



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, JANUARY 3, 2017
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated December 6, 2016.

PUBLIC HEARING

1. **Petition #17-01:** The Village of North Aurora requests a Zoning Ordinance text amendment to reduce the parking requirement for Food Stores, Grocery Stores, Butcher Shops, and Fish Markets from five (5) parking spaces per 1,000 square feet gross floor area to four (4) parking spaces per 1,000 square feet gross floor area.
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NEW BUSINESS

1. **Petition #17-01:** The Village of North Aurora requests a Zoning Ordinance text amendment to reduce the parking requirement for Food Stores, Grocery Stores, Butcher Shops, and Fish Markets from five (5) parking spaces per 1,000 square feet gross floor area to four (4) parking spaces per 1,000 square feet gross floor area.
2. **Site Plan Approval** – Lot 3-2 of Willards Corner
3. Village staff would like to solicit feedback from the Plan Commission regarding text amendments relative to commercial landscape buffer yard requirements.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION [DRAFT] MEETING MINUTES
DECEMBER 6, 2016**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

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

Aaron Anderson was not present as an acting member of the Plan Commission, but was in the audience due to his part as the petitioner for the first item in the public hearing.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated September 6, 2016

Motion for approval made by Commissioner Tuohy and seconded by Commissioner Holbrook. All in favor. **Motion approved.**

PUBLIC HEARING

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

1. Petition #16-10: The petitioner is requesting a variance to allow a reduced side yard setback for an accessory structure in the E-3 Estate Standard District, pursuant to Chapter 12 of the North Aurora Zoning Ordinance.

Community & Economic Development Director Mike Toth stated that the meeting packet provided a copy of the neighborhood feedback to enter into the public record. Toth had compiled the emails of those residents who were in support of, as well as against, the building of the playset in its current location.

Bill Doeden, 349 Western Drive, is a member of the Board of Directors of Lake Run Estates and next door neighbor to the Anderson family, said that he learned of Aaron Anderson's plans to build a 2-story structure playset as a result of the posting and Anderson's requesting approval with the Lake Run Board of Directors. Bill said that Anderson had not sought his input or asked how it would impact his home or affect his view. Photos were submitted to the Board showing the structure in the yard. The Board of Directors had previously indicated to Mr. Anderson that the structure was in violation of the code due to setbacks. Bill noted that he recused himself from the Board as a voting member on this issue. Anderson was informed that building the structure which encroached into the easement was in violation and Anderson proceeded to construct the 2-story playset. Code allows very large structures (the playset is 10x12x15). Bill encouraged the Plan Commission to set limits on the size of these structures. He also stated that one should not knowingly violate code and rules and shouldn't impact the value of another person's house. Bill said that due to the location and the look of this structure, it will have an impact on the value of

his home. Bill requested the Plan Commission deny the variance as a result of the setback code violation.

Bill mentioned that he wanted to correct a misstatement in the fact finding section of the information provided at this hearing. Bill noted that Anderson had suggested that there was not routine regulation or correspondence from the Board. Bill noted the following:

- On June 9th, the Board of Directors indicated that the request for the playset was denied because it was in violation of code.
- On July 13, Anderson was notified again that the original denial stands because it was still in violation.
- On August 12, Anderson was notified by Baum Management Company that the playset was denied.
- On August 30, the Board of Directors said that their position had not changed and that the plans were denied.

AUDIENCE COMMENTS

Larry Lapp, 318 Lake Run Lane, North Aurora, IL – Lapp said he has lived in a lot of different communities and that this particular association, in his opinion is one-sided. Lapp said he is behind the Anderson family. It's a small neighborhood and there is no park. Lapp said that he thought the Anderson's went out of their way to make sure the playset would not be in the middle of the yard. Lapp added that this playset will not take property values down.

Aaron Anderson, 341 Western Drive, North Aurora, IL – Anderson informed the Plan Commission that he began this project under the assumption that it was okay. The location of the playset was chosen strictly so that he could try and seclude it as much as possible and bring it out of the view of as many neighbors as possible. Anderson noted that when he was made aware that he was in the easement, he had already begun the project. Anderson said when he spoke with Mike Toth and Steve Bosco regarding options, there were two: pursuing a text amendment to the North Aurora Zoning Ordinance or requesting a variance, solely for his lot. Anderson requested a variance be allowed for the 20 inches to the lot line. Anderson mentioned that there are several playsets in the neighborhood and in the village that encroach on these easements and the HOA has consistently not held people to the same standard. Anderson said he has had a number of neighbors who said they were okay with the playset. The total height of the structure will not exceed the village's maximum height of 15 feet.

There were no further audience comments and Chairman Brackett closed the public hearing for this item.

NEW BUSINESS

Toth noted that Staff would no longer provide recommendations in staff reports for variances. Instead, will want the committee and boards to make those decisions. Toth said that the discussions from tonight's two items will be at the December 19th COW meeting for discussion.

1. Petition #16-10: The petitioner is requesting a variance to allow a reduced side yard setback for an accessory structure in the E-3 Estate Standard District, pursuant to Chapter 12 of the North Aurora Zoning Ordinance.

