



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

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated February 6, 2018.

**PUBLIC HEARING**

1. **Petition #18-03 (194 Alder Dr.)** The petitioner requests the following actions on the subject property:
    - 1) Variance to allow a reduction in the amount of required parking.
    - 2) Site Plan Review (non-public hearing item).
  2. **Petition #18-02 (2500 N. River Road)** The petitioner requests the following actions on the subject property:
    - 1) Map Amendment
    - 2) Special use to allow a Planned Unit Development with deviations from the Zoning Ordinance and Subdivision Ordinance.
    - 3) Preliminary Subdivision Plat Approval
- 

**NEW BUSINESS**

1. **Petition #18-03 (194 Alder Dr.)** The petitioner requests the following actions on the subject property:
  - 1) Variance to allow a reduction in the amount of required parking.
  - 2) Site Plan Review.
2. **Petition #18-02 (2500 N. River Road)** The petitioner requests the following actions on the subject property:
  - 1) Map Amendment
  - 2) Special use to allow a Planned Unit Development with deviations from the Zoning Ordinance and Subdivision Ordinance.
  - 3) Preliminary Subdivision Plat Approval

**OLD BUSINESS**

1. None.

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
FEBRUARY 6, 2018**

**CALL TO ORDER**

Chairman Brackett called the meeting to order.

**ROLL CALL**

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

**Staff in attendance:** Village Administrator Steve Bosco, Community and Economic Development Director Mike Toth.

**APPROVAL OF MINUTES**

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

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

**PUBLIC HEARING**

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

Chairman Brackett opened the public hearing and swore in those participants who would be addressing the commission.

Mike Toth briefly noted that the hotel at Orchard Commerce has delayed its petition. The hotel issue will not be on the agenda for the evening's meeting.

Chairman Brackett closed the public hearing

**NEW BUSINESS**

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

Toth noted, for the record, that updated building elevation drawings are now being submitted to the public record. Staff is recommending approval of the petition. Four conditions of approval were included in the staff report. Petitioner also submitted a standards for special uses which was included in the packet. Toth introduced the petitioner, Scott Miller at this time.

Mr. Miller stated that they are currently working to figure out what will be done in regard to landscaping and signage with ISG (architects) and Moka (name of the coffee shop owner who is in Wisconsin, Minnesota and has 7 stores currently). The landscape architect has a concern with the big trees around the building that are labeled as shade trees in that they would be covering the entire building. The hope is to revise this so that there is more visibility and would therefore like to pare back on the shade trees. Miller said he hopes to have a design within the next week.

On the east elevation, where the drive-thru is indicated, there would be a curved canopy. The canopy would be over the walk-in restroom area. The Moka sign on the left (southeast corner) will have a lit sign and have the same positioning as the opposite elevation. The building will also have a covered patio. Customers will order coffee through the drive-thru window and the business will have a person (runner) go out and take orders for cars that are waiting in line to place their order.

Commissioner Botkin asked about the drive-thru method with the runner. Miller said that he likes the format of not having a speaker to place one's order. The idea is to engage with someone taking the order and making it more personable.

Commissioner Bozik asked about the anticipated car count per day. Miller said he did not have the information at this time but could ask Moka about their car counts for their other stores.

Toth noted that the stacking requirement is only three stack spots and this proposal would have seven.

Bozik said his concern was in reference to the south entrance/exit off of Route 31. If there is a large volume of vehicles, it will conflict with the John/31 intersection. Bozik asked if it would be better served as a right-in/right-out. Miller said that anyone who wants to go northbound on an exit will prefer to do it on John rather than the south exit on Route 31.

Commissioner Lenkart requested that the mechanicals for the building not be placed on the east or south elevations. Lenkart suggested they be placed on the north elevation. Toth said that condition #4 states that all rooftop and ground base mechanicals are required to be screened.

Toth noted that a condition could be included to work with the village engineer and traffic engineer to go over the egress and directional signage on the site. Lenkart preferred a north exit off of John and a right-in/right-out only on the southern curb cut. Commissioner Tuohy noted her concern with left hand turns onto Route 31.

Motion made by Commissioner Anderson and seconded by Commission Botkin to approve subject to staff recommendations.

## **OLD BUSINESS**

### **1. Business District Design Standards Workshop**

Toth stated that he would like to reformat the Zoning Ordinance for the business district design standards so that it is written more as a guideline standard and bring it back to the commissioner for review. The commission was agreeable to this suggestion.

**PLAN COMMISSION COMMENTS AND PROJECT UPDATES**

Toth mentioned that D.R. Horton is working on a development for the previous Fox Valley Golf Course.

