



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

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated January 3, 2017.

PUBLIC HEARING

1. **Petition #17-02 (102 S. Lincolnway):** The petitioner requests a special use to allow Motor Vehicle Repair and/or Service in the B-3 Central Business District, pursuant to Section 8.2 of the North Aurora Zoning Ordinance.
 2. **Petition #17-03 (921 N. Deerpath Road):** The petitioner requests a variance from Section 15.48.080 of the North Aurora Sign Ordinance to increase the allowable size of a Class 2 Temporary Sign in the E-R Estate Rural District.
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NEW BUSINESS

1. **Petition #17-02 (102 S. Lincolnway):** The petitioner requests a special use to allow Motor Vehicle Repair and/or Service in the B-3 Central Business District, pursuant to Section 8.2 of the North Aurora Zoning Ordinance.
2. **Petition #17-03 (921 N. Deerpath Road):** The petitioner requests a variance from Section 15.48.080 of the North Aurora Sign Ordinance to increase the allowable size of a Class 2 Temporary Sign in the E-R Estate Rural District.
3. **Site Plan Approval (SPA 17-02)** – Lot 107 of Randall Crossing
4. **Site Plan Approval (SPA 17-03)** – Lot 1 North Aurora Towne Centre

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
JANUARY 3, 2017**

CALL TO ORDER

Co-chairman Duncan called the meeting to order.

ROLL CALL

In attendance: Co-Chairman Jennifer Duncan, Commissioners Connie Holbrook, Mark Rivecco, Anna Tuohy, Tom Lenkart, Aaron Anderson, Doug Botkin and Mark Bozik. (Chairman Brackett arrived after the roll call)

APPROVAL OF MINUTES

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

Motion to approve the minutes made by Commissioner Tuohy and seconded by Commissioner Bozik. All in favor. (Anderson abstained from voting).

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

Jennifer Duncan opened the public hearing. There were no audience comments. Duncan then closed the public hearing.

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.

Commissioner Lenkart noted that CMAP had discussed reevaluating the large parking lots such as those along Orchard Road and Route 31. It had been mentioned that these lots are never full and end up being a sea of asphalt. CMAP's, 20-30 years out, is to have fewer spaces and move buildings closer to the road with parking located behind the building. Motion for approval made by Commissioner Lenkart and seconded by Commissioner Botkin. All in favor. **Motion approved (6-0).**

2. Site Plan Approval – Lot 3-2 of Willards Corner

The Plan Commission discussed a site plan approval for a Burger King drive-thru in the Woodman's shopping center. Community and Economic Development Director Mike Toth stated that the use is permitted and the underlying PUD allows drive-thrus as a permitted use. Toth added that staff reviewed the proposed site plan, landscaping plan and building elevations. Michael Caldwell, representing the developer, stated that the restaurant will have an attached ancillary use for retail. It will be located in the Woodman's commercial site, north of the Chase Bank. The

main access will be off of Hansen Blvd and there will be connections to the Chase facility and a common drive to the north.

Commissioner Rivecco asked what the dumpster area would look like. Caldwell said it would be enclosed in masonry. Commissioner Tuohy asked if the drive opens to the Chase Bank lot to the south. Caldwell said that was correct. Commissioner Lenkart asked about the location of the electrical boxes. Caldwell noted the location on the site plan and said that the area would also be landscaped. Lenkart inquired about sidewalks. Caldwell said there are sidewalks that are along the frontage of Orchard and then access from Orchard to the building.

The Plan Commission noted their concerns regarding congestion at the southeast entrance, similar to what McDonald's had experienced with their drive through. Caldwell said that signs will be in place to direct customers to the drive-thru.

Chairman Brackett said that there should be sidewalks on Orchard Road to the north connecting to the site.

Commissioner Holbrook asked if there is a tenant for the retail space. Caldwell said there is no tenant at this time.

Commissioner Bozik said that overall he is satisfied with the site plan. Bozik said he prefers to see the southeast entrance as an exit-only with a do-not-enter sign, similar to what McDonalds did with their drive-thru.

Caldwell said he would prefer to direct customers through signage instead of an exit only and do not enter sign due to the fact that the building will include another business(s) and not just the Burger King.

Motion made by Commissioner Anderson and seconded by Commissioner Holbrook to approve the site plan subject to review by the Village engineer and signage being in place. All in favor. **Motion approved (6-0).**

3. Village staff would like to solicit feedback from the Plan Commission regarding text amendments relative to commercial landscape buffer yard requirements

Mike Toth said that the Village of North Aurora currently requires a 50-foot landscaper buffer for commercial corridors. This would be required for Orchard Road, Airport Road, Deerpath, Routes 31, 56 and 25, Mooseheart, Oak Street and Randall Roads. Toth said his issue is that some of the 50-foot landscape buffers can have a negative visual effect from the economic standpoint of some of the developments. Buffer yards are well intentioned but work better in a residential setting. Toth said he would like to eliminate the 50-foot landscape buffers for the major commercial corridors or at least reduce the requirement. Lenkart said that if this change is made, it may result in some buildings which are already in place being further set back when new other buildings will be able to build closer to the road. Lenkart suggested that a better solution may be to consider more sign variances or a reduced height of landscaping to allow for more visibility. Toth said that the Village can revisit the landscape area. Bozik said he would be content with revisiting the

landscaping requirements to allow for more visibility and in favor of relaxing the 50 foot landscape a bit.

Further discussion on this issue will take place at a future meeting.

OLD BUSINESS

1. None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

None

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

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: February 7, 2017

Petition Number: #17-02

Petitioner: John White

Request(s): Special use to allow Motor Vehicle Repair and/or Service

Location: 102 S. Lincolnway

Parcel Number(s): 15-04-256-007

Size: Approximately 14,810 sq. ft.

Current Zoning: B-3 – Central Business District

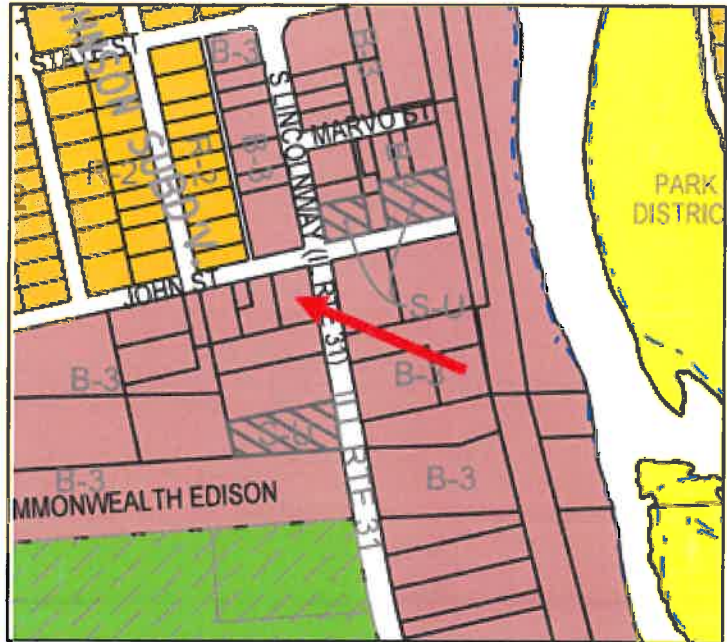
Contiguous Zoning: B-3 – Central Business District (north, south, east and west)

Comprehensive Plan Designation: Village Center/Mixed Use

PROPOSAL

The 5,326 square foot building located on the subject property has historically been used for motor vehicle service. The submitted plans include updates to the site and building for motor vehicle service and repair use.

The subject property is located in the B-3 Central Business District. Motor vehicle service and repair is classified as a special use in the B-3 Central Business District. According to the Zoning Ordinance, if any nonconforming use is discontinued, or becomes vacant, and remains discontinued or unoccupied for a continuous period of 180 days such use shall be deemed to be abandoned. As the previous use has been abandoned for more than 180 days, a special use to allow motor vehicle service and repair on the subject property is needed.



Staff finds that the proposed special use meets the Standards for Specials Uses, as submitted by the petitioner, and as set forth in the Zoning Ordinance. Should the Plan Commission elect to approve the special use, staff recommends that the Plan Commission make a motion to include the following conditions:

1. Outdoor storage of inoperable motor vehicles shall be prohibited.
2. The storage rack adjacent to the northeast corner of the existing building exterior shall be removed from the subject property.
3. Any existing debris shall be removed from the subject property and the site shall be maintained in an orderly fashion.
4. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
5. The Petitioner/Owner shall grant to the Village, at no cost to the Village, a twenty-five (25) foot easement public utility easement for storm sewer purposes spanning the entirety of the eastern boundary of the subject property. The Village shall fully complete all necessary restoration work done as part of the storm sewer installation.
6. Any modification or intensification that alters the essential character or operation of the use in a way not approved at the time the special use was granted shall require new special use approval.



25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

APPLICATION FOR SPECIAL USE

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

PETITION NO. 17-02

FILE NAME Special Use Motor Vehicle Repair

DATE STAMP

RECEIVED

JAN 30 2017

I. APPLICANT AND OWNER DATA

Name of Applicant* John White

**VILLAGE OF
NORTH AURORA**

Address of Applicant 8100 Van Emmon Rd

Telephone Numbers 630-800-0606

Email Address jwhi567@aol.com

Name of Owner(s)* Kathy Moecher

Telephone Numbers 5859431544

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

Title of Record to the real estate was acquired by Owner on 1/4/17

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 102 S Lincolnway Rte 31 North Aurora

(indicate location if no common address)

Legal Description: Included on Survey

Parcel Size 14,810 SF

Present Use Automotive Shop (vacated)
(business, manufacturing, residential, etc.)

