

**Meeting Held Electronically**



**COMMITTEE OF THE WHOLE MEETING**  
**Monday, January 18, 2021**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Forest Ridge Townhomes
2. Mid-Year Financial Review

**EXECUTIVE SESSION**

**ADJOURN TO VILLAGE BOARD**

Initials: SP

# Village of North Aurora Memorandum



---

**To:** President and Board of Trustees

**From:** Bill Hannah, Finance Director

**Date:** January 14, 2021

**CC:** Steven Bosco, Village Administrator

**RE:** Mid-Year Financial Update for FY 2020-21

---

Annually, staff provides a financial update to the Board in January to discuss recent revenue trends, financial issues and other information.

A PowerPoint presentation will be provided for the January 18<sup>th</sup> Committee of the Whole meeting. A copy of the presentation will be emailed to the Board prior to the meeting.

---

---

**VILLAGE OF NORTH AURORA  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** PETITION 20-04: FOREST RIDGE TOWNHOMES  
**AGENDA:** JANUARY 18, 2021 COMMITTEE OF THE WHOLE MEETING

---

**DISCUSSION**

The subject 8.63-acre property is currently located in unincorporated Kane County. The petitioner plans to annex the property into the Village and subsequently develop the property with five residential townhouse buildings and one two-family dwelling. The concept development plans were presented to the Village Board at their April 15, 2019 Committee of the Whole meeting.

A public hearing was held on this item at the September 1, 2020 Plan Commission meeting. A number of residents participated in the public hearing where a number of items were brought up, including: parking, density, site amenities and the general aesthetics of the building product. The Plan Commission concluded by recommending approval of Petition #20-04, subject to two additional conditions being added.

The petition was subsequently presented to the Village Board at the September 21, 2020 Committee of the Whole meeting. Staff presented specific information relative to the concerns mentioned during the Plan Commission public hearing; primarily parking and density. The petitioner also further discussed their plans at that time. Additional comments were made by the public with regard to the lack of design and luxury features included in the development. In general, the Village Board did not feel the project was very aesthetically pleasing and as presented did not fit well in the area. The petitioner has since made changes to the development plans, which includes updates to the building facades, removal of a townhome unit and a trail around the northern detention basin (Outlot A). A list of project updates from the petitioner has been included with this item.

The idea of including a park within the development has been mentioned through the various discussions with the Village Board and Plan Commission; as such, Staff reached out to the Fox Valley Park District to discuss the idea of dedicating a portion of the development for a small pocket park. The Fox Valley Park District would only be interested in a park consisting of five acres or more, which coincides with the minimum for a Neighborhood Park, as referenced in the Village's Subdivision Ordinance. The petitioner would still be required to pay a fee in lieu for park land dedication to the Fox Valley Park District.

The petitioner is soliciting feedback from the Village Board on the updated development plans at this time. Should the Village Board be interested in advancing the development entitlement, the next step would likely entail additional discussion before the Committee of the Whole on a draft annexation agreement and planned unit development ordinance.

## **Updates on The Forest Ridge Project**

Hello Mike,

We have been working diligently to address all concerns and suggestions on this project and attempt to give everyone what they want. We feel we have listened to everyone and taken into account any and all options. Below are some of the updates on each topic and what we have done since our last meeting.

### **Density:**

We had already been at the low end of the density requirements however we decided to take the financial hit here and lose a unit which opened up options to give some of the features desired by the village and the local residents.

Results:

- Walking Path: We were able to incorporate a 5-ft walking path around the detention basin
- 16 feet of separation between buildings 1 and 2 & the walking path
- Increased the space between buildings 2 and 3
- Increased space between buildings 3 and 4
- Increased space between buildings 4 and 5!

### **Aesthetics/Massing Issues:**

We understand there was a perception that these units would be unappealing and lack character as well as appear to be a row of massed block homes. We made some adjustments as well as paid for some additional renderings to show a visual giving a better idea of what to expect and hopefully show the vision and change the idea of what some thought this would look like.

- The new density allows a variation on the spacing between the units to give it some character and less of a, "Massing" feel.
- *Units having side walls facing a street shall be designed with elements of a front façade, including doors and/or windows, to avoid the appearance of blank walls.*
- *All site improvements, including, but not limited to decks, patios and porches*
- The elevations and 3D rendering should show that the end product will be comparable if not above quality of the surrounding developments and in no way will take away or be a negative to the aesthetics of the existing communities.
- Units have been adjusted on the rooftops to stagger unique characteristics so each unit has more character and breaks up the massing

- Different color schemes on doors, trim, etc.
- Different roof lining
- Different window and accent placement
- Different siding shades and directions
- Back deck patio placed on each unit
- More staggering front and back which can be shown clearly in the 3D renderings to show there is not a massing issue on the buildings unit to unit or building to building.

### **Trees:**

We know there is a desire to preserve any trees that we are able too. Although there was not a lot on the land we do intend to try to keep as much as we can

- *Any tree of good quality larger than six inches in diameter when measured twelve (12) inches above the ground, which are not located within fifteen (15) feet of or within a building footprint, within the road footprint or in those areas listed Section 16.12.010.C.3.a of the Subdivision Ordinance, shall be tagged by the petitioner and evaluated by the Village for preservation.*
- New trees and plants will be planted and placed throughout the development as well which can be seen in the 3D rendering

### **Park:**

We spent a good amount of time and research trying to find a place to give land to the park district and give the residence a park. We looked into losing a unit by the pond or even the duplex at the end however the park district will not accept the land due to the size at this time

- They would not accept less than 5 acres donation
- There will be significant fees paid to the park district to contribute to the Village of North Aurora's Park additions and maintenance.

### **Walking Path**

- By losing the unit by building two we were able to put in a nice walking path for the residents. You can see in the overlay we paid to have drafted by the civil engineer where the path is outlined to the north by outlot A connecting into the subdivision and running close to the existing pond.

These alterations and adjustments were made after weighing out multiple situations to attempt the best solutions to all the suggestions and concerns given. We take them seriously and want to give a quality product to the Village. There is a massive demand right now for housing and we would love to give them a reason to choose a beautiful home in North Aurora.





**SITE PLAN**

**C-2**

NO.	DATE	BY	CHKD.	DESCRIPTION
1	01-01	WMA	WMA	1/1/2000 000100000
2	01-02-2019	WMA	WMA	Revised per Planning/Design review
3	07-18-2019	WMA	WMA	Revised per Planning/Design review
4	07-21-2020	WMA	WMA	Add Lot 7 for Common Driveway & Building Foot
5	08-20-2020	WMA	WMA	Revised per Planning/Design review
6	09-17-2020	WMA	WMA	Show Architectural Building Layouts
7	10-26-2020	WMA	WMA	Remove 1 LINE & Add Path around Detention Basin

**WEBSTER, McGRATH & AHLBERG, LTD.**

**WMA**

LAND SURVEYING • CIVIL • ENGINEERING • LANDSCAPE ARCHITECTURE

Over 100 Years of Service to Clients

307 South Main Street, Suite 200, St. Louis, MO 63101  
 PH: 314.241.1000 FAX: 314.241.1001  
 Website: www.wma.com

**FOREST RIDGE TOWNHOMES**  
**FOREST RIDGE & OAK STREET, NORTH AURORA, IL**

Prepared For:  
**ENDURING MANAGEMENT, INC.**  
 143 S. Harold Road, Suite 101  
 Aurora, IL 60019  
 630-255-0000

Scale: 1" = 50'-0"

North Arrow

0 50 100 Feet

0 50 100 Feet





34121 N. US 45, Suite 213  
Grayslake, Illinois 60030

Phone 847-336-6600  
Fax 847-336-6601

## 6 Unit Building - Front Elevation



PROPOSED TOWNHOME DEVELOPMENT

## Forest Ridge Townhomes

FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS

OCTOBER 22, 2020

ArchAmerica Job No. 19118





**Rear Elevation**



**End Elevation**

**6 Unit Building - Elevations**



34121 N. US 45, Suite 213  
Grayslake, Illinois 60030

Phone 847-336-6600  
Fax 847-336-6601

PROPOSED TOWNHOME DEVELOPMENT

**Forest Ridge Townhomes**

FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS

NOVEMBER 6, 2020

ArchAmerica Job No. 19119



---

## VILLAGE OF NORTH AURORA BOARD REPORT

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** PETITION 20-04: FOREST RIDGE TOWNHOMES  
**AGENDA:** SEPTEMBER 21, 2020 COMMITTEE OF THE WHOLE MEETING

---

### DISCUSSION

The subject property is currently located in unincorporated Kane County. The petitioner plans to annex the property into the Village and subsequently develop the property with five (5) residential townhouse buildings, consisting of six units each, and one (1) two-family dwelling, together providing a total of thirty-two (32) residential units. According to the submitted plans, the townhomes will be two stories and consist of three-bedroom and four-bedroom units that range from 1,998 square feet and 2,366 square feet of living space. A cell tower measuring 156 in height is located on the southwest corner of the subject property. The concept development plans were presented to the Village Board at their April 15, 2019 Committee of the Whole meeting.