Mike Toth said that the Village does not require permits for constructing playsets. The structure has been referred to as an accessory building due to its size. In regard to the area of the structure, it cannot be more than 10% of the zoning lot and cannot exceed the square footage of the actual principle structure itself. In regard to location, it cannot be located in an easement. The subject property has a 5-foot easement along the northern property line and a 10-foot easement along the eastern side. This structure is in violation of encroaching the easement. Toth said that, from a setback perspective, accessory buildings can be 5 feet off the side and rear yard. However, play houses have to be 10 feet off the rear yard. Toth added that this discrepancy in setback provisions is a dissonance that needs to be addressed. The petitioner's structure is placed on piers and bolts so it will allow for passage of water. The structure is located 2.5 feet from the northern property line which is 2.5 feet less than the required 5 foot variance. There are two variances requested. One for the setback variance on the north property line and the easement provisions. The structure is currently 9.5 feet off the rear property line and two and a half feet off the north property line. Toth noted that staff has allowed certain movable structures in easements. He also added that a text amendment was approved in 2015, which allows for a variance from any provision of the Zoning Ordinance.

Commissioner Rivecco asked if there was a specific reason or if it was a choice that the structure was placed 2.5 feet off the property line. Anderson said he has some landscaping that he was trying to work around and that there is a tree to the south.

Commissioner Tuohy said that Anderson had mentioned a 20-inch setback, but Toth had stated a 2.5 foot setback along the northern property line. Tuohy asked for clarification as to the correct distance difference. Toth said it is hard to measure since the measurement derives from the fence and not an actual surveyed line. He then stated that they would use the more restrictive of the two to be conservative.

Commissioner Duncan questioned in reference to public safety, the building inspector has been on site and had no concerns, even though it is not subject to permitting. Aaron said that was correct. The Board of Directors asked the management company to contact the village due to safety concerns of the structure. Anderson asked the building inspector at that time if he saw anything of concern. The building inspector did not find any issue with the integrity of the structure.

Toth said there is no protocol or building inspection for playsets so a complete inspection was not completed. The Village was notified, went out there, asked the petitioner to stop construction which he did, but there were some elements he needed to shore up before a child could safely play on it. Toth added that the Zoning Ordinance provides a definition for a shed and an accessory structure, but not a playhouse.

Commissioner Botkin said he did not have any issue with the safety of the structure, but was more concerned with the timeline. Mr. Anderson was informed several times that this was going to be in violation of the Ordinance prior to construction. Toth replied, yes. Anderson said that before

any of those discussions were had, he had started digging the pillars. After submitting the plans to the HOA, was told about the violation. Botkin said he was concerned about the optics and the way it looks to others. There was someone from the Plan Commission asking for a variance for a project knowing that he was in violation. The Plan Commission should be fully aware of the rules.

Commissioner Bozik asked about how deep the concrete pillars are. Anderson replied, 3 feet. Bozik said he was in agreement with Commissioner Botkin. Botkin questioned at what the point in construction he knew he was in violation. Anderson said not very far. Bozik asked how long it was from the point Anderson realized he was in violation to when the village came out. Anderson said about 4 weeks.

Bozik noted to staff that there is a broad definition of a playset and are throwing it under the auspices of an auxiliary structure. Bozik asked, if this was a shed or had a garage door on it, would it require a permit. Toth replied, yes. Bozik said we are playing with the wording because we are calling this a play structure even though in terms of square footage. He said that it is larger than some of the sheds being built and because it has a foundation under it on pillars, it is similar to a deck. Toth said staff has had people put ply houses in trees and on elevated stilts. The goal is not to permit these, however, that may be different after this case. Bozik said if Aaron moves out and the next homeowner moves in, all of a sudden it is not a playset and they store mowers and chemicals. He asked how it would then be regulated. Toth said that the village can put a condition in there that is tied to the property owner or can only be used as a playhouse. Bozik said that once it is up it is difficult to regulate. Bozik agreed with Commissioner Botkin, adding that as a public official, whether appointed or elected, you are held to a higher standard. From the village's standpoint, whether calling it a playset or accessory structure, something of this size and magnitude should have been regulated. During that process the violation would have been caught. After tonight, there is a need to go back and revisit this to have a strict definition of a play structure. Bozik said that there were failures on our ordinances and failure on the part of Anderson as to how it was handled.

Village Administrator Steve Bosco recommended looking at the size of accessory structures and at other towns on how they regulate these. Staff will then come back with suggestions. Commissioner Duncan said that was fine, however this is not the issue. What is the issue is the size of the actual easement. Bozik said the issue is the easement and if the variance would or would not be allowable.

Commissioner Holbrook asked if there have been any other variances where the village has allowed for encroachment on easements. Commissioner Duncan said we have not allowed this in the past.

Attorney Drendel said the standards are in the application itself and need to be reviewed to guide the discussion.

Commissioner Duncan said that there is no hardship. Adding the question of why this would be allowed to sit where no one else's would be. Duncan said it is not a good enough reason for a variance, or for not following the rules.

Commissioner Bozik said looking at the findings of fact, there are several facts that have not been met. Bozik said he did not see significant evidence submitted for a reason to pursue or give a variance.

Commissioner Botkin said he agreed with what had already been said, especially in terms of hardship.

Commissioner Holbrook also said she had agreed with what was already mentioned.

Commissioner Duncan said she is sympathetic, but a variance that does not solve the problem. It makes it worse for everyone else in the community if this were to be allowed, which is not what variances are meant to be.

Commissioner Tuohy said she doesn't see a hardship, but even if Anderson were to follow the variances, it would be even more of an eyesore than it already is. However, she does not see the hardship.

Commissioner Rivecco said that the Village has yard setbacks and easements for valid reasons. In the past, we have not wanted to allow encroachments in the easements and do not want to set a precedent with this one.

