



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

ROLL CALL

APPROVAL OF MINUTES

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

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.

NEW BUSINESS

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 - 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.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

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

CALL TO ORDER

Chairman Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Co-chairman Jennifer Duncan, Commissioners Mark Rivecco, Anna Tuohy, Aaron Anderson, Tom Lenkart, Connie Holbrook and Doug Botkin. **Not in attendance:** Commissioner 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 January 3, 2017

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

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.**

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

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

John White, petitioner, addressed the Commission. White stated that he is looking to open an automotive repair shop which will be a family-run business. The location is a 14,810 s.f. lot which will have 4 bays with 2,300 s.f. inside the building and a retail space of 1,300 s.f. White said he estimates an average of 17,000 cars pass by this location and his business is looking to capture the traffic of surrounding towns and traffic off I-88. He plans to continue working with the Village on colors and ambiance for the building. There will be 13 parking spaces which will cover the requirements of the parking ordinance. All automotive work will be done in the garage and not on the outside. Mike Toth noted that there were a few conditions that were put into the staff report should the Plan Commission want to adopt them. Inoperable vehicles will be prohibited on the outside of the building. The storage rack as well as any existing debris would need to be removed.

The petitioner has agreed to work with the Village to obtain an easement on the easterly 25 feet of the property for stormwater purposes.

Commissioner Tuohy asked if there is room for a sidewalk, adding that she would like to see more pedestrian space. Steve Bosco noted that there currently is a sidewalk but it is broken up by the two curb cuts.

Commissioner Lenkart asked where fluids and oils will be stored. White said that they would be stored indoors in a storage area. Lenkart said he wanted to make sure that testing of repairs are not done on the residential streets and limited to Route 31. Toth said that if testing of the vehicles were done on the residential street (i.e. John Street) it would be a traffic code violation.

Rivecco asked if the existing pylon sign will remain and if so, will it be enhanced. White said yes and that the sign will be enhanced with landscaping.

Toth said that the property is in the Route 31 TIF so there will be opportunity to secure TIF funding to upgrade the property.

Motion made by Commissioner Anderson and seconded by Commissioner Lenkart to approve subject to staff recommendations. All in favor. **Motion approved (7-0).**

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

Mike Toth stated the Village's temporary sign ordinance is very limiting for residential properties. The petitioner would like to put up a 32 s.f. real estate sign to advertise the sale of the property. Currently, he would be limited to six (6) s.f. That is very small due to the total size of the property. The petitioner requested a variance to go to 32 s.f. Toth noted that the time period for the temporary sign would be 180 days. The petitioner is requesting extending that time period based upon the sale of the property or just extending the amount of time.

Chairman Brackett asked how this differs from the last time the Plan Commission discussed a larger sign. Toth said the previous temporary sign discussion was for the Liberty property which is located in the O-R-I District. Toth noted that the subject property is in the E-R District, which is a residential district. Lenkart asked if the Village has done this for other developments before. Toth said, yes. Duncan said that normally the petitioner would have to reapply after 180 days. Toth stated that the variance would be subject to an ordinance so the Village could extend the time by saying it can remain until the sale of the property, subject to the sign remaining intact and slightly. Botkin said he does not like the indefinite clause and would prefer it to be limited to 18 months.

Motion made by Commissioner Anderson and seconded by Commissioner Duncan to approve the request which will be reviewed on the one year anniversary and ensuring that the sign remains in good condition. All in favor. **Motion approved (7-0).**

3. Site Plan Approval (SPA 17-02) – Lot 107 of Randall Crossing

Ryan Blocker with Jacob & Hefner Associates, civil engineer working on the project for Dr. Aziz, addressed the Commission. The petitioner is looking to build on a vacant lot at the northwest corner of Randall Road and Ritter Street. This would be for a new dental facility. Dr. Aziz of North Aurora Smiles has been in the Village of North Aurora for 10 years. He stated that his business is currently on Oak and Randall in a 1500 s.f. office space and it is growing well beyond current capacity. Dr. Aziz plans to double their treatment room and build for future expansion.

Toth said the site plan meets the Zoning Ordinance and PUD requirements. Of the 2-acre lot, Dr. Aziz will build on an acre and a quarter. The rest will remain greenspace. There are two future expansion wings on the north and south sides of the building. There will be 40 parking stalls and a trash enclosure. Brackett asked if the parking requirement is sufficient after expansion. Toth said, yes. Botkin asked about stormwater runoff and retention. Toth said that the location of the building would be southeast of the Turf Room and that existing infrastructure is already in place. Lenkart asked about the greenspace. Blocker stated the north lot would be turf grass. The perimeter landscaping will be where the limits are for the current development.

Duncan asked if the building goes up to the edge of the 50-foot landscape easement. Toth said, yes. Duncan mentioned that it is a beautiful building and will be a nice addition to the Village.

Tuohy asked if Dr. Aziz if there will be any signage on the backside of the building. Dr. Aziz said that signage will be on the building and then on the corner of Randall and Ritter, facing the intersection. The hope is to have an LED sign where they could advertise community events.

Motion for approval made by Commissioner Lenkart and seconded by Commissioner Botkin subject to include that the dumpster enclosure be noted as 14.11.A in the Zoning Ordinance. All in favor. **Motion approved (7-0).**

4. Site Plan Approval (SPA 17-03) – Lot 1 North Aurora Towne Centre

John Eggert, attorney for Riverfront Chrysler Jeep, stated that the petitioner is requesting approval of a new stand-alone Jeep Dealership on Orchard Gateway Boulevard just west of Target. The coming trend in the Chrysler entity (Fiat/Chrysler Automobiles) is to take the Jeep franchises and put them into separate locations.

Bill Perry, Watermark Engineering, stated that the site is located south of Orchard Gateway, just east of the North Aurora Auto Mall and is separated from the Auto Mall by an existing wetland area. The site is a 7-1/2 acre site. There are two curb cuts on the site, providing access to Orchard Gateway Boulevard -- one is a full entrance on the far west side and a right-in-right-out in the middle of the site which they proposed closing to create a new one to the far east side of the property. The site itself will have a 30,993 s.f. building specifically dedicated to Jeep brand. They are proposing 64 customer parking spaces, mostly in the front along Orchard Gateway Boulevard. The site will provide landscaping and a buffer area from the street. The rear of the lot will have 567 spaces for product inventory.

Brackett asked how much of the remaining property to the east is still developable. Toth said there are 4 – 5 acres left to build on. Eggert said there is more property to the south. Toth said to the south is the former Ashley Furniture property.

Tuohy asked about the type of fencing that will be placed around the inventory. Bill Perry responded that they did not propose a fence, but there will be landscaping and curbing in that area.

Lenkart asked how they will justify 567 spaces in that area. Mr. McSkimming said he is currently at capacity with 5 acres and has outgrown the lot. This year, Jeep is planning to increase their production by 40-50%. Dealers who go with a standalone Jeep dealership will get allocation of 40-50% more of what they have today. Last year their location sold just over 1200 new vehicles - about 640 of those were Jeeps. The projection is 1000 Jeeps sold for this year out of this building alone.

Toth said these are very limited in the country. There are only a handful of these Jeep dealerships and there are only three dealerships in the Midwest that have been given this franchise.

Botkin asked if this proposed new eastern entrance will be a traffic light, Toth said there will be no traffic light at this entrance.

Motion made by Commissioner Duncan and seconded by Commissioner Lenkart to approve the site plan with a condition of the dumpster enclosure. All in favor. **Motion approved (7-0).**

OLD BUSINESS - None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Village has a petition on hand that will be submitted for the March Plan Commission meeting. It is for seven (7) acres behind the Turf Room. This will be a mixed use PUD and will require a special use to allow for certain deviations. The hotel portion is a permitted use. They are also looking to build forty (40) townhomes on the westerly portion of the area.

