



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, JUNE 6, 2017
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

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

PUBLIC HEARING

1. None.

NEW BUSINESS

1. Site Plan Approval (SPA 17-04) – Lot 17 of Orchard Commerce

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

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

CALL TO ORDER

Chairman Brackett called the meeting to order.

ROLL CALL

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

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 February 7, 2017

Motion for approval made by Commissioner Lenkart and seconded by Commissioner Rivecco. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #17-04 (Randall Crossing): The petitioner requests the following actions in The B-2 General Business District, Planned Unit Development:

- a) A Special Use to allow a Major Change to a Planned Unit Development with deviations.
- b) Map Amendment to establish the westerly 3.41 acres (Lot D) as R-3 General Residence District.
- c) Site Plan Approval

Chairman Brackett opened the public hearing. Those who planned to speak at the public hearing were sworn in at this time. There were no audience comments. Chairman Brackett then closed the public portion of the hearing.

NEW BUSINESS

1. Petition #17-04 (Randall Crossing): The petitioner requests the following actions in the B-2 General Business District, Planned Unit Development:

- a) A Special Use to allow a Major Change to a Planned Unit Development with deviations.
- b) Map Amendment to establish the westerly 3.41 acres (Lot D) as R-3 General Residence District.
- c) Site Plan Approval

Mike Toth noted that Commissioner Bozik said he was in favor of the development but does not want the townhomes to happen without the hotel being constructed. Staff, the Village Board and the petitioner have come up with a plan (being presented this evening) and have agreed that the townhomes project will not happen without the hotel.

Ed Roberts, addressed the Plan Commission. Also in attendance were Mike Schoppe of Schoppe Design Associates, Teresa Bateman of Next Generation Development and Kim Morgart of Cemcon, Ltd.

Concept:

To create four lots (hotel, townhomes and 2 retail/restaurant pad sites). Phase 1 would include the proposed hotel and townhomes.

Hotel: My Place extended stay product. Three stories and 64 rooms.

Townhomes: 40 Rental Townhome Units.

Two (2) Adjacent Restaurant/Retail Pad sites.

Roberts identified that there is a great need for an extended stay product in the area. With the continued growth, there will be additional need for multi-family properties.

Economic benefit – Projecting a \$20 million dollar total positive tax impact over the next 20 years. There will be over \$5M in estimated future sales tax and over \$15M in future property taxes. The builder will have approximately a \$16M dollar investment in this first phase for the townhomes and the hotel. It will create hundreds of new construction jobs which will create a greater economy and a new wallet share with negligible impact on the school district.

Mike Schoppe stated that the most important part of the development is to make sure that this project fits in with the existing development around it.

In terms of signage, the plan is to correlate signage with what already exists. Two residential signs are being proposed. One at Kilberry & Comiskey and the other at the residential entrance onto Ritter. The two monuments would be a smaller version of the residential monument that currently exists for Randall Highlands. In regard to the townhome landscaping, it will be the same as what currently exists.

To the west of the hotel and east of the townhome buildings, there will be a five foot architectural concrete block wall to run the length of the townhomes to provide a buffer between the residential and commercial.

Circulation – There are no driveway cuts between the commercial and residential. There will be a series of sidewalks that go north and south so that residents can get to the commercial areas.

The central driveway that heads south and divides the restaurant pads will be part of phase 1.

Teresa Bateman, Next Generation Development, stated that this product provides a lifestyle that gives a feeling of single family living.

Commissioner Anderson said that this proposal is a great utilization of a portion of the village that has gone undeveloped for a period of time. Anderson liked the idea of blending the uses as well as the economic impact. Anderson asked the developer about their history with unions. Bateman

said that Next Generation is an evolution of another company and that for 60 years, they have used all types of labors; unions and non-unions. Bateman added that they find the right people for the market.

Commissioner Tuohy asked what the average stay is at a My Place hotel. Ed Roberts responded, 16 days. Roberts said that Mooseheart International is a partner in the hotel. They have three functions a year to visit the campus and other meetings and functions. During these times they will have those attendees stay at the hotel for several nights.

There will be a bar in the back of the hotel which will have its own entry and exit.

Tuohy asked, due to the proximity to the rental townhomes, if the hours of operation for service vehicles will follow suit with the other businesses in the village, since the garbage cans are right on top of the townhomes. Roberts said that they are very open to conversation with the Village on this topic.

Tuohy asked about the current occupancy for the Randall townhomes. Bateman said it is currently 95%. Average industry is 90%. By next month will be at 96%.

Rivecco asked about the couple of setback deviations. Toth said that the setback deviations go from a 20-foot to a 17-foot separation between the buildings. There are small fire exits control panel closets built into the plan which project out from the building by three feet. This is the only reason for the building separation deviation.

When asked about the construction timeline, Ms. Bateman stated that mass earth and infrastructure will take 45 – 60 days. The hotel will be first to break ground. Will then have a separate set of crews working on the townhomes location. The hotel is the primary target.

Lenkart asked about the landscape island on the hotel property in terms of how many spaces are required and how many are being provided. Toth said that the zoning ordinance states between every 10 spaces. Landscape islands are just required to be visible from the right of way. There will be a couple areas that will not meet the 10 space requirement. Lenkart asked how many parking spaces are required for hotels. Schoppe said 37 spaces per code. The petitioner has 71 parking spaces. Lenkart said he was fine with the setbacks.