Chairman Brackett said if the playset is moved 20 or 30 inches, it doesn't solve the problem as the structure would still be there.

Commissioner Holbrook said if the village was to allow this, then someone else can come along and ask for the same thing.

Commissioner Bozik said that the Plan Commission's position is not to determine if this is aesthetically pleasing to the neighborhood, but if it is encroaching into the easement and if it is a violation.

Commissioner Duncan said there is not a single finding of fact that makes this a unique situation that couldn't have been done differently by staying within the rules. The petitioner had knowledge and had information. There is a violation regardless.

Anderson said this is about the specifics of his yard and where he chose to put the playset for a number of reasons. The setback requirement is an arbitrary number. The setback requirement in North Aurora is 5 feet. When the Plan Commission created a text amendment they could have easily made a recommendation to make the setback 3 feet. Anderson said his playset is in violation and therefore requesting a variance.

Bill Doeden stated that the Board of Directors mentioned that if a variance was granted, they would then approve the application.

Findings of Fact

1. *No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this ordinance would create a practical difficulty or a particular hardship. Roll Call Vote:* Rivecco – no, Duncan – no, Tuohy – yes, Holbrook – yes, Botkin – no, Bozik – no. (No – 4, Yes – 2)
2. *The subject property is exceptional as compared to other properties subject to the same provisions by means of a unique physical condition. Roll Call Vote:* Bozik – no, Botkin – no, Holbrook – no, Duncan – no, Tuohy – no, Rivecco – no. (No – 6, Yes – 0)
3. *The aforesaid unique physical condition is not the result of any action or inaction of the property owner or his or her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action other than the adoption of this ordinance. Roll Call Vote:* Tuohy – no, Duncan – no, Holbrook – no, Bozik – no, Botkin – no, Rivecco – no. (No – 6, Yes – 0).
4. *The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by other properties subject to the same ordinance. Roll Call Vote:* Duncan – no, Holbrook – no, Botkin – yes, Bozik – no, Rivecco – no, Tuohy – yes. (No – 4, Yes – 2).
5. *The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions nor merely the ability of the owner to gain a greater financial return from the use of the subject property. Roll Call Vote:* Holbrook – yes, Botkin – yes, Bozik – yes, Rivecco – yes, Tuohy – yes, Duncan – yes. (Yes – 6, No – 0).
6. *The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this ordinance, including the provision from which a variation is sought or the general purpose or intent of the Comprehensive Plan. Roll Call Vote:* Botkin – yes, Bozik – no, Rivecco – yes, Tuohy – yes, Duncan – yes, Holbrook – yes. (Yes – 5, No – 1).
7. *There is no means other than granting the variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property. Roll Call Vote:* Bozik – no, Rivecco – no, Tuohy – no, Duncan – yes, Holbrook – no, Botkin – no. (No – 5, Yes – 1),

8. *The variation is the minimum measure of relief necessary to alleviate the hardship or difficulty presented by the strict applicant of the ordinance. Roll Call Vote: Rivecco – no, Tuohy–yes, Duncan–yes, Holbrook – yes, Botkin – yes, Bozik – yes. (Yes – 5, No – 1).*
9. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located. Roll Call Vote: Tuohy – yes, Duncan –yes, Holbrook – yes, Botkin – yes, Bozik – yes, Rivecco – yes. (Yes – 6, No – 0).*
10. *The variation will not produce excessive noise or odor to be detrimental to the health and welfare of the public welfare, or which interferes unreasonably with the comfort of the public.*
Holbrook – yes, Botkin – yes, Bozik – yes, Rivecco – yes, Tuohy – yes, Duncan – yes.
(Yes – 6, No – 0).

Atty. Drendel stated that the way case law reads, you have to find favorably on each factor for approval of a variance. Duncan said there are at least four standards that the Plan Commission does not approve. Drendel said that is the case law and is what should govern. The primary factors are what has developed over many years over cases. The case law pertains to hardship, unusual physical conditions, not self-created and conformance with ordinance and planned purposes.

Motion made by Commissioner Holbrook and seconded by Commissioner Tuohy to approve the variance with the requirement that should this property be sold, the variance is no longer in effect and if there is a new owner the structure would remain a playset. The Motion also included the two conditions that it cannot impede the storm water drainage and does not diminish the rights of the underlying utility companies to access the easement. **Roll Call Vote:** Bozik – no, Botkin – no, Duncan – no, Holbrook – yes, Tuohy – yes, Rivecco – no. **Motion failed.**

Botkin said that since the Plan Commission found unfavorably on at least 4 of the 11 cases, moved to deny the application for variance. Seconded by Commissioner Duncan. **Roll Call Vote:** Tuohy – yes, Duncan – yes, Holbrook – yes, Rivecco – yes, Bozik – yes, Botkin – yes. (Yes – 6, No – 0). Motion for denial of the variance. The item will move forward for discussion with the Village Board.

PUBLIC HEARING

Chairman Brackett opened the public hearing for a Variance for a sign for Liberty Development

2. Petition #16-09: The petitioner is requesting a variance from Section 15.48.080 of the North Aurora Sign Ordinance to increase the allowable size of a Class 5 Temporary Sign

Adam Bray of Liberty Development addressed the Plan Commission requesting a variance to increase the allowable size of a class 5 temporary sign. The proposed sign would be 10x20 (Two

signs with each sign having 200 square feet in a v-shaped pattern, adjacent to I-88. The location of business is at 400 Mitchell Road, North Aurora, IL 60542.