A public hearing was held on this item before the Plan Commission at their September 1, 2020 meeting. Prior to the Plan Commission meeting staff was in contact with several residents living near the proposed development. While staff was able to address a number of questions from the public, there were a number of residents who spoke during the public hearing portion of the Plan Commission with regard to the proposed development. Staff has included the draft September 1, 2020 Plan Commission meeting minutes in order to provide content and context of the entire discussion.

#### Parking

Parking was one of the main topics of concern discussed during the public hearing. The Zoning Ordinance requires two (2) off-street parking spaces per townhome dwelling. Each townhome units within the proposed development would include a two-car garage and a 16 foot wide dedicated driveway, for a minimum of four (4) off-street parking spaces per unit.

Staff conducted a parking analysis in order to better understand the amount of on-street parking that would be available within the development. Based upon the findings, there would be an estimated 101 on-street parking spaces available. If each unit already provides a minimum of four (4) off-street parking spaces and there would be 101 on-street parking spaces available, the total number of parking spaces available would be seven (7) spaces per unit. Of the 101 on-street parking spaces, there are an estimated twenty-three (23) spaces that would be available on the east side of Forest Ridge Drive. If the west side of Forest Ridge were to develop in the future with townhomes, and an assumption was made that the number of on-street parking spaces would mirror that of the east side of Forest Ridge Drive, there would be an estimated 64 on-street spaces available (23 along the east side of Forest Ridge Drive, 23 along the west side of Forest Ridge Drive and 18 along Hearthstone Lane).

### Density

Excessive density was another concern mentioned during the Plan Commission public hearing. The American Planning Association's *Planning and Urban Design Standards*, lists the typical densities of select housing types, which includes the following:

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

With a total of eight (8) acres of land and thirty-two (32) total units, the gross density of the proposed development would be four (4) units per acre. While there are also two (2) outlots included in the gross acreage, the proposed development would still be within the APA's typical gross density for attached single-family housing.

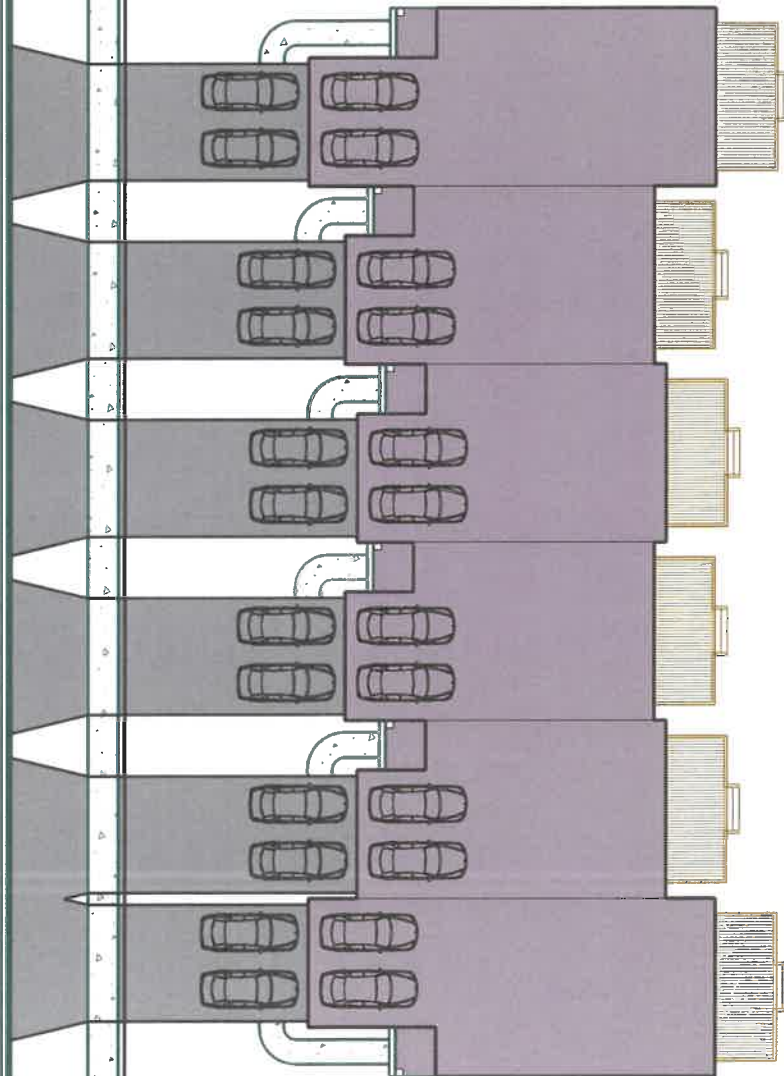
The Plan Commission concluded by recommending approval of Petition #20-04 with two (2) additional conditions:

5. Construction traffic shall be limited to Forest Ridge Drive with restricted emergency access at Hearthstone Lane.
6. All ground cell tower equipment shall be screened with a solid fence to be approved by the Community Development Director.



# TYPICAL PARKING EXHIBIT

**Parking Requirement = 2 spaces per unit**  
**Parking Proposed = 4 spaces per unit**



**WEBSTER, MCGRATH & AHLBERG, LTD.**



LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

*Over 100 Years of Service to Clients*

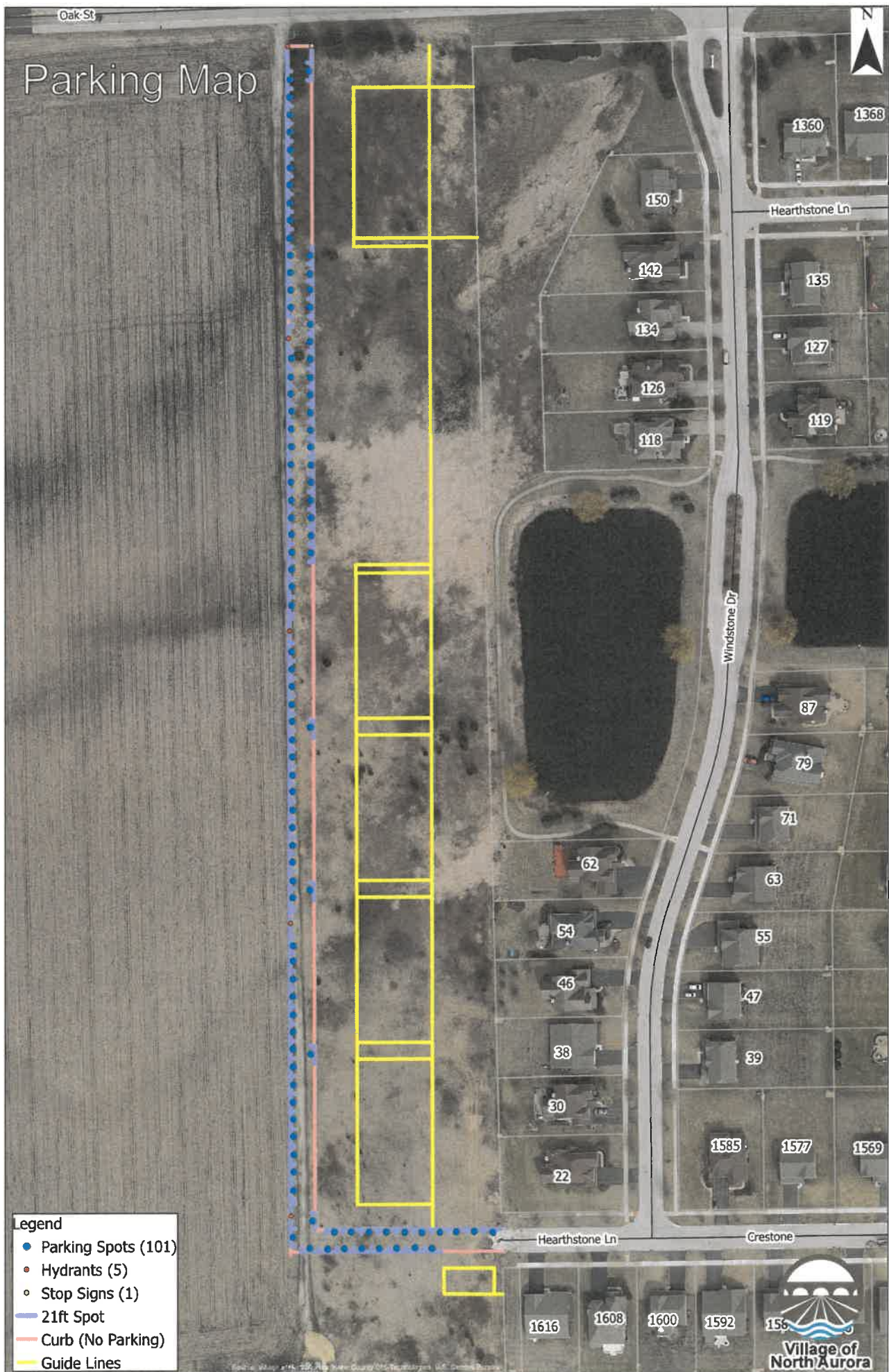
207 SOUTH NAPERVILLE ROAD, WHEATON, ILLINOIS 60187

PH: (630) 668-7603 WEB: WWW.WMALTD.COM

DESIGN FIRM LICENSE No. 184-003101

# Parking Map

- Legend**
- Parking Spots (101)
  - Hydrants (5)
  - Stop Signs (1)
  - 21ft Spot
  - Curb (No Parking)
  - Guide Lines





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

**GENERAL INFORMATION**

**Meeting Date:** September 1, 2020

**Petition Number:** #20-04

**Petitioner:** LMN Opportunities, Inc.

**Requests:** 1) Establish R-3 General Residence District zoning 2) Special Use - Planned Unit Development with deviations 3) Site Plan Approval 4) Preliminary Final Plat of Subdivision

**Parcel Number(s):** 15-06-200-008

**Size:** 8.63 acres

**Current Zoning:** F - Farming District (Kane County)

**Contiguous Zoning:** North: R-2 Single Family Residence District, South: R-1 Single Family Residence District (ComEd Right-of-Way), East: R-1 Single Family Residence District, West: F – Farming (Unincorporated Kane County)

**Current Land Use:** Vacant Land

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



**BACKGROUND**

The subject property is currently located in unincorporated Kane County. The petitioner plans to annex the property into the Village and subsequently develop the property with five (5) residential townhouse buildings, consisting of six units each, and one (1) two-family dwelling, together providing a total of thirty-two (32) residential units. According to the submitted plans, the townhomes will be two stories and consist of three-bedroom and four-bedroom units that range from 1,998 square feet and 2,366 square feet of living space. A cell tower measuring 156 in height is located on the southwest corner of the subject property.