Signage – The petitioner wants two signs for the townhomes and two for the hotel. Toth said they have asked what is in line with the PUD ordinance. They originally came with a larger sign for the residential portion. The petitioner will match the existing signage on the other side of Ritter and Comiskey. Lenkart was concerned that there will eventually be two restaurants there as well, and they, too, will want signs. How do you combine what their needs will be along with what My Place will be. Toth said that if it meets the sign code, it would come in by right. If it goes beyond the site plan and PUD, it would come through the Plan Commission process. A condition has been added so that there are no signs to be facing the west and no illumination that would face the townhomes. Lenkart asked if this includes the monument signs. Toth replied, no.

Lenkart said that a 10 x 12 sign is a big sign, therefore, the petitioner would have to be willing to split their sign to allow for signage for others businesses.

Commissioner Botkin said he welcomed the development.

Chairman Brackett asked if the property is going to be marketed as rental townhomes or luxury apartments. Theresa said they are marked as luxury rental apartments.

Brackett suggested an interior sidewalks to connect people with the retails sites, adding that it would allow for a better flow.

The Commission was hesitant about the color of the My Place sign. The petitioner said that My Place is very flexible and open to working with villages on this topic. Anderson said he would like the sign to blend in with the architecture. The petitioner was asked to consider adjusting the sign so that it is more appealing.

Toth noted a new condition that the R-3 zoning be contingent upon townhome development. Toth also noted that a Condition #8 could be added to have the sign blend to the hotel and be harmonious with the surrounding area. If it becomes an issue, the Board can drop it at a later date.

Motion made by Commissioner Lenkart and seconded by Commissioner Anderson to accept Staff's findings for this property, including #7, that R-3 zoning is contingent upon townhome development, and wall sign coloration to match neutral earth tones of hotel and surrounding businesses. All in favor. **Motion approved.**

COMMENTS AND UPDATES

- Sign Variance at 921 Deerpath was approved by Village Board.
- Special use for 102 S. Lincolnway – COW discussion. They were in favor of the special use.
- Jeep Dealership and North Aurora Smiles were favorable and will go to ordinance at the next meeting.
- Noonan's in the Clock Tower is coming to North Aurora.
- The Village issued the first temporary occupancy permit for the first building in the Springs and the clubhouse.

AUDIENCE COMMENTS

Parker Grabowski, owner of the Turf Room restaurant addressed the Commission regarding parking. Mr. Grabowski suggested the Village revisit the parking requirements. Mr. Grabowski said that, "When you say a hotel like this can have 36 parking spaces and meet requirements and they have 60 rooms and at least 10-12 employees, you know they will use at least 40-60 spaces. When you look at the new restaurant I built, you had required 101 spaces, I put in 216. Having 101 would have not even filled half of my restaurant." Parker added that The Turf Room restaurant has 185 spaces, which is not enough. Customers park on the streets. Grabowski said that the hotel development proposed just took 15 parking spots away from what The Turf Room has been using

at the back of that building. Bulldogs has half of their customers and all of their employees park down the street because they do not have the parking spaces they need.

Grabowski said that if the Village continues to do this, it will cause friction for something great that is happening to the area and there needs to be a solution to the parking.

Mr. Grabowski said he loves the hotel project and thinks it will be great but is very worried about the parking.

Grabowski also noted that having a cut-through on the fence will be a disaster. The commercial trucks and people and kids will just walk out because they feel that they are in a residential area but they are not, they are in a commercial area. Everyone who is driving around there is going to drive fast and it can be dangerous. When the development was put up there were day and night uses and there was shared parking. Now it is turning into all the same use. Grabowski said that his only concern is to revisit how much parking is actually going to be out there for what is surviving. A thought was to allow parking on one side of the street and put signs up through the whole area.

Village Administrator Steve Bosco said that Mr. Grabowski has a valid point about parking. The issue with Randall Highlands and parking is that it is a private subdivision. There are parking issues with Bulldogs and the Village has spoken with ownership, but the Village has no enforcement ability because it is not a public road. The Village is adamant for the HOA forming in Randall Highlands so that it can work with that HOA to resolve issues. Randall Highlands has multiple facets to it. It has the single family home section, owner occupied townhome section, rental townhome section and the commercial section.

Commissioner Tuohy asked if the Village talked about shortening the landscape easement to allow for more parking. Toth said there is an auxiliary lot in Randall Highlands, between Bulldogs and the townhomes that may be available for additional parking.

Mike Schoppe noted, in reference to the 15 parking spots, that there is a cross access easement, which will prohibit the hotel owner from putting up no parking signs. That parking area has already been granted to the Turf Room.

ADJOURNMENT

Motion for adjournment made by Commissioner Lenkart and seconded by Commissioner Tuohy. 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: June 6, 2017

Petition Number: SPA #17-04

Petitioner: Clark Street Real Estate

Request: Site Plan Approval

Location: Lot 17 of Orchard Commerce

Size: 1.68 acres

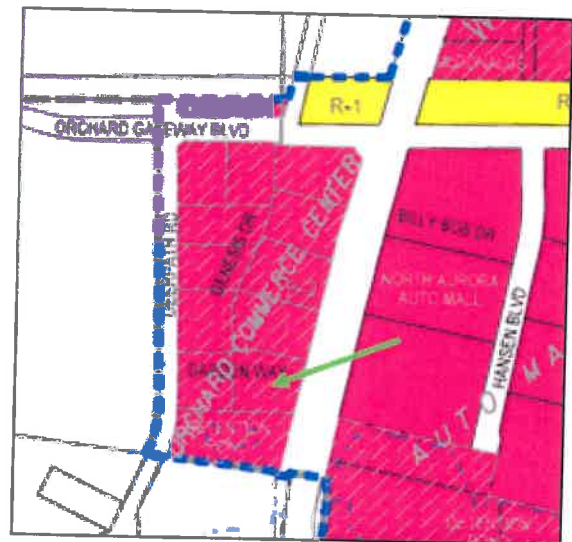
Current Zoning: B-2 General Business District Planned Unit Development (Orchard Commerce PUD)