Motion for approval made by Commissioner Bozik and seconded by Commissioner Duncan. **Roll Call Vote:** Bozik – yes, Botkin – yes, Duncan – yes, Tuohy – yes, Rivecco – yes, Holbrook – yes. **Motion approved (6-0).**

3. Village staff would like to solicit feedback from the Plan Commission regarding text amendments relative to the number of parking spaces required for Food Stores

Currently the North Aurora Zoning Ordinance requires 5 spaces per 1,000 square feet of gross floor area for food stores and 4 spaces per 1,000 square feet for general retail. Staff said that by reducing the required amount of parking for food stores, a greater emphasis on open space and less on impervious surfaces. Toth added that 7 of the 10 communities researched on the matter either used 4 per 1,000 or used a net square footage calculation, as opposed to a gross area calculation. The Plan Commission was in favor of the suggestions by staff, citing the desire for additional open space.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES – Village Administrator Steve Bosco and Community and Economic Development Director Mike Toth gave a quick overview of active development projects and plans.

ADJOURNMENT

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

Respectfully Submitted,

Lori J. Murray
Village Clerk

Staff Report to the Village of North Aurora Plan Commission

To: Plan Commission Members

cc: Steve Bosco, Village Administrator

Prepared By: Mike Toth, Community and Economic Development Director

Case Number: 17-01

Hearing Date: January 3, 2017

Request(s): The Village of North Aurora requests a Zoning Ordinance text amendment to reduce the parking requirement for Food Stores, Grocery Stores, Butcher Shops, and Fish Markets from five (5) parking spaces per 1,000 square feet gross floor area to four (4) parking spaces per 1,000 square feet gross floor area.

ITEM

The North Aurora Zoning Ordinance requires 5 spaces per 1,000 sq. ft. of Gross Floor Area (GFA) for 'Food Store, Grocery Store, Butcher Shop, or Fish Market' and 4 spaces per 1,000 sq. ft. of GFA for 'Retail Goods Establishments'. GFA refers to the entire floor space within a building. Staff reached out to 10 area communities for guidance on the matter. Staff found that 7 of those 10 communities either use 4 parking spaces per 1,000 sq. ft. or use Net Floor Area (NFA) calculations for Food Stores. NFA generally refers to the amount of floor area accessible by customers.

Staff believes that reducing the required amount of parking for Food Stores will allow a greater emphasis on open space and less on impervious surfaces. As an example, there are large food stores currently located in North Aurora that are up to 230,000 square feet. At 5 spaces per 1,000 square feet a total of 1,150 parking spaces would be required, compared to 920 parking spaces if the requirement were 4 spaces per 1,000, a difference of 230 parking spaces. Each parking space is required to be a minimum of 9 feet in width and 18.5 feet in length -- 166.5 square feet. A difference of 230 parking spaces equates to well over an acre of land when factoring the parking space dimensions and drive aisles.

Neighboring communities currently regulate food store and retail parking in the following manner:

Municipality	Food Store Parking	General Retail Parking
<i>North Aurora</i>	<i>5 spaces per 1,000 sq. ft. GFA</i>	<i>4 spaces per 1,000 sq. ft. GFA</i>
Aurora	1 space per 200 sq. ft. GFA (Under 50,000 sq. ft.) 1 space per 250 sq. ft. GFA (50,000-250,000 sq. ft.)	1 space per 175 sq. ft. GFA

Batavia	1 space per 250 sq. ft. GFA	1 space per 250 sq. ft. GFA
Bolingbrook	1 space per 200 sq. ft. GFA	1 space per 200 sq. ft. GFA
Elgin	1 space per 250 sq. ft. 1 space per 200 sq. ft. (More than 250,000 sq. ft. of floor area)	1 space per 250 sq. ft. of floor area
Geneva	4 spaces per 1,000 sq. ft. GFA (Under 15,000 sq. ft.) 5 spaces per 1,000 sq. ft. GFA (15,000-60,000 sq. ft.)	4 spaces per 1,000 sq. ft. GFA
Montgomery	1 space per 200 sq. ft. GFA (Under 49,999 sq. ft.) 1 additional space per 250 sq. ft. GFA (50,000 and above)	1 space per 200 sq. ft. GFA (Under 49,999 sq. ft.) 1 space additional per 250 sq. ft. GFA (50,000 and above)
South Elgin	1 space per 200 sq. ft. NFA (Less than 100,000 sq. ft. GFA) 1 space per 225 sq. ft. NFA (100,000-300,000 sq. ft. GFA) 1 space per 300 sq. ft. NFA (Greater than 300,000 sq. ft. GFA)	1 space per 200 sq. ft. NFA
St. Charles	4 spaces per 1,000 sq. ft. GFA	4 spaces per 1,000 sq. ft. GFA
Sugar Grove	6 spaces per 1,000 sq. ft. of floor area	5 spaces per 1,000 sq. ft. of floor area
Sycamore	1 space per 200 sq. ft. NFA (Less than 100,000 sq. ft. GFA) 1 space per 225 sq. ft. NFA (100,000 - 300,000 sq. ft. GFA) 1 space per 300 sq. ft. NFA (More than 300,000 sq. ft. GFA)	1 space per 200 sq. ft. NFA

* GFA- Gross Floor Area *NFA- Net Floor Area

Staff solicited feedback from the Plan Commission at their December 6, 2017 meeting. The Plan Commission was supportive of the proposed text amendments, citing the desire for additional open space, as opposed to unnecessary parking spaces.

