



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, FEBRUARY 6, 2018
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated November 7, 2017.

PUBLIC HEARING

1. **Petition #18-01 (24 S. Lincolnway)** The petitioner requests the following actions on the subject property:
 - 1) Special use to allow a Drive-Through Facility
 - 2) Site Plan Review (none public hearing item).

NEW BUSINESS

1. **Petition #18-01 (24 S. Lincolnway)** The petitioner requests the following actions on the subject property:
 - 1) Special use to allow a Drive-Through Facility.
 - 2) Site Plan Review.

OLD BUSINESS

1. Business district design standards workshop.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
NOVEMBER 7, 2017**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Co-chairman Jennifer Duncan, Commissioners Mark Rivecco, Anna Tuohy, Aaron Anderson, Tom Lenkart, Mark Bozik and Doug Botkin. **Not in attendance:** Commissioner Connie Holbrook.

Staff in attendance: Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth, Village Clerk Lori Murray.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated June 6, 2017

Motion for approval made by Commissioner Bozik and seconded by Commissioner Botkin. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #17-05 (111 Hettinger Lane): The petitioner requests a variation to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.

2. Petition #17-06: The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.

Chairman Brackett opened the public hearing. Those who planned to speak were sworn in at this time. Chairman Brackett then closed the public hearing.

NEW BUSINESS

1. Petition #17-05 (111 Hettinger Lane): The petitioner requests a variation to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.

Mike Toth informed the Committee that Chapter 12 of the Zoning Ordinance prohibits detached accessory buildings from exceeding the total square footage of the footprint of the principal building, as amended into the Zoning Ordinance in 2014. The petitioner has constructed an addition to their detached garage, as a result, the floor area of the detached garage exceeds the total floor area of the principal structure. According to the petitioner, the detached garage is 472 square feet larger in area than the principal structure. The home was built over 40 years ago and the footprint of the home is 1,356 square feet.

Staff included two conditions of approval should the Plan Commission decide to move forward. Those were noted in the staff report.

Commissioner Botkin asked if the work was permitted. Toth said that the work was done without a permit. The Village was made aware of the addition after it had been completed and have been working with the property owner and going through the adjudication process at this time. Commissioner Anderson asked if prior to the zoning amendment in 2014, if residents were allowed to have a detached accessory building with a footprint that exceeded the footage. Toth said he believed it would have been permissible.

Attorney Burt Brown, representing Mr. & Mrs. Coleman, owners of the property, addressed the Commission. Brown distributed pictures of the property. The Coleman's spent \$35,000 to build the garage addition. To the east of the property is Geneva Construction, to the west Neslund Associates and there are five houses on Hettinger Lane. There is a dispute with the neighbor to the east, Geneva Construction. When Mr. Coleman had his garage built, he may have cut down some of their trees. They will replace those, but it is not a part of the variance. That will be a situation between the two owners.

Commissioner Duncan asked when the addition was built. Atty. Brown said it was about 18 months ago. Bozik asked why the garage was built without a permit. Atty. Brown said that Mr. Coleman thought he could build it and then apply for permission. Brown added that Mr. Coleman suffers from a number of severe medical issues such as congestive heart failure, emphysema and now double pneumonia and has been under a lot of medication for several years. Bozik asked who built the garage. Atty. Brown said Mr. Coleman, who was in the construction business prior to retiring. He hired subcontractors and supervised the pouring of the cement slab.

Commissioner Tuohy arrived at 7:15 p.m.

Commissioner Bozik asked how this issue came before the Plan Commission. Atty. Brown said it came to light when a fence was installed and had to get a permit. At that time the Village noted the structure on the property and discovered that it had been built without a permit. Bozik asked, since discovering the structure, if the Village has inspected the building to make sure it is within code. Toth said this would be done as part of the building permit application process.

Commissioner Rivecco asked if the garage and its addition comply with the side lot line setbacks. Toth said it meets all other code provisions for detached accessory buildings with the exception of the footprint area.

Commissioner Anderson asked if this is the only addition. Atty. Brown answered yes and said that the residents have been living in their home for 35 years. They are the first owner of the home and remain there today.

Commissioner Lenkart questioned that the addition of the 840 square feet was built because of the owner's illnesses and to store his golf cart. Atty. Brown said it was not built because of Mr. Coleman's illnesses but to accommodate a pickup truck, antique car, passenger car and a golf cart. Lenkart said that a golf cart is not 840 square feet and that Mr. Coleman built the garage knowing what is required in the building industry and did not get a permit. Atty. Brown said that Mr. Coleman probably wanted to build something that would store everything in one spot. He did not

attempt to do something deliberately against the rules and as soon as the seriousness came to light, we called and said we would do what we need to in order to fix the situation.

Botkin questioned that Mr. Coleman, who built the home and had been in the construction business for 35 years had no clue he needed a permit. Atty. Brown said he believes Mr. Coleman thought it was okay to build the garage. It was the wrong way to do it and now seeks permission to fix what shouldn't have happened to begin with.

Toth then noted a letter of objection dated today from Geneva Construction's legal representation.

Patrick Kinnally, 2114 Deerpath Road, attorney representing Geneva Construction, addressed the Commission. Kinnally said that this is not just a neighbor dispute, but a land use dispute. Eighteen months ago the petitioner cut down trees on his Geneva Construction's property. They objected at the time and he proceeded to build the garage and trespasses on the property. Geneva Construction has been in the village since 1952. Kinnally said that Mr. Coleman has been in the construction industry and knew he needed a permit. He also continues to trespass on his client's property with trucks. Mr. Kinnally said that he registered his protest today, because he had sent a letter to Atty. Brown on October 25th, but never got a response. Atty. Kinnally suggested the Commission table this so that Atty. Brown can talk to his client and discuss what is going to happen to replace the trees and with the continued trespassing. Kinnally stated that you don't build something and then come in and say you are sorry even though you needed a permit and now ask for a permit. That is not what land use control is about.

Bozik asked if any complaints have been made to the Village or police reports filed for destruction of trees or trespassing on the property. Kinnally said he was not sure if the owners made any complaints to the Village, but did make complaints to Mr. Coleman. Toth said there was contact from Geneva Construction with the Village.

Patrick Kinnally stated his client's objection is based on the use of the property (trees being cut down) and continued trespassing to get to the accessory use.

Chairman Brackett asked if the garage is eight feet off the property line. Toth confirmed this to be correct.

Jim Long, 107 Hettinger Lane, North Aurora – Mr. Long said that the Coleman's have been neighbors of his for 35 years. The reason this garage was built was because, for 40 years in the construction business he has always been busy, and due to his failing health, on a good day, he can go out to the garage. He needs the extra room to maintain the cars he proudly maintains.

Commissioner Duncan said it is hard to defend a variance in this situation. The hardship would be valid but that would be the only finding that may apply.

Commissioner Botkin agreed, adding that Mr. Coleman could have built a 16 x 20 garage, bigger than a single car garage and met the new zoning requirements. The reason has nothing to do with the golf cart, but to have more space for his cars. In terms of the issues with Geneva construction, they need to be straightened out between the two neighbors and do not have a bearing on the variance process.

Commissioner Bozik agreed, saying that there are rules to follow and we need to prove the hardship. Bozik said he did not believe there is a hardship and if it is allowed, it will set a

precedence for others to do the same. Bozik noted that the Plan Commission does not have the discretionary power the Village Board has, and the Plan Commission has to look at the rules to see if it fits or not.

Commissioner Lenkart also agreed that the Plan Commission has to follow the guidelines.

Chairman Brackett said he wanted to make sure the Commission was not making an opinion due to the lack of a permit. Brackett asked Toth if this would have been allowed before the zoning change. Toth said yes, prior to the code change in 2014. Lenkart said the code was changed three years ago and the Coleman's built this 18 months ago.