**COMPREHENSIVE PLAN**

The future land use designation for the property, as contained within the Comprehensive Plan, is single-family attached dwellings. The Comprehensive Plan also illustrates the continuation of Forest Ridge Drive and Hearthstone Lane to service the property and states: *the area should provide higher density development that would support commercial uses to the west. Townhomes and multi-family apartments should also be considered in order to increase the population around the Orchard Road Corridor.*



## **REQUESTED ACTIONS**

### ***Establish R-3 General Residence District Zoning***

The Dwelling, Townhouse use is classified as a permitted use in the R-3 General Residence District. For a historical perspective, townhouses have been developed in the R-3 General Residence District. Such examples include: Randall Highlands, Summer Wind, Fairway View and Waterford Oaks. Staff notes that Waterford Oaks is located directly to the north of the subject property. Given historic classification of townhouses in the R-3 General Residence District and the density applicability in the R-3 General Residence District, staff believes the subject property should be designated as the R-3 General Residence District to accommodate the proposed townhouses. As previously mentioned, one (1) two-family dwelling is also being proposed. Two-family dwellings are also classified as a permitted use in the R-3 District.

For reference purposes, the table below illustrates the yard requirements of the R-3 General Residence District.

<b>Yard</b>	<b>R-3 District Yard Requirements</b>	<b>Proposed Yard</b>
Front	25'	30'
Rear	30'	51.4' (Lots 1-5) 37.9' (Lot 6)
Interior Side	10'	10'
Corner Side	30'	30'

Staff notes that the setbacks included on the proposed site plan include a maximum building footprint area, which means that building footprints could actually be smaller than illustrated, but never larger. The footprint would also include any landings or patios; as such, the green space within the development could only increase.

### ***Special Use –Planned Unit Development with deviations***

Per Chapter 5.4 of the Zoning Ordinance, any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development. As the subject property is greater than two (2) acres, a special use for a planned unit development is required. The following deviations are being considered as part of the planned unit development:

#### **Garage Orientation**

Per Section 11.2.A.3.d of the Zoning Ordinance, townhouses shall be designed with either detached garages located in the rear yard or attached garages oriented to the rear, or side, of the units. The proposed townhouses include front-loaded attached garages, which are oriented towards the front yard. Given the linear configuration of the subject property, designing townhouses with detached garages in the rear yard or attached garages oriented to the rear would be physically limited. Further, restricting vehicular access to the front yard will ensure that vehicles will not have an adverse impact on the residential neighborhood located to the east.

#### On-Site Trees

Section 14.5.B.1 of the Zoning Ordinance requires shade trees to be provided for all multi-unit developments, at a minimum of one tree per five hundred (500) square feet of total lot area, minus the area of the building. Given the dedication of lot area to the building footprints, driveways and drainage topography, the ability to meet this provision is physically unmanageable. Staff finds the proposed landscape plan to adequately address on-site landscaping.

#### 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. As the proposed phase plan includes the development of the residential townhouse units, site plan review approval is required.

As the submitted site plan illustrates, the right-of-way located on the east side of Forest Ridge Drive will include sidewalks and parkway trees. Conversely, parkway trees and sidewalks are not shown on the west side of Forest Ridge Drive. As there are no units being proposed on the west side of Forest Ridge Drive, nor are there any indications as to how the property to the west will develop at this time, discussions involving the installation, cost and maintenance of any improvements on the west side of Forest Ridge Drive will continue through the annexation process.

#### PRELIMINARY FINAL PLAT OF SUBDIVISION

A Plat of Subdivision is being proposed to subdivide the subject property into seven (7) lots and two (2) outlots. Lot #1-5 would include the five (5) townhouse buildings, Lot #6 will include the two-family dwelling, Lot #7 would include the existing cell tower and the two (2) outlots would include the stormwater detention basins. The proposed plat also includes the dedication of Forest Ridge Drive and Hearthstone Lane.

#### FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Specials Use as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Additionally, the proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #20-04, subject to the following conditions:

1. Units having side walls facing a street shall be designed with elements of a front façade, including doors and/or windows, to avoid the appearance of blank walls.
2. All site improvements, including, but not limited to decks, patios and porches, shall be confined within the building footprints, as depicted on the Preliminary Engineering Site Plan, dated July 21, 2020, prepared by Webster, McGrath & Ahlberg, Ltd.
3. Any tree of good quality larger than six inches in diameter when measured twelve (12) inches above the ground, which are not located within fifteen (15) feet of or within a building footprint, within the road footprint or in those areas listed Section 16.12.010.C.3.a of the Subdivision Ordinance, shall be tagged by the petitioner and evaluated by the Village for preservation.

4. Parkway tree species shall be provided in accordance with Section 16.12.190.C.8 of the North Aurora Subdivision.

LMN Opportunites, Inc.  
1921 W Wilson St  
Ste A  
#151  
Batavia, IL 60510

Application Special Use Introduction Letter

Dear Sir or Madam:

LMN Opportunities are the owner of the land located at 38W229 Oak Street in North Aurora IL, 60542. The PIN on this land is 1506200015 and is located between Randall Rd and Orchard behind Woodman's Market in North Aurora.

LMN Opportunities has business hours from 9am to 6pm Monday to Friday, we also conduct business between 10am and 5pm Saturday and 10am to 3pm on Sunday. There are two owners and one executive assistant who helps run the business and coordinate with clients and other various tasks.

Both owners live in the area and have been long time residents of North Aurora. We are excited to take the land purchased and bring in utilities and infrastructure. We plan to build 32 attached townhomes between 1600-1800 sq. ft. These units will have higher end finishes, a basement and a two car garage with a good size driveway to make sure parking is no issue. The street across from the land is Forest Ridge Dr. and will continue right across and go smoothly into the street running from the subdivision to the East and Hearthstone Lane will connect to Forest Ridge.

This Subdivision correlates directly with the comprehensive plans the Village of North Aurora have in place. There is a number of similar properties in the area that are at or near capacity and this development will fit in with the look and feel of the area and provide much needed housing to bring more residents North Aurora.

We look forward to moving forward with the annexation process following any and all guidelines put in place from the Village or the County.

Sincerely,



Nick Lamagna  
President LMN Opportunites, Inc.

## APPLICATION FOR SPECIAL USE

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

PETITION NO. 20-04

FILE NAME FOREST RIDGE TOWNHOMES

DATE STAMP

**RECEIVED**

**JUL 09 2020**

**VILLAGE OF  
NORTH AURORA**

### I. APPLICANT AND OWNER DATA

Name of Applicant **LMN Opportunities, Inc.**

Applicant Address **1921 W Wilson St, Ste A #151 Batavia IL 60510**

Applicant Telephone # **516.286.9598**

Email Address **Nick@NickNickNick.com**

Property Owner(s) **Nicholas Lamagna and Nicole Marshall**

Owner Address **1921 W Wilson St, Ste A #151 Batavia IL 60510**

Owner Telephone # **516.286.9598**

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

Address of Property **612 Forest Ridge Townhomes (Formerly 38W229 Oak Street) N. Aurora, IL 60542**  
(indicate location if no common address)

Legal Description: **See attachment**

Parcel Size **8.5 Acres**

Present Use **Raw Land, Agricultural**  
(business, manufacturing, residential, etc.)