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



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www.northaurora.org

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.

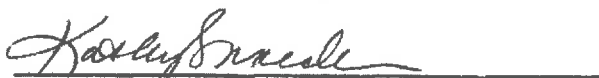
The Applicant is responsible for publishing a legal notice in the newspaper, sending certified mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North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

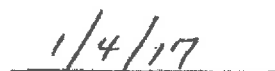
The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such 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


Date


Owner *


Date



III. PROPOSED SPECIAL USE

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) over 17K cars pass thru the area daily, the garage would be a welcome sight with a very comfortable customer waiting area. Most auto centers are specialty repairs not toatl repair. Local business will prosper from us being there, advanced Auto, BP Gas 7 eleven restaurants.

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.

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

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

Yes this special use is allowed in the zoning district.

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

Yes this is a service use for the public convenience providing quality car repair services at a clean and convenient 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.

This use will not create an excessive additional impact at public facilities and services and will be beneficial to the economic welfare of the community by providing reasonable priced full service car repairs to the community and it may create jobs.

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

Yes, since the proposed use is the properties highest and best use given the existing building, limited parking and small lot size.

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.

Yes this service will be harmonious and compatible in use and appearance to the general facility and will not have late night hours and all repairs will be completed inside the facility.

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.

No, it will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood.

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

Yes, there are a number of other service uses in the area.

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

This is an existing site and there have not been any past issues.

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

Yes the plan meets the required parking spaces.

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

Yes this is an existing site and all utilities are already provided.

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

Yes this is an existing building with existing improvements on it.



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

TAX PARCEL NO.	NAME	MAILING ADDRESS
<u>1504256007</u>	<u>Paul E & Kathy Moecher</u>	<u>37W461 Heritage Dr, Batavia IL</u>
<u>1504253017</u>	<u>Queens Oak Holding Trust</u>	<u>5032 Parkway Plaza Blvd Charlotte NC</u>
<u>1504254008</u>	<u>Nicklaus & Sarah Unold</u>	<u>17 S Adams St North Aurora IL</u>
<u>1504254009</u>	<u>Ernest L Latham</u>	<u>21 S Adams St, North Aurora IL</u>
<u>1504254010</u>	<u>Phillip A Woods</u>	<u>111 John St North Aurora IL</u>
<u>1504254017</u>	<u>Kevin Staton</u>	<u>97 E Rickard Dr Oswego IL</u>
<u>1504254018 & 154256003</u>	<u>North Aurora Village</u>	<u>25 E state St North Aurora IL</u>
<u>1504255012</u>	<u>Rose Wendel Trustee</u>	<u>2380 Ridge Rd Highland Park IL</u>
<u>1504255013 & 1504255030</u>	<u>Michael Neil</u>	<u>19 S Lincolnway, North Aurora IL</u>
<u>1504255039</u>	<u>Timothy & Cherie Miller</u>	<u>11 John St North Aurora IL</u>
<u>1504255041</u>	<u>KulKorp LLP, Karen Kulcycki</u>	<u>1750 W Ogden Ave Unit 4855 Naperville IL</u>
<u>1504256004</u>	<u>Tuu Duc Le & Xuan Thi Luu</u>	<u>1050 Cochran St Aurora IL</u>
<u>1504256005</u>	<u>Aurora Dentrix PC</u>	<u>2124 Ogden Ave Ste 303 Aurora IL</u>
<u>1504256006</u>	<u>Thomas J & Maarylin A Leuer</u>	<u>434 S EdgeLawn Dr Aurora, IL</u>

also sent to 1504256008, 1504256014, 1504256018, 1504276001, 154276002, 154276012, 154276014, 1504401002

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

[Signature]
Applicant Signature

1/20/17
Date

SUBSCRIBED AND SWORN TO
Before me this 20th day of Jan, 2017.

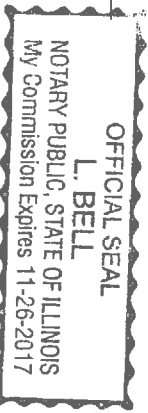
[Signature]
Notary Public

OFFICIAL SEAL
L. BELL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11-26-2017

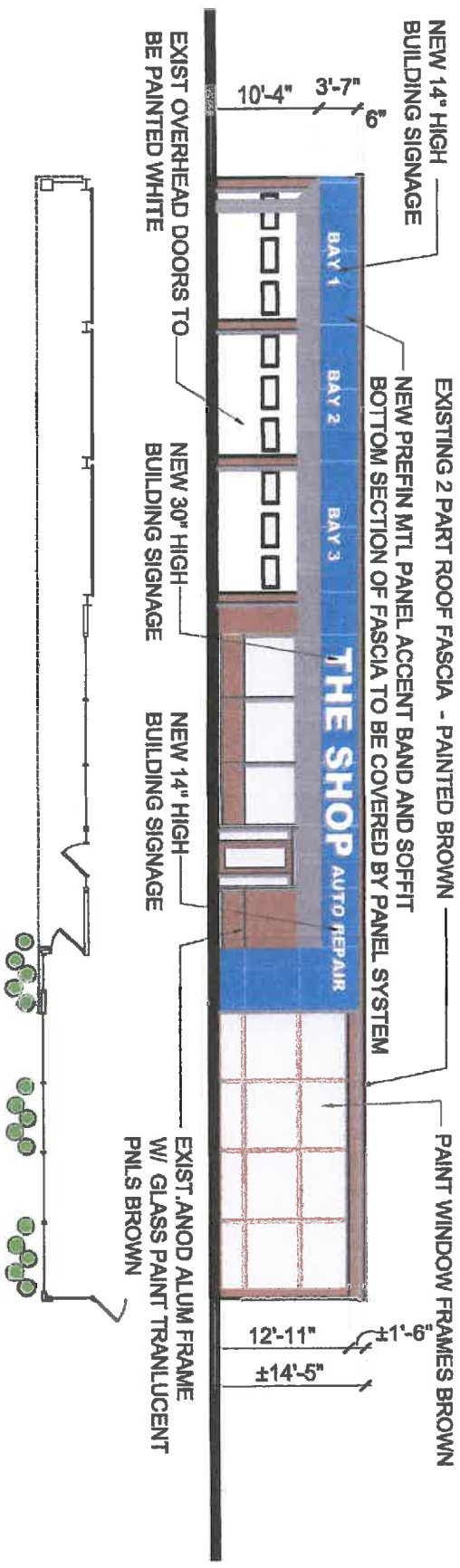
Tax Parcel	Tax Name	Address
1504256008	Verna L Ohler	2017 Larchwood Dr North Aurora IL
1504256014	Laurie Joseph & Rosemary Laurie	3677 Canton Cir Mundelein IL
1504256018	James Echler, Bob Throna	37 S River St Aurora, IL
1504276001	Laurie Joseph & Rosemary Laurie	101 S Lincolnway North Aurora
1504276002	12 John St LLC	12 John St North Aurora IL
1504276012	Trust 8002367289 Aurora 111	505 N Lake Shore Dr Apt 3707 Chicago
1504276014	Michael Corvelli Jr	821 N Deerpath Rd North Aurora IL
1504401002	4 V Investments LLC	2000 W Main St St Charles IL

John White, being first duly sworn on oath certifies that all to the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Applicant Signature Date
 SUBSCRIBED AND SWORN TO
 Being made this January day of 2017



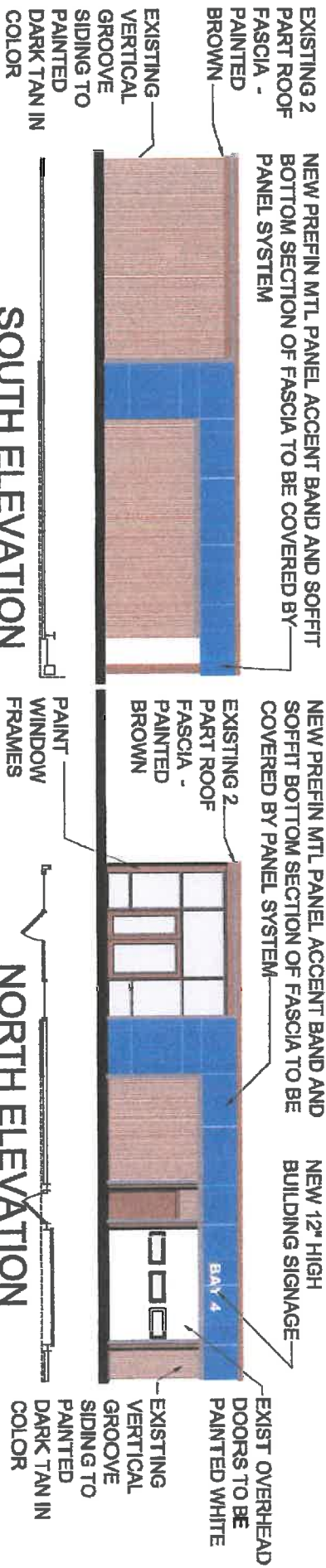
- 1504256007 Paul E & Kathy Moecher 37W61 Heritage Dr, Batavia IL
- 1504256017 Queens Oak-Holding Trust 5032 Parkway Plaza Blvd Charlotte NC
- 1504254008 Nicklaus8 Sarah Unold 17 S Adams St North Aurora IL
- 1504254009 Ernest L Latham 21 S Adams St, North Aurora IL
- 1504254010 Phillip A Woods 111 John St North Aurora IL
- 1504254017 Kevin Staton 97 E Rickard Dr Oswego IL
- 15042540188, 154256003 North Aurora Village 25 E state St North Aurora IL
- 1504255012 Rose Wendel, Trustee 2380 Ridge Rd Highland Park IL
- 1504255013 & 1504255030 Michael Neil 19 S Lincolnway, North Aurora IL
- 1504255039 Timothy & Cherie Miller 11 John St North Aurora IL
- 1504255041 KulKorp LLP, Karen Kulczyk 1750 W Ogden Ave Unit 4855 Naperville IL
- 1504256004 Triu Duc Le & Xuan Thi Luu 1050 Cochran St Aurora IL
- 1504256005 Aurora Dentrix PC 2124 Ogden Ave Ste 303 Aurora IL
- 1504256006 Thomas J & Maarylin A Leuer 434 S Edgelawn Dr Aurora, IL