Commissioner Anderson asked if there are other properties within the village that have a detached accessory building that has a square footage footprint that exceeds the primary structure. Toth said he did not know. Before the amendment it would have been allowed given the size of the property.

Commissioner Tuohy asked what the repercussions are if the Plan Commission does not agree with the ordinance. Toth said that the structure would need to be made to be in compliance with code. The footprint could be reduced or a building addition could be made to their home to equal out the square footage of the garage. Attaching the home to the detached garage is also an option. Bozik said that the Plan Commission could deny the variance and it would go to the Village Board where the Board could overrule the Plan Commissions findings.

Toth said that if this moves forward, it will go to the November 20th Committee of the Whole meeting for discussion.

Touhy said there were still preconceived construction plans without permit. It is very black and white. If there needed to be an inside space for a golf cart, they would have made the space. Tuohy said she does not believe there is any financial hardship and that there are rules in place that need to be followed.

Toth said that the underlying context is that it abuts industrial property and future office/industrial, in case the Plan Commission was concerned about setting precedence. There are no visual issues.

Duncan asked, if the property becomes industrial and the variance is granted as residential, if the zoning is changed does the variance follow the land. Toth said that if the zoning ever changes, the rules of that district would then apply. If it meets that standard for the district it is conforming. If it does not, then it is nonconforming.

Rivecco said requesting a variance 18 months ago was not done and that there were procedures that were not followed.

Chairman Brackett asked the Commission wanted to go through the findings of fact.

Duncan said she could not agree with any finding that would allow for the variance.

Anderson said he would be sensitive to the hardship issue if there are other properties in the village where the square footage of a detached accessory building exceeds the footprint of the primary dwelling structure even if it is now non-conforming.

Toth said if you look at standard #4 – the Zoning Ordinance has created the hardship in this case. Lenkart said that the petitioner built something much bigger than he should have and now he is asking the Village to excuse it. The hardship was created by the petitioner himself and the variance should not be permitted because of it. Lenkart said that residents, in the past, have wanted to build a sunroom. What would prevent them from building one now that is too large and then come back and ask for a variance?

Village Administrator Steve Bosco said that every variance is unique to the property. Had the petitioner come to the village and asked for a permit we would have said no, but would also say that they built it and have an opportunity to go through the variance process. Bosco noted that this is a unique property since it abuts industrial properties.

Botkin said that however he would have voted 18 months ago is how he would vote now.

Anderson asked counsel if any of the construction on the addition started before the Zoning Ordinance change in 2014. Atty. said not to his knowledge. Toth said that the petitioner did get a permit for the concrete slab behind the garage.

Toth said he has a letter from the homeowner dated August 13, 2015 stating that they were applying for the variance. They planned on applying for the variance, but it didn't happen.

Bozik said that the request does meet the requirements for a variance, but also does not think it is a hindrance to the area.

Toth said the permit for the patio was issued April 14, 2015 and a letter was received in August 2015 that they would be applying for a variance.

Commissioner Botkin made a motion to deny the variance. Second by Commissioner Lenkart. Bosco said it is easier to make the motion in the positive. Botkin withdrew his motion. Lenkart withdrew his second.

Motion made by Commissioner Rivecco and seconded by Commissioner Anderson to approve the variance given Staff's findings of facts and conditions. Roll Call Vote: Rivecco – yes, Anderson – yes, Tuohy – yes, Lenkart – no, Duncan – no, Bozik – no, Botkin – no. **Motion denied (3-4).**

2. Petition #17-06: The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.

This was reviewed September of last year by the Plan Commission. Toth noted that in business districts would go from a 10-foot tall sign to a 20-foot tall sign. Route 31 has its own special sign district so it would not apply to Route 31.

Item #6 – Brackett noted that this was struck completely and asked if there is somewhere in the code that states the sign has to be compatible with the structure. Anderson said it is noted in criteria.

Corporate logos - Toth said whether it is a logo or text, it counts as part of the signage.

Awning signs – Toth said there is currently a limit of one canopy or awning sign per lot established. That was limiting so it is being proposed so that a canopy sign counts as a wall sign. Whether the sign is on a building or a canopy, it is considered a sign.

Menu Board signs – Lenkart asked if there is a size limitation. Toth said he removed the size limitation but can keep a limitation in there. It is currently 24 square feet and eight feet in height. Lenkart said there should be a limitation.

Commissioner Tuohy asked about the difference of a standalone and multi-tenant building. Standalone and multi-tenant buildings – multi-tenant building would be a strip center and a standalone building would be a restaurant.

Landscaping – Botkin asked that landscaping around signs be maintained to avoid overgrown bushes blocking signs. Toth said he would add that information.

Freestanding signs – Lenkart asked if there is a maximum size and if the Village should cap this. Toth said he can check area provisions and see what other communities do. It can be capped based on local market.

Motion made by Commissioner Lenkart and seconded by Commissioner Botkin to move forward with changes to sign ordinance with addition of the comments from the Plan Commission. All in favor. **Motion approved.**

UPDATES

- My Place hotel permit issued last week.
- Approved four townhome foundation permits.
- North Aurora Smiles amended their building façade. Moving forward with a neutral tone brick stone veneer which better matches the MyPlace Hotel and Turf Room.
- D.R. Horton for the Fox Valley Golf course property – 374 units.
- The Village acquired two properties. One is the silo along the Fox River past John Street.
- Property acquired from Harner's is officially the Village's and will now select a company to design the public space.
- Contract to acquire a property next to the fire station.

ADJOURNMENT

Motion to adjourn made by Commissioner Lenkart and seconded by Commissioner Bozik. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk

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

GENERAL INFORMATION

Meeting Date: February 6, 2018

Petition Number: #18-01

Petitioner: Miller Coffee Property, LLC

Requests: 1) Special use to allow a Drive-Through Facility 2) Site Plan Review.

Location: 24 S. Lincolnway

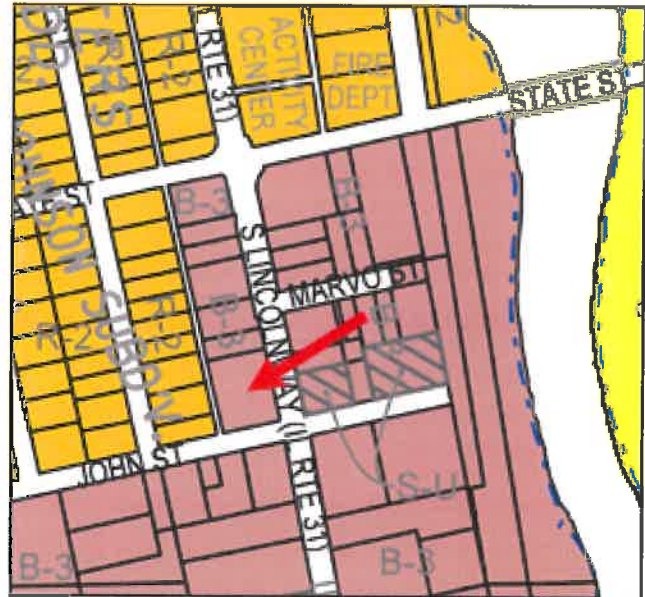
Parcel Number(s): 15-04-254-018

Size: 0.55 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: R-2 Single Family Residence District

Comprehensive Plan Designation: 'Village Center/Mixed Use'



PROPOSAL

The Village purchased the subject property in February, 2016, demolished all on-site structures, removed the underground storage tanks and advertised the property for sale. Staff has been working with the petitioner who interested in opening a drive through coffee shop on the subject property. The submitted plan includes a 672 square foot standalone coffee shop with a drive through. Parking would be provided on the western portion of the property. The proposed plan utilizes three points of egress on the property. Right-in access would be provided on the northeast corner of the property, right-in, right-out access would be provided along the southeast corner of the property and a full access point along John Street. The drive through would be centrally-located in the property and travel from north to south. In order to reduce the impact on the residential properties located to the west of the subject property, a six (6) foot privacy fence and buffer landscaping would be provided along the western property line. The plan also includes an outdoor seating area located along the eastern building elevation.