**ADJOURNMENT**

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

Respectfully Submitted,

Lori J. Murray  
Village Clerk



## **Staff Report to the Village of North Aurora Plan Commission**

**FROM: Mike Toth, Community and Economic Development Director**

### **GENERAL INFORMATION**

**Meeting Date:** March 6, 2018

**Petition Number:** 18-03

**Petitioner:** Abelei, Inc

**Request(s):** 1) Variance to allow a reduction in the amount of required parking 2) Site plan review

**Subject Property(s):** 194 Alder Drive

**Parcel Number(s):** 15-05-476-003 and -004

**Size:** Approximately 3.48 acres

**Current Zoning:** I-2 General Industrial District

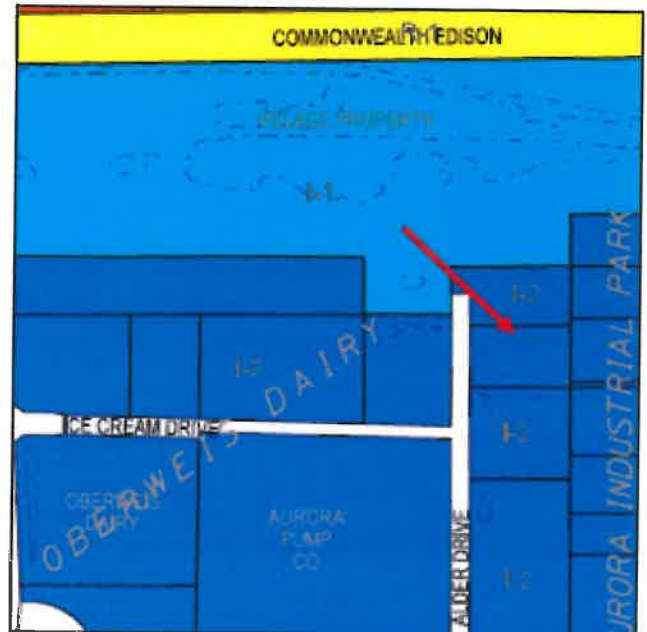
**Contiguous Zoning:** North – I-1 Limited Industrial District, South – I-2 General Industrial District, East - I-2 General Industrial District, West - I-2 General Industrial District

**Comprehensive Plan Designation:** Office/Industrial

### **BACKGROUND**

Abelei, Inc is proposing a 21,130 square foot addition to their existing 11,865 square foot facility located at 194 Alder Drive, for a total of 32,995 square feet.

Section 13.13 of the Zoning Ordinance 'Required off-street parking spaces' establishes the minimum number of off-street parking spaces to be provided for each designated land use. Abelei, Inc, is a manufacturer and supplier of flavoring for foods, beverages, dairy, confectionary, bakery, pharmaceuticals, and nutraceutical applications. The use of the facility is classified as Light Industrial. Per Section 13.13 of the Zoning Ordinance, Light Industrial uses are required to provide two (2) off-street parking spaces per 1,000 square feet of gross floor area of manufacturing and office area.



At 32,994 total square feet, sixty-six (66) parking spaces would be required. The subject property currently provides a total of forty-two (42) parking spaces. As such, another twenty-four (24) parking spaces would be required to accommodate the additional square footage of the building expansion.

#### **SITE PLAN REVIEW**

Per Section 17.4.4(B) of the Zoning Ordinance, site plan review shall be required for any commercial, office, manufacturing or multifamily structural addition that constitutes more than twenty-five (25) percent of total square footage of an existing structure. The standards for site plan review are established in Chapter 4.4 - Site Plan Review of the North Aurora Zoning Ordinance.

Upon review of the submitted site, architectural and landscape plans; staff found the site plan review provisions of the Zoning Ordinance satisfactorily addressed.

Should the Plan Commission recommend approval of Petition #18-03, staff suggests the following condition:

- 1) *In the event that a) the current use of the subject property (Light Industrial) was to change to a use requiring a greater amount of parking b) any parking issues were to arise from the deficient parking on the subject property or c) the number of employees was to increase, the Village maintains the right to first review the conditions and then determine whether or not to require the minimum number of off-street parking spaces to be provided for the designated use.*
- 2) *The area located directly to the north of the proposed building addition shall be mass graded to accommodate the land banked twenty-five additional parking spaces.*



VILLAGE OF  
**NORTH  
AURORA**  
Crossroads on the Fox

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

RECEIVED

FEB 09 2018

VILLAGE OF  
NORTH AURORA

## APPLICATION FOR VARIATION

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

PETITION NO. 18-03

FILE NAME \_\_\_\_\_

DATE STAMP \_\_\_\_\_

### I. APPLICANT AND OWNER DATA

Name of Applicant\* Abele, Inc  
Address of Applicant 194 Alder Drive  
Telephone No. 630 859-1410  
Name of Owner (s) \* Shelley Henderson  
Address of Owner (s) 102 Gorham St. North Aurora  
Telephone No. 630-205-8777  
Email Address shenderson@abele.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 \_\_\_\_\_

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 194 Alder Dr., North Aurora, IL 60542  
(indicate location of common address)

Legal Description: Lots One and Two in C.W. Cummings North Aurora Industrial Sub, being part of the Southeast quarter of Section 5, Township 38 North, Range 8 East of the third principal meridian, recorded June 22, 2001 as document number 2001K060273, in the Village of North Aurora, Kane County, Illinois

Parcel Size 1.77 acres North (Lot 2) + 1.71 acres South (Lot 1) = 3.48 acres at site

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

Present Zoning District I-2 General Industrial District  
(Zoning Ordinance Classification)

### III. PROPOSED VARIATION(S)



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

11. Noise and Odor. The proposed variation will not produce excessive noise or odor as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public.