Present Zoning District **Raw Land, Agricultural**  
(Zoning Ordinance Classification)

### III. PROPOSED SPECIAL USE

Proposed Special Use                      **Special use for a Planned Unit Development**  
(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, there has not been any prior request for special use**  
If so, when? \_\_\_\_\_ to what district? \_\_\_\_\_

Describe briefly the type of use and improvement proposed **We will be bringing roads and utilities in from Orchard in line with Forest Ridge. The use will change to attached residential fully planned unit development of 32 luxury town homes will be built on the land with full roads and utilities within the requirements of the county and village.**

What are the existing uses of property within the general area of the Property in question? **Surrounding areas are mostly attached and detached single family residential as well fitting the proposed future use of the property. According to the comprehensive plan and from physical inspections of the area there is mostly used as single family, single family attached, and commercial.**

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) **Yes neighboring developments are at or near full capacity. This land is directly next to another development and the land is serving no purpose right now in current condition. The new homes would be in demand and be a positive financial and visual addition to the area.**

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

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located. **The PUD is authorized by the zoning ordinance as a special use. It also follows in line with the comprehensive plan and neighboring subdivisions and demand.**
2. The proposed special use is deemed necessary for the public convenience at that location. **Development is in line w comprehensive plan for continuation of Forest Ridge that was already planned to run from the subdivision on the other side of Oak Street running into this project.**
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 impacts and costs to bring in the roads, utilities and build out the units will be privately funded and have positive impacts on the community and public at no expense to them.**
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations. **The use is completely in conformance with the Comprehensive Plan and all village codes. The map shows the plan for the land was already zoned for attached single family and the developers will be working closely with the village to make sure the codes for the village are all followed.**

NL

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 land is transitional piece in line with the comprehensive plan showing commercial flowing to attached single family leading into single family and going back the other way toward Randall Rd. The location is perfect for it and the elevation docs submitted show the appearance and design will conform well with the surrounding styles and tastes of the village already present at Springs at Orchard and the neighboring Summer Wind development.
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 surrounding area has similar homes and are at capacity. The codes will be followed so the safety will not be an issue in the neighborhood and we believe a nicely done development will provide enjoyment and value there is a need for rather than unused land that is vacant and serving no present purpose or generating income for the village or creating jobs.
7. The proposed special use is compatible with development on adjacent or neighboring property. Yes there are two single family attached developments on the same road that match this very closely located at The Springs at Orchard and the Summer Wind development on the same street.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site. This project absolutely poses no threat to dangerous traffic or safety as it is a Preapproved intersection by KDot and the Village
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance. Correct, we will meet ordinance for parking and already adjusted the plans to do so based on village feedback.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. We have already done preliminary engineering dictating adequate utilities, drainage etc. We are located adjacent to subdivisions and retail that has close by utilities and facilities we can match and connect with.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations. Correct, we have already had plans and designs run by the city and the feedback from the city suggests it conforms with the Ordinance, regulations and comprehensive plans in place by the Village for present and future use.

#### 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

5/28/2020  
Date

  
Owner

5/28/2020  
Date



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

I, NICHOLAS LAMAGNA, being first duly sworn on oath depose  
and say that I am trust officer of \_\_\_\_\_ and that the following are all of the  
beneficiaries of the \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
TRUST OFFICER

SUBSCRIBED AND SWORN TO

Before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
A Notary Public in and for such County

VL

Following are the names and addresses of all properties within 250 feet of the property in question for which the Map Amendment is being requested.

TAX PARCEL NO.	NAME	MAILING ADDRESS
1506200008	LMN OPPORTUNITIES LLC	1718 CAPITOL AVE, Cheyenne WY 82001
1506200015	ELIZABETH BRUNCKHORST	5497 ROUNDTREE DR APT A Concord CA 94521
1506203049	THOMAS M & JOSEPHINE A GILLETTE	1600 ABINGTON LN N Aurora IL 60542
1506203051	CAROLYN M KOEBEL	1620 ABINGTON LN N Aurora IL 60542
1506203052	CANDICE D SANTOYO	1624 ABINGTON LN N Aurora IL 60542
1506203053	RYAN & AMY SCHULTZ	1628 ABINGTON LN N Aurora IL 60542
1506203055	JOHN H CHASE	1608 ABINGTON LN N Aurora IL 60542
1506203058	MICHAEL R NORRIS	1612 ABINGTON LN N Aurora IL 60542
1506203059	MATTHEW D KARTH	1604 ABINGTON LN N Aurora IL 60542
1506203074	WATERFORD OAKS TOWNHOMES HOA	P O BOX 46 Aurora IL 60507
1506227029	NORTH AURORA VILLAGE OF	25 E STATE ST N Aurora IL 60542
1506278001	WINDSTONE PLACE HOMEOWNERS HOA	536 N GYCAMORE LN N Aurora IL 60542
1506278002	DAVID & NEVILLE, KRISTINA PARKINSON	150 WINDSTONE DR N Aurora IL 60542
1506278003	TERALL & DELVAINE JORDAN	142 WINDSTONE DR N Aurora IL 60542
1506278004	GARCIA, BERTHA DELEN OF TRUST	6401 S ELM ST Burr Ridge, IL 60527
1506278005	EDWARD & CHERYL STETTER	126 WINDSTONE DR N Aurora IL 60542
1506278006	DEBORAH L NICOLAI	118 WINDSTONE DR N Aurora IL 60542
1506279001	MARTHA LAGE	62 WINDSTONE DR N Aurora IL 60542
1506279002	IAN & MONTEE, ANNA M HALLIGAN	54 WINDSTONE DR N Aurora IL 60542
1506279003	ANDREW HARDING	46 WINDSTONE DR N Aurora IL 60542
1506279004	GREGORY P & BARBARA A LAROCO	38 WINDSTONE DR, N Aurora IL 60542
1506279005	EMILIA MENDICINO	30 WINDSTONE DR N Aurora IL 60542
1506279006	STANLEYS & HENRY, TANYA M SANGAR	22 WINDSTONE DR N Aurora IL 60542
1506282004	BERNIE W & ALICIA J MATEJ ROSS	63 WINDSTONE DR N Aurora IL 60542
1506282005	JUSTIN T & MONIKA JERNIGAN	55 WINDSTONE DR N Aurora IL 60542
1506282006	ROBERTA MONTALBANO, MICHELLE PETERS	47 WINDSTONE DR N Aurora IL 60542
1506282007	PAVITARPUNEET K & SAMBER B JAGGI	39 WINDSTONE DR N Aurora IL 60542
1506282015	EDUARDO A & JUANITA TORRES NORTH	1583 HEARTHSTONE LN N Aurora IL 60542
1506284001	AURORA, VILLAGE OF	25 E STATE ST N Aurora IL 60542
1506284002	DRENDEL, CAROL O LIVING TR, TRUSTEE	1616 HEARTHSTONE LN N Aurora IL 60542
1506284003	GEORGE WHITE	1608 HEARTHSTONE LN N Aurora IL 60542
1506284004	SHINJI & KUMIKO FUKUSHIMA	1600 HEARTHSTONE LN N Aurora IL 60542

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
1506284005	JAMES R & BERDONNA K ANKROM	1592 HEARTHSTONELNN Aurora IL 60542
1506400001	COMMONWEALTH EDISON CO	3 LINCOLN CTR FL 4 Oakbrook Terrace IL 60181
1506426001	RUBLOFF NORTH AURORA, LLC	949 HARRISON AVE Rockford IL 61108

I, NICHOLAS LAMAR, 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

5/28/2021  
Date

**SUBSCRIBED AND SWORN TO**

Before me this 28 day of May, 20 20

[Signature]  
Notary Public



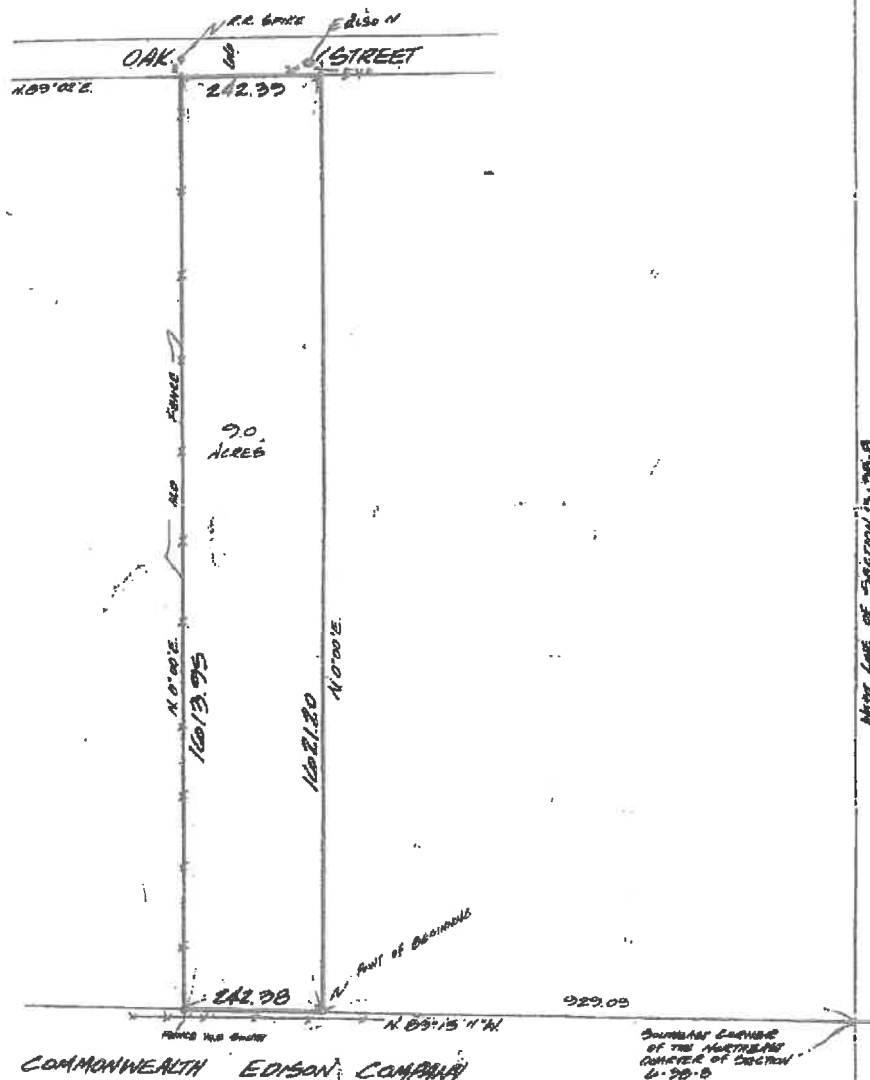
AK

# PLAT OF SURVEY

15-06-200-008

OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 15' 11" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 929.09 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89° 15' 11" WEST ALONG SAID SOUTH LINE 242.38 FEET; THENCE DUE NORTH 1613.95 FEET TO THE SOUTH LINE OF OAK STREET; THENCE NORTH 89° 02' EAST ALONG SAID SOUTH LINE 242.39 FEET TO A LINE DRAWN DUE NORTH FROM THE POINT OF BEGINNING; THENCE DUE SOUTH 1621.20 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