The subject property is located in the B-3 Central Business District. Coffee Shops/Teahouses are classified as a permitted use in the B-3 District; however, the Drive-Through Facility would require special use approval.

SITE PLAN REVIEW

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. The standards for site plan review are established in Chapter 4.4 - Site Plan Review of the North Aurora Zoning Ordinance.

Upon review of the submitted site, architectural and landscape plans; staff found the site plan review provisions of the Zoning Ordinance satisfactorily addressed. Given the subject property's adjacency to residential land uses, staff also reviewed the proposed use for compliance with the landscape screening and buffer yard requirements.

COMPREHENSIVE PLAN

The Village of North Aurora Comprehensive Plan designates the subject property as 'Village Center/Mixed Use'. Per the 2015 Comprehensive Plan, *the 'Village Center/Mixed Use' area is located in the historic core of North Aurora along IL 31 and the State Street bridge. Development in this area includes small-lot commercial uses residential structures repurposed for small office or service uses, and uses that support nearby neighborhoods.*

Staff finds the proposed use to be consistent with the future land use goals of the Comprehensive Plan.

FINDINGS & RECOMMENDATION

The Community Development Department finds that the information presented **meets** the Standards for Special Uses as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. The proposed site plan for 24 S. Lincolnway meets Site Plan Review Standards, North Aurora Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #18-01, subject to the following conditions:

- 1) All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
- 2) The petitioner shall be responsible for completing the necessary platting to establish the subject property as one consolidated lot of record prior to building permit issuance.
- 3) A photometric lighting plan shall be approved prior to building permit issuance to ensure safety.
- 4) All ground-based and rooftop mechanicals shall be screened per Section 12.3.D of the Zoning Ordinance.

APPLICATION FOR SPECIAL USE

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

PETITION NO.: 18-01

FILE NAME: 24 S. LINCOLNWAY SPECIAL USE

DATE STAMP: _____

RECEIVED

JAN 31 2018

**VILLAGE OF
NORTH AURORA**

I. APPLICANT AND OWNER DATA

Name of Applicant* Miller Coffee Property, LLC (Scott Miller, Manager)

Address of Applicant 2S575 Deerpath Rd., Batavia, IL 60510

Telephone Numbers 630-536-4579

Email Address scott@foremosttrading.com

Name of Owner(s)* Village of North Aurora (Applicant is Contract Purchaser)

Telephone Numbers 630-897-8700

If Applicant is other than owner, attach letter of authorization from Owner.

Title of Record to the real estate was acquired by Owner on February 5, 2016

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 24 S. Lincolnway, North Aurora, IL 60542
(indicate location if no common address)

Legal Description THE SOUTH HALF OF LOT 9 AND ALL OF LOTS 10, 11 AND
12 IN BLOCK 2 OF SCHNEIDER'S ADDITION TO NORTH
AURORA, IN THE VILLAGE OF NORTH AURORA, KANE
COUNTY, ILLINOIS.

Parcel Size .55 acres m.o.l.

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

Present Zoning District B-3 Central Business District (Special Use)
(Zoning Ordinance Classification)

*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

III. PROPOSED SPECIAL USE

Proposed Special Use B-3 with Special Use – Stand-alone Coffee Shop with Drive-Thru
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Section 8.2; Table 8-1

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

If so, when? N/A to what district? N/A

Describe briefly the type of use and improvement proposed Applicant is proposing a stand-alone coffee shop with a drive-thru.

What are the existing uses of property within the general area of the Property in question? The adjacent properties on all sides are zoned B-3 Central Business District. The Properties to the North, East and South are all business uses. The properties to the East are residential uses.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) The property is ideally suited for a drive-thru coffee shop given its location in the Central Business District, its frontage on State Route 31 and its proximity to the I-88 corridor.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards: Statement of Special Use Standards is attached.

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. Legal Description (may be included in items 2 or 6 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Twenty five (25) copies of a plot plan, 8 ½" x 11 or 8 ½" x 14" showing existing and proposed structures and parking areas.
4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the special use is requested.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. A copy of owner's title insurance policy or the deed for the subject property.
7. Filing fee in the amount of \$4,300.00, if paid by check make payable to the Village of North Aurora.
8. Letter of authorization letter from owner, if applicable.
9. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application

10. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's EcoCat online application
11. Visit the Kane DuPage Soil and Water Conservation District's website 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 certified 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

1/31/18

Date

Owner

Date

CERTIFICATION

I, Scott Miller, Manager of Applicant and Contract Purchaser, have attached hereto the names and addresses of all properties within 250 feet of the property in questions for which the special use being is being requested.


Further, after being first duly sworn on oath, I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

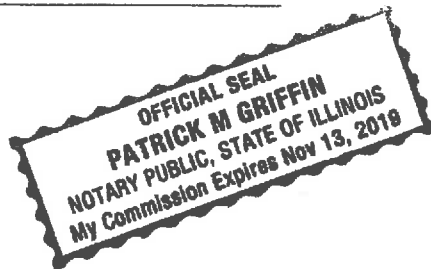

Applicant Signature

1/31/18
Date

SUBSCRIBED AND SWORN TO

Before me this 31st day of JANUARY, 20 18.


Notary Public



STATEMENT OF SPECIAL USE STANDARDS

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

The special use is authorized pursuant to Section 8.2, Table 8-1 of the Village of North Aurora Zoning Ordinance.

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

The special use is necessary for public convenience at the location. The property is ideally suited for a drive-thru coffee shop given its location in the Central Business District, its frontage on State Route 31 and its proximity to the I-88 corridor.

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 creates no excessive additional impacts on public services or expenses. The proposed use will place a currently unproductive, Village-owned property back on the tax rolls creating additional tax revenues for the Village and other taxing bodies. The use will also generate additional sales tax revenues. These additional revenues will be generated while placing minimal additional impact on the Village's resources.

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

The proposed use is in keeping with the Village's Comprehensive Plan and zoning ordinance. Among other items, the proposed use facilitates the Comprehensive Plan's goal of enhancing the visual quality and identity along Route 31, as well as the goal of planning commercial growth along primary Village thoroughfares. It also conforms to the Zoning Ordinance's goal of accommodating commercial uses which foster a town center in the vicinity of Route 31 and State Street.

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 proposed use is designed to be compatible with its surroundings. The uses to the North, East and West are all commercial uses. The uses to the West are residential uses, separated from the proposed use by an alley-way. The site plan calls for generous landscaping along the western boundary and will use existing points of ingress and egress so as not to disturb the established traffic flows. The design of the physical improvements is also intended to provide visual appeal to the surrounding uses.

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 proposed use not significantly diminish the safety, use, enjoyment or value of neighboring properties. To the contrary, the proposed use will eliminate currently unproductive, vacant, Village-owned property and place it back on the tax rolls creating additional tax revenues for the Village and other taxing bodies which will benefit the neighboring properties. Putting a productive use on the vacant site will also eliminate the stigma often created by unproductive sites which is likely to add to both the safety and overall value of the neighborhood.

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

As previously set forth, the proposed use is compatible with the development on adjacent properties. The uses to the North, East and West are all commercial uses. The uses to the West are residential uses, separated from the proposed use by an alley-way. The site plan calls for generous landscaping along the western boundary and will use existing points of ingress and egress so as not to disturb the established traffic flows. The design of the physical improvements is also intended to provide visual appeal to the surrounding uses.