ADJOURNMENT

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

Respectfully Submitted,

Lori J. Murray
Village Clerk

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

GENERAL INFORMATION

Meeting Date: March 7, 2017

Petition Number: #17-04

Petitioner: Ed Roberts

Requests: 1) Special Use - Major Change to a Planned Unit Development with deviations 2) Map Amendment 3) Site Plan Approval

Parcel Number(s): 12-32-403-009; 12-32-403-005; 12-32-403-007; 12-32-327-005; & 12-32-327-006

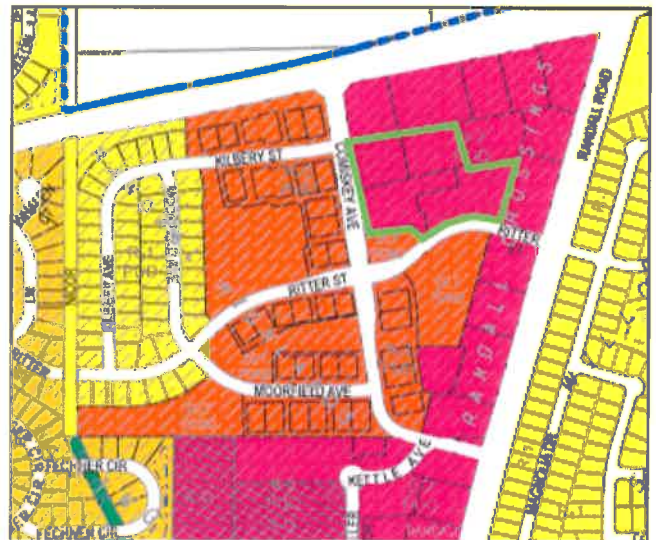
Size: 7.86 acres

Current Zoning: B-2 General Business District PUD

Contiguous Zoning: North: B-2 General Business District PUD, South: R-3 General Residence District PUD East: B-2 General Business District PUD West: R-3 General Residence District PUD

Current Land Use: Vacant Land

Comprehensive Plan Designation: 'Regional Commercial'



BACKGROUND

Ordinance No. 05-06-27-03, approved June 27, 2005, granted a special use as a multi-district mixed use PUD known as the Randall Highlands development. The development is comprised of a combination of commercial (B-2 General Business District), townhome (R-3 General Residence District) and single-family (R-1 Single Family Residence District) uses. For clarification purposes, 'Randall Highlands' refers to the single-family and townhome portion of the development and 'Randall Crossing' generally refers to the commercial areas.

On May 4, 2015, Next Generation Development LLC, developers of the Randall Highlands townhomes, presented a concept plan to the Village Board that included an additional 74 townhome units conceptually being built on the subject 7.8 acres of land. The concept plan received mixed

reviews – some Board members suggesting that the property remain commercially-entitled in perpetuity while others believed that the additional townhomes could be beneficial to the Village.

Per the direction of the Village Board, the *property owners* later presented a new concept plan before the Village Board on December 7, 2015, which refocused their efforts towards obtaining a greater share of commercial interest in the property. That concept plan included a four-story/104-room hotel, a 9,000 square foot banquet facility and 40 townhome units on the 7.8 acres. According to the property owners, the exterior façade was to be identical to the townhome units located west of Comiskey Avenue and would also include a mixture of 4-unit and 6-unit buildings.

The previous concept plan included a Best Western concept boutique hotel. The cost of that project exceeded expectations and the property owners have now been discussing the hotel portion of the site with My Place Hotels of America. My Place operates nationally and is suited to both short and long term rental. This proposed development remains similar to the last, with two exceptions -- a three-story/64-room hotel, as opposed to a four-story/104-room and restaurant pad site where the banquet facility was to go. Staff notes that there are no immediate plans to develop either restaurant site at this time.

Staff notes that both hotels and restaurants are classified as a permitted use in the B-2 District and the Randall Highlands PUD. While the Board was favorable towards a four-story hotel concept, staff notes that the building height exceeds the thirty-five (35) foot height limitation required of the Zoning Ordinance and PUD.

On November 21, 2016 the property owners again solicited the Village Board for feedback on, what is essentially, the development plan currently being proposed. The Village Board was supportive of the plan and did not have any additional comments or suggestions.

COMPREHENSIVE PLAN

The 2015 Comprehensive Plan provides a ‘Regional Commercial’ designation for the subject site. Staff notes that a subarea plan for the Randall Highlands area was not conducted as part of the Comprehensive Plan. However, the West Gateway Subarea Plan, which is located one half-mile to the west of Randall Highlands was included in the Comprehensive Plan. Staff believes that an integral element of the West Gateway Subarea Plan could also be applied to the Randall Highlands development: *higher density residential uses should separate active commercial areas from the Village’s quiet single-family neighborhoods and provide dense population to support planned commercial uses.*

REQUESTED ACTIONS

Special Use – Major Change to a Planned Unit Development with deviations

According to the Randall Highlands Annexation Agreement, any change to the development of the property, which requires a formal amendment to the Annexation Agreement through a public hearing, shall be considered a ‘major change’ to the development. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission. The PUD Ordinance (No. 05-06-27-03) is part of the Annexation Agreement; therefore, deviations to the PUD are considered an amendment to the Annexation Agreement. Further, the original PUD was created as a special use, which requires any amendment to the PUD be conducted through the special use process.

Staff conducted a zoning analysis of the proposed development and found the following items to be inconsistent with the PUD requirements, thus initiating a major change to the PUD:

Building Height - Hotel

The PUD establishes a maximum building height of 35 feet, which corresponds with the maximum building height of 35 feet (and no more than three stories) required of the underlying B-2 General Business District. The proposed three-story hotel will maintain a height of 35'10"; therefore, deviation is needed for the additional ten (10) inches in height.

Landscape Islands – Hotel Property

Section 14.9 of the Zoning Ordinance requires that one parking lot island be provided between every ten (10) parking spaces within the interior parking lot. The petitioner is request to allow *maximum* of one parking lot island per 16 spaces maximum.

The submitted site plan design includes landscape islands at a maximum spacing of 16 spaces, which is located within the existing parking area on the proposed hotel site. According to an illustration provided by the petitioner, the proposed site plan parking lot island spacing is consistent with the surrounding Randall Crossing development parking lot design. Staff has reviewed this information and confirms its accuracy.

Building Setbacks – Townhomes

If approved, the accompanying map amendment would apply the R-3 General Residence District yard and bulk regulations. The minimum front yard setback for residential uses in the R-3 District is twenty-five (25) feet. According to the submitted plan site plan, Building #4 would have a minimum setback of 19'2" from the southern property line.

The minimum side yard setback for residential uses in the R-3 District is ten (10) feet. The southwest corner of Building #3 would be 4'10" from the southern property line.

Staff notes that Building #3 and Building #4 both abut an existing storm water basin located directly south; as such, the areas requiring a setback reduction would not be located to any adjacent structures.

Building Separation - Townhomes

Section 11.2.A.3.b of the Zoning Ordinance requires a separation of twenty (20) feet between sidewalls among rows of townhouse developments. The submitted plans indicate that the separations between buildings 1, 2 & 3 would be seventeen (17) feet, which is below the required twenty (20) feet.

Staff notes that the slight reduction in separation is needed to accommodate housing for fire access control panels. According to the petitioner, the access closet is a heated room; 4'-4" wide with a 3' door and approximately 8' high for the use of housing the fire suppression system.