W E



ORDERED BY: LA GRANGE FEDERAL SAVINGS & LOAN

ORDER NO. 77141

FILE NO. 771066

STATE OF ILLINOIS } ss  
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT HEATON, ILLINOIS THIS 22 DAY OF OCTOBER, A.D. 1972.

Norbert V. Lambert, Jr.  
Illinois Land Surveyor No. 4821

STATE OF ILLINOIS } ss  
COUNTY OF DU PAGE }

BUILDINGS LOCATED AS SHOWN ON THIS DAY OF \_\_\_\_\_ A.D. 1972

8 IRON STAKE FOUND  
0 IRON STAKE SET

Illinois Land Surveyor No. 1648

**LAMBERT AND ASSOCIATES**  
LAND SURVEYORS

612 Forest Ridge Town Homes: Formerly 38W229 Oak Street North Aurora IL 60542

Legal Description:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 15 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 929.09 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE 242.38 FEET, THENCE DUE NORTH 1,613.95 FEET TO THE SOUTH LINE OF OAK STREET, THENCE NORTH 89 DEGREES 02 MINUTES EAST ALONG SAID SOUTH LINE 242.39 FEET TO A LINE DRAWN DUE NORTH FROM THE POINT OF BEGINNING, THENCE DUE SOUTH 1,621.20 FEET TO THE POINT OF BEGINNINGS THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.









Scale: 1" = 40'-0"

# FOREST RIDGE TOWNHOMES FOREST RIDGE & OAK STREET, NORTH AURORA, IL

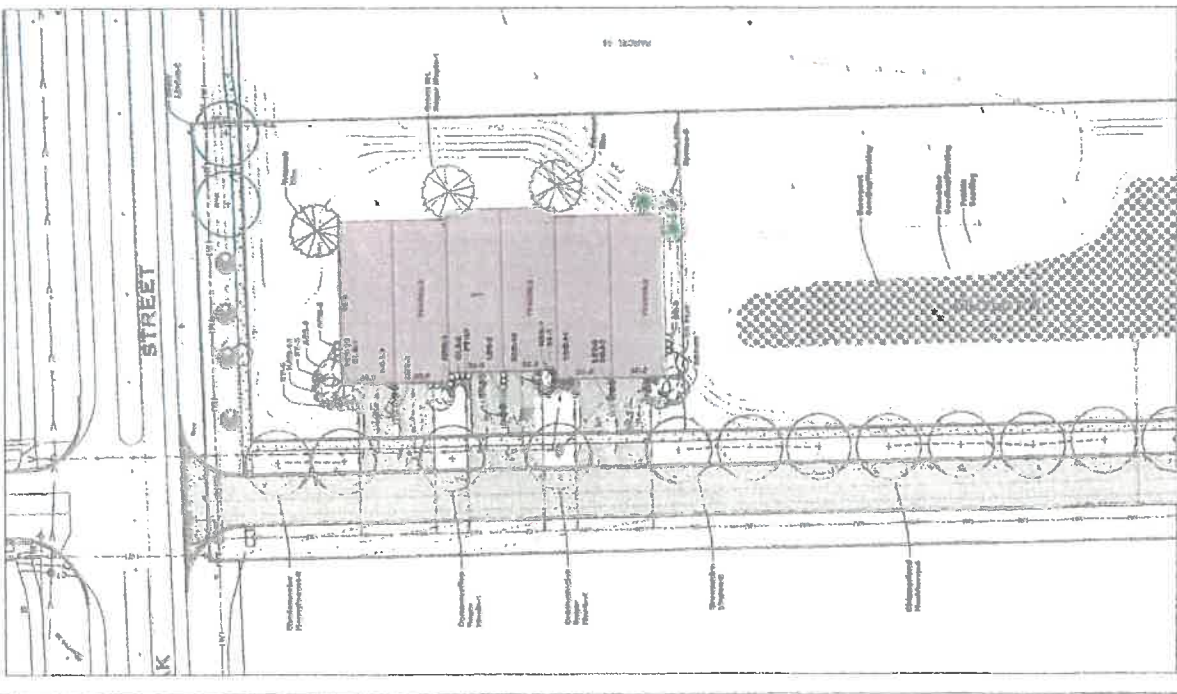
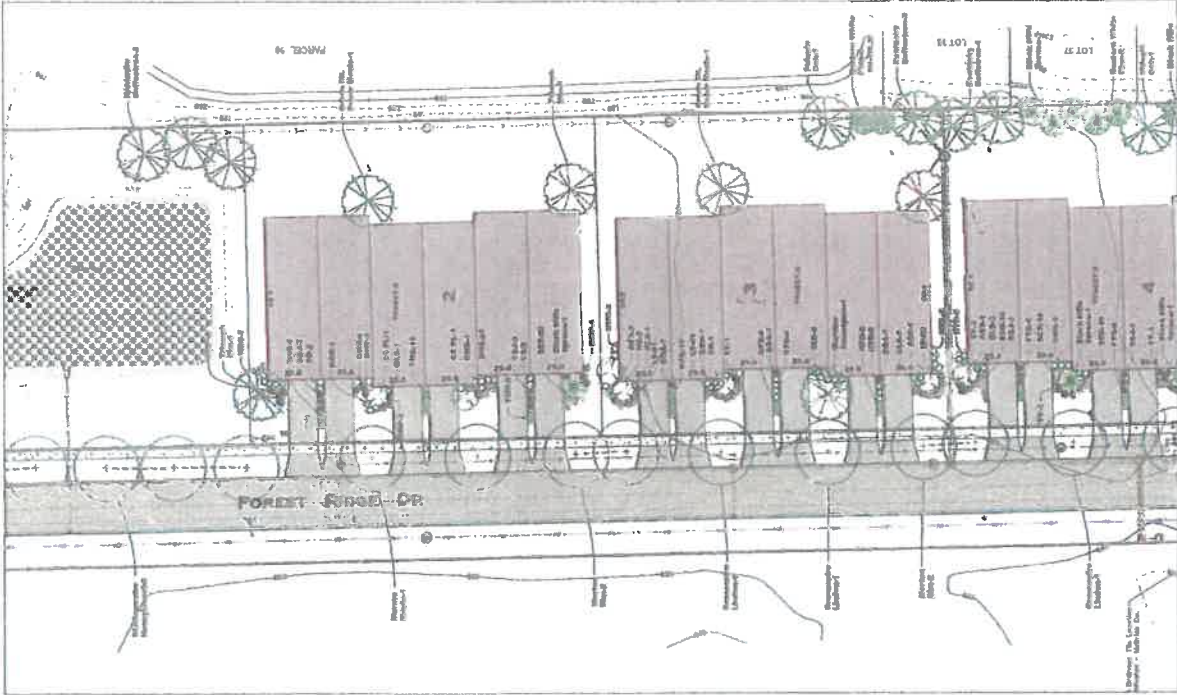
DESIGNED BY: JAMES M. MCGEE, INC.  
1000 N. WILSON AVENUE, SUITE 100  
AURORA, IL 60007  
TEL: 630.584.1000  
WWW.JMMCGEE.COM

WMA  
WILLIAM MCGEE & ASSOCIATES, LTD.  
1000 N. WILSON AVENUE, SUITE 100  
AURORA, IL 60007  
TEL: 630.584.1000  
WWW.WMA-IL.COM

REVISIONS		DATE	BY	CHKD	APP'D
1	Initial Design	08/14/2014	JMM	JMM	JMM
2	Revised Design	08/21/2014	JMM	JMM	JMM
3	Final Design	09/02/2014	JMM	JMM	JMM