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

The proposed use utilizes already existing access points to Route 31 and John Street in order to minimize any potentially dangerous traffic movements. Additionally, the site plan allows for ample stacking for the drive-thru window as well as a separate lane for pass-thru traffic to avoid any problematic traffic movements.

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

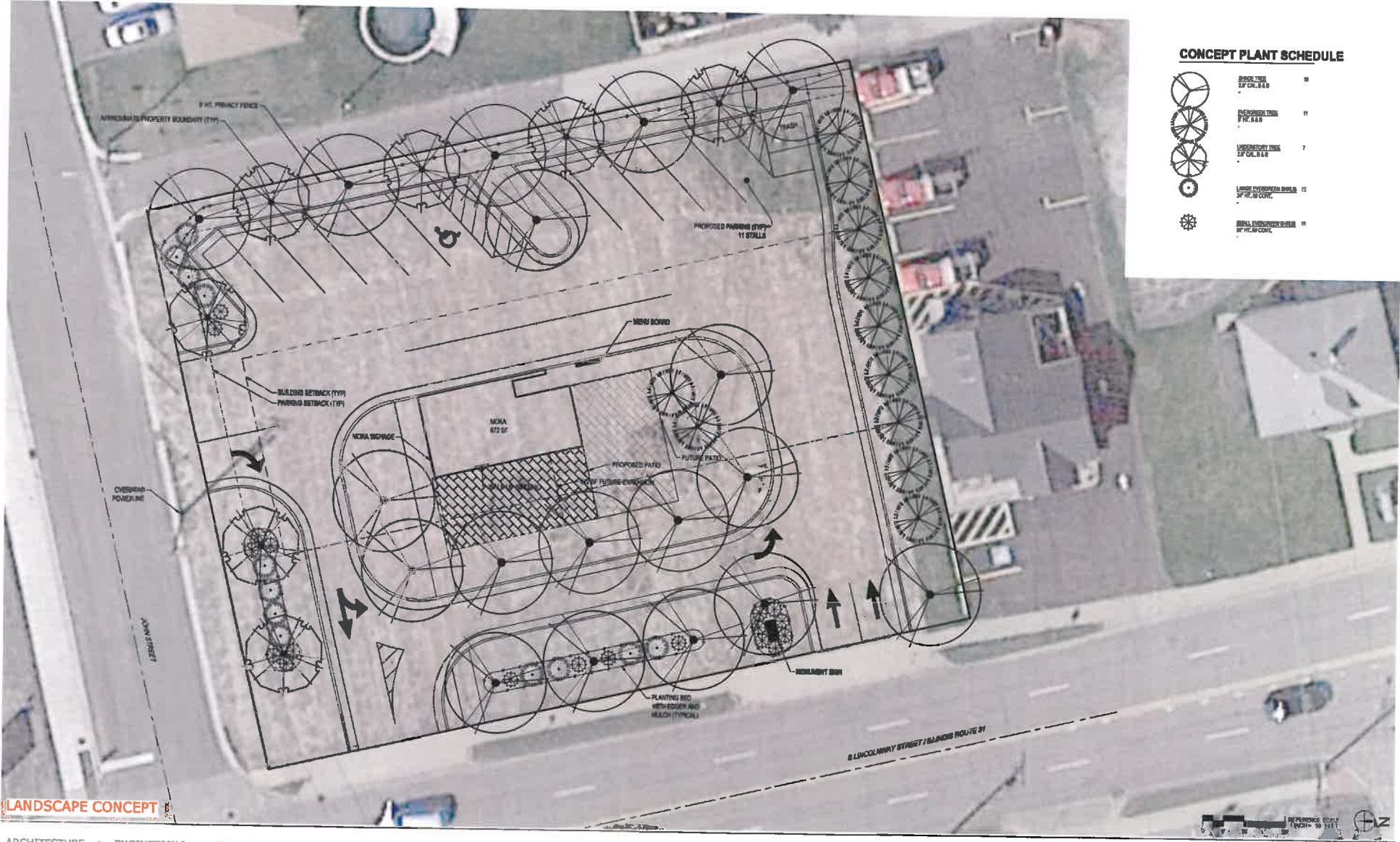
The proposed use complies with all parking requirements in the Ordinance. The proposed use calls for 10 standard parking spaces measuring 9' x 18.5' as well as one handicap space, in conformity with the Ordinance.

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

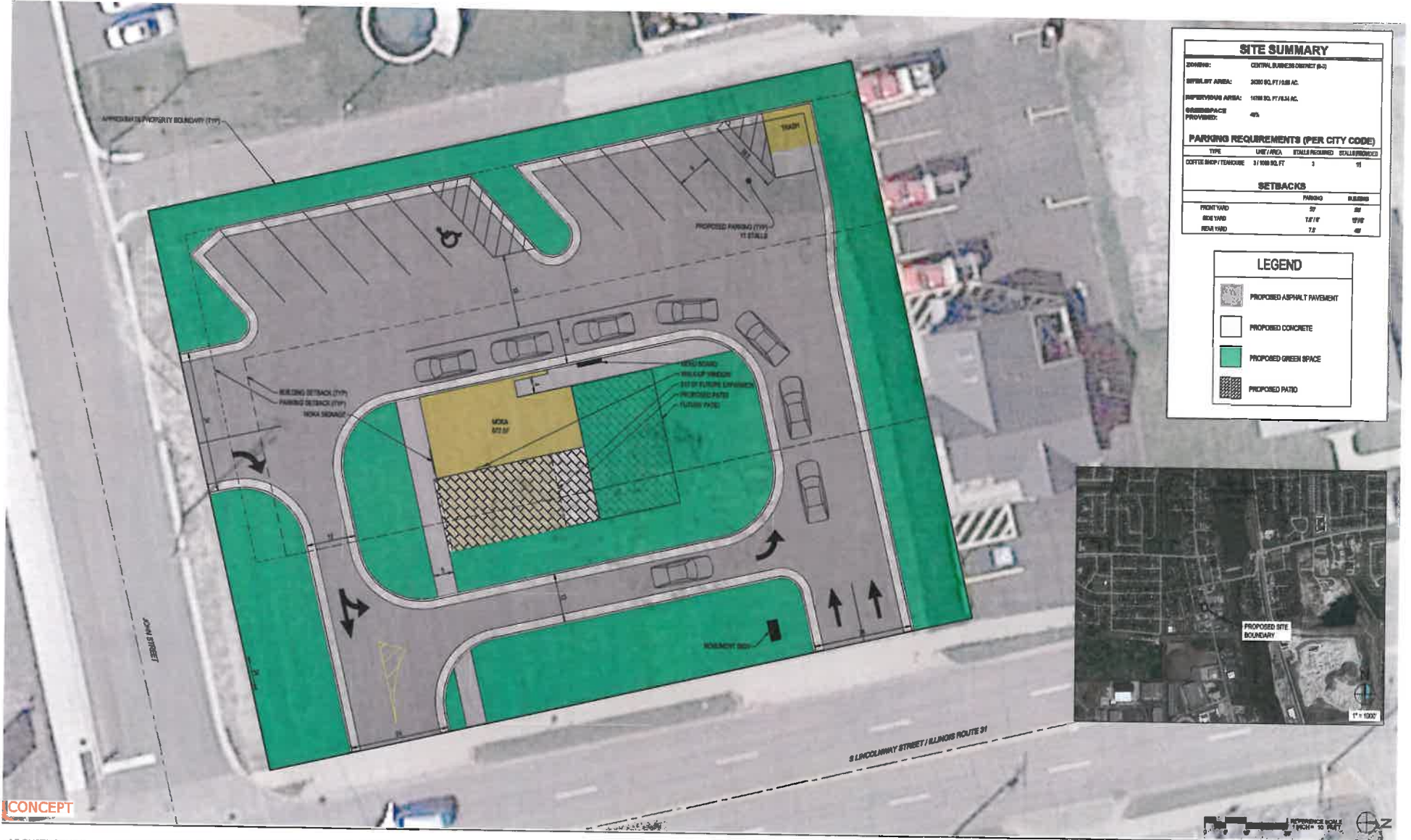
The proposed use will be served by existing utilities, drainage facilities, road accesses, public safety and other facilities. The proposed use will not require any additional.