Signage

The PUD only makes a generic reference to signage: *The Developer shall be allowed suitable signage in conformance with the Village's Sign Ordinance in force at the time that the Owner applies for permits to begin construction on any phase.*

Permanent Signage – Commercial Properties (Lots A & C)

The petitioner is requesting two (2) permanent signs; one (1) at each entrance that are to be maximum 10' tall x 12' wide. One to be located on Lot C and one to be located on Lot A each within the landscape islands.

Permanent Signage - Townhome Property (Lot D)

The petitioner is requesting two (2) permanent signs; one (1) at each entrance of Lot D which will match the size and be of similar materials of the existing sign located at the northwest corner of Ritter Street and Comiskey Ave.

Temporary Signage - Townhome Property (Lot D)

In order to market the proposed residential townhome units, the petitioner is requesting a three-month time period to have discretion to display temporary on-site signage. This concept is similar to the grand opening signage afforded to new businesses, with the exception of the time display period. Staff notes that businesses are afforded a one-month cycle. The proposed display time would afford the petitioner the additional time to work through the leasing cycle. Once the three-month period ends, any temporary signage would be subject to the Sign Ordinance provisions. The proposed temporary signage for the townhome development is as follows:

Within the residential area and within the first three months of leasing, temporary on-site sign usage, without restriction, shall include but not necessarily be limited to, banners, flags, and other means to advertise the opening of the operation, subject to the approval of the Community and Economic Development Director and limitations imposed for the protection of the public health, safety and welfare. No permit fee shall be required for such temporary advertising, and all signs that would otherwise be non-conforming must be removed promptly when the three-month period ends.

Map Amendment

The Randall Highlands Annexation Agreement established the subject properties as B-2 General Business District. The petitioner is requesting a formal map amendment ('rezoning') to establish the westerly 3.41 acres (Lot D) as R-3 General Residence District to accommodate the development of the forty (40) townhome units. This course of action was recommended by the Village, as opposed to including the townhome use as a use exception in the current B-2 General Business District. As the townhome development is considered an extension of the existing townhome development to the west, (across Comiskey Ave) maintaining consistent zoning with the adjacent land use is preferred.

Site Plan Approval

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved.

Standards for site plan review are established in Chapter 4.4 - Site Plan Review of the North Aurora Zoning Ordinance; however, the Annexation Agreement establishes a set of site development standards as outlined below:

Compliance: Final site plan is in compliance with the terms of this PUD Ordinance.

Circulation: The traffic circulation for the one or more lots is deemed adequate for the use contemplated for such one or more lots.

Pedestrian Pathways: Pedestrian pathways within such lots are approved as adequate for the use contemplated for such one or more lots.

Site Plan Engineering: The Village Engineer must approve the final engineering within the area to be developed within the Site Plan to be submitted.

Site Plan Landscaping: Approval by the Village Administrator that the parking lot and foundation landscaping proposed for the area within the Final Site Plan is in compliance with the Village Ordinances existing as of the date hereof, it being acknowledged that in addition, the landscaping depicted on the General Landscape Plan which is located within the development area of the proposed Final Site Plan shall also be installed concurrently with development of the development area within the proposed Final Site Plan.

Signage: The Developer shall be allowed suitable signage in conformance with the Village's Sign Ordinance in force at the time the Owner applies for permits to begin construction on any phase.

FINDINGS

Staff finds that the proposed special use, map amendment and site plan meets the applicable standards set forth in the Zoning Ordinance and PUD. Should the Plan Commission elect to approve the requests, staff recommends that the Plan Commission make a motion to include the following conditions:

1. Approval of the Map Amendment, to establish the westerly 3.41 acres ('Lot D') as R-3 General Residence District, shall be contingent upon the approval of the Special Use to allow the deviations needed for the hotel development.
2. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
3. For Lots A & C, wall signage shall be prohibited on the western building elevations.
4. The petitioner shall be responsible for completing the necessary platting to establish the subdivided lots as lots of record, prior to building permit issuance.
5. All street lighting shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community and Economic Development Director.
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.

MT



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. 17-04

FILE NAME RANDALL CROSSINGS

DATE STAMP

RECEIVED

I. APPLICANT AND OWNER DATA

JAN 26 2017

Name of Applicant* Ed Roberts
Address of Applicant 123 W. WASHINGTON ST. #214, OSWEGO, IL 60543
Telephone Numbers 512-413-4500
Email Address ed.roberts.tx@gmail.com
Name of Owner(s)* N.A. Lodging 1, LLC / DECADE GROUP RANDALL
Telephone Numbers 512-413-4500

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

Title of Record to the real estate was acquired by Owner on _____

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property RANDALL CROSSINGS / KILBERRY LANE INTERIOR 7.86 ACRES
(indicate location if no common address)

Legal Description: See attached

Parcel Size 7.86 acres

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

Present Zoning District B2 PUD
(Zoning Ordinance Classification)



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

III. PROPOSED SPECIAL USE

Proposed Special Use SPECIAL USE FOR PUD AMENDMENT
(Zoning Ordinance Classification)

Code Section that authorizes Special Use HOTEL - APPROVED / TOWNHOMES - MAJOR MODIFICATION
Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? _____ If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed _____
40 TOWNHOMES

What are the existing uses of property within the general area of the Property in question?

_____ COMMERCIAL & RESIDENTIAL _____

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) The 40 additional townhomes will expand on the highly successful Randall Highlands townhomes project directly to the west. Will solve the need for additional multi-family units in immediate area.

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

PLEASE SEE ATTACHED!

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.



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3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Legal Description (may be included in items 2 or 6 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Twenty five (25) copies of a plot plan, 8 ½" x 11 or 8 ½" x 14" showing existing and proposed structures and parking areas.



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4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the special use is requested.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. A copy of owner's title insurance policy or the deed for the subject property.
7. Filing fee in the amount of \$4,300.00, if paid by check make payable to the Village of North Aurora.
8. Letter of authorization letter from owner, if applicable.
9. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application

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

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

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

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.


Applicant or Authorized Agent

1/26/2017
Date

DESCARRE GROUP - RICHMOND / NA LONGWING 2, LLC
Owner

1/26/2017
Date

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.

Per the Village of North Aurora's municipal code, the proposed special use for a Planned Unit Development is a special use allowed within the B-2 Zoning district.

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

The high concentration traffic moving through the corner of Orchard and Randall roads along with the easy access to I-88 is instrumental to the success of the project.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

The proposed development will be a benefit to the economic welfare of the community by providing both commercial and residential occupants. This impact will produce additional sales and tax base revenues as well as filling a vacant need of these services to that location within the community.

The proposed development will not place any additional burdens or impacts to the public facilities and services at the expense of the public. The project will utilize existing public roadways and all additional private improvements will be at the expense of the development.

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

The proposed special use will promote additional commercial development with the two additional restaurant sites. The addition of the

hotel and townhomes will help draw a larger regional market to the area and provide addition diversity in housing options.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

The proposed commercial and residential buildings will be designed with similar exterior products and/or color scheming of near- by buildings to create a sense of unity to the surrounding properties. Operations and maintenance will be a contracted and used as standard business practices to align the entire development with the surround properties.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

The proposed development will provide enhanced amenities to the existing residences and business operators. This will be created by bringing in additional residential occupants and social atmospheres increasing the value of the existing neighborhood.

The proposed development will be designed with appropriate safety and lighting enhancements to create a safe environment while adding value to the adjoining properties.

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

The intention of the proposed development is to enhance, expand, and compliment the immediate properties surrounding the development. This will be accomplished by duplicating the existing adjoining townhome product with similar exterior elevations to create a harmonious community. The commercial properties will be like-minded and well-suited to the existing businesses creating a compliment in public enjoyment and housing services.