EAST ELEVATION

SCALE: 1/16" = 1'-0"

COLORS TO BE SELECTED BY OWNER



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

A+M ARCHITECTS, LLC
 40 Landover Parkway Suite 3
 Hawthorn Woods, Illinois 60047
 TEL: 847.728.9517
 FAX: 847.726.9516

New Retrofit for :
THE SHOP AUTO REPAIR CENTER
 102 S. LINCOLNWAY NORTH AURORA, IL

Date: 01/03/17
Dwg: 16-102
Drawn by: AA
© 2017 A+M Architects, LLC

Staff Report to the Village of North Aurora Plan Commission

Prepared By: Mike Toth, Community and Economic Development Director

Petition Number: #17-03

Property Address: 921 N. Deerpath Road

Hearing Date: February 7, 2017

Request: A variance from Section 15.48.080 of the North Aurora Sign Ordinance to increase the allowable size of a Class 2 Temporary Sign.

PROPOSAL

The petitioner is proposing to erect a thirty-two (32) square foot temporary sign on the subject property, for the purposes of advertising the sale of vacant land. The sign would be placed on the eastern portion of the 7-acre property, adjacent to Deerpath Road.

According to the Sign Ordinance, the proposed sign is considered a Class 2 Temporary Signs. The following provisions apply to Class 2 Temporary Signs:

Material	Maximum Size	Maximum Duration	Zoning Districts	Illumination	Permit	Location/Quantity	Examples
Wood or metal	6 square feet	180 days	Any	None	None	Must be located on subject property 1 per road frontage	Residential Real Estate Contractor

As the maximum area of a Class 2 Temporary Sign is six (6) square feet, a variance is needed to accommodate the additional square footage. If the sign were to be placed on a commercial property, the square footage would be permissible; however, the property is located in the E-R Estate Rural District, which is considered a residential zoning district.

The petitioner is requesting a variance to increase the allowable size of the sign. Per the duration requirements, the sign could only be posted for 180 days. Staff suggests also revisiting the allowable duration of the sign, which could allow for additional time by establishing a new expiration timeframe or removal of the sign upon sale of the property.

APPLICATION FOR SIGN VARIANCE

VILLAGE OF NORTH AURORA
NO. _____

25 E. State Street
North Aurora, IL 60542

PETITION 17-03

FILE NAME 921 N. DEERPATH SIGN VARIANCE

DATE STAMP

RECEIVED

I. APPLICANT AND OWNER DATA:

JAN 11 2017

VILLAGE OF
NORTH AURORA

Name of Applicant* Michael Harrington

Address of Applicant - 921 N Deerpath Rd North Aurora IL 60542

Telephone No. Office 630-761-3100 Cell 630-270-9900

Name of Owner (s) *Michael Harrington

Address of Owner (s) 921 N Deerpath Rd North Aurora IL 60542

Telephone No. - 630-761-3100

Email Address - iconhvacservic@gmail.com

II. ADDRESS, USE AND ZONING OF PROPERTY:

Address of Property - 921 N Deerpath Rd North Aurora IL 60542
(indicate location of common address)

PIN#: 12-31-100-008

Parcel Size - 7.22 Acres or 314,814.08 Square feet

Present Use - 4 + Acres used for agriculture and 3.24 Residential on the same lot
(business, manufacturing, residential, etc.)

Present Zoning District - Residential
(Zoning Ordinance Classification)

III. PROPOSED SIGN VARIANCE:

Sign Variance requested - Class 2 to exceed 6 square feet

Code Section that pertains to Variance - Section 15.48.080

Reason for request - Standard for sale sign is too small for the lot size.

Explanation of purpose to which property will be put - 4 acre lot for a home site

IV. UNIQUE CIRCUMSTANCES CREATING THE VARIANCE

What unique physical characteristics of the land prevent compliance with the Sign Ordinance, if any? (Please Explain)

4 acre lot that has 435' of frontage on Deerpath Rd. Since the field grows crops a standard sign will be overlooked. In addition leave the sign up untill the lot is sold.

Are there other available locations for adequate signage on the property? (Please Explain)

Yes there are other locations but not good ones - I think the for sale sign should be front and center of the lot facing Deerpath Rd

What effect will the proposed signage have on pedestrian and motor traffic, if any? (Please Explain)

Absolutely no hindrance to road traffic and pedestrians

Does the cost associated with Sign Ordinance compliance require the public to grant a variance? (Please Explain)

No ,The cost of the variance will be shouldered by Michael Harrington.

V. CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

- ☒ _____ Completed application for sign variance.
- ☒ _____ 10 copies of an 11x17" plan depicting all proposed and existing signage on the property including all sign and property/tenant space dimensions.
- ☒ _____ Filing fee in the amount of \$200.00 (per variance) - If payment is made by check, it should be made payable to the Village of North Aurora.

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

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

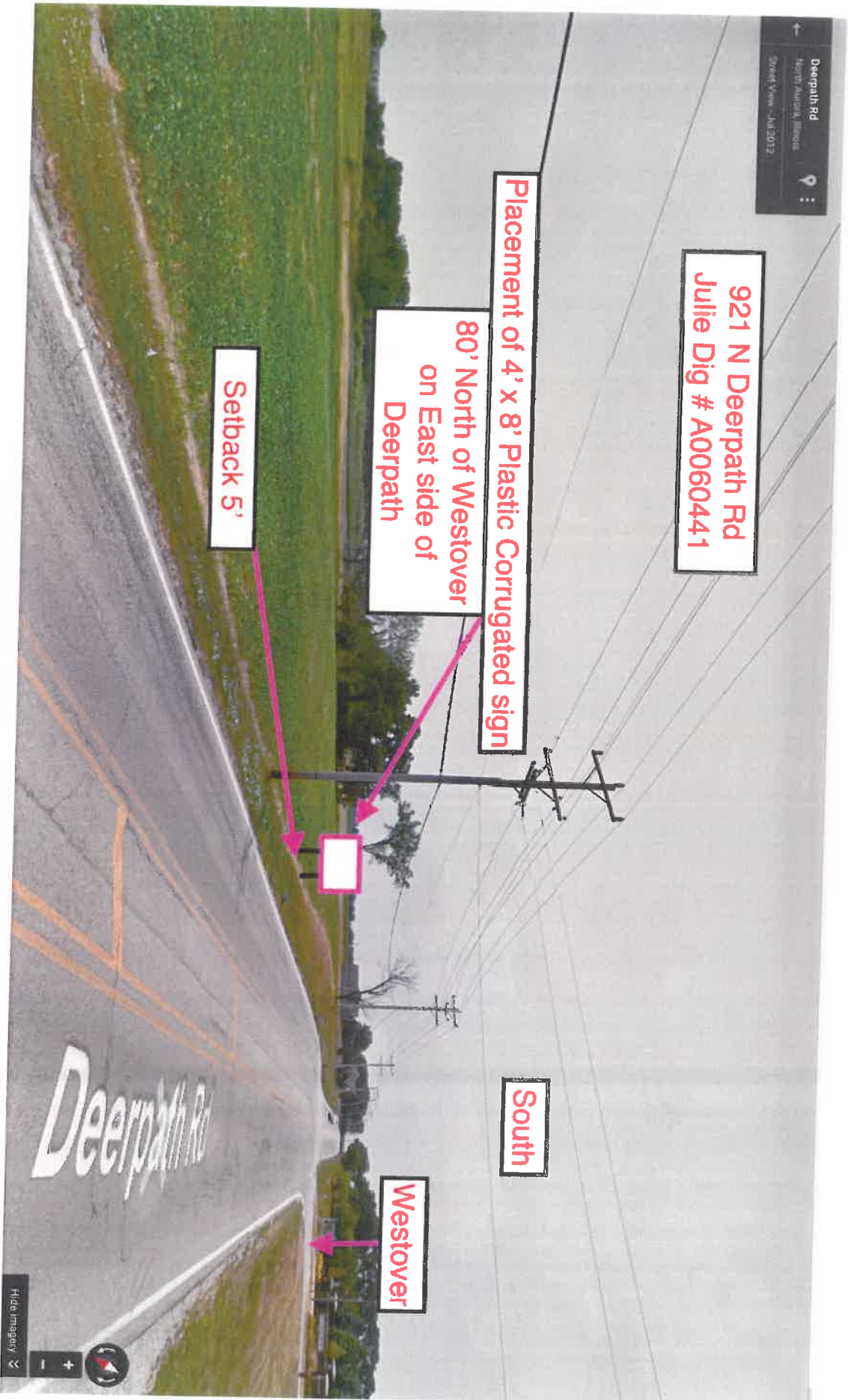
Date

Owner

MJ Harrington

Date

01/11/17



For
SALE

4
ACRES
Incorporated

435' Frontage X 400' Deep

Call Mike:

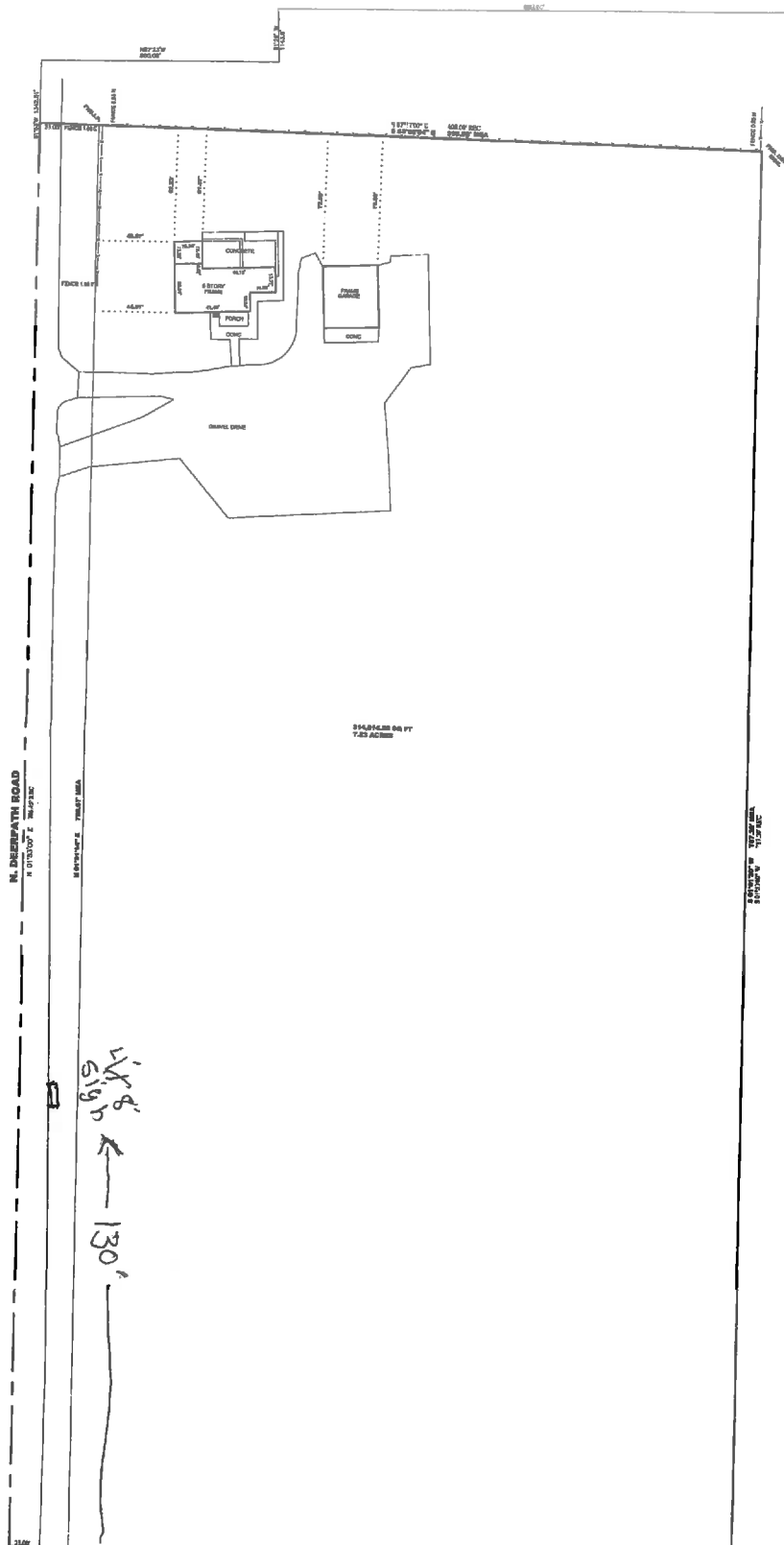
630-270-9900

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFL9 @SBCGLOBAL.NET

[illegible]

COMMONLY KNOWN AS: 881 N. DEEPPATH ROAD, NORTH ALCOA, ILLINOIS

NW CORNER
OF THE
SEC 1/4 OF
T22N R1E S10W



354,814.22 SQ FT
7.23 ACRES

N. DEERPATH ROAD
N 01°53'00" E 766.47±M

130' ← 2 1/2' sig

N 66°02'34" W 209.83' ME
N 27°11'50" W 601.07' AC

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

LEGEND
FOOTING FOUNDED FROM ROOF
FLOOR FLOOR FROM PIPE
FENCE
BLDG. TRAIL
BLDG. LINE
BASEMENT
JOB NO. 516-59



STATE OF ILLINOIS
S.B.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C. A
PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004729
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED
PROPERTY HAS BEEN SURVEYED IN THE MANNER
REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS
THEREOF.

GENEVA, ILLINOIS 8-11 A.D. 2018

Dale Floyd
DALE FLOYD LAND SURVEYOR
NO. 184-004729

License expiration date 11-30-2018
FIELD WORK COMPLETED: 6-8-2018
PREPARED FOR MIKE HARRINGTON

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

GENERAL INFORMATION

Meeting Date: February 7, 2017

Petition Number: SPA #17-02

Petitioner: Jacob & Hefner Associates, Inc.

Request: Site Plan Approval

Location: Lot 107 of Randall Crossing

Parcel Number(s): 12-32-403-005

Size: 2.06 acres

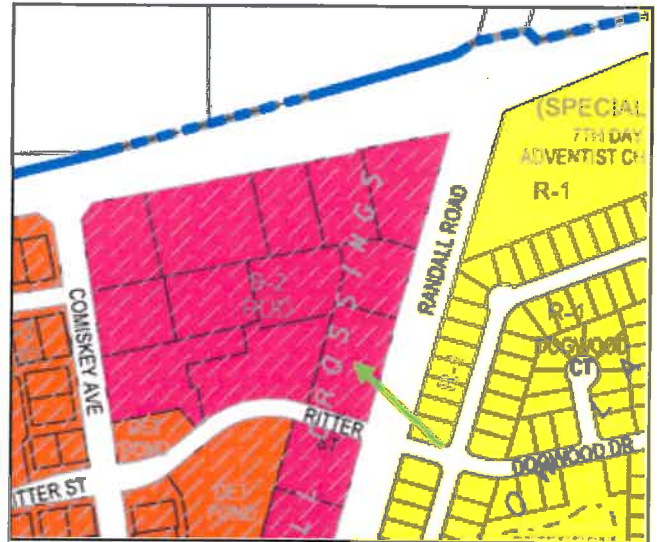
Current Zoning: B-2 General Business District
Planned Unit Development (Randall Highlands PUD)

Contiguous Zoning: North, South and West: B-2
General Business District Planned Unit
Development East: R-1 Single Family Residence
District

Comprehensive Plan Designation:
'Regional Commercial'

Attachments:

1. Site plan, prepared by Jacob & Hefner Associates, Inc., dated January 31, 2017.
2. Landscape plan, prepared by McCallum Associates, dated February 1, 2017.
3. Exterior conceptual design plans, prepared by HTJ Architects LLC.



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 the Randall Highlands. As illustrated by the submitted plans, the intent of this request is to accommodate the development of a

5,338 square foot single-story dental office facility. Dental Offices are classified as a permitted use in the B-2 General Business District.

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 and Randall Highlands Planned Unit Development.