#### IV. CHECKLIST FOR ATTACHMENTS

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

☒ 25 copies of an 8 ½ x 11" or 8 ½ x 14" plot plan of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements, and adjoining streets or uses. (large sized copies may be requested by Staff)

☒ A list containing the names, address and tax parcel number of all properties within 250 feet of the location for which the variation is requested.

☒ Legal description.

☒ Proof of ownership by deed or title or insurance policy.

☐ Filing fee in the amount of \$200.00 - If payment is made by check, it should be made payable to the Village of North Aurora.

☒ Letter of authorization from owner, if applicable.

☒ 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 notices by mail to all 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.

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



25 East State Street, North Aurora, IL 60542

P: 630.897.1457 F: 630.897.0269

www.northaurora.org

Variation requested (state specific measurements) Requesting a reduced minimum number of off-street parking spaces to be provided

Code Section that pertains to Variation Village of N. aurora Zoning Ordinance: Title 17 / 13.13

Reason for request To avoid the financial hardship and further difficulties associated with the installation of an additional parking lot. To save and preserve the green space surrounding the building and to preserve a lower storm water run-off.

Explanation of purpose to which property will be put \_\_\_\_\_

Liquid and dry blending for flavor manufacturing with lab space

**IV. Findings of Fact for Variations. A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific findings of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:**

1. Hardship. No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

2. Unique Physical Conditions. The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

- a. Irregular or substandard size, shape, or configuration; or
- b. Exceptional topographical features; or
- c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
- d. Other extraordinary physical conditions peculiar to, and inherent in, the subject property.

*These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.*



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[www.northaurora.org](http://www.northaurora.org)

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the property owner, or his/her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.
4. Denied Substantial Rights. The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provisions.
5. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor merely the inability of the owner to gain a greater financial return from the use of the subject property.
6. Conformance with Ordinance and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.
7. No Other Remedy. There is no means, other than granting the requested variation, by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property.
8. Minimum Relief Required. The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the Ordinance.
9. Public Welfare. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located.
10. Public Safety, Light and Air. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.

## Village of North Aurora Application for Zoning Variance:

### Findings of Fact for Variations:

#### Abelei Flavors Building Expansion:

1. **Hardship:** The installation of the 25 additional parking spaces would result in an unnecessary financial hardship of approximately \$60,000 - \$70,000. This is the estimated cost of the parking installation. This is equivalent to a X% increase in the project's construction cost, a percent increase large enough to jeopardize the entire project.
2. **Unique Physical Conditions:** Abelei Flavors is bounded to the North by a conservation easement containing wetlands. This variance would preserve green space to the North of the building expansion and to the South of the conservation easement.
3. **Not Self-Created:** The parking spaces for which the variance is being sought are only required under the condition that the proposed building expansion is installed. The current provided parking is in accordance with zoning for the current built facility. Thus the issue at hand is not due to any action or inaction of the owner and is not self-created.
4. **Denied Substantial Rights:** This is not applicable to this particular case.
5. **Not Merely Special Privilege:** This is not applicable to this particular case.
6. **Conformance with Ordinance and Plan Purposes:** The variance is being sought with the knowledge that the parking spaces will not be needed, and with the knowledge that spaces could be provided in the future if needed.
7. **No Other Remedy:** The variance is the only way to prevent said hardships from occurring.
8. **Minimum Relief Required:** The variance is the minimum measure of relief.
9. **Public Welfare:** The variance being sought would not be detrimental to the public welfare.
10. **Public Safety, Light, and Air:** The variance being sought would be neutral in terms of public safety, lighting, air. The current 42 parking spaces are more than enough for the current building. Of the 42 spaces 20 are in the lot to the West and 22 are in the lot to the North. The North lot has a utilization of less than 10%. The building expansion will result in the estimated hiring of X employees and the current 42 spaces will still be more than adequate and no employee parking will happen on nearby road ways. To ensure that this remains the case the parking count exhibit contained on the site development plan shows that (25) additional spaces can be added in the future.
11. **Noise and Odor:** The variance being sought would be noise and odor neutral. The variance will preserve greenspace in lieu of installing asphalt paving.



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www.northaurora.org

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

I, Shelley Henderson being first duly sworn on oath depose  
and say that I am trust officer of abelei, Inc and that the following persons are all of the  
beneficiaries of the trust

Marcia L Arb  
Karen R Criss  
Shelley C. Henderson

[Signature]  
Trust Officer

SUBSCRIBED AND SWORN TO

Before me this 8<sup>th</sup> day of february, 20 18

Carmen Arvalo  
A Notary Public in and for such County.