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

GENERAL INFORMATION

Meeting Date: January 3, 2017

Petition Number: SPA #17-01

Petitioner: N3 Real Estate

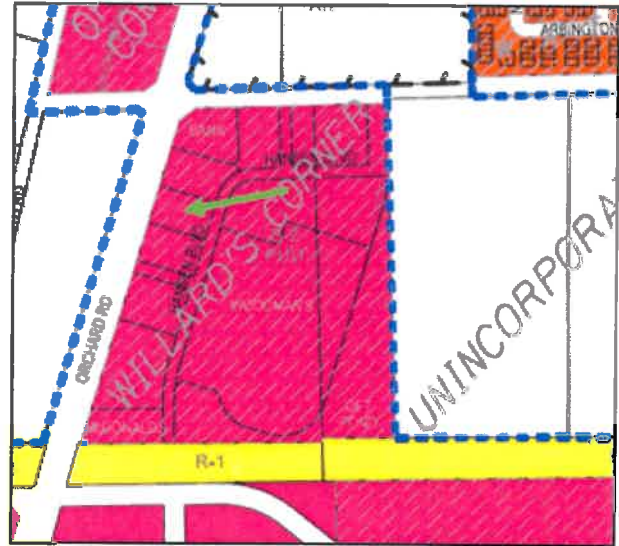
Request: Site Plan Approval

Location: Lot 3-2 of Willards Corner

Parcel Number(s): 15-06-155-017

Size: 1.12 acres

Current Zoning: B-2 General Business District
Planned Unit Development (Willard's Corner PUD)



Contiguous Zoning: B-2 General Business District Planned Unit Development (Willard's Corner PUD)

Comprehensive Plan Designation: 'Regional Commercial'

Attachments:

1. Site plan, prepared by Caldwell Engineering, LTD, dated November 23, 2016.
2. Landscape plan, prepared by J. Davito Design, Inc, dated December 7, 2016.
3. Building elevation plans, prepared by John Franz Architect.

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 Willards Corner (Woodman's). As illustrated by the submitted plans, the intent of this request is to accommodate the development of a 4,500 square foot single-story



commercial/retail space, attached to a drive-thru Burger King facility. Drive-thru facilities are classified as a permitted use in the Willards Corner 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 3-2 of Willards Corner meets the Site Plan Approval Standards and general zoning provisions set forth in the Zoning Ordinance.

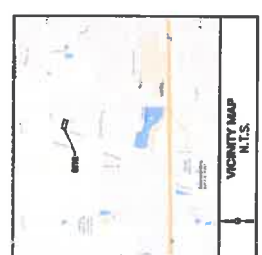
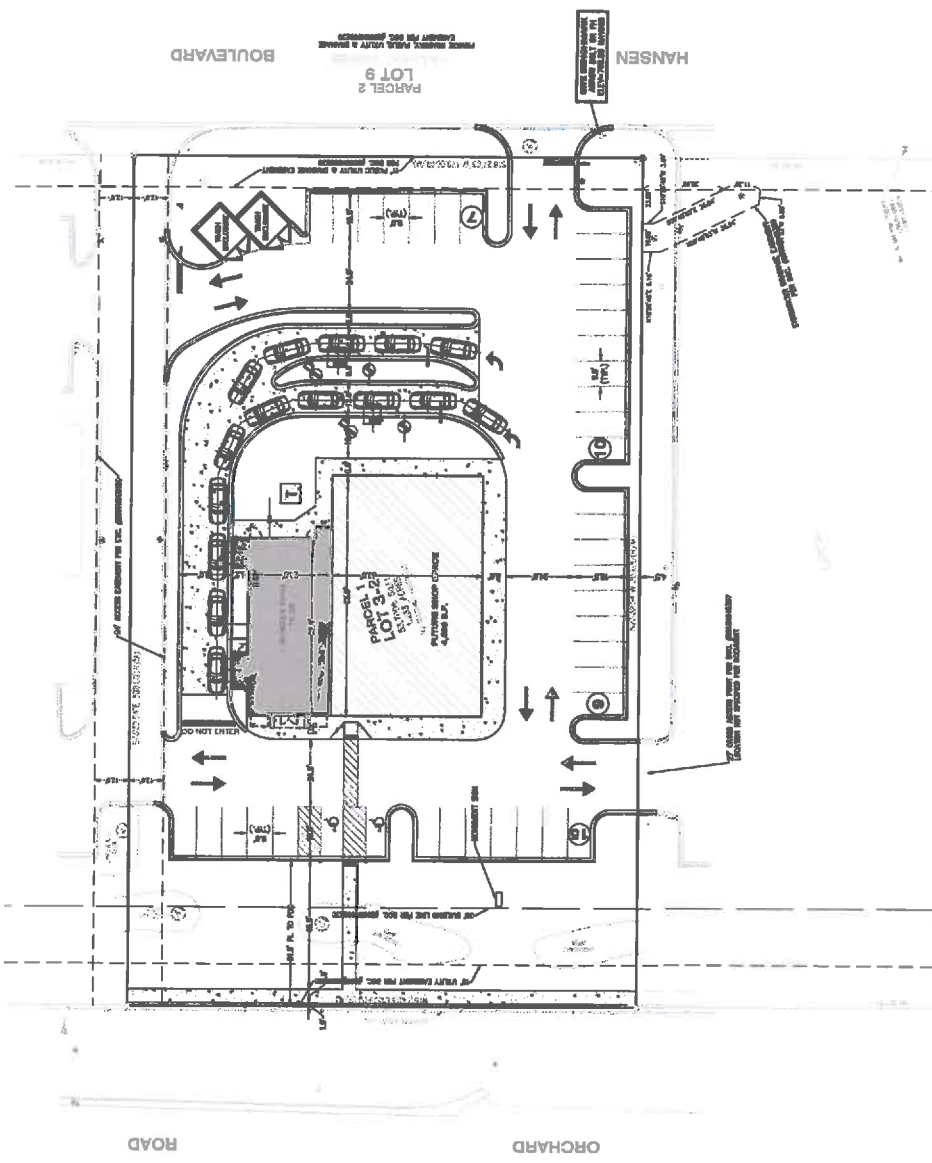
BURGER KING - NORTH AURORA
ORCHARD ROAD, SOUTH OF OAK STREET
NORTH AURORA, IL
SITE PLAN