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

The proposed use conforms with the requirements of the Village Ordinance in all other respects.



LANDSCAPE CONCEPT



CONCEPT

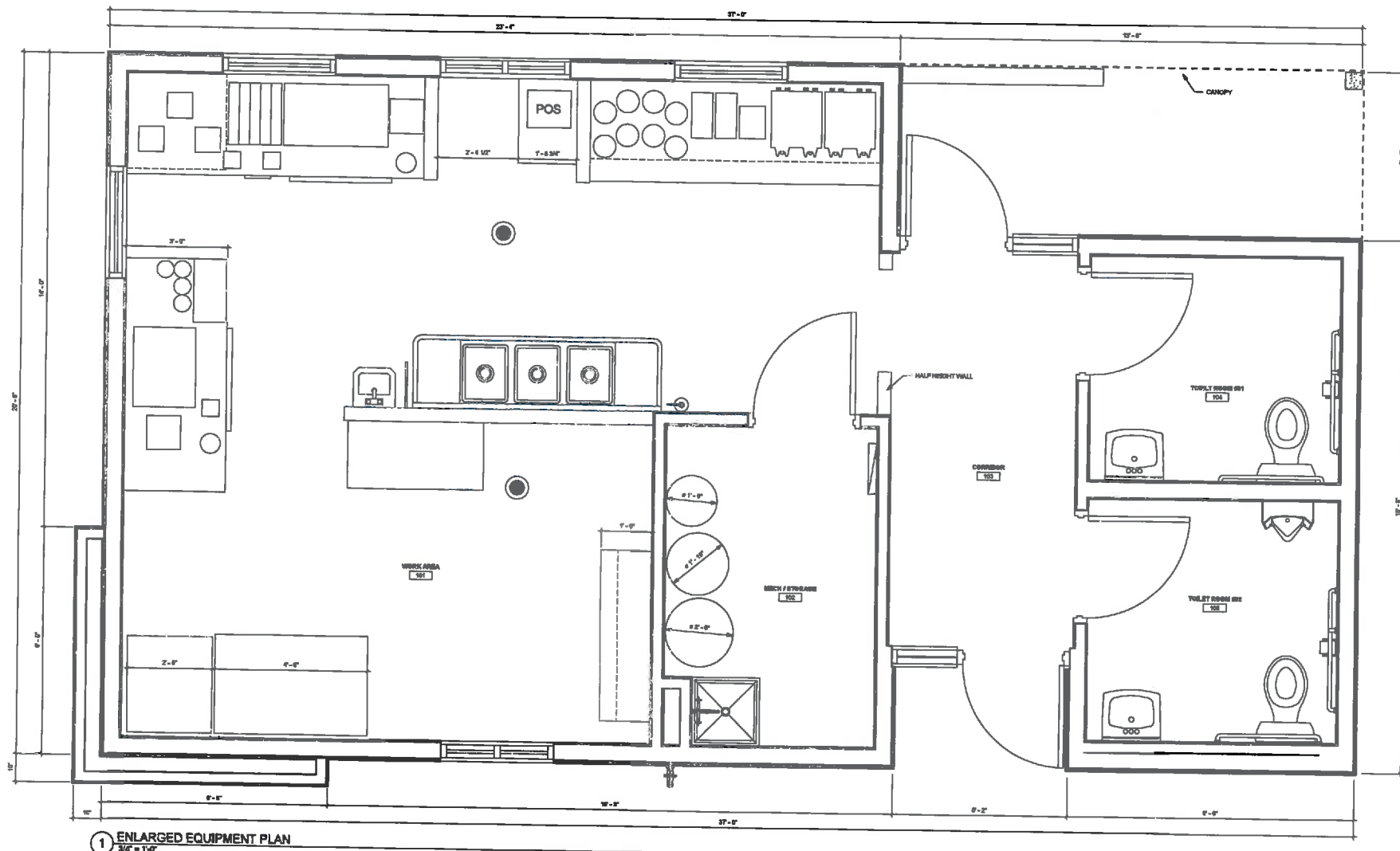
ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

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North Aurora, Illinois
January 26, 2018
ISG Project No. 17-21127

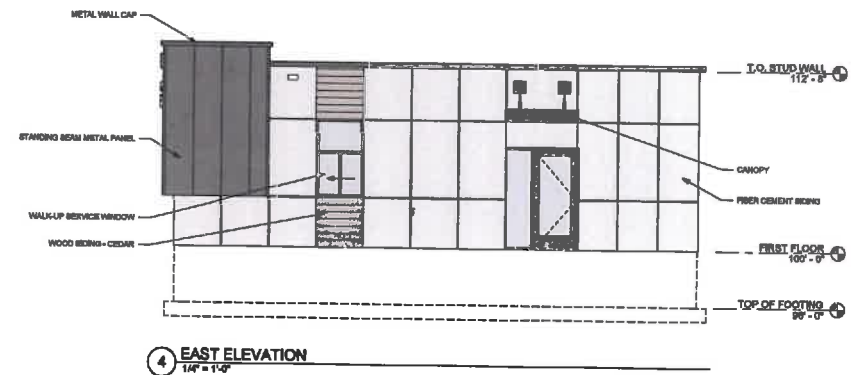
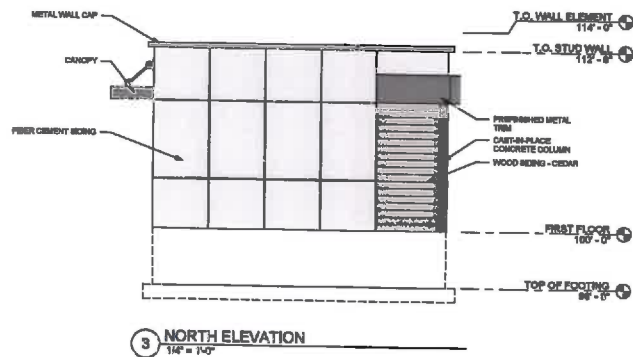
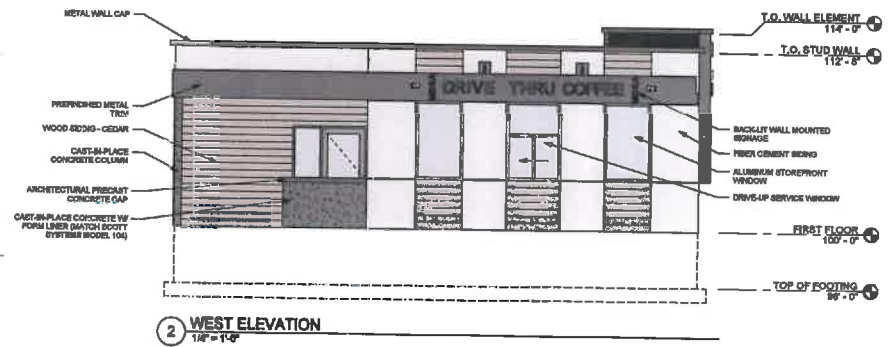
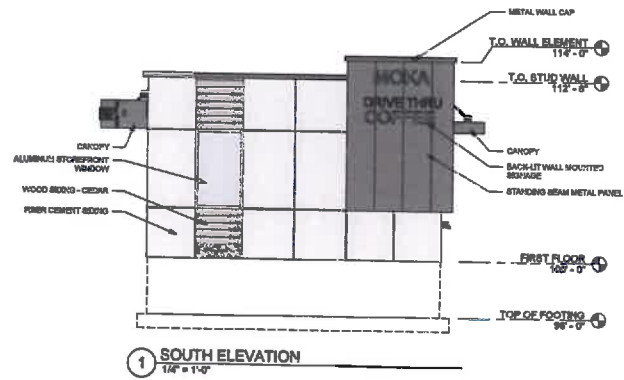
MOKA
DESIGNER ARCHITECT, P.A.