[FOR RECORDERS USE]

**WARRANTY DEED**

Corporation to Corporation

**THE GRANTOR, CHARLES W. CUMMINGS**, a divorced person not since remarried, of Aurora, Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, Conveys and Warrants to **KMS HOLDINGS, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 550 North Commons Drive, Suite 100, Aurora, Illinois 60504, the following described Real Estate, to wit:

LOT 1 IN C.W. CUMMINGS NORTH AURORA INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

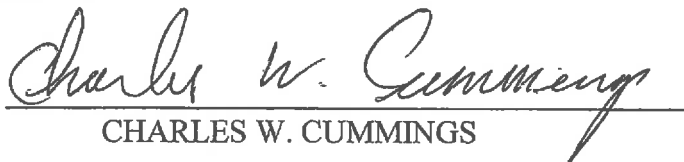
PIN NO: 15-05-476-004

Commonly known as: 1.84 acre vacant lot at the north end of Alder Drive  
North Aurora, Illinois 60542

hereby expressly declaring that the estate conveyed shall pass, individual to individual, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO general taxes for the year 2002 (due and payable in 2003) and subsequent years, and covenants, conditions, restrictions and easements of record.


DATED this 28th day of May, 2002.

  
CHARLES W. CUMMINGS

[illegible]

I the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that CHARLES W. CUMMINGS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of May, 2002.

Commission Expires:  3/24/03 Notary Public

**Prepared by:**  
Attorney Gerald K. Hodge  
8 E. Galena Blvd.  
P.O. Box 5030  
Aurora, Illinois 60507

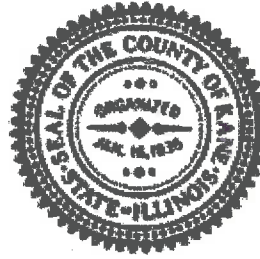
**SEND SUBSEQUENT TAX BILLS TO:**

KMS Holdings, LLC  
550 North Commons  
Unit 100  
Aurora, Illinois 60504

**MAIL TO:**  
Attorney William Mohr  
Mohr & Gaertner  
1300 Iroquois Drive  
Suite 230  
Naperville, Illinois 60563

[AFFIX REVENUE STAMPS]

Mark D. Armstrong, CIAO  
Kane County Supervisor of Assessments



719 South Batavia Ave  
Building C  
Geneva, Illinois 60134

## Kane County Property Assessments

Parcel **15-05-477-001**

**Property Location**  
197 ALDER DR  
NORTH AURORA, IL 60542-

**Mailing Address**  
BOUSQUET, JOYCE .  
738 CARIBBEAN CT  
MARCO ISLAND, FL 34145-3422

**Property Class**  
0080 -Industrial  
**Tax Code**  
AU-016

Subdivision

Lot/Block

Document

[AC 2016](#)

9/8/2016

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	90,170	107,828	197,998
2017SE	0	0	90,170	107,828	197,998
2017Alt	0	0	0	0	0
2016BR	0	0	77,293	107,486	184,779
2016SE	0	0	77,293	107,486	184,779
2016Alt	0	0	0	0	0

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[County Assessments Home Page](#)

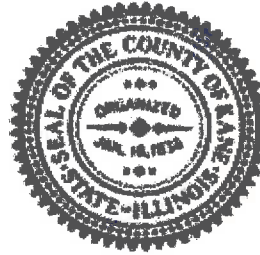
[Parcel Tax Information](#)

[Aurora Township Assessor](#)

[View Property Map](#)

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
01/06/1995	0.00	NONE (87896)	
05/01/2012	210,000.00	<a href="#">2012K035997</a>	

Mark D. Armstrong, CIAO  
Kane County Supervisor of Assessments



719 South Batavia Ave  
Building C  
Geneva, Illinois 60134

## Kane County Property Assessments

Parcel **15-05-476-001**

**Property Location**  
200 ALDER DR  
NORTH AURORA, IL 60542-

**Mailing Address**  
LANG, BRIAN W DCLRN OF TR, TRUSTEE,  
42240 N 113TH WAY  
SCOTTSDALE, AZ 85262-3525

**Property Class**  
0080 -Industrial  
**Tax Code**  
AU-016

**Subdivision**  
**Lot/Block**  
**Document** [2013K079704](#) 11/8/2013

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	86,471	233,529	320,000
2017SE	0	0	86,471	314,605	401,076
2017Alt	0	0	0	0	0
2016BR	0	0	74,122	245,310	319,432
2016SE	0	0	74,122	245,310	319,432
2016Alt	0	0	0	0	0

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
01/01/2004	2,300,000.00	<a href="#">2004K011956</a>	1/23/2004
06/09/1999	0.00	<a href="#">99K020612</a>	