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

The proposed development will be designed to use the existing roadway traffic patterns already familiar with the public. Signage, directional markings, and lighting will be used to provide adequate and safe traffic control to the site.

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

Per village required mandate, the proposed development will meet and exceed necessary parking requirements. This will be accomplished by providing a balanced parking space count to the two restaurants parcels , increasing the hotel parking requirement beyond mandate, and adding additional guest parking for townhome residences.

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

The proposed development will be designed to meet and exceed the needs for adequate utilities, drainage, road access, public safety, and other necessary facilities.

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

The proposed special use has been designed to conform with the Village of North Aurora's zoning ordinance and other applicable regulations.



www.northaurora.org

MANUEL ORTIZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 12, 2017



Edwin Roberts <edrobertstx@gmail.com>

Parcels/Addresses

3 messages

Claire McNamara <makeupyourmind413@hotmail.com>

Thu, Feb 2, 2017 at 11:16 AM

To: Ed Roberts <edrobertstx@gmail.com>

Ed,

Here are the parcel numbers with corresponding owners.

Thanks.

Claire

12-32-326-006

12-32-328-007

12-32-328-009

12-32-328-010

12-32-328-011

Star Randall Highlands

2211 York Road

Suite 222

Oakbrook, IL 60523-4024

12-32-327-003

Randall Crossings I, LLC

107 East Washington Street

Oswego, IL 60504

12-32-327-005

12-32-327-006

12-32-403-007

12-32-403-009

Decade Group - Randall LLC

564 South Washington

Suite 200

Naperville, IL 60540-6674

12-32-328-031

Kyle J & Potirala J Wiersbe

1274 Comiskey Ave

North Aurora, IL 60542-4501

12-32-328-032

Ronald Waller

1278 Comiskey Ave

North Aurora, IL 60542-4501

12-32-328-033

John & Carla Wills

1282 Comiskey Ave

North Aurora, IL 60542-4501

12-32-328-034

John Proczko

1286 Comiskey Ave

North Aurora, IL 60542-4501

12-32-328-035

Jordan Romano

Amanda Mills

1290 Comiskey Ave

North Aurora, IL 60542-4501

12-32-328-036

Ryan Hochsprung

Kimberly Bertram

1294 Comiskey Ave.

North Aurora, IL 60542-4501

12-32-377-001

Randall Highlands Condominium Assoc.

438 North Weber Road

Romeoville, IL 60446-4945

12-32-403-008

Turf Room LLC

Parker Grabowski

1033 Forest Trail

Sugar Grove, IL 60554-9252

12-32-404-001

12-32-327-001

12-32-403-004

BBG Randall Crossing LLC

Bridgeview Bank Group
4753 North Broadway St.
Chicago, IL 60640-5266

12-32-327-007

Orchard Crossing Center LLC
PO Box 1339
St. Charles, IL 60174-7339

12-32-403-001

Denver Capital LLC
123 West Washington

Suite 214
Oswego, IL 60543-8204

12-32-403-005

Jahn Properties LLC
1133 Oak Street
North Aurora, IL 60542-2060

Edwin Roberts <edrobertstx@gmail.com>
To: Mike Toth <mtoth@northaurora.org>

Thu, Feb 2, 2017 at 12:31 PM

Mike-

Please take a look/review. Obviously, not as many as I thought when the duplicates were removed. Thoughts?

Thanks, Ed

Ed Roberts
KDR Holdings, LLC
edrobertstx@gmail.com

APPLICATION FOR MAP AMENDMENT

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

PETITION NO. 17-04

FILE NAME RANDALL CROSSINGS

DATE STAMP

RECEIVED

JAN 26 2017

I. APPLICANT AND OWNER DATA

Name of Applicant* Ed Roberts

**VILLAGE OF
NORTH AURORA**

Address of Applicant 123 W Washington Street #214, Oswego, IL 60542

Telephone Numbers 512-413-4500

Name of Owner(s)* NA Lodging I, LLC / DECADE GROUPE RANDALL

Telephone Numbers 512-413-4500

Email Address edroberts+tx@gmail.com

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

Title of Record to the real estate was acquired by Owner on 11-21-16

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property RANDALL CROSSINGS / KILBERRY LN. INTERIOR 7.86 ACRES
(indicate location if no common address)

Legal Description: see attached

Parcel Size 7.86 acres (3.41 for rezoning purposes)

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

Present Zoning District B2 PUD
(Zoning Ordinance Classification)

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

III PROPOSED MAP AMENDMENT

Proposed Zoning District R3 (Zoning Ordinance Classification)

Has the present applicant previously sought to rezone the property or any part thereof? NO
If so, when? _____

To what zoning district classification? _____

What type of improvement to the Property is planned? town home development

What will be the actual use of such improvement(s)? residential

What are the existing uses of the property within the general area of the Property in question?

Commercial & residential

IV CHECKLIST FOR ATTACHMENTS

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

1. Legal Description (may be included in items 2 or 5 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Twenty five (25) copies of a plot plan, 8 ½" x 11" or 8 ½ x 14" showing proposed construction if any.
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 amendment is requested.
5. A copy of owner's title insurance policy commitment or deed for the subject property.
6. Filing fee in the amount of \$4300.00; if paid by check make payable to the Village of North Aurora.
7. Letter of authorization letter from owner, if applicable.
8. Disclosure of beneficiaries of land trust, if applicable.

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

2/13/2017
Date



Owner

2/13/2017
Date

Randall Crossing Proposed Development
2.28.17

Listed below hereto a statement with supporting data that the proposed Zoning Map Amendments will conform to the following standards:

1. Is the proposed amendment consistent with the existing use and zoning of the nearby property?

Yes. The amendment being proposed will be an extension of the existing property contiguous to the western surrounding residential properties.

2. Does the proposed amendment diminish the existing zoning of the subject property?

No. This request will enhance and extend the existing zoning west of Comiskey Ave.

3. Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare of the Village.

Yes. The proposed development will provide enhanced light, traffic control along with fresh community impacts to the existing residences and business operators. The additional residences will create visual comfort to existing neighbors and business as this development has been vacant for multiple years. The new residences will have immediate conveniences with the surrounding commercial uses providing an increase of revenue to the village.

4. Does the proposed amendment provide a relative gain to the public as compared to the hardship impose upon the applicant?

Yes, this request to amend subsidizes the B-2 zoning and supports the entire developments improvement and welfare to the community.

5. Is the proposed amendment not feasible for development as it is presently zoned?

The existing zoning is for commercial use and creates additional impacts related to costs and code criteria that does not benefit the residential product line which is best suited for this property. These changes are required to create the maximum potential the residential area will provide.

6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of the development in the area where the property is located?

Yes, this property has been vacant a number of years and with this Zoning Map Amendment we can move forward and create a positive impact to this development and the surrounding properties.

7. Is there evidence of the community need for the use proposed by the applicant?

Yes. The R-3 zoned property directly west of Comiskey Ave, Randall Highlands, is the exact same product line as proposed. The current market demands show additional need of more of this type of residences. It fills an existing need that is not being met by the surrounding properties. It is evident by the continued high occupancy rates of the surrounding properties from the very first day of opening exceeding industry standards of 90 - 98% since its inception.

8. Is the proposed amendment consistent with the Comprehensive plan?

Yes as this proposed amendment change is contiguous to a Residential Improvement Area designated as Priority Infill that has been completed and can be a compliment to the new neighborhoods.

11. Does the proposed amendment benefit the residents of the Village as a whole, and not just the applicant, property owners(s), neighbors of any property under consideration, or other special interest groups?

Yes. The proposed amendment benefits the existing surrounding properties by increasing property values while bringing an additional pool of new residences. The residences will have the opportunity to support the local commercial businesses within the immediate area, and benefit the welfare of the Village.