Contiguous Zoning: North, East, West - B-2 General Business District Planned Unit Development, South – City of Aurora

Comprehensive Plan Designation: 'Regional Commercial'

Attachments:

1. Alta Land Survey, prepared by V3 Engineering, dated May 10, 2017.
2. Preliminary Design Diagrams, prepared by Ethos Workshop, dated May 22, 2017.
3. Preliminary Engineering Plans, prepared by V3, dated May 22, 2017.



PROPOSAL

The subject property is located in the B-2 General Business District and has already been granted a special use for a general commercial planned unit development, known as Orchard Commerce. As illustrated by the submitted plans, the intent of this request is to accommodate the development of a 2,505 square foot single-story commercial/retail space, attached to a 2,140 square foot drive-thru coffee shop. Drive-thru facilities are classified as a permitted use in the Orchard Commerce PUD.

Per Section 4.4 of the Zoning Ordinance, site plan review is required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved.

Staff has reviewed the submitted plans and confirms compliance with the Zoning Ordinance.

SITE PLAN APPROVAL

Standards for Site Plan Review. The scope of site plan review includes the location of principal and accessory structures, infrastructure, open space, landscaping, topography, grading plan, building elevations, exterior lighting, traffic movement and flow, number of parking spaces, design of parking lots, and location of landscaping and screening. In reviewing site plans, the relationship of the site plan to adopted land use policies, and the goals and objectives of the Comprehensive Plan shall be evaluated. In addition, the following characteristics shall also be considered:

1. The arrangement of the structures and buildings on the site to:
 - a. Allow for the effective use of the proposed development.
 - b. Allow for the efficient use of the land.
 - c. Ensure compatibility with development on adjacent property.
 - d. Respond to off-site utility and service conditions, and minimize potential impacts on existing or planned municipal services, utilities, and infrastructure.
 - e. Protect the public health, safety, convenience, comfort, and general welfare.
 - f. Conform to the requirements of this Ordinance and other applicable regulations.
2. The arrangement of open space or natural features on the site to:
 - a. Create a desirable and functional environment for patrons, pedestrians, and occupants.
 - b. Preserve unique natural resources where possible, such as, but not limited to forested areas and, hydrological features.
 - c. Provide adequate measures to preserve existing healthy, mature trees wherever practically feasible.
 - d. Provide adequate measures to preserve identified natural resources on adjacent sites.
 - e. Design drainage facilities to promote the use and preservation of natural watercourses, patterns of drainage and compliance with existing stormwater control and erosion protection facilities or requirements.
 - f. Avoid unnecessary or unreasonable alterations to existing topography.
3. The organization of circulation systems to:
 - a. Provide adequate and safe access to the site.
 - b. Minimize potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts.

4. The design of off-street parking lots or garages to:
 - a. Minimize adverse impacts on adjacent properties.
 - b. Promote logical and safe parking and internal circulation.
5. In accordance with Section 14.2 (Landscape Plan) the design of landscape improvements and related features to:
 - a. Create a logical transition to adjoining lots and developments.
 - b. Screen incompatible, negative, or unsightly uses.
 - c. Minimize the visual impact of the development on adjacent sites and roadways.
 - d. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site.
 - e. Promote and enhance the appearance and image of the Village.
6. Site illumination that is designed, located, and installed in a manner that will minimize adverse impacts on adjacent properties.
7. Conformance of the proposed development with the goals and policies of the Comprehensive Plan and all Village codes and regulations.

FINDINGS

The Department of Community Development finds that the proposed site plan for Lot 17 of Orchard Commerce meets the Site Plan Approval Standards and general zoning provisions set forth in the Zoning Ordinance. Should the Plan Commission elect to make a motion for approval, staff recommends that the Plan Commission include the following condition:

- 1) Per Section 12.3.D.3 of the Zoning Ordinance, any heating, ventilation, or air conditioning equipment located on the roof shall be screened either by an architectural element of at least six feet from any supporting wall of the building to permit safe access to the roof by the Fire District.