ISG



1 ENLARGED EQUIPMENT PLAN
3/4" = 1'-0"

PRELIMINARY FLOOR PLAN



PRELIMINARY EXTERIOR ELEVATIONS

SHEET NUMBER A1-02



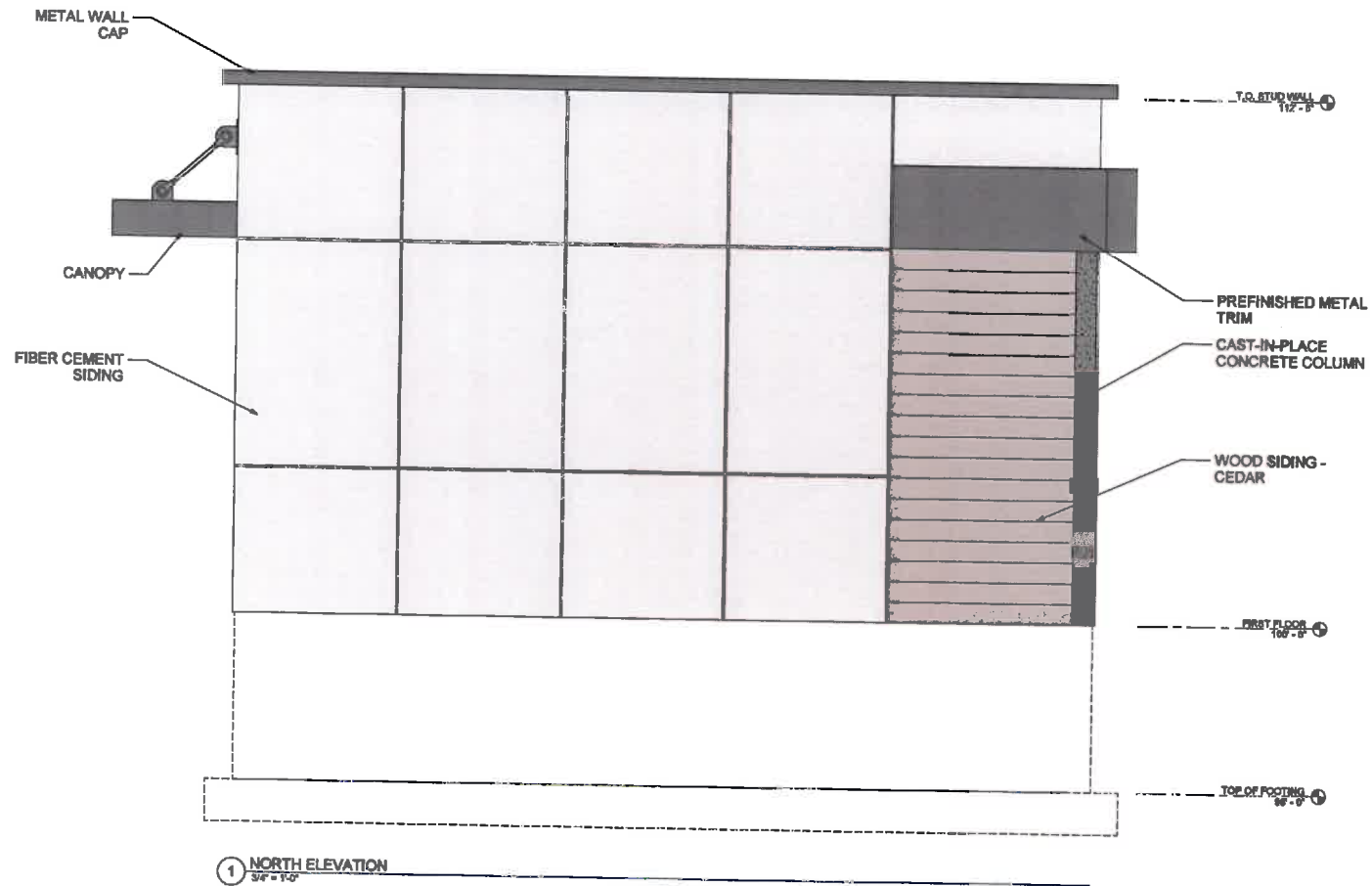
PRELIMINARY WEST EXTERIOR ELEVATION

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SHEET NUMBER A1-03



