use is in an existing building with safe ingress and egress to Lincolnway. Access to the site will continue to operate safely even with the expansion. The existing building and parking area is designed to promote traffic and pedestrian safety and to minimize potentially dangerous traffic movements.

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

The dispensary location is in an existing building which provides parking as required by village ordinance. Forty (40) spaces on the site will be specifically reserved for dispensary customers.

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

The proposed special use will be adequately served by adequate utilities, drainage, road access, public safety and other necessities, in the same way that the existing use is served at this location.



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

The proposed site is in the B3 – Central Business District, which permits Recreational Cannabis Dispensaries as a special use. The existing site otherwise complies with the requirements of the zoning ordinance and other applicable regulations.