CELTD
Civil Engineering Ltd.
11111 111th Street, Suite 111
North Aurora, IL 60151
Phone: 815.395.1111
Fax: 815.395.1112
Email: info@celtd.com
Website: www.celtd.com

NO.	DATE	REVISIONS
1	11/25/2018	PRELIMINARY
2	11/25/2018	REVISED PER COMMENTS
3	11/25/2018	REVISED PER COMMENTS
4	11/25/2018	REVISED PER COMMENTS
5	11/25/2018	REVISED PER COMMENTS
6	11/25/2018	REVISED PER COMMENTS
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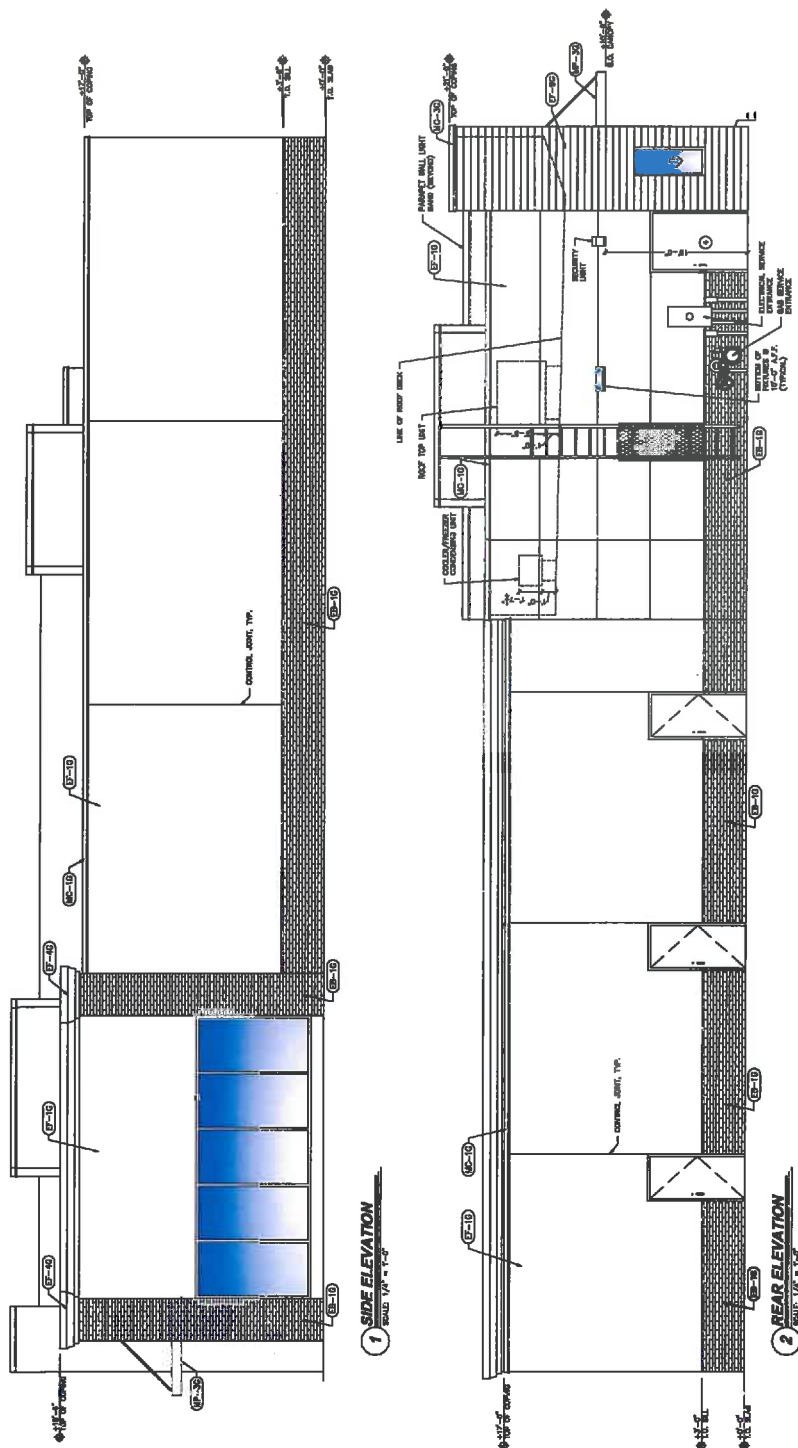