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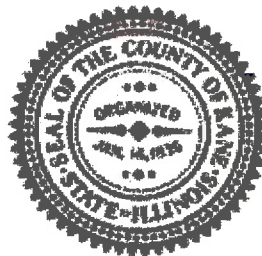
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[Parcel Tax Information](#)

[Aurora Township Assessor](#)

[View Property Map](#)

Mark D. Armstrong, CIAO  
Kane County Supervisor of Assessments



719 South Batavia Ave  
Building C  
Geneva, Illinois 60134

## Kane County Property Assessments

**Parcel**      **15-05-476-004**

**Property Location**

ALDER DR  
NORTH AURORA, IL 60542-

**Mailing Address**

KMS HOLDINGS LLC, .  
194 ALDER DR  
NORTH AURORA, IL 60542-

**Property Class**

0080 -Industrial

**Tax Code**

AU-016

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[Parcel Tax Information](#)

[Aurora Township Assessor](#)

[View Property Map](#)

**Subdivision**

**Lot/Block**

**Document**

12/5/2003

	Farmland	Farm Buildings	Non-Farm Land	Non-Farm Buildings	Total
2017BR	0	0	57,872	180,537	238,409
2017SE	0	0	57,872	180,537	238,409
2017Alt	0	0	0	0	0
2016BR	0	0	49,607	164,053	213,660
2016SE	0	0	49,607	164,053	213,660
2016Alt	0	0	0	0	0

Sale Date	Gross Selling Price	Sales Document No.	Recorded Date
05/01/2002	278,779.00	<a href="#">2002K072947</a>	
06/22/2001	0.00	NONE (152977)	6/22/2001



abelei flavors

## ABELEI FLAVORS FACILITY EXPANSION NORTH AURORA, ILLINOIS

### PRE-BID SUMMARY

FACILITY EXPANSION INCLUDES THE RENOVATION AND EXPANSION OF AN EXISTING FLAVOR UNIT/STATION FACILITY TO ADD DRY AND WET BLDG PRODUCTION CAPACITY, WAREHOUSE AND LAB AREA. WORK INCLUDES RENOVATION OF EXISTING OFFICE AND LAB AREAS AND THE ADDITION OF EMPLOYEE WELFARE SPACE.

### BUILDING CODE INFORMATION

#### I. CODE AUTHORITY

CONSULTANT DEVELOPMENT DEPARTMENT

BUILDING AND ZONING DEPARTMENT

CITY OF AURORA, ILLINOIS

PHONE NUMBER: (847) 897-4225 EXT. 222

EMAIL: [permits@aurora.il.gov](mailto:permits@aurora.il.gov)

BUILDING AND ZONING DEPARTMENT: NORTH BARRIET

PHONE NUMBER: (847) 897-4225 EXT. 222

EMAIL: [permits@aurora.il.gov](mailto:permits@aurora.il.gov)

II. GENERAL CODE INFORMATION

APPLICABLE CODES

BUILDING

ELECTRICAL

PLUMBING

ENERGY

FIRE PROTECTION

ACCESSIBILITY

LIFE SAFETY

PLS / GAS

2009 INTERNATIONAL BUILDING CODE

2009 NATIONAL ELECTRIC CODE

2009 INTERNATIONAL MECHANICAL CODE

STATE OF ILLINOIS PLUMBING CODE

2010 INTERNATIONAL ENERGY

CONSERVATION CODE

2009 INTERNATIONAL FIRE CODE

CURRENT EDITIONS OF ILLINOIS

ACCESSIBILITY CODE

IFPA 901

2009 INTERNATIONAL FUEL GAS CODE

PROJECT TYPE

ADDITION AND ALTERATION

EXISTING BUILDING IS FULLY SPRAWLED

ADDITION (ALL STRUCTURE AREAS) TO BE PROVIDED WITH 100% AUTOMATIC SPRINKLER SYSTEM PER IBC.

FIRE EXTINGUISHERS PROVIDED PER SECTION 904 AND 1208

SEISMIC DESIGN CATEGORY

B

III. USE AND OCCUPANCY CLASSIFICATION

USE GROUP (SECTION 103)