LANDSCAPE PLAN - NORTH	
NO. OF SHEETS	1
SHEET NO.	1
DATE	09/02/2014
BY	JMM
CHKD	JMM
APP'D	JMM







Species	2016-2020	2021-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050	2051-2055	2056-2060	2061-2065	2066-2070	2071-2075	2076-2080	2081-2085	2086-2090	2091-2095	2096-2100	2101-2105	2106-2110	2111-2115	2116-2120	2121-2125	2126-2130	2131-2135	2136-2140	2141-2145	2146-2150	2151-2155	2156-2160	2161-2165	2166-2170	2171-2175	2176-2180	2181-2185	2186-2190	2191-2195	2196-2200	2201-2205	2206-2210	2211-2215	2216-2220	2221-2225	2226-2230	2231-2235	2236-2240	2241-2245	2246-2250	2251-2255	2256-2260	2261-2265	2266-2270	2271-2275	2276-2280	2281-2285	2286-2290	2291-2295	2296-2300	2301-2305	2306-2310	2311-2315	2316-2320	2321-2325	2326-2330	2331-2335	2336-2340	2341-2345	2346-2350	2351-2355	2356-2360	2361-2365	2366-2370	2371-2375	2376-2380	2381-2385	2386-2390	2391-2395	2396-2400	2401-2405	2406-2410	2411-2415	2416-2420	2421-2425	2426-2430	2431-2435	2436-2440	2441-2445	2446-2450	2451-2455	2456-2460	2461-2465	2466-2470	2471-2475	2476-2480	2481-2485	2486-2490	2491-2495	2496-2500	2501-2505	2506-2510	2511-2515	2516-2520	2521-2525	2526-2530	2531-2535	2536-2540	2541-2545	2546-2550	2551-2555	2556-2560	2561-2565	2566-2570	2571-2575	2576-2580	2581-2585	2586-2590	2591-2595	2596-2600	2601-2605	2606-2610	2611-2615	2616-2620	2621-2625	2626-2630	2631-2635	2636-2640	2641-2645	2646-2650	2651-2655	2656-2660	2661-2665	2666-2670	2671-2675	2676-2680	2681-2685	2686-2690	2691-2695	2696-2700	2701-2705	2706-2710	2711-2715	2716-2720	2721-2725	2726-2730	2731-2735	2736-2740	2741-2745	2746-2750	2751-2755	2756-2760	2761-2765	2766-2770	2771-2775	2776-2780	2781-2785	2786-2790	2791-2795	2796-2800	2801-2805	2806-2810	2811-2815	2816-2820	2821-2825	2826-2830	2831-2835	2836-2840	2841-2845	2846-2850	2851-2855	2856-2860	2861-2865	2866-2870	2871-2875	2876-2880	2881-2885	2886-2890	2891-2895	2896-2900	2901-2905	2906-2910	2911-2915	2916-2920	2921-2925	2926-2930	2931-2935	2936-2940	2941-2945	2946-2950	2951-2955	2956-2960	2961-2965	2966-2970	2971-2975	2976-2980	2981-2985	2986-2990	2991-2995	2996-3000	3001-3005	3006-3010	3011-3015	3016-3020	3021-3025	3026-3030	3031-3035	3036-3040	3041-3045	3046-3050	3051-3055	3056-3060	3061-3065	3066-3070	3071-3075	3076-3080	3081-3085	3086-3090	3091-3095	3096-3100	3101-3105	3106-3110	3111-3115	3116-3120	3121-3125	3126-3130	3131-3135	3136-3140	3141-3145	3146-3150	3151-3155	3156-3160	3161-3165	3166-3170	3171-3175	3176-3180	3181-3185	3186-3190	3191-3195	3196-3200	3201-3205	3206-3210	3211-3215	3216-3220	3221-3225	3226-3230	3231-3235	3236-3240	3241-3245	3246-3250	3251-3255	3256-3260	3261-3265	3266-3270	3271-3275	3276-3280	3281-3285	3286-3290	3291-3295	3296-3300	3301-3305	3306-3310	3311-3315	3316-3320	3321-3325	3326-3330	3331-3335	3336-3340	3341-3345	3346-3350	3351-3355	3356-3360	3361-3365	3366-3370	3371-3375	3376-3380	3381-3385	3386-3390	3391-3395	3396-3400	3401-3405	3406-3410	3411-3415	3416-3420	3421-3425	3426-3430	3431-3435	3436-3440	3441-3445	3446-3450	3451-3455	3456-3460	3461-3465	3466-3470	3471-3475</
---------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-------------

1948-1977		1978-1979		1980-1981		1982-1983		1984-1985		1986-1987		1988-1989		1990-1991		1992-1993		1994-1995		1996-1997		1998-1999		2000-2001		2002-2003		2004-2005		2006-2007		2008-2009		2010-2011		2012-2013		2014-2015		2016-2017		2018-2019		2020-2021		2022-2023		2024-2025		2026-2027		2028-2029		2030-2031		2032-2033		2034-2035		2036-2037		2038-2039		2040-2041		2042-2043		2044-2045		2046-2047		2048-2049		2050-2051		2052-2053		2054-2055		2056-2057		2058-2059		2060-2061		2062-2063		2064-2065		2066-2067		2068-2069		2070-2071		2072-2073		2074-2075		2076-2077		2078-2079		2080-2081		2082-2083		2084-2085		2086-2087		2088-2089		2090-2091		2092-2093		2094-2095		2096-2097		2098-2099		2100-2101		2102-2103		2104-2105		2106-2107		2108-2109		2110-2111		2112-2113		2114-2115		2116-2117		2118-2119		2120-2121		2122-2123		2124-2125		2126-2127		2128-2129		2130-2131		2132-2133		2134-2135		2136-2137		2138-2139		2140-2141		2142-2143		2144-2145		2146-2147		2148-2149		2150-2151		2152-2153		2154-2155		2156-2157		2158-2159		2160-2161		2162-2163		2164-2165		2166-2167		2168-2169		2170-2171		2172-2173		2174-2175		2176-2177		2178-2179		2180-2181		2182-2183		2184-2185		2186-2187		2188-2189		2190-2191		2192-2193		2194-2195		2196-2197		2198-2199		2200-2201		2202-2203		2204-2205		2206-2207		2208-2209		2210-2211		2212-2213		2214-2215		2216-2217		2218-2219		2220-2221		2222-2223		2224-2225		2226-2227		2228-2229	
-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--	-----------	--

[illegible][illegible]

\_\_\_\_\_

NE

STO  
ME

0

REAF

Country	1950	1960	1970	1980
Argentina	~10	~8	~6	~5
Brazil	~15	~12	~10	~8
Canada	~5	~4	~3	~2
China	~10	~12	~15	~18
India	~15	~18	~20	~22
Italy	~5	~4	~3	~2
Japan	~5	~4	~3	~2
Mexico	~10	~8	~6	~5
Pakistan	~10	~12	~15	~18
United States	~5	~4	~3	~2

921

FO

*[Faint background image of a bridge or industrial structure]*

[illegible]

LOT 7

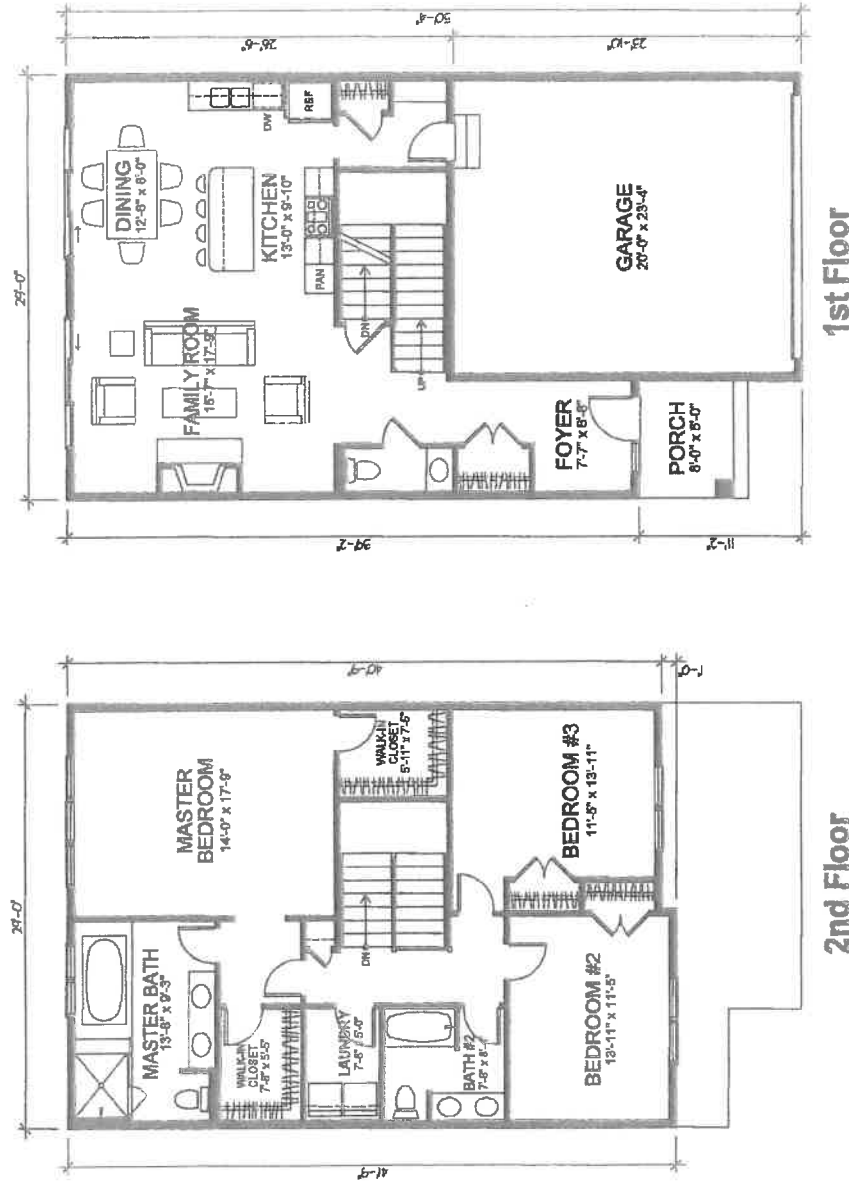
This aerial photograph shows a coastal area with a road and a building. The road is a straight line running horizontally across the middle of the image. To the right of the road, there is a large, rectangular building with a flat roof. The surrounding area is mostly flat and appears to be a mix of land and water. The image is oriented horizontally, with the road and building running from left to right.