PRELIMINARY DESIGN DIAGRAMS
FOR

NORTH AURORA RETAIL

ORCHARD ROAD & GARDEN WAY
NORTH AURORA, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

Clark Street Real Estate
980 North Michigan Avenue, Suite 1280
Chicago, Illinois 60611
312.377.9100
Contact: David Low

ENGINEER

V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200

Contact: Brad Pfischman, P.C. LEED AP
Design Engineer: Matt Christel
Design Technician: Robby Ice

ARCHITECT

Ethos Workshop Architects + Planners
Rivers Edge Plaza
105 Jackson Avenue, Suite 1
Naperville, Illinois 60540
630.527.6723
Contact: Scott Allman, AIA



INDEX OF DRAWINGS

- AD-1 COVER SHEET
- AD-2 EXTERIOR ELEVATIONS
- AD-3 SITE ELEMENTS
- AD-4 TENANT SITE SIGNAGE



ETHOS WORKSHOP
Architects+Planners

105 JACKSON AVE STE 1
NAPERVILLE, IL 60540
CONTACT: SCOTT ALLMAN, AIA
(630) 527-6723

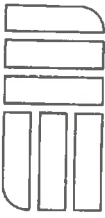


CLARK STREET
REAL ESTATE
980 NORTH MICHIGAN AVE, STE 1280
CHICAGO, IL 60611
CONTACT: ANDY STEIN
312.377.9100

Site Name : NORTH AURORA
Location : NORTH AURORA, IL
Date : 05.22.17

AD-1
COVER SHEET

NOT FOR CONSTRUCTION



ETHOS WORKSHOP
Architects+Planners

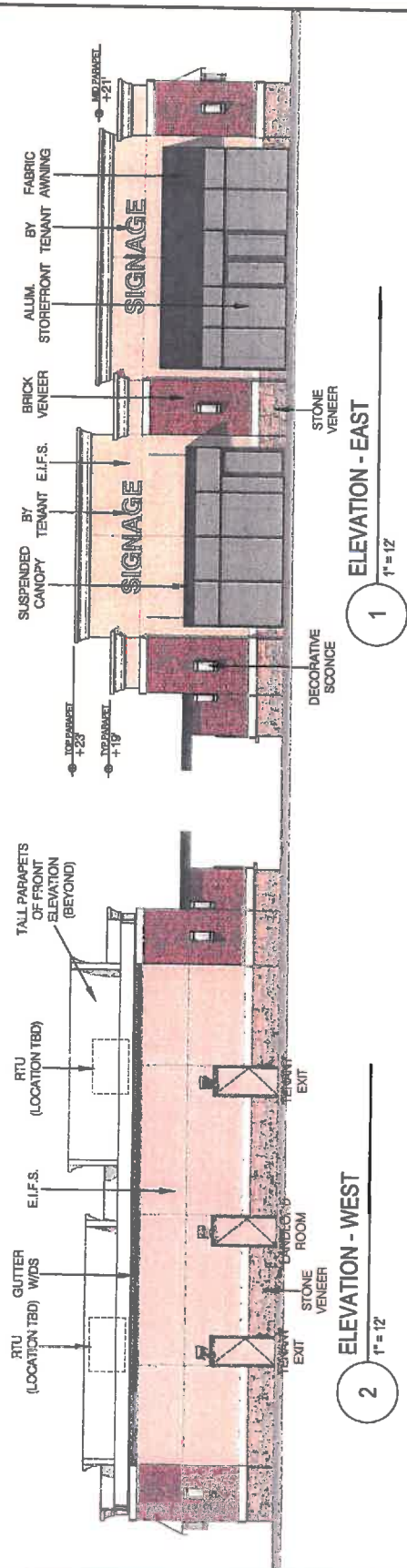
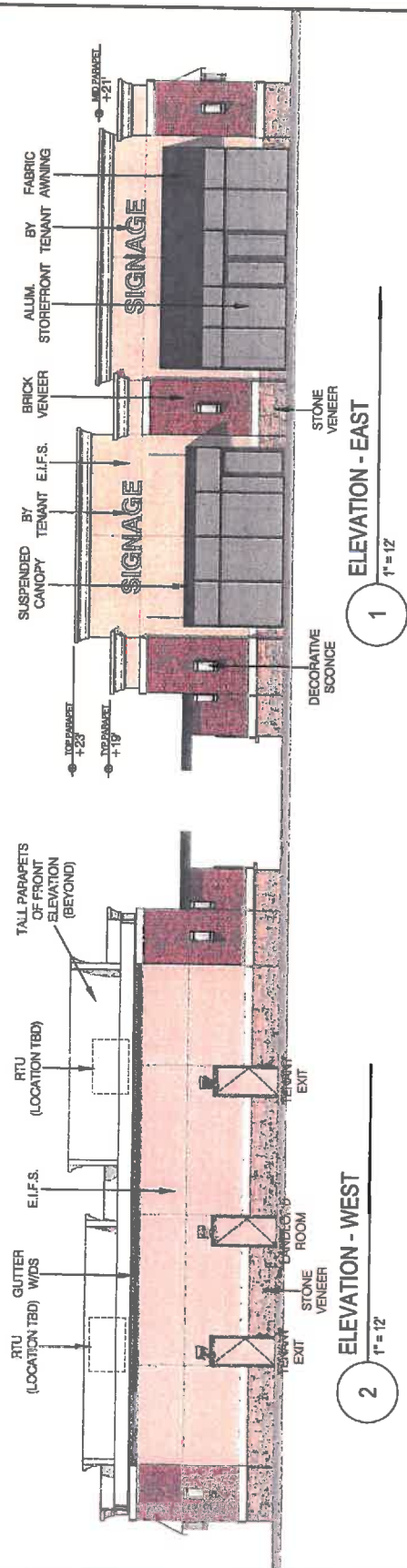
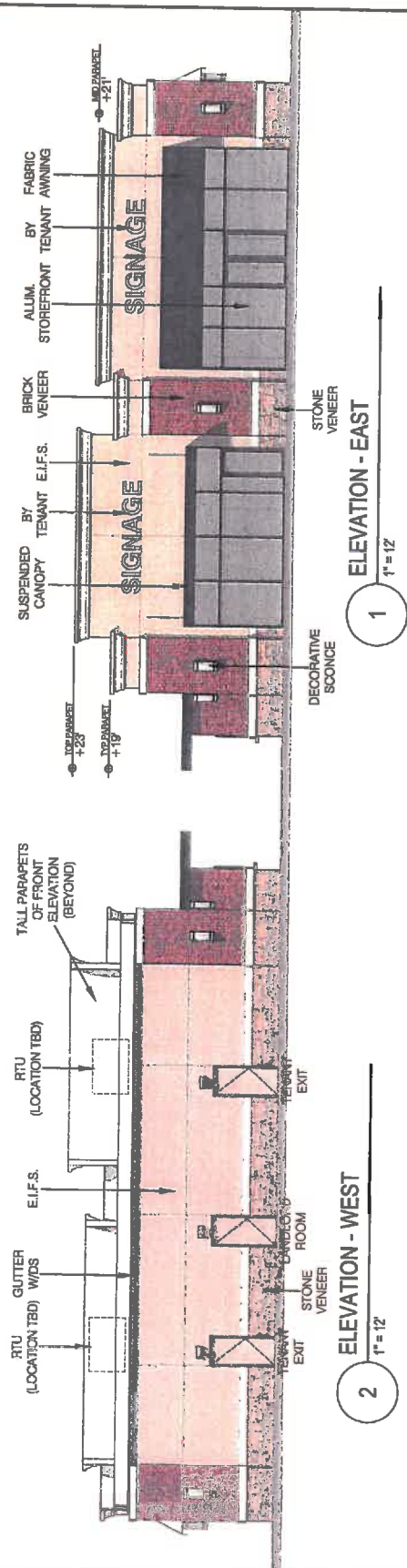
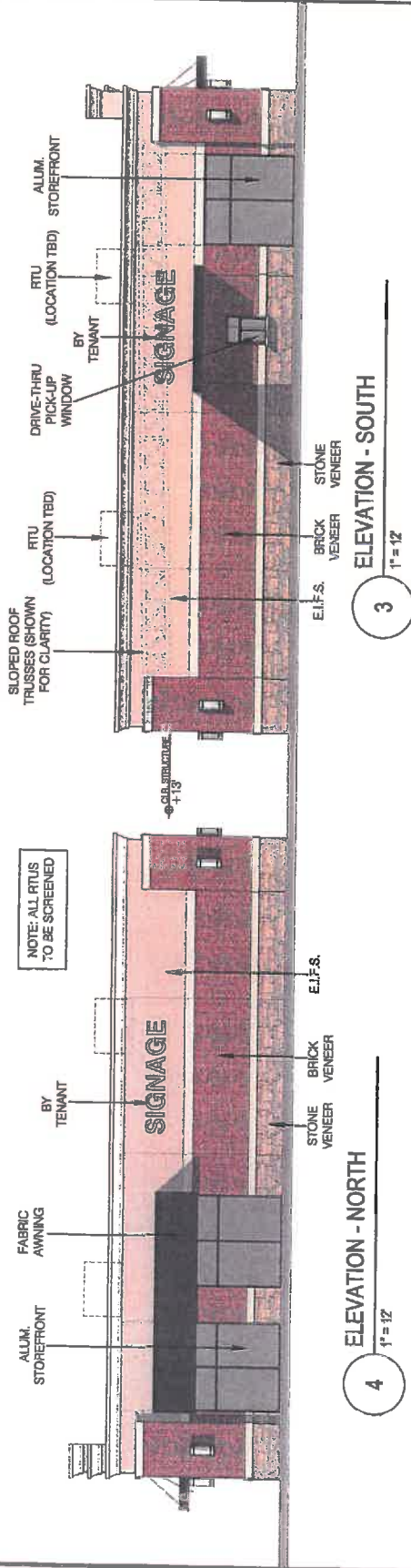
108 JACKSON AVE STE 1
NAPERVILLE, IL 60563
CONTACT: SCOTT ALLMAN, AIA
(815) 394-0371