B

B1

B1.1

B1.2

B1.3

B1.4

B1.5

B1.6

B1.7

B1.8

B1.9

B1.10

B1.11

B1.12

B1.13

B1.14

B1.15

B1.16

B1.17

B1.18

B1.19

B1.20

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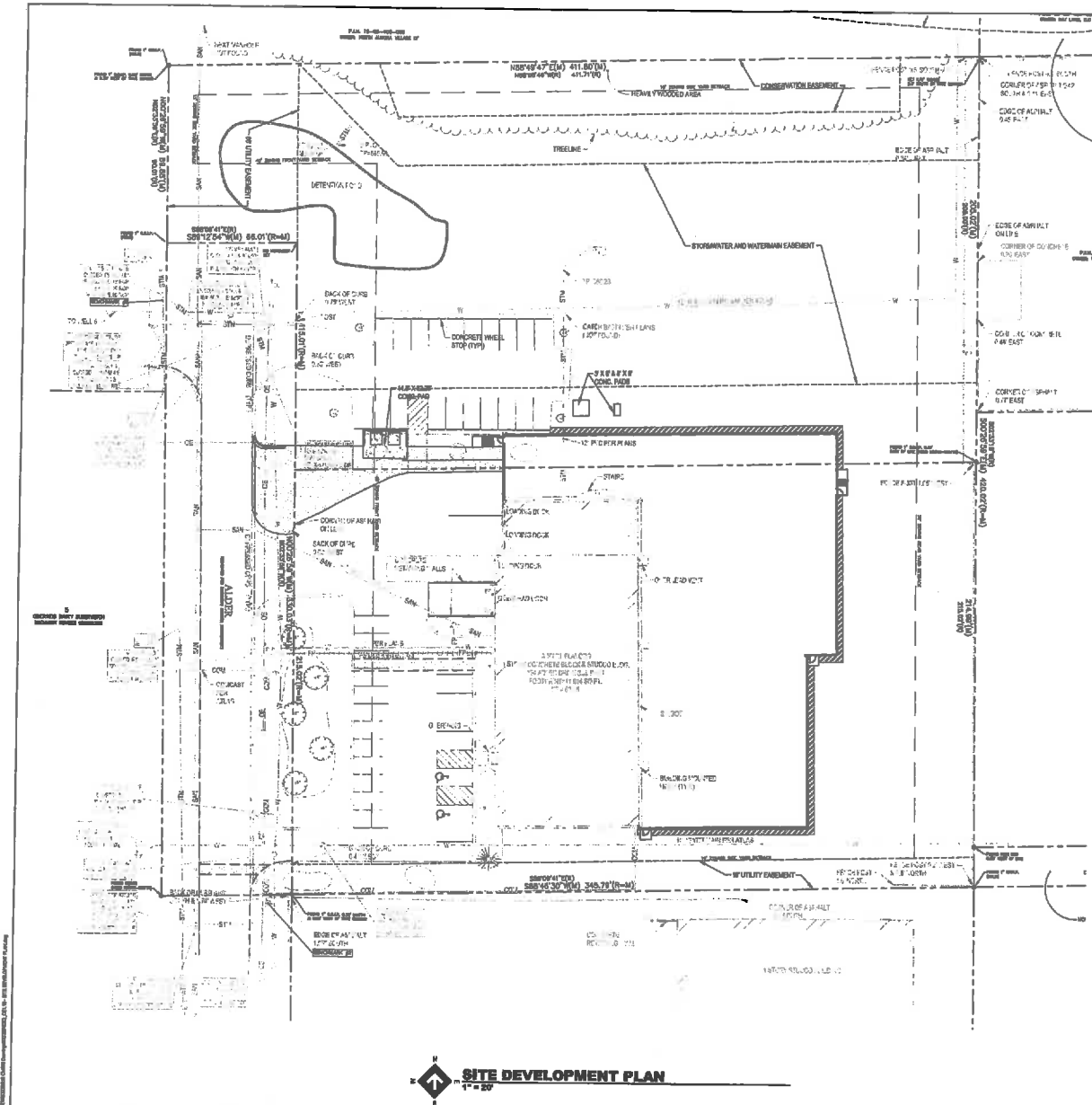
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\* DIMENSIONS DERIVED BY ASTERISK TO BE USED FOR DRIVING LAYOUT AND GENERAL INFORMATION ONLY. REFER TO 'S' DRAWINGS FOR COMPLETE BUILDING DIMENSIONS.

5. MAINTAIN AND PROTECT EXISTING UTILITIES DURING CONSTRUCTION. DO NOT INTERRUPT ANY EXISTING UTILITY SERVICE WITHOUT PRIOR APPROVAL FROM OWNER. RESTORE AND REPAIR ANY DAMAGED UTILITIES TO ORIGINAL CONDITION. RESTORE AND REPAIR OTHER EXISTING IMPROVEMENTS (PAVING, BLANK LANE AREA ETC) WHERE DAMAGED OR REMOVED WITH SIMILAR MATERIALS (SLOPE, TYPE, STRENGTH) TO EXISTING. COORDINATE REPAIR WORK WITH OTHER NEW AND EXISTING UTILITIES. PROVIDE ALL WORK, OFFERS AND ETC. IN WRITING FOR COORDINATION WHETHER SHOWN ON DRAWING OR NOT.

6. MAINTAIN FACILITY SECURITY AS DIRECTED BY OWNER. SCHEDULE AND COORDINATE WORK WITH OWNER TO MINIMIZE INTERFERENCE WITH OWNER'S OPERATIONS.

7. NEW SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDD. FIELD VERIFY EXISTING CONDITIONS, PRIOR TO START OF CONSTRUCTION.