TOTAL
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**BURGER KING - 20/20 GARDEN GRILL
EXTERIOR MATERIALS & FINISH SCHEDULE**

CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR	DIMENSION	ADDITIONAL INFORMATION
EP-1G	EXTERIOR BRICK	GENERAL	PINE HALL BRICK	FACE BRICK		OLD IRVINGTON O/S		CONTACT: THERESA BEANE (800) 334-8688 - TBEANE@PINEHALLBRICK.COM NOTE: USE WITH EGR-3G
EP-1G	EXTERIOR FINISH - STUCCO, STO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERMACT EFS SYSTEM		COLOR TO MATCH EP-3G PPG "TANNERS TAUPE"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5971
EP-4G	EXTERIOR FINISH - FIBER CEMENT ALUMINUM TRIMS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM		COLOR TO MATCH EP-4G PPG "MONTEREY CLIFFS"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5971
EP-2G	EXTERIOR PAINT	EXTERIOR SIGN ARCHONS	NICHIA FIBER CEMENT	VINTAGE WOOD EP762		"CEDAR"	18" X 10"	CONTACT: ANDREW BRIGGS OR MATT STEPHENSON (866) 424-4421 / (770) 855-9465 Phone: (313) 318-5800 Email: giffin@ppg.com
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL		PRIMER: 17-923 PAINT: 6-204SK		"TANNERS TAUPE" Custom Formula		CONTACT: RICK BARLIN, PPG CORPORATE NATIONAL ACCOUNTS MANAGER Phone: (313) 318-5800 Email: giffin@ppg.com
EP-4G	EXTERIOR PAINT	EXTERIOR MAINSCOT		PRIMER: 17-923 PAINT: 6-204SK		"MONTEREY CLIFFS" LDY 14/090		NOTE: NOT FOR ROOFS OR REMODELING. SEE EP-5AG & EP-5BG
EP-6G	EXTERIOR PAINT	EXTERIOR ACENT (For Metal Substrates Only)	PPG	PRIMER: 6-412 PAINT: 6-220		"BURGER KING SILVER" Custom Formula		NOTE: USE WITH EP-3G CONTACT: W.P. HICKMAN COMPANY (828) 676-3700 - WWW.WPH.COM
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-923 PAINT: 6-204SK		"CEDAR" Custom Formula		
EXT-1G	EXTERIOR PAINT	POLES & SIGNS		PRIMER: 6-204SK PAINT: 6-204SK		"BLACK"		
EGR-3G	GROUT	BRICK	MAPEI	PERMA SNAP PLUS		#5 "CHAMOUS"		
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP		PERMA SNAP PLUS		A-30 "SILVERSMTH"		
MC-2G	METAL COPING	BELOW LIGHT BAND	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS		FACTORY FINISH TO MATCH EP-2G PPG "TANNERS TAUPE"		
MC-3G	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS		TO BE PAINTED TO MATCH EP-3BG PPG "CEDAR"		
MP-1G		PARAPET LIGHT BAND	LEKTRON	LED LIGHT BAND		"SEE PLANS"		PRODUCT INFORMATION: JOHN FITZWILSON AT LEKTRON (800) 634-4059 OR (528) 622-4878 EXT 302 Email: jfitzwil@lektroninc.com
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED SIGN SUPPLIERS	CUSTOM METAL CANOPY		CLEAR ANODIZED		
MP-4G	METAL AWNING / SSM ROOFING	ABOVE WINDOWS / MANSARD ROOFING	*SEE APPROVED CANOPY SUPPLIERS FIRESTONE METAL PRODUCTS	STANDING SEAM METAL ROOF UC-4 PROFILE		SILVER METALLIC SR		CONTACT: FERNANDO ELY (337) 816-3816
			BERRIDGE ROOFING METAL PRODUCTS	STANDING SEAM METAL ROOF CEE-LOCK		PREMIUM METALLIC - ZINC COTE		CONTACT: (210) 650-7047



John F. Fung Architects
ARCHITECTS 4873 BROADWAY, SUITE 100, NEW YORK, NY 10018
PHONE: (212) 692-0200
FAX: (212) 692-0201
WWW.JFFA.COM

PROJECT: A-2020
OWNER: BURGER KING RESTAURANT
SCHEDULE: 20/20 EXTERIOR FINISH SCHEDULE
DATE: 01/18/2020
DRAWN BY: JFF
CHECKED BY: JFF
DATE: 01/18/2020

Memorandum

To: Plan Commission Members

cc: Steve Bosco, Village Administrator

Prepared By: Mike Toth, Community and Economic Development Director

Date: January 3, 2017

Re: Commercial Landscape Buffer Yard Requirements

BACKGROUND

The Zoning Ordinance requires a fifty (50) foot landscape buffer yard for the major commercial corridors within the Village. As stated in Chapter 14 of the Zoning Ordinance, the buffer shall be devoted entirely to landscaped areas except for public sidewalks and necessary paving of driveways to reach the building and parking areas provided such driveways are generally perpendicular to the front lot line.

In order to accommodate said landscape buffer, the parking lot and building is subsequently pushed back from the right-of-way, resulting in buildings that are farther away from the road and are screened by trees and landscaping.