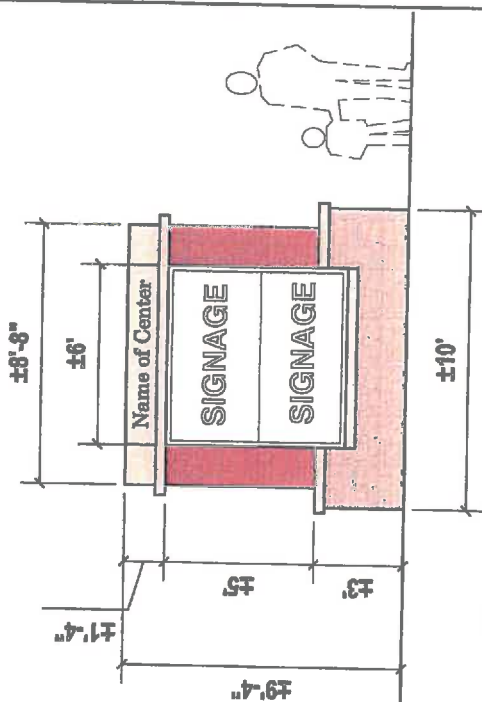


880 NORTH MICHIGAN AVE, STE 1200
CHICAGO, IL 60611
CONTACT: ANDY STEIN
312.377.7900

Site Name: NORTH AURORA
Location: NORTH AURORA, IL
Date: 05.30.17

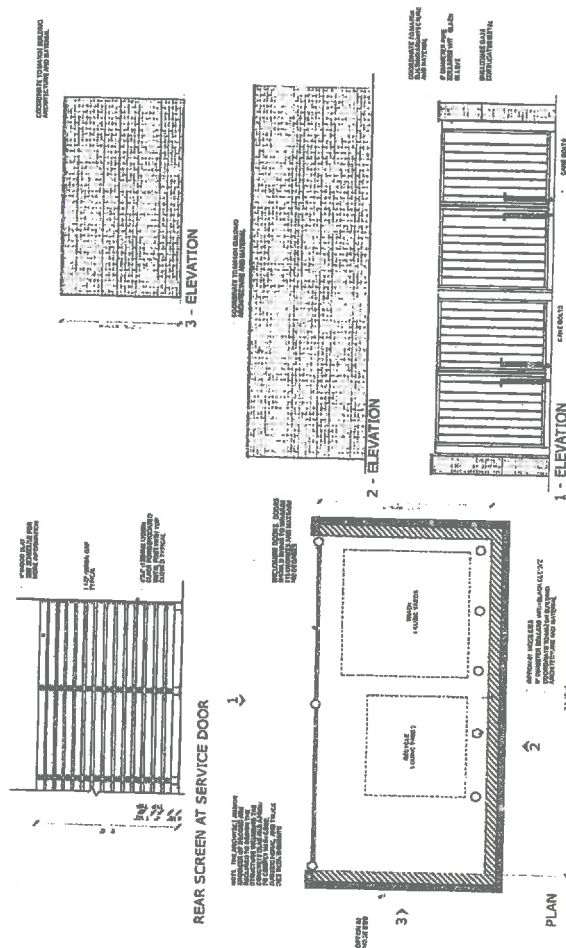
AD-2 EXTERIOR ELEVATIONS





PROPOSED MONUMENT SIGN

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$$1/4^a = 1/4^a$$


PROPOSED TRASH ENCLOSURE

2

N.T.S.

TRASH/ RECYCLING ENCLOSURE AND REAR SCREEN DETAILS
DEDICATED TRASH ENCLOSURE PREFERRED, IF SHARED, SPACE ALLOCATIONS STILL REQUIRED DEDICATED FOR STARBUCKS

11	STARBUCK'S COFFEE COMPANY	MIDWEST/MID-AMERICA LANDLORD DESIGN INTENT	CHICAGO DESIGN STUDIO	17 JANUARY 2017
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PRELIMINARY ENGINEERING PLANS

FOR

NORTH AURORA RETAIL

ORCHARD ROAD & GARDEN WAY
NORTH AURORA, ILLINOIS

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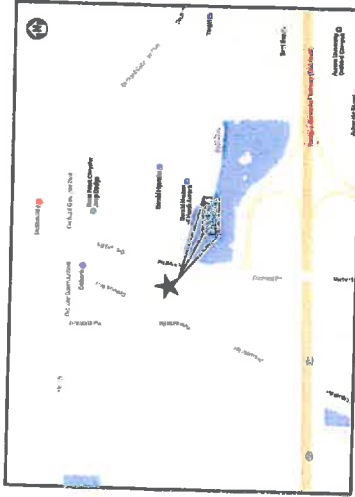
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ARCHITECT

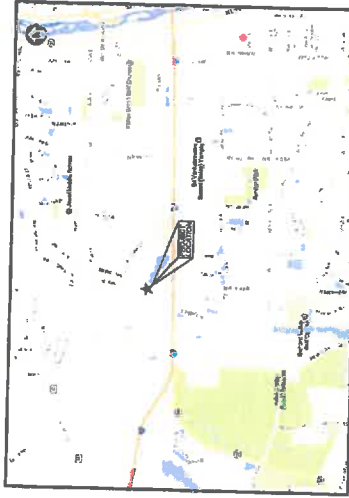
Elios Workshop Architects + Planners
Rivers Edge Plaza
105 West Jackson Avenue, Suite 1
Naperville, Illinois 60540
630 527 6723
Contact: Scott Allman, AIA

INDEX OF DRAWINGS

C0.0	TITLE SHEET
C1.0	PRELIMINARY LAYOUT PLAN
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
L1.0	PRELIMINARY TREE SURVEY
L2.0	PRELIMINARY LANDSCAPE PLAN
L2.1	PRELIMINARY LANDSCAPE DETAILS
P1.0	PRELIMINARY PHOTOMETRIC PLAN



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS	REVIEWED	REV	BY
1	05-18-17	OWNER REVIEW	ALL			
2	05-19-17	ISSUED FOR REVIEW				

Joint Utility Locating Information for Excavators
Call 48 hours before you dig
800.382.0723

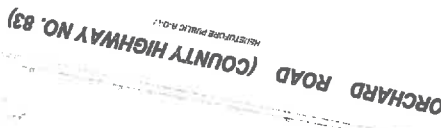
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
630 724 9202 fax
www.v3co.com

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500

DRAWING NO.
C0.0

BENCHMARKS
BENCHMARKS: 115.000
ELEVATION: 115.000
DATE: 05-18-17
BY: [Signature]