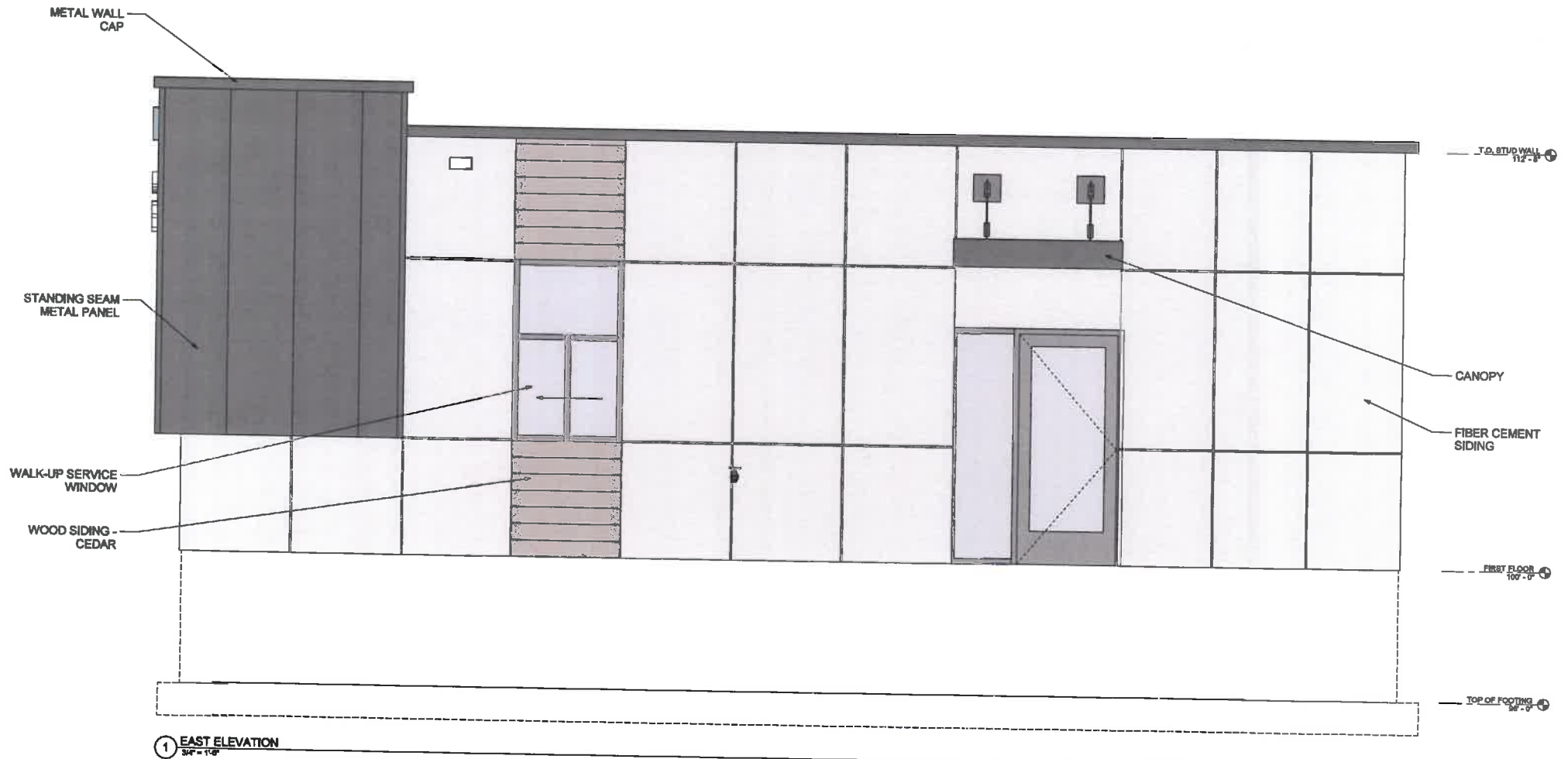
PRELIMINARY NORTH ELEVATION

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SHEET NUMBER A1-04

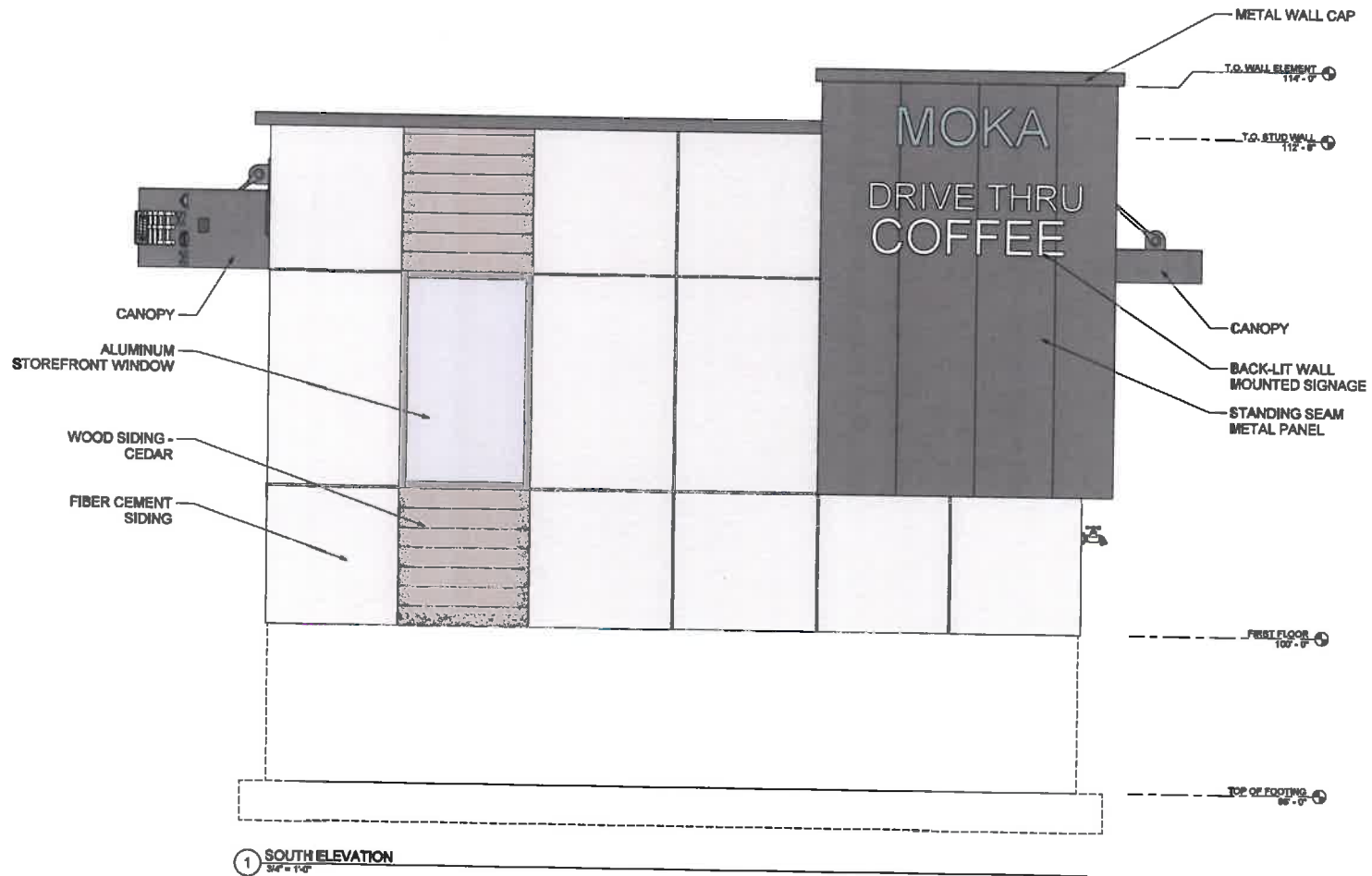


PRELIMINARY EAST ELEVATION

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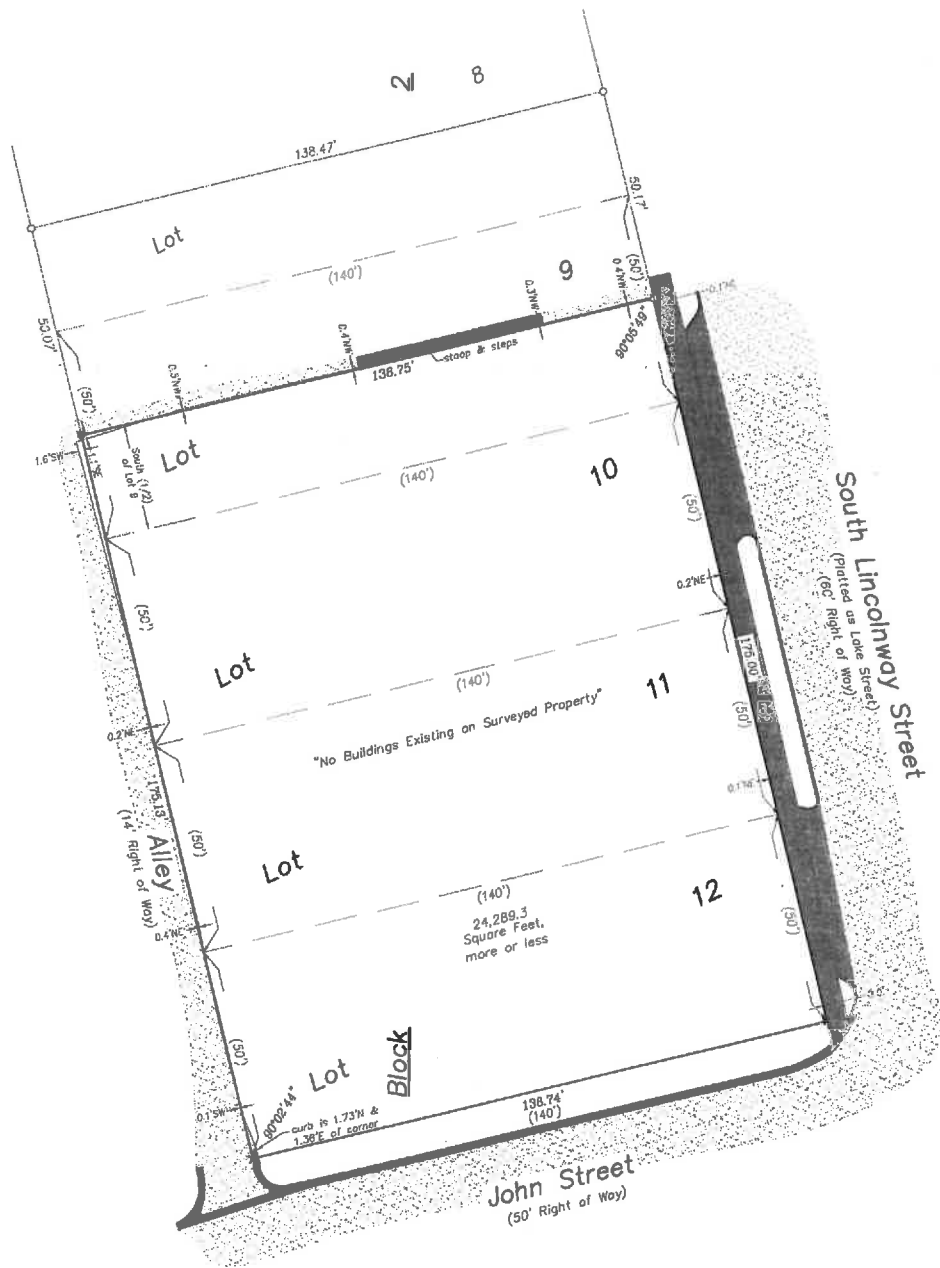