13. Does the proposed amendment avoid creating nonconformities?

Yes. The amendment being proposed will be an extension of the existing property contiguous to the western surrounding residential properties.

14. Does the proposed amendment remain consistent with the trend development, if any, in the general area of the property in question?

Yes. The amendment being proposed will be an extension of the existing property contiguous to the western surrounding residential properties.

15. Are adequate public facilities available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted?

Yes. The existing infrastructure as well as the ability of designing development required uses prior to installation will be adequate and capable for the proposed amendment if subject property were adopted.



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

March 2, 2017

Michael S. Toth
Community and Economic Development Director
Village of North Aurora
25 E. State Street
North Aurora, IL 60542

RE: Randall Crossing – Deviations from ordinances

Below is a list of the items in which the Randall Crossing project is requesting to deviate from the North Aurora Zoning Ordinances.

Current Zoning: B-2 PUD
Requested Zoning: B-2 PUD & R-3 PUD

Deviations from North Aurora Ordinances:

Title 15 – Building and Construction, Chapter 15; 15.48 Signs

15.48.080 – Temporary Signs

Deviation: Within the residential area and within the first three months of leasing, temporary on-site sign usage, without restriction, shall include but not necessarily be limited to, banners, flags, and other means to advertise the opening of the operation, subject to the approval of the community development director and limitations imposed for the protection of the public health, safety and welfare. No permit fee shall be required for such temporary advertising, and all signs that would otherwise be non-conforming must be removed promptly when the three-month period ends.

15.48.090 - Signs permitted in all residential districts, D

D. Permanent residential development signs at entrances to a residential development or a residential planned unit development and containing no commercial advertising... No more than two signs per entrance are permitted.

Deviation: Within the residential area, the developer is requesting two (2) permanent signs; one (1) at each entrance of Lot D and to match the size and be of similar materials of the existing sign located at the northwest corner of Ritter Street and Comiskey Ave.

Deviation: Within the residential area, the developer is also requesting one (1) permanent leasing office sign to be located at the model building and to be 5' tall x5' wide.

15.48.100 - Signs in business zoning districts

126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

B. Freestanding signs as follows:

1. Number. There shall be a limit of one freestanding sign per lot...

Deviation: Within the commercial area, the developer is requesting two (2) permanent signs; one (1) at each entrance and to be maximum 10' tall x 12' wide. One to be located on Lot C and one to be located on Lot A each within the landscape islands.

Title 17 – Zoning, Chapter 7 – Residential Districts; 7.3 - Yard and bulk regulations

Table 7-2: Residential District Yard and Bulk Regulations

YARD REGULATIONS

Residential Front Yard, Minimum: 25'

Deviation: Building 4: Requested 19'-2"

Building 4 front on the existing storm water basin directly south. The nearest point of the Building to Ritter Street to the south is $\pm 122'$. The open space and the existing residential to the south support the deviation request for the reduced front yard setback.

Residential Interior Side Yard, Minimum: 10'

Deviation: Building 1-2 and building 2-3: Requested 17'-0"

Between these buildings the primary walls will have a conforming 20' separation. Each townhome has a FACP closet at one end of the building. The closet is a heated room; 4'-4" wide with a 3' door and approximately 8' high for the use of housing the fire suppression system.

Deviation: Building 3: Requested 4'-10"

Building 3 abuts the existing storm water basin directly south. The closest point of the Building to Ritter Street to the south is $\pm 175'$. The open space and the existing residential to the south support the deviation request for the reduced side yard setback

Title 17 – Zoning, Chapter 8 – Business Districts; 8.3 - Yard and bulk regulations

Table 8-2: Business District Yard and Bulk Regulations

Building Height Maximum: 35' but not more than 3 stories

Deviation: 35'-10"

Title 17 – Zoning, Chapter 14 – Landscaping and Screening

14.9 – Interior parking lot landscaping design guidelines

A. One parking lot island should be provided between every ten (10) parking spaces.

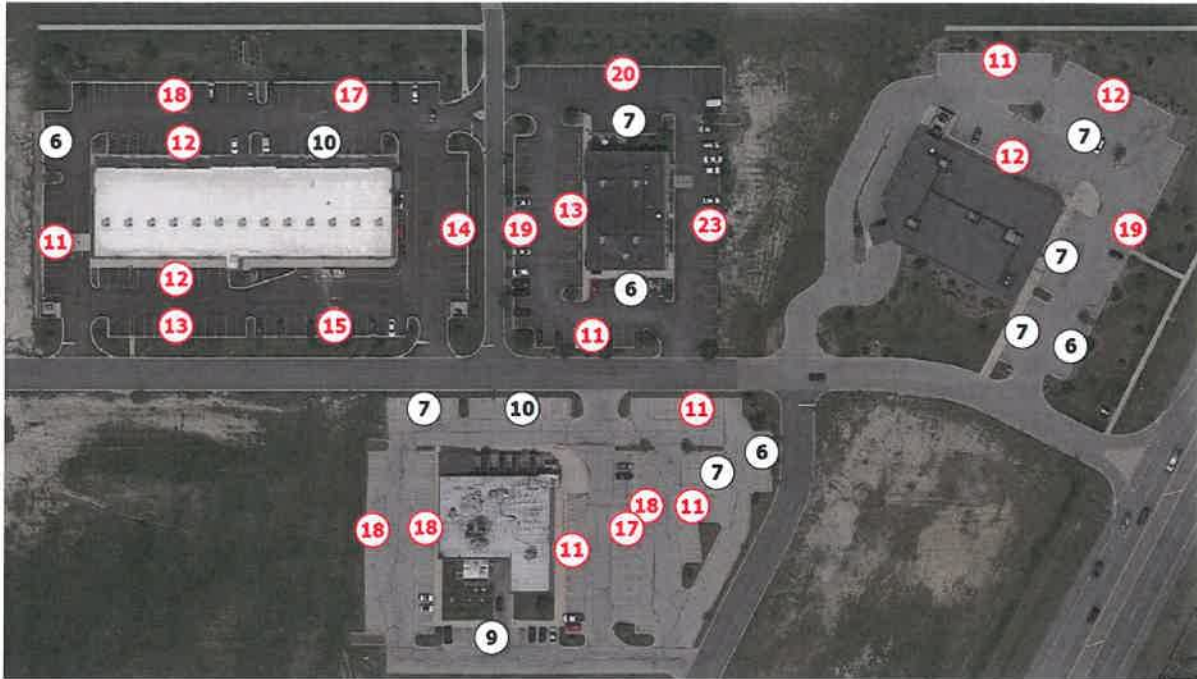
Deviation: Request to allow maximum of 1 island / 16 spaces maximum.

The Site Plan design has landscape islands at a maximum spacing of 16 spaces. This is part of the existing parking area on the site. The proposed site plan is consistent with the surrounding Randall



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Crossing development parking lot design and landscape island spacing. The aerial below illustrates the parking island spacing which exceed the requirements and thus support the requested deviation.