In order to allow greater visibility for businesses located along the major commercial corridors, staff would like to discuss the possibility of eliminating Section 14.10 of the Zoning Ordinance:

Chapter 14 - LANDSCAPING AND SCREENING

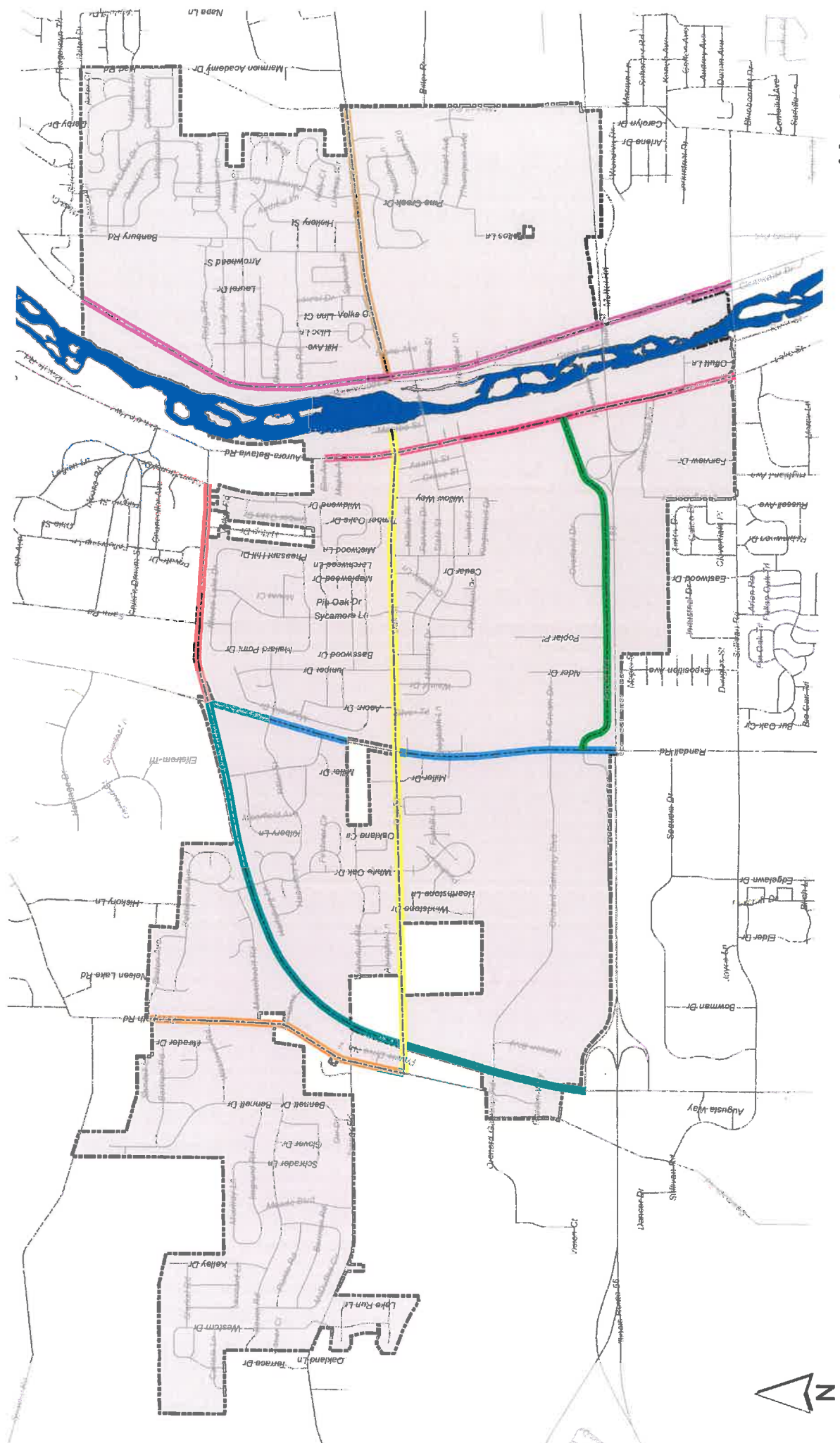
14.10 - Buffer yard guidelines.

3. Landscape Buffers Along Major Arterial and Collector Streets.

- a. For the purpose of improving the safety, appearance and environment of the Village, a fifty-foot landscaped buffer shall be provided and maintained on all properties adjoining the following streets: Airport Road, Deerpath Road, Illinois Route 25, Illinois Route 31, Illinois Route 56, Mooseheart Road, Oak Street, Orchard Road, Randall Road.
- b. Where a greater buffer is required by the zoning district regulations, or for a planned unit development, the greater buffer requirement shall apply. The landscape buffer shall comply with the following:

- i. Except as otherwise provided in this Ordinance, no parking or structures, including all accessory buildings, signs and fences over four feet in height shall be permitted within the landscape buffer area.
- ii. The buffer shall be devoted entirely to landscaped areas except for public sidewalks and necessary paving of driveways to reach the building and parking areas provided such driveways are generally perpendicular to the front lot line.
- iii. The ground cover of the landscaped area shall contain at least seventy-five (75) percent live landscaping of which at least twenty-five (25) percent consists of shrubs, trees, flowering plants, or other plant material over twelve (12) inches in height.

Village of North Aurora - Required 50ft. Landscape Buffers



For the purpose of improving the safety, appearance and environment of the Village, a fifty-foot landscaped buffer shall be provided and maintained on all properties adjoining the following streets: Airport Road, Deerpath Road, Illinois Route 25, Illinois Route 31, Illinois Route 56, Mooseheart Road, Oak Street, Orchard Road, Randall Road.