PRELIMINARY SOUTH ELEVATION

PLAT OF SURVEY

THE SOUTH HALF OF LOT 9 AND ALL OF LOTS 10, 11 AND 12 IN BLOCK 2 OF SCHNEIDER'S ADDITION TO NORTH AURORA, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 24 SOUTH LINCOLNWAY, NORTH AURORA, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184,006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JANUARY 24, 2018.

Eric C. Pokorny



Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

TODD SURVEYING

Professional Land Surveying Services
"Cornerstone Surveying PC"
755 John Street, Suite D
Yorkville, IL 60550
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Scale: 1" = 20'
O = Found 3/4" Dia. Pushed Pipe
X = Set Out Cross
● = Set Iron Pipe 1/2" Dia. x 24"
N = North E = East
S = South W = West
(XXX') = Record Distance
XXX' = Measured Distance
--- = depressed curb
--- = asphalt, concrete & gravel
--- = concrete
--- = asphalt

Client: Village of North Aurora

Book & Sheet: Urban by MAP, Plat # 64

Reference: 2018-0958/P2201

Field Work Completed: 01/23/2018

Rev. Date / Rev. Description

Project Number:

2018-0057

Memorandum

To: Plan Commission Members
cc: Steve Bosco, Village Administrator

Prepared By: Mike Toth, Community and Economic Development Director

Date: February 6, 2018

Re: Business District Design Standards

BACKGROUND

In an effort to expand economic development activities, including marketing and promoting of North Aurora, a goal of the Strategic Plan is to review the Zoning and Sign Ordinances when appropriate.

Chapter 8.4 of the Zoning Ordinance establishes design standards for commercial development. Upon review of the previous Zoning Ordinances, staff was unable to locate any business district design standards; therefore, the standards were adopted with the new Zoning Ordinance on January 1, 2013. After reviewing the design standards, staff discovered many inconsistencies with the standards, and is of the opinion that the standards do not take into consideration the built environment of North Aurora. More specifically, many of the existing commercial buildings in the Village would be deemed non-conforming with respect to the adopted design criteria. As such, staff has only used the standards as general guidelines thus far.

Chapter 4.4 of the Zoning Ordinance sets forth provisions for the site plan review process. Site plan review is required for all new commercial buildings. The site plan review process provides staff, Plan Commission and Village Board the authority to review and require certain building design elements, if desired.

Staff recommends that the design standards be reformatted to become design guidelines to be used during the site plan review process. This would allow each development to be viewed in the context of surrounding developments, including existing planned unit developments.

Staff is requesting input from the Plan Commission on the subject matter. If the Plan Commission agrees with staff's suggestions, or has any recommended alterations, specific language could be brought forward at a later date.

8.4 - Business district design standards. Design Guidelines?

Development within all Business Districts shall comply with the design standards of this section. Franchise establishments must also adhere to these standards. Figure 8-1: Business Design Guidelines illustrates these design guidelines.

A. Facade.

1. Multi-story buildings shall be designed with a definable base, middle and top. Rooflines, cornice treatments and window designs **should** divide larger buildings.
2. Facades of buildings, including side facades, shall be visually broken into bays to avoid the appearance of large, blank walls. When visible from the public right-of-way, facades must include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least two feet, changes in wall texture or masonry patterns, colonnade, columns or pilasters.
3. The use of multiple materials, textures or colors is required to add visual interest to the facade. Building facades in excess of one hundred (100) feet must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet such as an offset, reveal, pilaster or projecting rib. ~~All elements must repeat at intervals of no more than twenty-five (25) feet.~~
4. Predominant facade colors must be subtle, neutral or earth-tone colors. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant facade colors. Building trim and accent areas may be brighter and include primary colors.

B. Fenestration.

1. Windows shall be set back into or projected out from the facade to provide depth and shadow. Windows shall include visually prominent sills or other appropriate forms of framing. Awnings or shutters **should** be used to accentuate window openings and add interest to the design of the building.
2. ~~The ground floor facade shall maintain a transparency of sixty (60) percent. Windows shall be constructed of clear or lightly tinted glass (no tinting above twenty (20) percent or reflective glass).~~

C. Rooflines.

1. Roofs shall be designed as an integral part of the facade design.
2. Roof lines must either be varied with a change in height or with the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, ~~every one hundred (100) linear feet in building length.~~
3. Mansard roofs are prohibited.
4. Parapet walls shall feature three-dimensional cornice treatments or other shadow-creating detail elements along their tops.
5. "Green roof" designs are encouraged.

D. Entrances.

1. All buildings shall have a public entrance from the sidewalk along the primary street frontage. Public entrances **should** be articulated from the building mass.
2. Facades that abut parking areas and contain a public entrance shall make provision for pedestrian walkways and landscape areas.

3. If outlot buildings are part of a large retail development, outlot buildings must define the street frontage by placement near the street with showcase windows and entrances oriented toward the street, as well as to the interior parking lot.
- E. Building Materials.
1. ~~The following materials are permitted for use on exterior elevations:~~
 - a. ~~Clay brick.~~
 - b. ~~Natural or cast stone.~~
 - c. ~~Wood.~~
 - d. ~~Architectural pre-cast concrete panels (flat panels with no detail are prohibited).~~
 - e. ~~Split face concrete block.~~
 2. The following building materials are prohibited. However, such materials may be used as part of decorative or detail elements, ~~or as part of the exterior construction that is not used as a surface finish material.~~
 - a. Plain concrete block.
 - b. ~~Utility brick.~~
 - c. Aluminum, steel or other metal sidings.
 - d. Metal wall panels.
 - e. Exposed aggregate (rough finish) concrete wall panels.
 - f. ~~Exterior insulating finish systems (EIFS).~~
 - g. Plastic.
 - h. ~~Glass curtain walls.~~
 - i. Flat pre-cast concrete panels with no detail

FIGURE 8-1: BUSINESS DESIGN GUIDELINES



Facades **should** incorporate articulation features such as projections or recesses along the building length.



At least 50% of the facade must be transparent from the street level. (60%?? See above)



Different materials, textures and or colors **should** be utilized to add visual interest to the facade.



Arcades help to articulate building mass and public entrances. In addition, varied roof lines help break up building frontages.

~~Arcades help to articulate building mass and public entrances. In addition, varied roof lines help break up building frontages.~~



Roof lines **should** be varied with the incorporation of a major focal point feature, such as a gable or projected wall feature, ~~every 100 linear feet of building length.~~



Public entrances **should** be articulated from the building mass using such means as a raised parapet and distinct ~~tile~~ design work.

Public entrances **should** be articulated from the building mass using such means as a raised parapet and distinct tile work.



Public plazas help to minimize the effect of large parking areas and distinguish the path to building entrances.



Public entrances **should** be clearly delineated for pedestrians.



Buildings near the street **should** maintain facades and entrances oriented toward the street as well as to the interior parking lot.

(Ord. No. 12-08-20-02, § 2, 8-20-2012)