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:

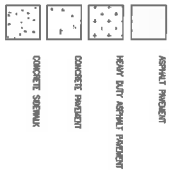
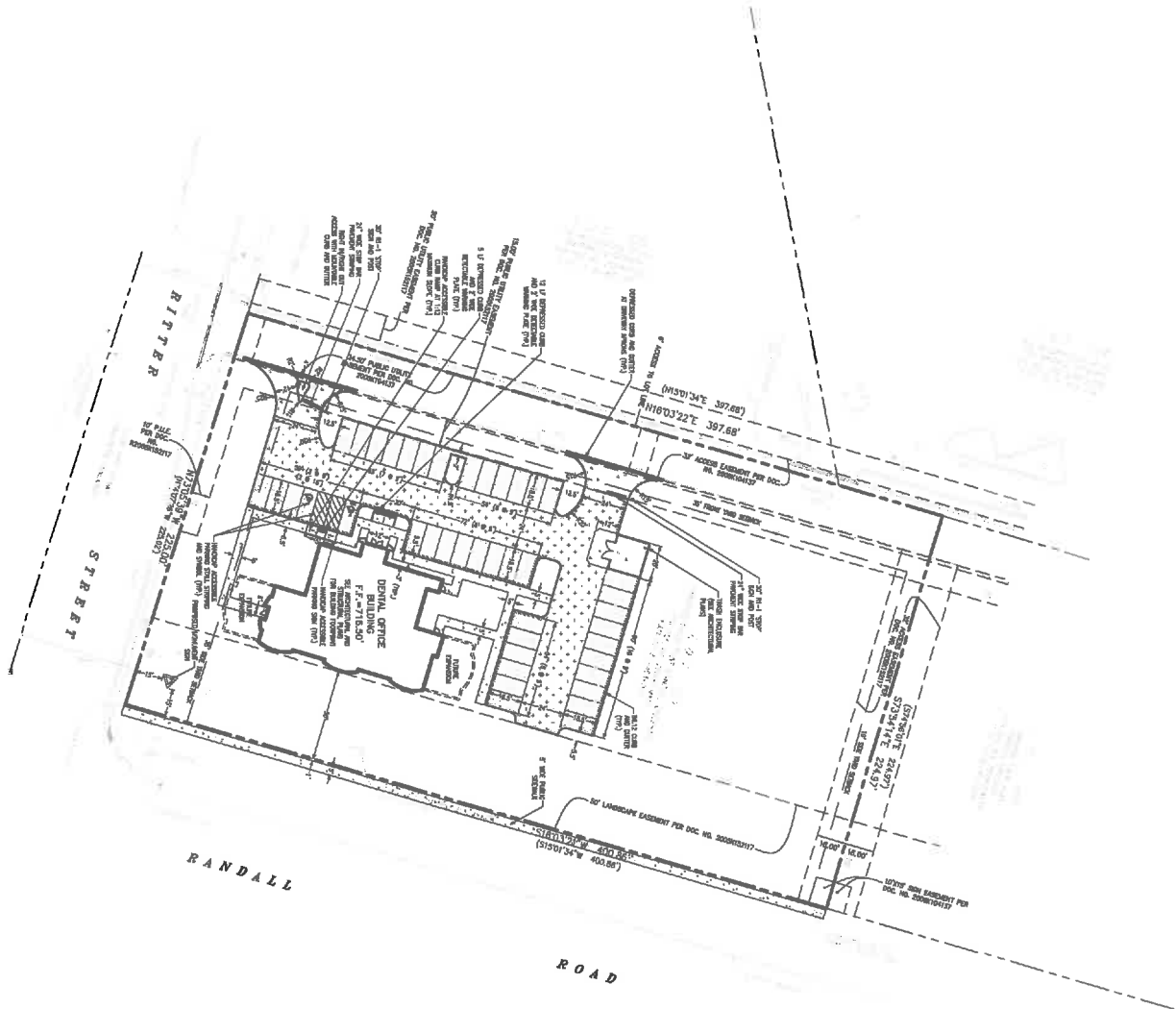
1. The arrangement of the structures and buildings on the site to:
 - a. Allow for the effective use of the proposed development.
 - b. Allow for the efficient use of the land.
 - c. Ensure compatibility with development on adjacent property.
 - d. Respond to off-site utility and service conditions, 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 107 of Randall Crossing meets the Site Plan Approval Standards and general zoning provisions set forth in the Zoning Ordinance. Staff recommends that the following conditions:

- 1. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

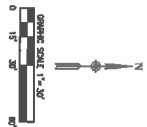


PAVEMENT MATCH LEGEND:

ASPHALT PAVED	10' STALLS
HEAVY DUTY ASPHALT PAVED	10' STALLS PER ROW (ROW)
CONCRETE PAVED	20' STALLS
CONCRETE SIDEWALK	(1.5' STALLS PER ROW (ROW))
	40' STALLS
	2' STALLS

SITE DATA TABLE:

PROPERTY AREA:	2.08 ACRES
APPROXIMATE AREA:	0.28 ACRES
APPROXIMATE AREA:	1.77 ACRES
APPROXIMATE AREA:	5.10M SQ. FT.

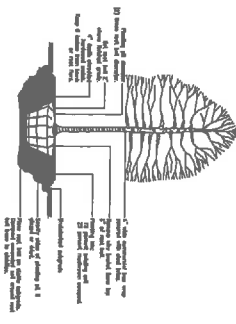


JACOB & HEFNER ASSOCIATES
 1331 Butterfield Rd, Suite 100, Downers Grove, IL 60515
 PHONE: (630) 652-4600, FAX: (630) 652-4401
 www.jacobandhefner.com

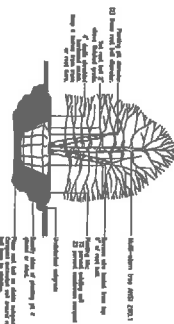
SITE PLAN
NORTH AURORA SMILES
NWC RANDALL ROAD AND RITTER STREET
NORTH AURORA, ILLINOIS

No.	Description	Date
3	Per Village Comments	1/31/17
2	Per Architect	12/30/16
1	Original Plan Data	12/23/16

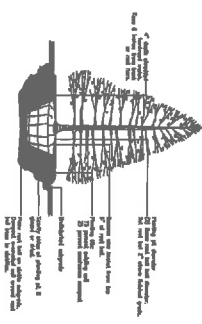
P196a
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 SP1



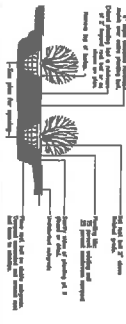
Declaring True Faith



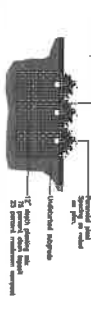
Deciduous Ornamental Tree Planting



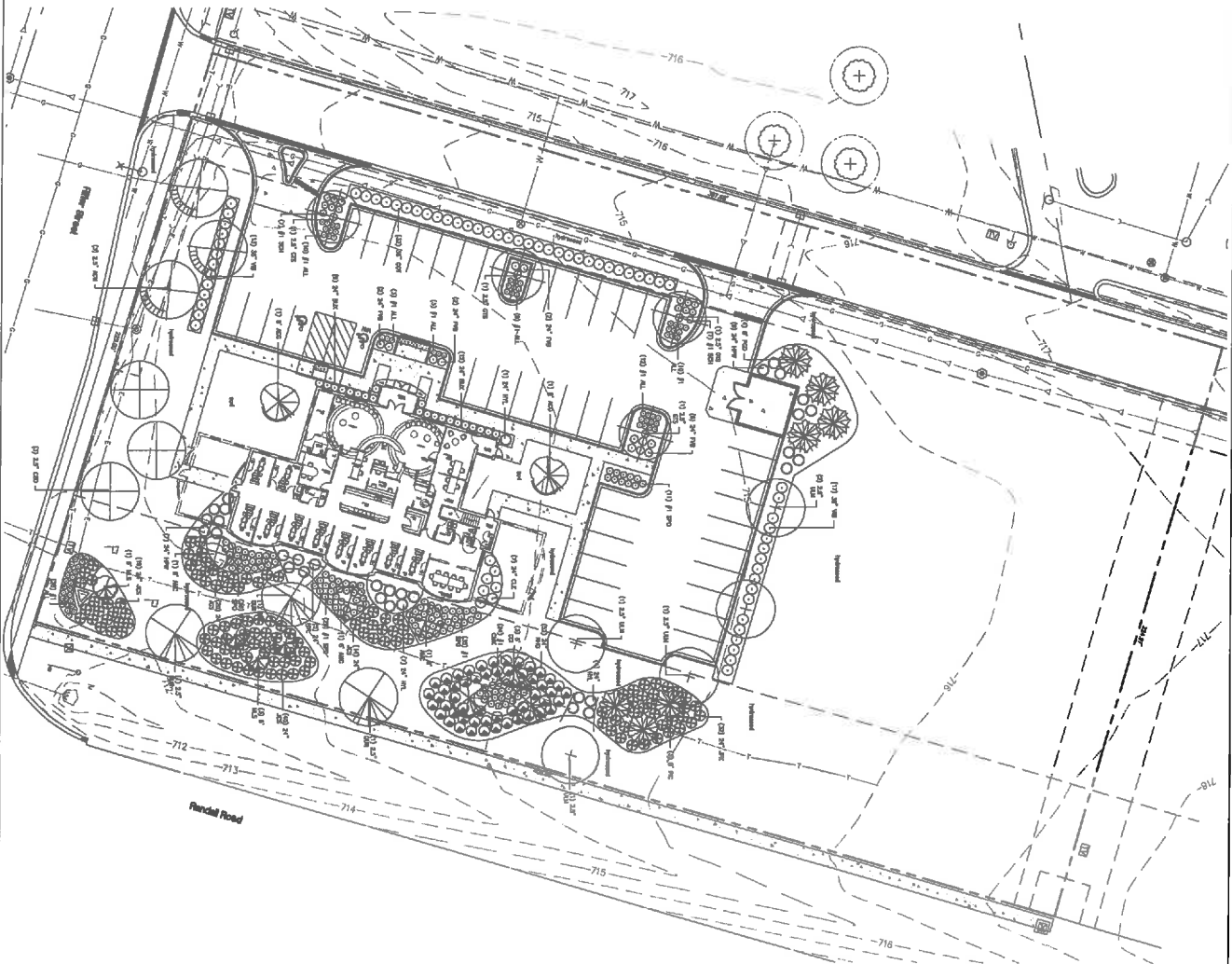
Emerson Tree Planting



Grub Parking



Parental Planning

[illegible]