[illegible]

65

\_\_\_\_\_

---



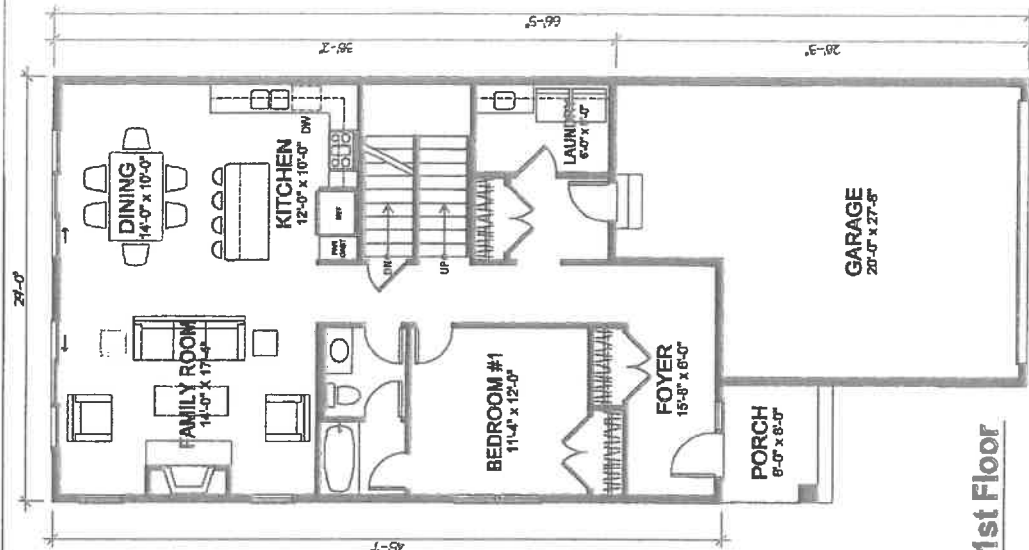
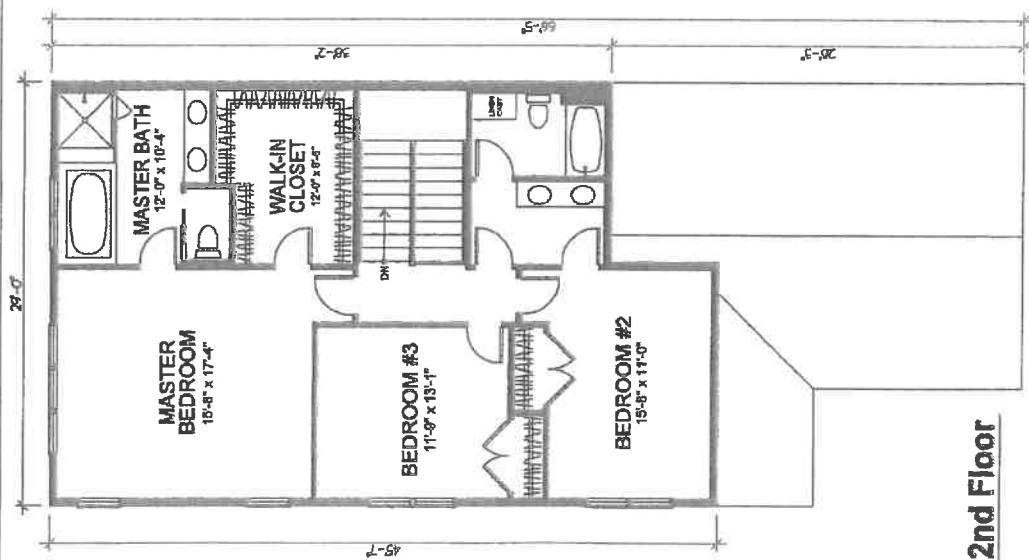
1st FLOOR	876 s.f.
2nd FLOOR	1,122 s.f.
2nd FLOOR	1,998
GARAGE	482 s.f.

PROPOSED TOWNHOME DEVELOPMENT  
**Forest Ridge Townhomes**  
 FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS  
 SEPTEMBER 1, 2020  
ARCHAMERICA HAS THE 10% RS

**3 Bedroom Townhome**

**ARCHAMERICA**  
 34121 N. US 45, Suite 213  
 Graylake, Illinois 60060  
 Phone 847-338-8800  
 Fax 847-338-8801





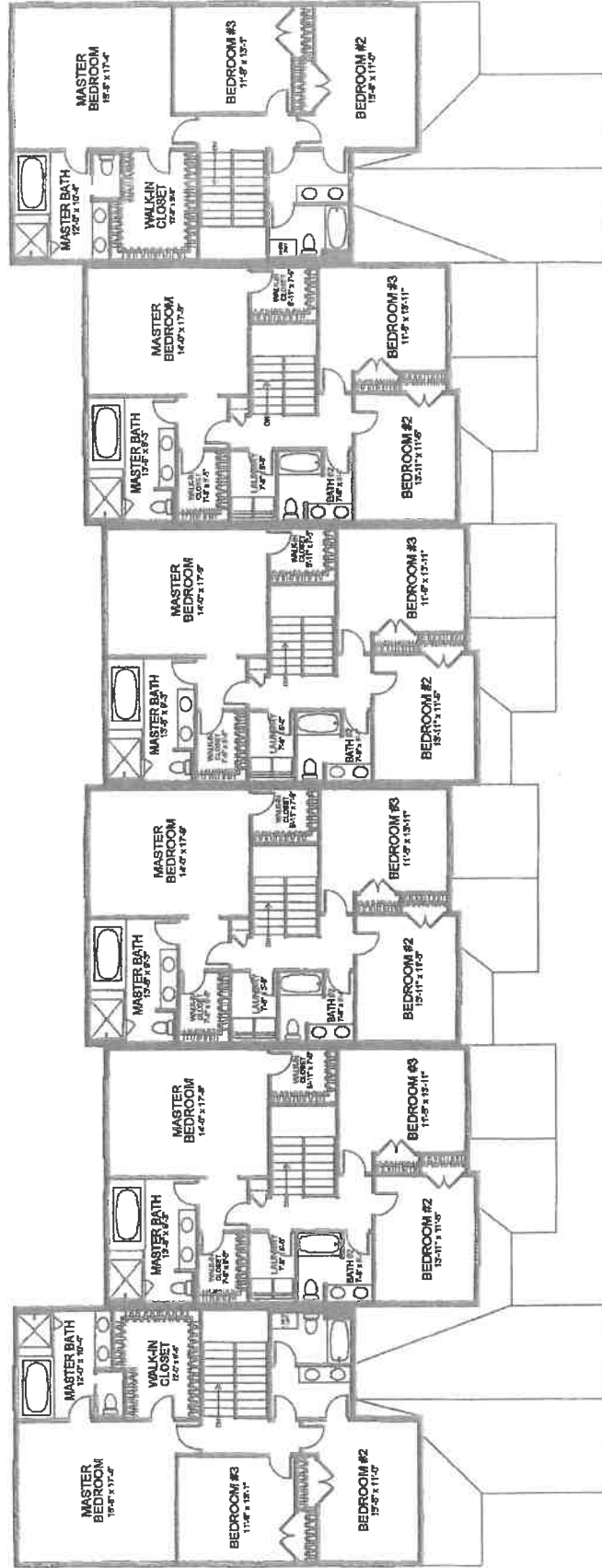
1st FLOOR	1,229 s.f.
2nd FLOOR	1,137 s.f.
2nd FLOOR	2,366 s.f.
GARAGE	527 s.f.

**ARCHAMERICA**  
 34121 N. US 45, Suite 213  
 Graylake, Illinois 60030  
 Phone 847-338-8900  
 Fax 847-338-8901

## 4 Bedroom Townhome



PROPOSED TOWNHOME DEVELOPMENT  
**Forest Ridge Townhomes**  
 FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS  
 SEPTEMBER 1, 2020  
ARCHAMERICA, INC.