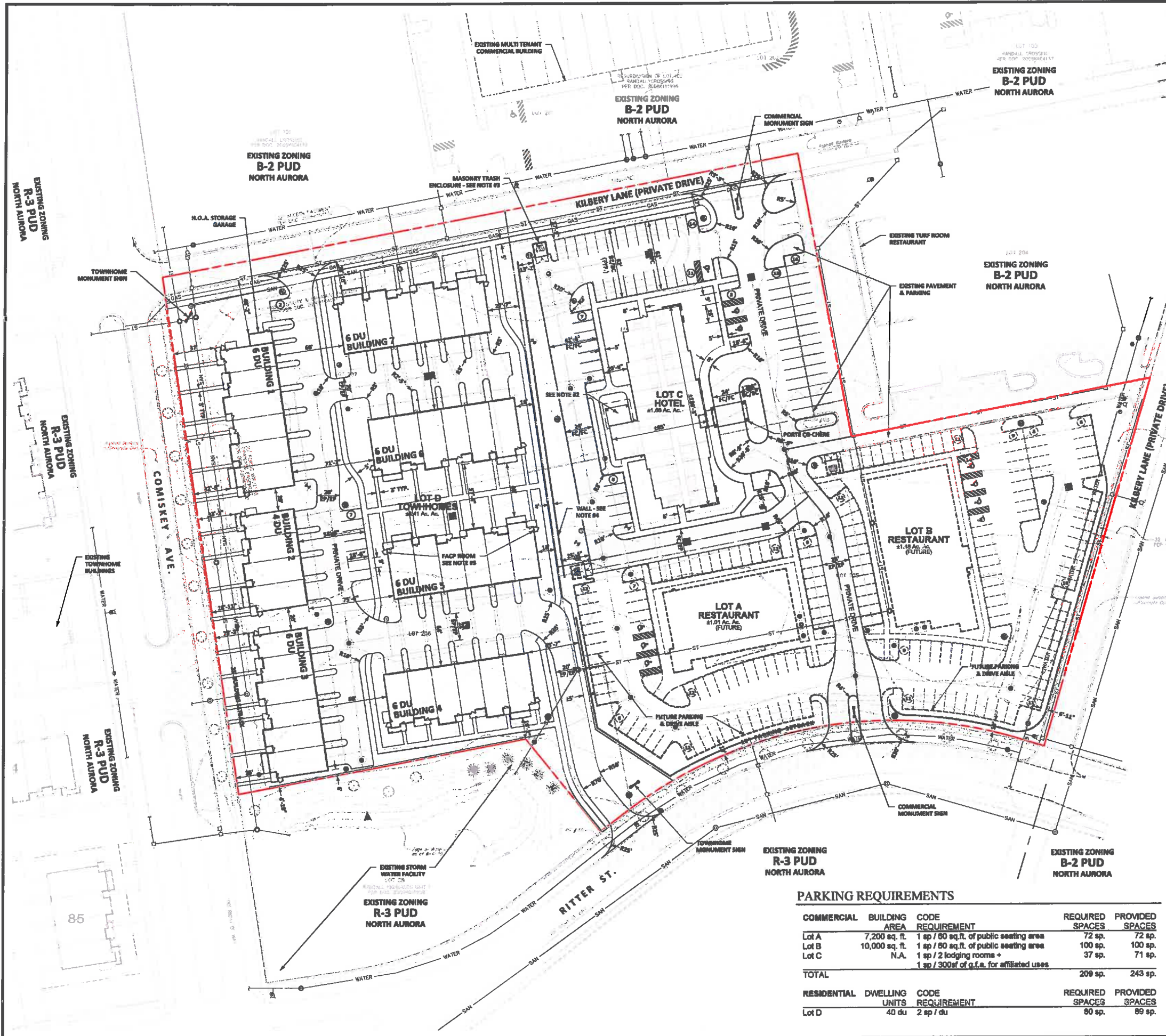


Sincerely,
Schoppe Design Associates, Inc.

Chris Funkhouser
Senior Associate

Cc: Ed Roberts - KDR Holdings, LLC w/out attach
Mike Schoppe – Schoppe Design associates, Inc. w/out attach

cf



LOCATION MAP



GENERAL NOTES

1. Topographic and Boundary information obtained from electronic file 2016-12-21 TOPO, prepared by Camcon, LTD. received 12-21-2016.
2. Grilling pavilion. See Architectural Plans for details
3. Masonry trash enclosure with Gate, 6'-6" high
4. Split face concrete block screen wall, 5' high solid wall
5. Fire alarm control panel (FACP) room to be located at one end of the building only as determined by Engineering Plans.

GENERAL SITE DATA

ZONING	Existing:	B-2 PUD North Aurora		
	Proposed:	B-2 PUD North Aurora		
DWELLINGS:	40 Townhome Dwelling Units (DU)			
HOTEL ROOMS:	63 Lodging rooms			
TOTAL SITE AREA:	7.787 ac.	339,207 sq. ft.	USE:	HEIGHT
Lot A	1.012 ac.	44,114 sq. ft.	Restaurant	35' max.
Lot B	1.484 ac.	64,629 sq. ft.	Restaurant	35' max.
Lot C	1.879 ac.	81,733 sq. ft.	Hotel	42'-3"
Lot D	3.414 ac.	148,731 sq. ft.	Townhome	35' max.

* Deviation from Zoning Ordinance. Max permitted height 35'.

PARKING REQUIREMENTS

COMMERCIAL	BUILDING AREA	CODE REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
Lot A	7,200 sq. ft.	1 sp / 60 sq.ft. of public seating area	72 sp.	72 sp.
Lot B	10,000 sq. ft.	1 sp / 60 sq.ft. of public seating area	100 sp.	100 sp.
Lot C	N.A.	1 sp / 2 lodging rooms +	37 sp.	71 sp.
		1 sp / 300sf of g.f.a. for affiliated uses		
TOTAL			209 sp.	243 sp.
RESIDENTIAL	DWELLING UNITS	CODE REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
Lot D	40 du	2 sp / du	80 sp.	89 sp.

Prepared By: **sda**
Schaeffer Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Cape Girardeau, MO 63601
P: 573.335.1335
F: 573.335.1339
schaefferdesign.net

Prepared For: **N.A. LODGING 1, LLC**
123 W. Washington Street,
Suite 214 Overgro, IL 60643
DECADE GROUP - RANDALL
564 S. Washington Street
Naperville, Illinois 60560