**North Aurora
Smiles**
North Aurora, Inc.

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
230 N. Lincoln Avenue | Burlington, North Carolina
781.666.6666 | www.drmcallum.com

McCALLUM
ASSOCIATES

JACOB & HEPNER
ASSOCIATES

1100 West 12th Street, Suite 200 • Seattle, WA 98119
Tel: (206) 461-4171 • Fax: (206) 461-4172
www.jh-engineers.com

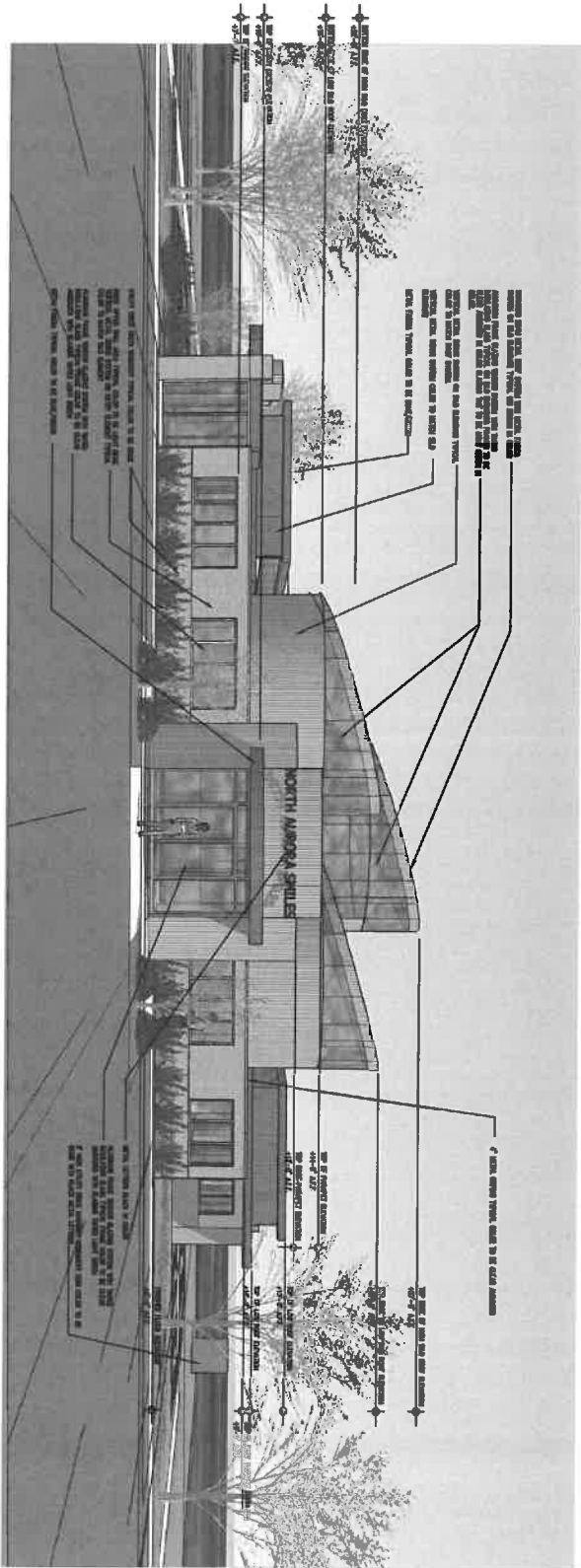
Landscape Plan

2	Par Value Comments	CDX
1	Par Review	OT/G
Mark	Description	Date

Source:

State	North
T = 27	
Pin	
4800020A	

L10



EXTERIOR CONCEPTUAL DESIGN ELEVATION

DESIGNED BY	DATE
CHECKED BY	DATE
DRAWN BY	DATE
CONCEPT APPROVED BY	DATE

A PROPOSE NEW OFFICE FOR:
NORTH AURORA SMILES
NWC Randall Road and Ribter Street
North Aurora, Illinois

As the architect, we are responsible for the design and construction of the building. We are not responsible for the design and construction of the interior spaces, including the mechanical, electrical, and plumbing systems. We are also not responsible for the design and construction of the site, including the parking lot and landscaping. The client is responsible for providing all necessary information and approvals for the project.

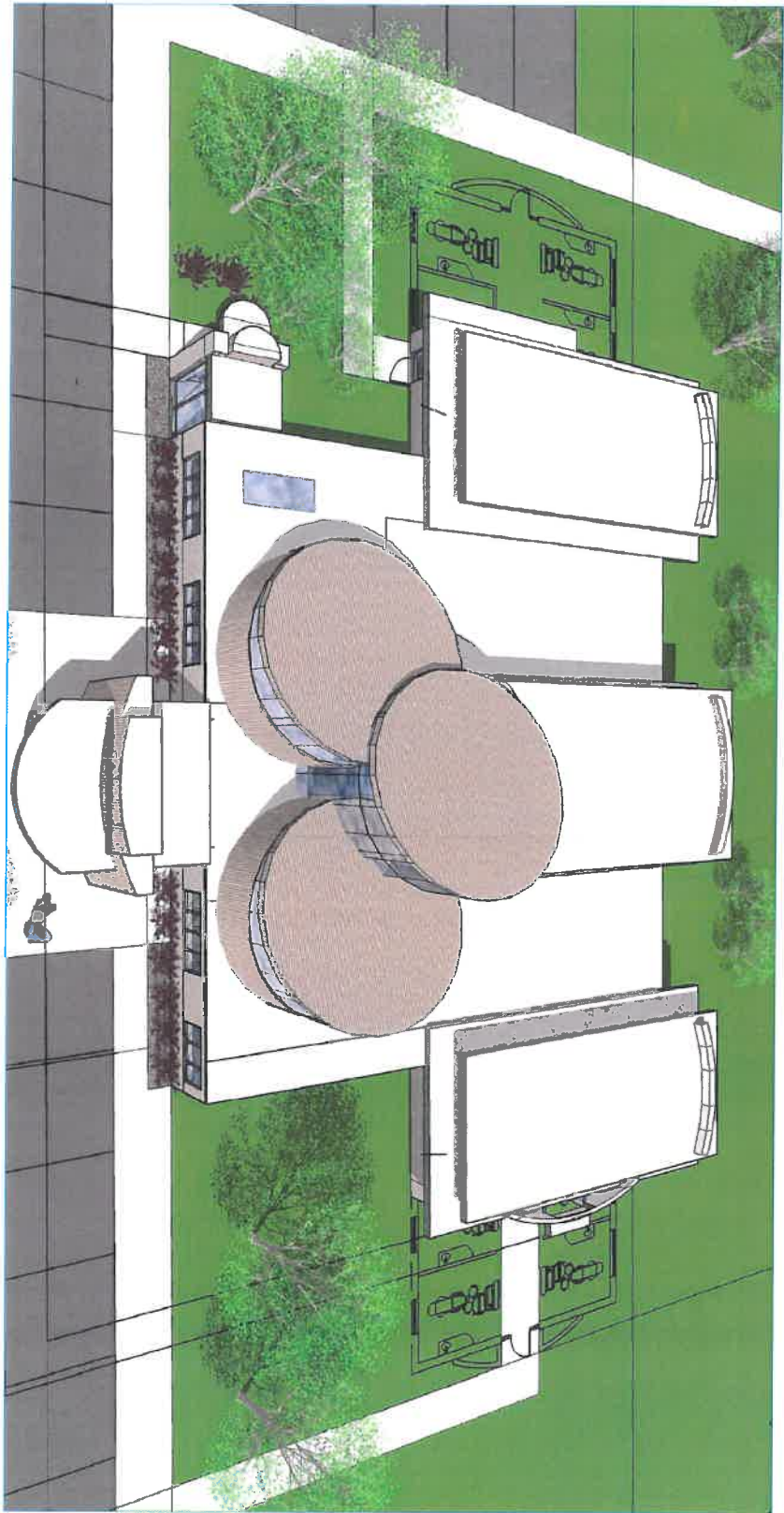


hjt
Architects LLC
A Division of HJT Design Group

EXTERIOR CONCEPTUAL
DESIGN IMAGE

PROJECT NUMBER
AZ001
A3a





EXTERIOR CONCEPTUAL
DESIGN IMAGE

PROJECT NUMBER
AZ001

A2



A PROPOSED NEW OFFICE FOR:
NORTH AURORA SMILES
NWC Randall Road and Ritzer Street
North Aurora, Illinois

This rendering is a conceptual design image and is not intended to represent a final design. It is for informational purposes only and should not be used for any other purpose. The design is subject to change without notice. The rendering is not a contract and does not constitute an offer of any services. The rendering is not a representation of the final design and should not be used for any other purpose. The rendering is not a contract and does not constitute an offer of any services. The rendering is not a representation of the final design and should not be used for any other purpose. The rendering is not a contract and does not constitute an offer of any services.

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED / APPROVED BY	DATE



EXTERIOR CONCEPTUAL
DESIGN IMAGE



A PROPOSED NEW OFFICE FOR:
NORTH AURORA SMILES
NWC Randall Road and Ritter Street
North Aurora, Illinois

As the architect, we are responsible for the design and construction of the building. We are not responsible for the design and construction of the building's interior or the building's exterior. We are not responsible for the design and construction of the building's foundation or the building's roof. We are not responsible for the design and construction of the building's mechanical, electrical, or plumbing systems. We are not responsible for the design and construction of the building's fire protection or life safety systems. We are not responsible for the design and construction of the building's accessibility or the building's energy efficiency. We are not responsible for the design and construction of the building's security or the building's sustainability. We are not responsible for the design and construction of the building's other systems or the building's other features.

DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	

PROJECT NUMBER
AZ001

A3



**A PROPOSE NEW OFFICE FOR:
NORTH AURORA SMILES
NWC Randall Road and Ritter Street
North Aurora, Illinois**

ISSUED	DATE
EXPIRY BY	DATE
CHECK / APPROVED BY	DATE

EXTERIOR CONCEPTUAL DESIGN IMAGE

AZ001

A4



hjt Architects LLC
A Division of HJT Design Group



**A PROPOSE NEW OFFICE FOR:
NORTH AURORA SMILES
NWC Randall Road and Ritter Street
North Aurora, Illinois**

RECEIVED _____	DATE _____
ISSUED BY _____	DATE _____

CHECK / APPROVED BY _____	DATE _____
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EXTERIOR CONCEPTUAL DESIGN IMAGE

PROJECT NUMBER:
AZ001

A5



hjt Architects LLC
A Division of H2 Design Group





**A PROPOSE NEW OFFICE FOR:
NORTH AURORA SMILES
NWC Randall Road and Ritter Street
North Aurora, Illinois**

ISSUED	DATE
ORDERED BY	DATE
CHECK / APPROVED BY	DATE

EXTERIOR CONCEPTUAL DESIGN IMAGE

—



hjt Architects LLC
A CREATIVE DESIGN FIRM

PROJECT NUMBER
AZ001
A7



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

GENERAL INFORMATION

Meeting Date: February 7, 2017

Petition Number: SPA #17-03

Petitioner: River Front Dodge Chrysler
Jeep

Request: Site Plan Approval

Location: Lot 1 North Aurora Towne
Centre

Parcel Number(s): 15-06-451-012

Size: 7.46 acres

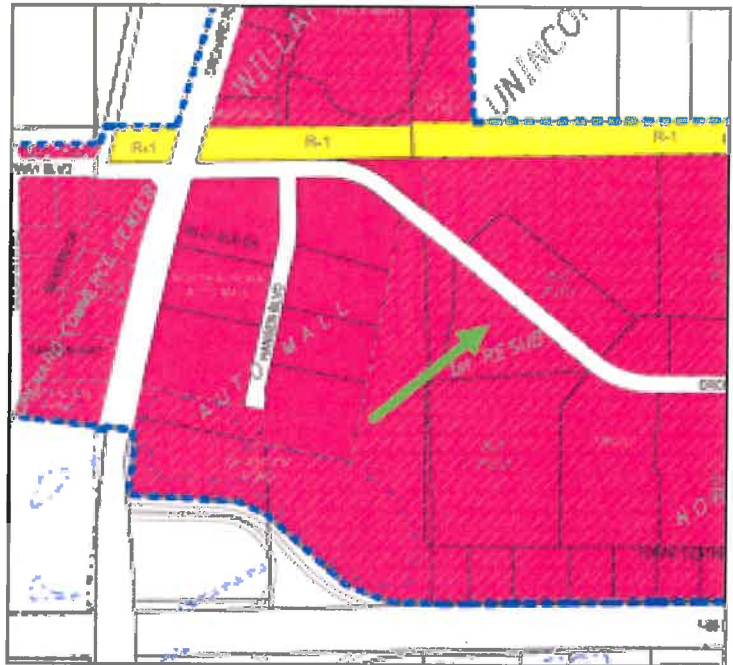
Current Zoning: B-2 General Business
District Planned Unit Development
(Towne Centre PUD)

Contiguous Zoning: B-2 General Business
District Planned Unit Development (Towne
Centre PUD)

Comprehensive Plan Designation:
'Regional Commercial'

Attachments:

1. Site plan, prepared by Watermark Engineering Resources, Inc., dated January 27, 2017.
2. Landscape plans, prepared by Watermark Engineering Resources, Inc., dated January 27, 2017.
3. Exterior building elevation plans, prepared by KRM Architecture, January 16, 2016



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 the Towne Centre. As illustrated by the submitted plans, the intent of this request is to accommodate the development of a 30,993 square foot auto dealership. Motor Vehicle Sales and/or Service is classified as a special use in the B-2 General Business District; however, the Towne Centre PUD allows 'Automobile sales and service, including oil change facilities and automobile auto repair' as a permitted use. The southern portion of the property will be reserved for the storage of automobile inventory, not customer parking. Further, the storage area will not abut a street; therefore, the perimeter parking lot landscaping provisions do not apply. Staff notes that the amount of product inventory required by the different auto manufacturers varies and the manufacturers set the required amount of inventory.

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 and Towne Centre Planned Unit Development.

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 1 North Aurora Towne Centre meets the Site Plan Approval Standards and general zoning provisions set forth in the Zoning Ordinance. Staff recommends that the following conditions:

1. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

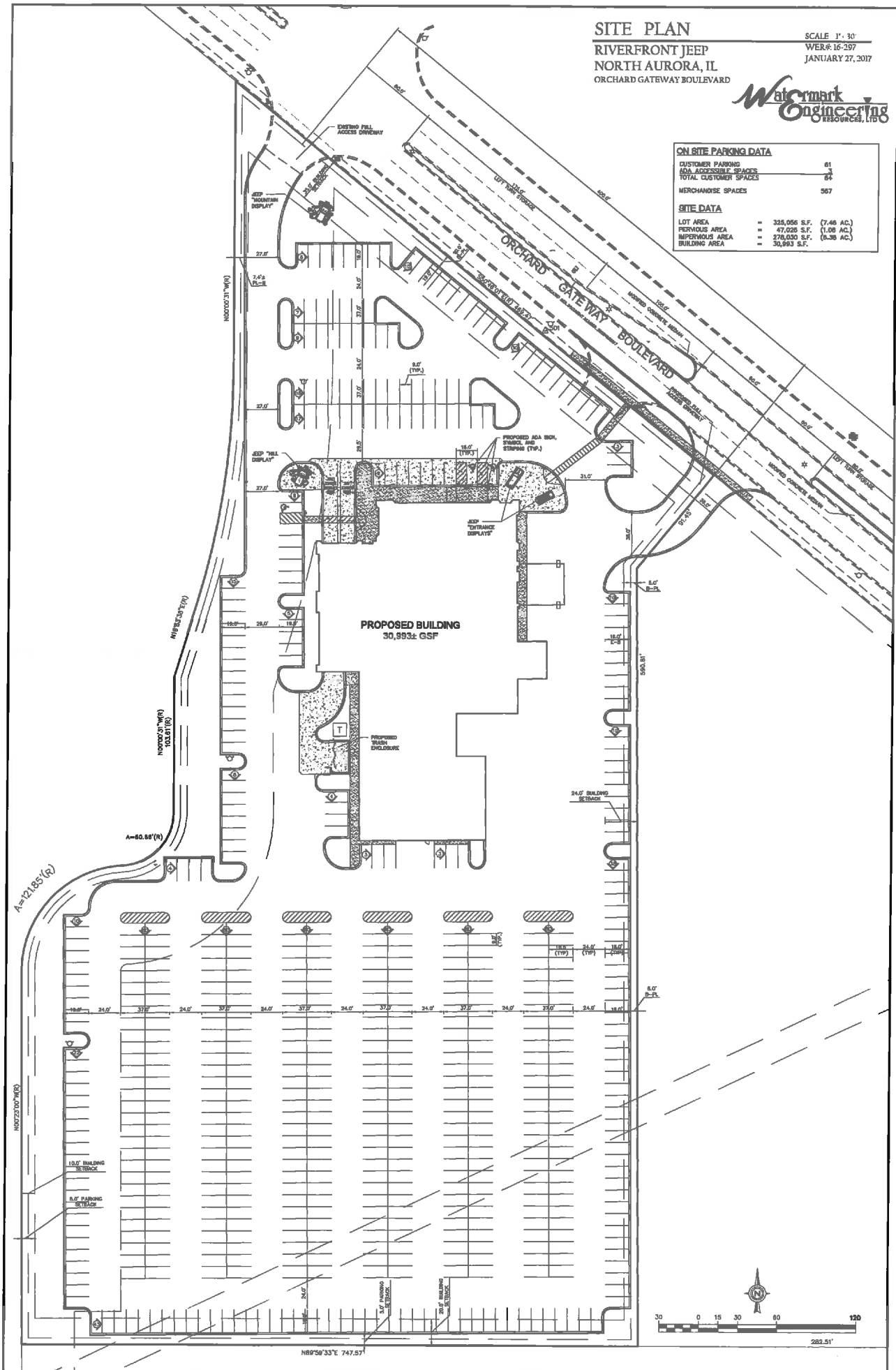
SITE PLAN
RIVERFRONT JEEP
NORTH AURORA, IL
ORCHARD GATEWAY BOULEVARD

SCALE: 1" = 30'
 WER# 16-297
 JANUARY 27, 2017



ON SITE PARKING DATA	
CUSTOMER PARKING	61
ADA ACCESSIBLE SPACES	3
TOTAL CUSTOMER SPACES	64
MERCHANDISE SPACES	567

SITE DATA	
LOT AREA	= 335,056 S.F. (7.68 AC.)
PERVIOUS AREA	= 47,025 S.F. (1.08 AC.)
IMPERVIOUS AREA	= 278,030 S.F. (6.36 AC.)
BUILDING AREA	= 30,993 S.F.