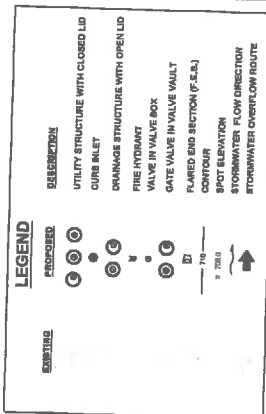
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NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND FINISH ELEVATIONS SHOWN ON THIS PLAN SHALL BE BASED ON THE 1985 NATIONAL MEAN SEA LEVEL DATUM. ELEVATIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET.
2. ALL ELEVATIONS SHOWN UNLESS OTHERWISE NOTED SHALL BE IN FEET. ELEVATIONS SHOWN IN PARENTHESES SHALL BE IN FEET AND INCHES. ELEVATIONS SHOWN IN PARENTHESES SHALL BE IN FEET AND INCHES. ELEVATIONS SHOWN IN PARENTHESES SHALL BE IN FEET AND INCHES.
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NOT FOR CONSTRUCTION

PRELIMINARY GRADING PLAN

C2.0



CLARK STREET
REAL ESTATE

NORTH AURORA

ILLINOIS

REVISIONS

NO.	DATE	DESCRIPTION
1	05-18-17	OWNER REVIEW
2	05-22-17	ISSUED FOR REVIEW

V3 Companies
7925 Janes Avenue
Naperville, IL 60517
630.724.8300
www.v3co.com

THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

ORCHARD ROAD (COUNTY HIGHWAY NO. 83)

GARDEN WAY

A=130.30' R=370.00'

N01°14'52"W 272.95'

S65°41'08"W 265.21'

A=238.68' R=581.70'

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S74°37'16"E 176.41'

N01°14'52"W 272.95'

S65°41'08"W 265.21'

A=130.30' R=370.00'

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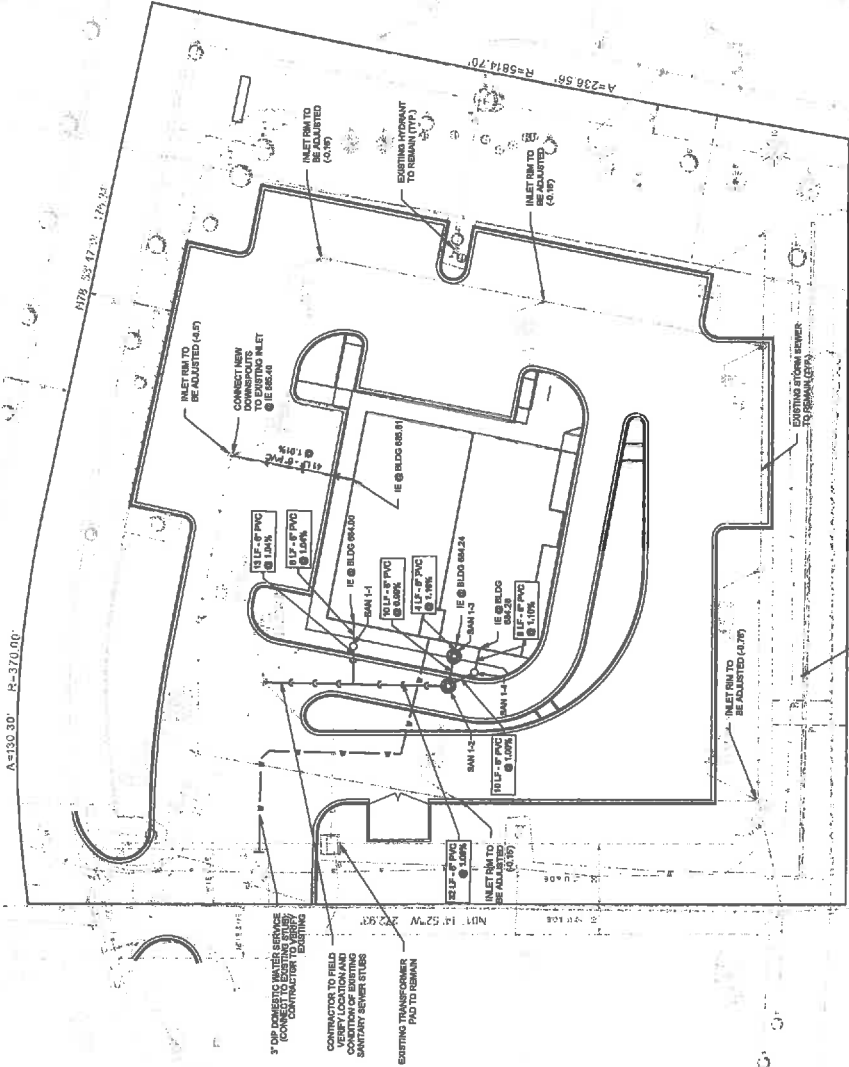
S65°41'08"W 265.21'

A=130.30' R=370.00'

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT AND SIZE OF ALL EXISTING UTILITIES. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. ALL NEW UTILITIES SHALL BE INSTALLED IN PARALLEL WITH EXISTING UTILITIES. ALL NEW UTILITIES SHALL BE INSTALLED IN PARALLEL WITH EXISTING UTILITIES. ALL NEW UTILITIES SHALL BE INSTALLED IN PARALLEL WITH EXISTING UTILITIES.
3. LIGHT POLES SHOWN FOR COORDINATION ON LOCATION PLANS ONLY. SEE PHOTOGRAPHIC PLANS BY VSI FOR SITE LIGHTING INFORMATION.