Project Name: **RANDALL CROSSING**
North Aurora, Illinois

Sheet Name: **SITE PLAN**

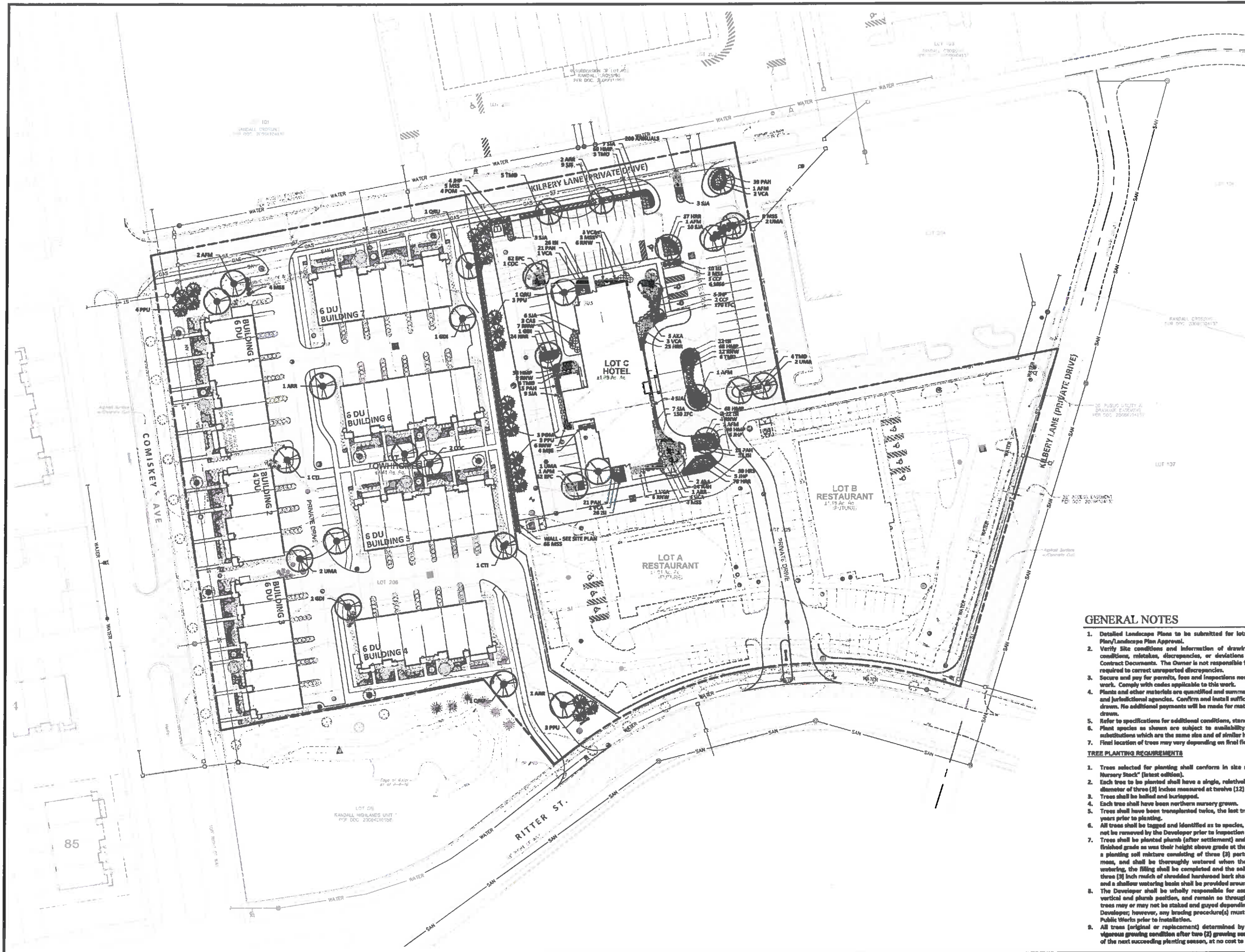
North

Revisions

1.	2017-01-26 REVIEW FOR VILLAGE REVIEW
2.	2017-01-26 REVIEW FOR CONSULTANT DESIGN
3.	2017-01-26 REVIEW FOR CLIENT REVIEW

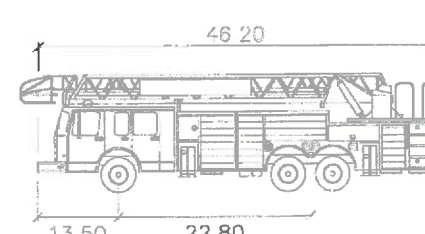
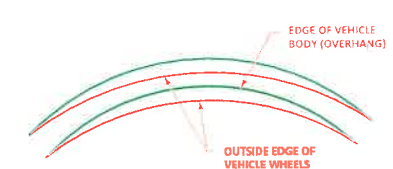
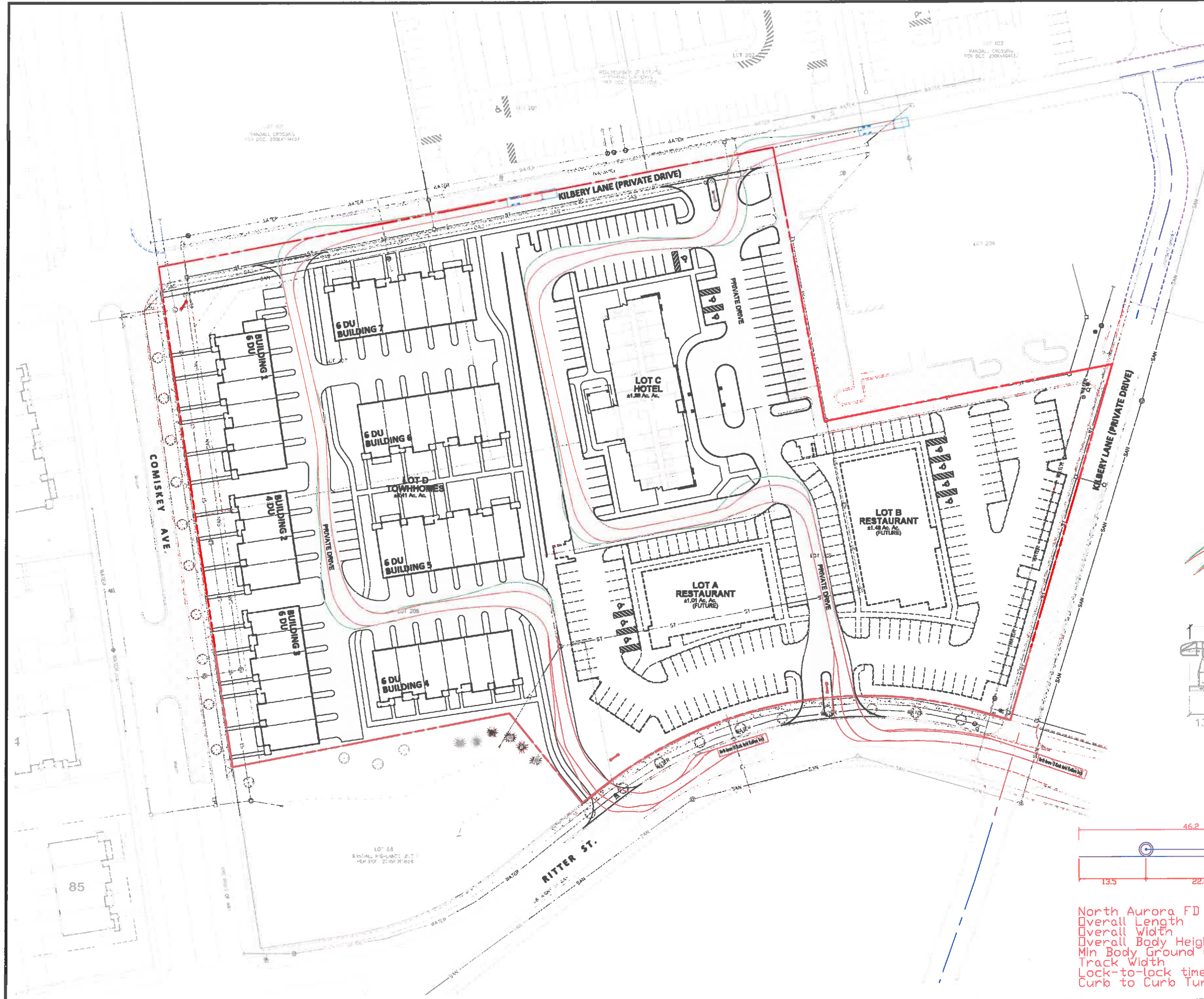
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Scale: 1" = 40'
Job #: 323.001.01
Drawn: C. P. H. / J. H. / J. H.
File #: 323.001_PDP02
SHEET:

2.0



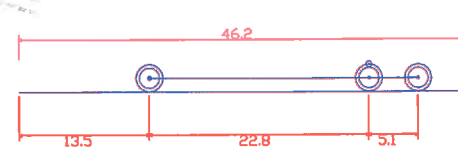


* All Canopy, ornamental and evergreen trees shall be baled and burlapped.