LANDSCAPE RENDERING

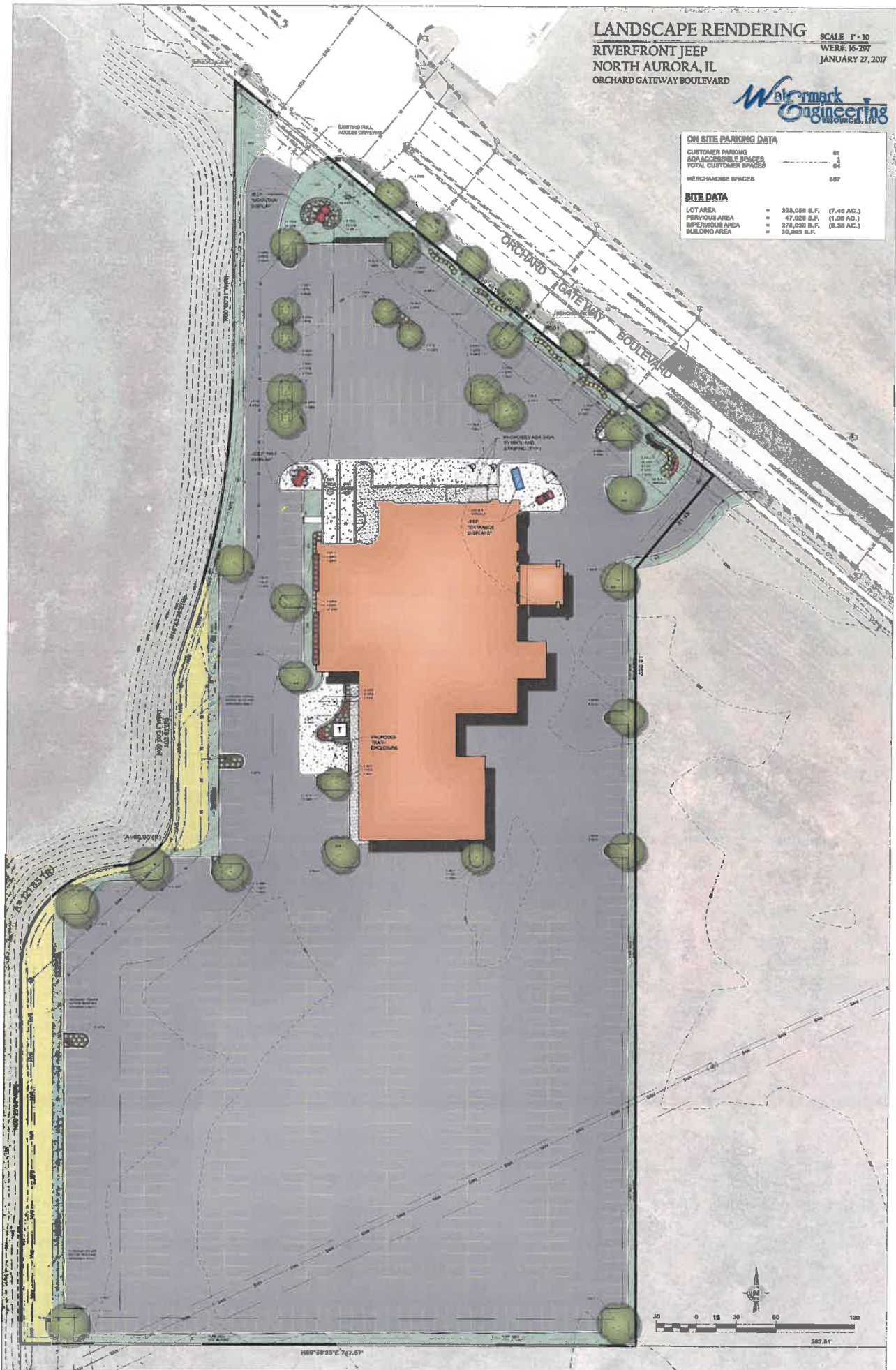
RIVERFRONT JEEP
NORTH AURORA, IL
ORCHARD GATEWAY BOULEVARD

SCALE 1" = 30'
WORK 16-297
JANUARY 27, 2017



ON SITE PARKING DATA	
CUSTOMER PARKING	81
ADA ACCESSIBLE SPACES	3
TOTAL CUSTOMER SPACES	84
MERCHANDISE SPACES	887

SITE DATA	
LOT AREA	= 323,058 S.F. (7.48 AC.)
PERVIOUS AREA	= 47,828 S.F. (1.08 AC.)
IMPERVIOUS AREA	= 275,230 S.F. (6.38 AC.)
BUILDING AREA	= 30,883 S.F.



LANDSCAPE PLAN



SHRUB PLANTING DETAIL

PERENNIAL PLANTING DETAILS
NOT TO SCALE. USE ONLY ZONE HANDBOOK

PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY 2"X4" HARDY PLANT MATERIAL.

[illegible]

PLANT LIST

NOTE

—

NORTHWEST PROPERTY CORNER

ON-SITE PARKING DATA

...BOL...

WARD

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY THE ILLINOIS STATE SURVEY (SURVEY PROJECT #110,048 DATED 11/16/76) PREPARED BY: COMPASS SURVEYING LTD. 2831 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60009 (630) 839-7100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

Figure 1 is a line graph showing the relationship between the number of nodes (N) and the number of links (L) for three different network topologies: Ring, Mesh, and Tree. The x-axis represents the number of nodes (N) from 0 to 100, and the y-axis represents the number of links (L) from 0 to 100. The Ring topology is represented by a solid line with circles, the Mesh topology by a dashed line with squares, and the Tree topology by a dotted line with triangles. The Ring topology has the highest number of links for a given number of nodes, followed by the Mesh topology, and then the Tree topology.



Jeep

Riverfront

Service
EXPRESS LANE

RIVERFRONT
Jeep





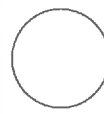
Custom Facilities
6298 River Rd. Suite C
Indianapolis, IN 46220
www.customfacilities.com
Tel: (317) 255-0008
Fax: (317) 255-4755



212 W. 10th St., A-300
Indianapolis, IN 46204
Tel: 765.649.4477
www.kfmarchitect.com

REVISIONS	
1	Rev. 1

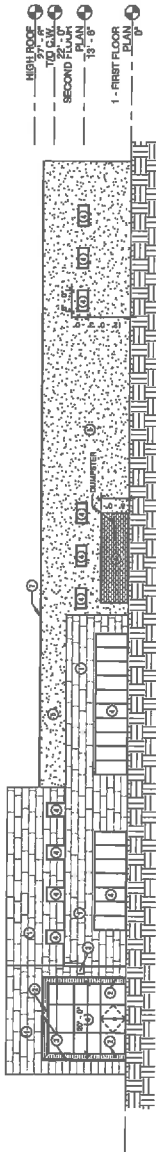
RIVERFRONT JEEP DEALERSHIP
CUSTOM FACILITIES
1640 Orchard Gateway Blvd
North Aurora, IL 60142
PROJECT NO. 2438



PROJECT INFORMATION	
Version	01.15.15
Project	2438
Drawn by	Custom Facilities
Author	Designer
Sheet No.	A4-1

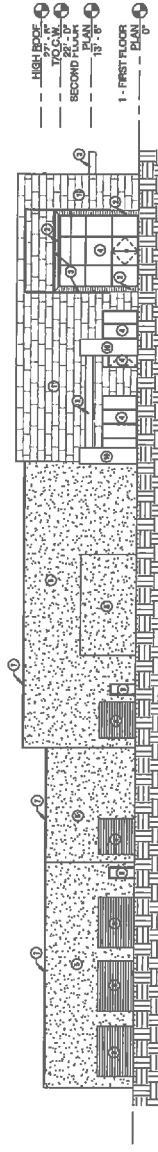
ELEVATION NOTES

1. 100% APPLIED TO EXTERIOR WALLS AND ROOFS
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100. 100% APPLIED TO EXTERIOR WALLS AND ROOFS



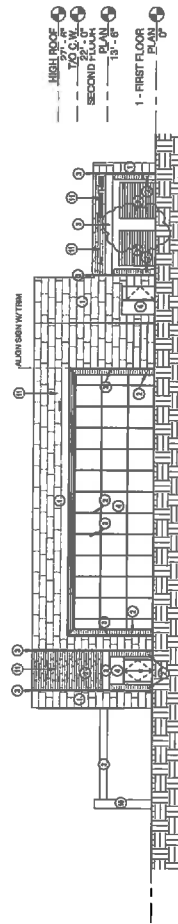
1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



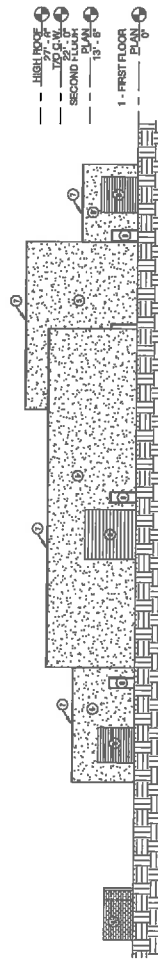
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"