SAN-14	4" SAN. IN	10' DIA. (10')
SAN-13	4" SAN. IN	10' DIA. (10')
SAN-12	4" SAN. IN	10' DIA. (10')
SAN-11	4" SAN. IN	10' DIA. (10')



LEGEND

EXISTING	PROPOSED
SEWER	SEWER
STORM	STORM
WATER	WATER
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
OVERHEAD CABLE TELEVISION	OVERHEAD CABLE TELEVISION
UTILITY STRUCTURE WITH CLOSED LID	UTILITY STRUCTURE WITH CLOSED LID
PIPE INVERT	PIPE INVERT
VALVE IN VALVE BOX	VALVE IN VALVE BOX
FLARED END SECTION (F.E.S.)	FLARED END SECTION (F.E.S.)
LIGHT BRACKET	LIGHT BRACKET
OVERHEAD TRAFFIC POLE	OVERHEAD TRAFFIC POLE



NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

C3.0



NORTH AURORA

ILLINOIS

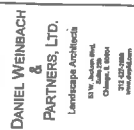
REVISIONS

NO.	DATE	DESCRIPTION
1	10-15-10	CORNER REVIEW
2	10-22-10	FIELD FOR REVIEW

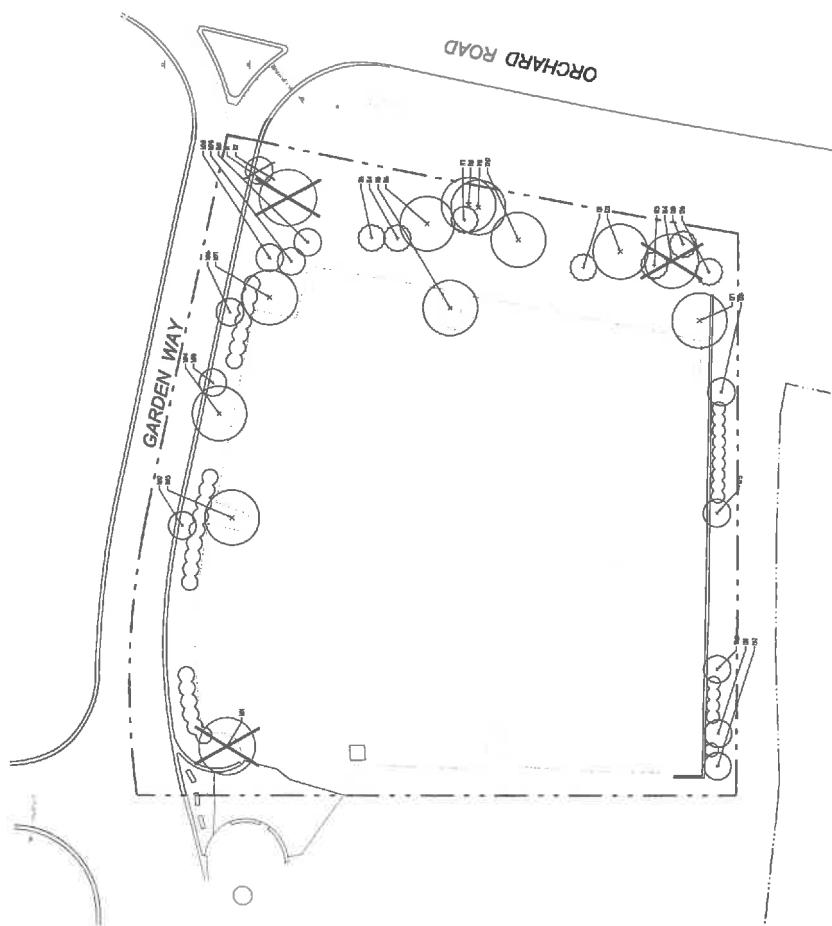
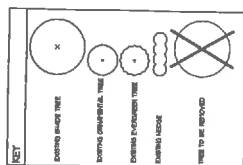
VSI Corporation
1225 Janna Avenue
Woodridge, IL 60517
815-724-3200 phone
815-724-3200 fax
www.vsi.com



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TIME SAVED		LOCATION	
NO.	DESCRIPTION	IN	OUT
1	CHUCK LUMLEY	12:24	12:24
2	JOHN LUMLEY	12:24	12:24
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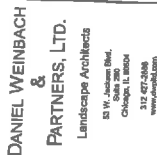
Problem
1.
2.
3.
4.
5.

1. ISSUED FOR REVIEW	08/21/17
1. ISSUED FOR OWNER REVIEW	08/18/17
Signed _____	

NORTH AURORA
RETAILEDUCATE YOURSELF TODAY
AT THE UNIVERSITY OF MICHIGAN
AND KNOWLEDGE CAN CHANGE
EVERYTHING

TREE SURVEY

Job No.	5018717	Project No.	CRAP 17-138
Job	1" x 20' 0"	Ground No.	L-1.0
Drawn By	PERKINS		
Checked			



1. ALL DESIGNERS ARE TO BE VIEWED IN THE FIELD BY THE CONTRACTOR WITHIN THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
3. SPECIFICATIONS AND AIDS OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL FIRST REQUEST TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

- [illegible]

[illegible]LANDSCAPE
PLAN

RICHARD RD AND GARDEN WAY
NORTH AURORA, ILLINOIS

Sheet 775a

Date 06/19/17	Project No. OWP 17-138
Scale 1" = 20'-0"	Sheet No.
Drawn By FERGUSON	L-2.0

L-2.0