AERIAL PLATFORM

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 30.00



North Aurora FD Alexis Aerial Platform Truck

Overall Length	46.200ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	46.000ft

Prepared By:
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Naperville, IL 60563
P: 630.551.3355
F: 630.551.3839
schoppe@sda.net

Project Name:
RANDALL CROSSING
North Aurora, Illinois

Sheet Name:
**FIRE DEPARTMENT
APPARATUS TURN
MOVEMENTS**

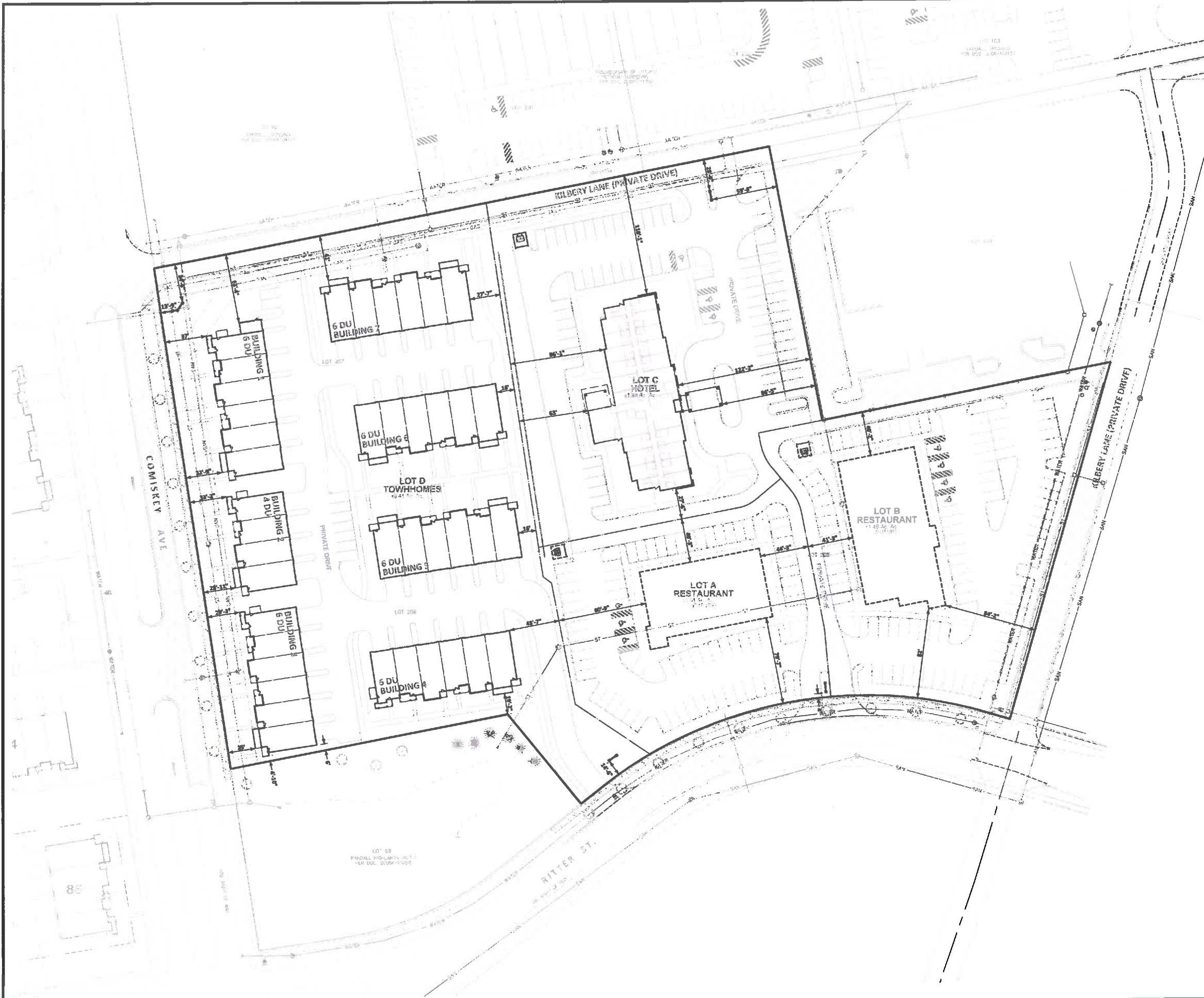
North

Revisions

1	2017-01-08	ISSUED FOR VILLAGE REVIEW
2	2017-01-18	ISSUED FOR CONSULTANT DESIGN
3	2017-01-24	ISSUED FOR CLIENT REVIEW

Date: 2017-01-08
Scale: 1" = 40'
Job #: 323.001.01
Drawn: C.Furthman
File #: 323.001.PDP02
SHEET:

3.0



Prepared By: **N.A. LODGING 1, LLC**
 123 W. Washington Street
 Suite 214 Oswego, IL 60543
 &
DECADE GROUP - RANDALL
 544 S. Washington Street
 Naperville, Illinois 60540

Project Name: **RANDALL CROSSING**
 North Aurora, Illinois

Sheet Name: **BUILDING SETBACK EXHIBIT**

Revisions:

- 1. 2017-02-07 SUBMITTED SETBACK EXHIBIT
- 2. 2017-01-26 ISSUED FOR VILLAGE REVIEW
- 3. 2017-01-18 ISSUED FOR CONSULTANT DESIGN
- 4. 2017-01-08 ISSUED FOR CLIENT REVIEW

Date: 2017-01-08
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 Drawn: C.Funkhouser
 File #: 323.001_PDP03
 SHEET:

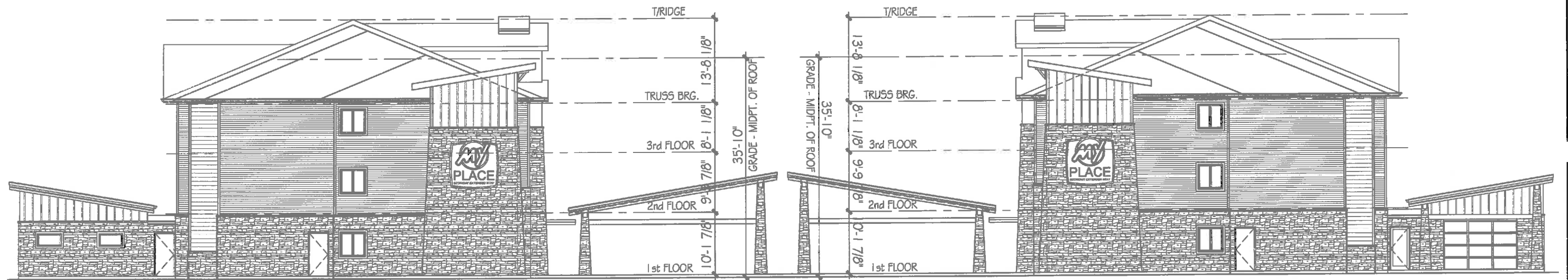
EX1

Prepared By: **sda**
 Schreyer Design Associates, Inc.
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 126 S. Main Street
 Oswego, IL 60543
 P: 630.551.3355
 F: 630.551.3639
 sda@sdainc.net



REAR ELEVATION

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



LEFT ELEVATION

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

RIGHT ELEVATION

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



FRONT ELEVATION

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

My Place
North Aurora, Illinois

studio21
architects

911 Rogers Street
Downers Grove, IL 60515
630.799.2513
studio21architects.com

DATE
02/02/17

REVISIONS	DATE	DESCRIPTION

PROJECT
16221

SHEET

A4.0



Rear Elevation



Front Elevation





My Place
North Aurora, Illinois

911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE 01/23/17

PROJECT
16221

A1.0



RANDALL CROSSING

Proposed Product and Elevations

January 20, 2017



A. 6 UNIT BUILDING WITH TWO B-TYPE PRODUCTS ON EACH END

B. 4-UNIT BUILDING TYPE WITH B AND D UNITS TYPES

C. SIDE ELEVATION OF B UNIT

D. TYPICAL REAR ELEVATION

E. 4 UNIT BUILDING TYPE WITH TWO B-TYPE UNITS EACH END.