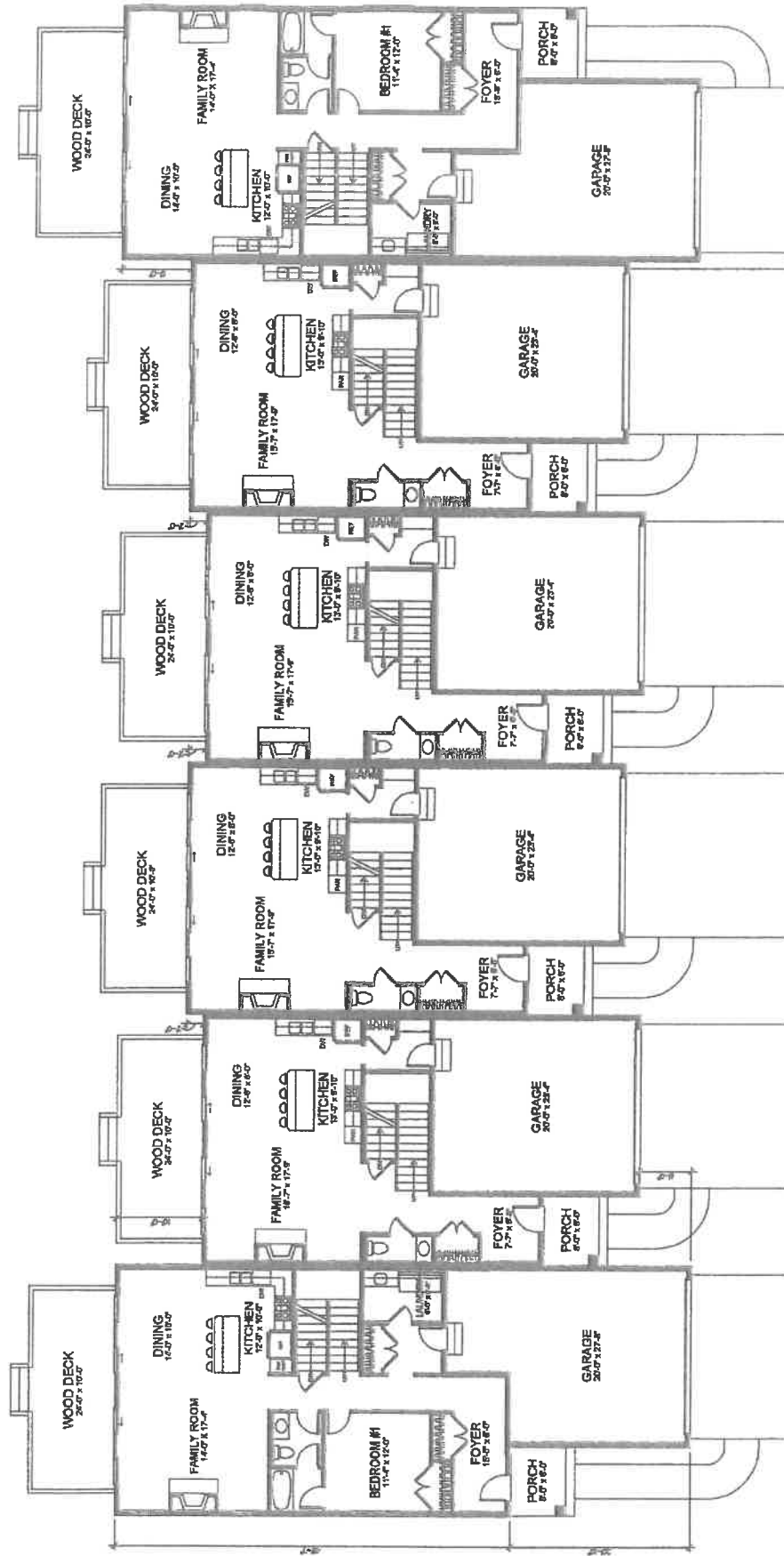


PROPOSED TOWNHOME DEVELOPMENT  
**Forest Ridge Townhomes**  
 FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS  
 SEPTEMBER 1, 2020  
ArchAmerica.com 11-1

## 6 Unit Building - 2nd Floor Plan



**ARCHAMERICA**  
 34121 N. US 48, Suite 213  
 Grayslake, Illinois 60030  
 Phone 847-338-6800  
 Fax 847-338-8601



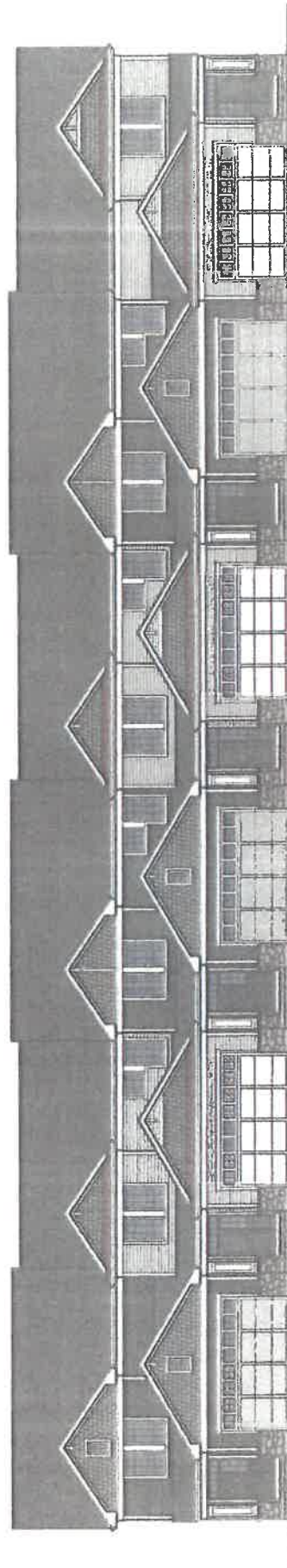
**ARCHAMERICA**  
 34121 N. US 41, Suite 213  
 Graylake, Illinois 60030  
 Phone 847-336-0600  
 Fax 847-336-0601

## 6 Unit Building - 1st Floor Plan



PROPOSED TOWNHOME DEVELOPMENT  
**Forest Ridge Townhomes**  
 FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS  
 SEPTEMBER 1, 2020  
 Amendment Job No. 1116





**ARCH AMERICA**  
 34121 N. US 45, Suite 213  
 Graylake, Illinois 60030  
 Phone 847-338-6600  
 Fax 847-338-6601

## 6 Unit Building - Front Elevation

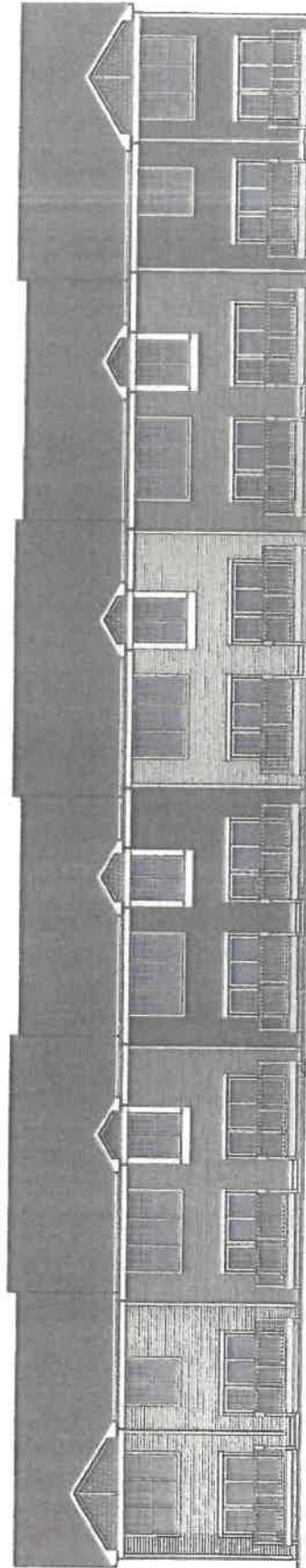


PROPOSED TOWNHOME DEVELOPMENT

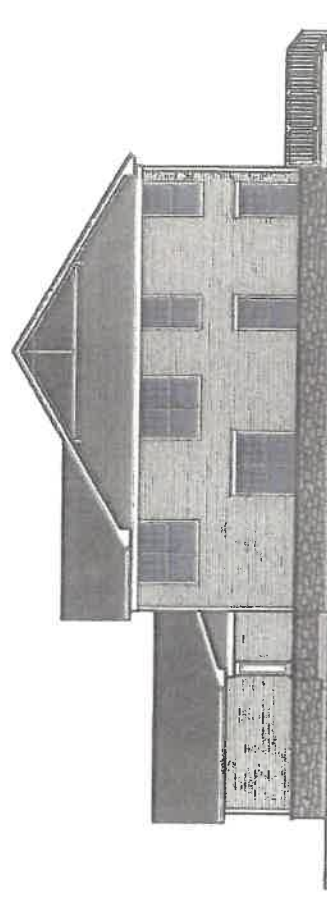
## Forest Ridge Townhomes

FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS

SEPTEMBER 1, 2020  
By: [Signature]



Rear Elevation



End Elevation

**ARCHAMERICA**  
 34121 N. US 46, Suite 213  
 Grayslake, Illinois 60030  
 Phone 847-338-6600  
 Fax 847-338-6601

**6 Unit Building - Elevations**



PROPOSED TOWNHOME DEVELOPMENT  
**Forest Ridge Townhomes**  
 FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS  
 SEPTEMBER 1, 2020  
©2020 ArchAmerica, Inc. All Rights Reserved.