8. PRIOR TO PLACEMENT OF STRUCTURES, BLANK, ETC., VERIFY SUBSURFACE ELEVATIONS, ADJUST PROPOSED STRUCTURES/ELEVATIONS TO PROVIDE POSITIVE DRAINAGE CONDITIONS.

9. BACKFILL ALL UNDERGROUND STRUCTURES WITH COMPACTED GRANULAR BACKFILL MATERIAL.

10. PIPE BEDDING AND BACKFILL PER J.

11. PREVENT MUD AND DEBRIS FROM BEING DEPOSITED ON PUBLIC STREETS.

12. PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE PROVISIONS OF BUILDING CODE, CITY AND LOCAL CODES AND ORDINANCES, COMPLY WITH ALL REQUIREMENTS FOR PERMITS, LICENSES, FEES AND CODES, AND PAY ALL ASSOCIATED COSTS.

13. COMPLY WITH LOCAL UTILITY, ENVIRONMENTAL, AND EROSION CONTROL REGULATIONS.

14. CONCRETE: 3000 PSI COMPRESSIVE STRENGTH OF 4" MIN. 5% AIR ENTRAINMENT AND A SLUMP OF 4" TO 6".

15. REINFORCED: ASTM A63 GRADE 60.

16. NEWLY EXISTING AND REMOVE EXISTING PAVEMENT FOR UTILITY RELOCATION AND INSTALLATION. PAVEMENT RESTORATION PER J.

17. NOTIFY AND SECURE APPROVAL FROM GOVERNING AUTHORITY PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT OF WAY.

18. DIMENSIONAL LAYOUTS AS SHOWN ARE FROM OUTSIDE FACE OF FOUNDATION WALL, FACE OF CURB, FACE OF WALL, CENTERLINE OF PARKING, EDGE OF PAVEMENT OR OTHER POINTS. MINIMUM MARGINS ON CURB OR PAVED BLANKS ARE, UNLESS NOTED OTHERWISE OR CONTROLLED BY DIMENSIONAL LAYOUT.

19. BUILDING DIMENSIONS SHOWN ARE FOR ROUGH GRADING, LAYOUT AND COORDINATION ONLY. REFER TO ARCHITECTURAL SERIES DRAWINGS FOR FINAL BUILDING DIMENSIONS.

20. COORDINATE LOCATION OF ALL PIPE EASEMENT AND EXISTING PORTS VERTICAL EXISTING AND PROPOSED UNDERGROUND UTILITIES. VERIFY PRIOR TO CONSTRUCTION.

# GENERAL NOTES

- A. DRAWING (TOPOGRAPHIC) INFORMATION BASED ON FIELD SURVEY. EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING WORK AND NOTIFY OWNER OF ANY DISCREPANCIES FROM INFORMATION SHOWN.
- B. MAINTAIN AND PROTECT EXISTING UTILITIES DURING CONSTRUCTION. DO NOT INTERRUPT ANY EXISTING UTILITY SERVICE WITHOUT PRIOR APPROVAL FROM OWNER. RESTORE AND REPAIR ANY DAMAGED UTILITIES TO ORIGINAL CONDITION. RESTORE AND REPAIR OTHER EXISTING IMPROVEMENTS (PAVING, BLANK LANE AREA ETC) WHERE DAMAGED OR REMOVED WITH SIMILAR MATERIALS (SLOPE, TYPE, STRENGTH) TO EXISTING. COORDINATE REPAIR WORK WITH OTHER NEW AND EXISTING UTILITIES. PROVIDE ALL WORK, OFFERS AND ETC. IN WRITING FOR COORDINATION WHETHER SHOWN ON DRAWING OR NOT.
- C. MAINTAIN FACILITY SECURITY AS DIRECTED BY OWNER. SCHEDULE AND COORDINATE WORK WITH OWNER TO MINIMIZE INTERFERENCE WITH OWNER'S OPERATIONS.
- D. NEW SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDD. FIELD VERIFY EXISTING CONDITIONS, PRIOR TO START OF CONSTRUCTION.
- E. PRIOR TO PLACEMENT OF STRUCTURES, BLANK, ETC., VERIFY SUBSURFACE ELEVATIONS, ADJUST PROPOSED STRUCTURES/ELEVATIONS TO PROVIDE POSITIVE DRAINAGE CONDITIONS.
- F. BACKFILL ALL UNDERGROUND STRUCTURES WITH COMPACTED GRANULAR BACKFILL MATERIAL.
- G. BACKFILL ALL UNDERGROUND STRUCTURES WITH COMPACTED GRANULAR BACKFILL MATERIAL.
- H. PIPE BEDDING AND BACKFILL PER J.
- I. PREVENT MUD AND DEBRIS FROM BEING DEPOSITED ON PUBLIC STREETS.
- J. PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE PROVISIONS OF BUILDING CODE, CITY AND LOCAL CODES AND ORDINANCES, COMPLY WITH ALL REQUIREMENTS FOR PERMITS, LICENSES, FEES AND CODES, AND PAY ALL ASSOCIATED COSTS.
- K. COMPLY WITH LOCAL UTILITY, ENVIRONMENTAL, AND EROSION CONTROL REGULATIONS.
- L. CONCRETE: 3000 PSI COMPRESSIVE STRENGTH OF 4" MIN. 5% AIR ENTRAINMENT AND A SLUMP OF 4" TO 6".
- M. REINFORCED: ASTM A63 GRADE 60.
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- O. NOTIFY AND SECURE APPROVAL FROM GOVERNING AUTHORITY PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT OF WAY.
- P. DIMENSIONAL LAYOUTS AS SHOWN ARE FROM OUTSIDE FACE OF FOUNDATION WALL, FACE OF CURB, FACE OF WALL, CENTERLINE OF PARKING, EDGE OF PAVEMENT OR OTHER POINTS. MINIMUM MARGINS ON CURB OR PAVED BLANKS ARE, UNLESS NOTED OTHERWISE OR CONTROLLED BY DIMENSIONAL LAYOUT.
- Q. BUILDING DIMENSIONS SHOWN ARE FOR ROUGH GRADING, LAYOUT AND COORDINATION ONLY. REFER TO ARCHITECTURAL SERIES DRAWINGS FOR FINAL BUILDING DIMENSIONS.
- R. COORDINATE LOCATION OF ALL PIPE EASEMENT AND EXISTING PORTS VERTICAL EXISTING AND PROPOSED UNDERGROUND UTILITIES. VERIFY PRIOR TO CONSTRUCTION.

# LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CONTOUR ELEVATION
- SANITARY SEWER
- STORM SEWER
- PROCESS SEWER
- WATER MAIN
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- CONTOUR ELEVATION
- SPOT ELEVATION
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PERIMETER ADJUSTMENT
- GRASS PAVEMENT

**PRELIMINARY DRAWING**  
NOT TO BE USED FOR CONSTRUCTION

**REVISIONS**

NO.	DATE	DESCRIPTION
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**DATE** 03/23/20  
**BY** [Signature]  
**CHECKED** [Signature]  
**APPROVED** [Signature]

**SCALE** 1" = 20'

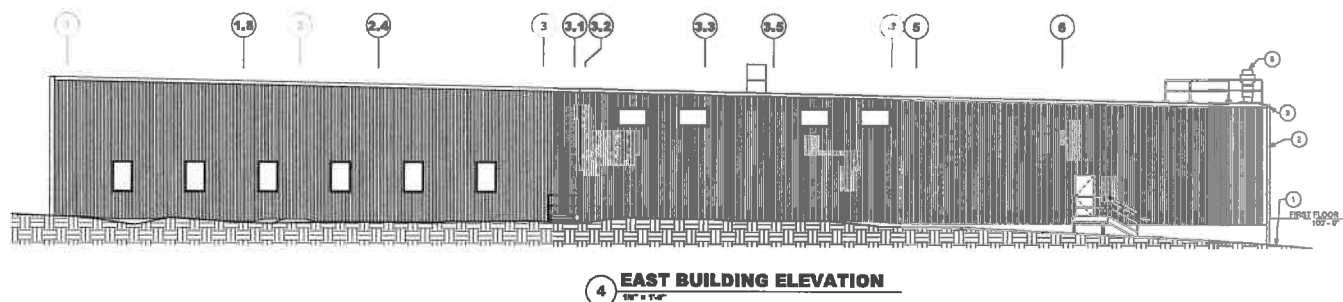
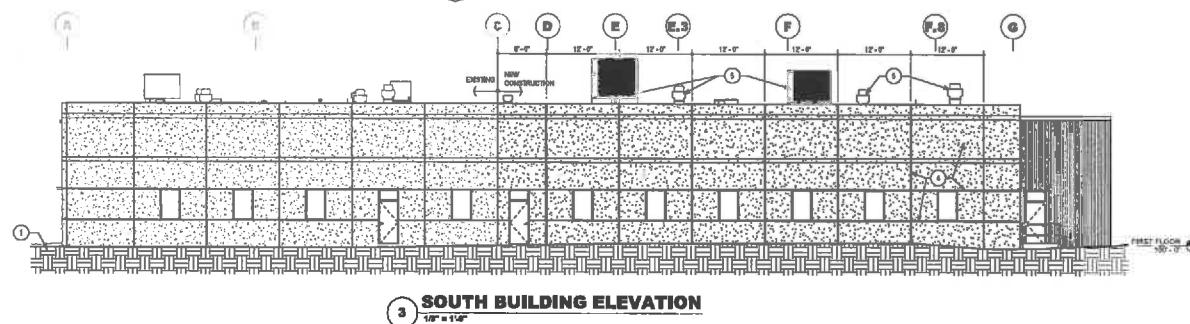
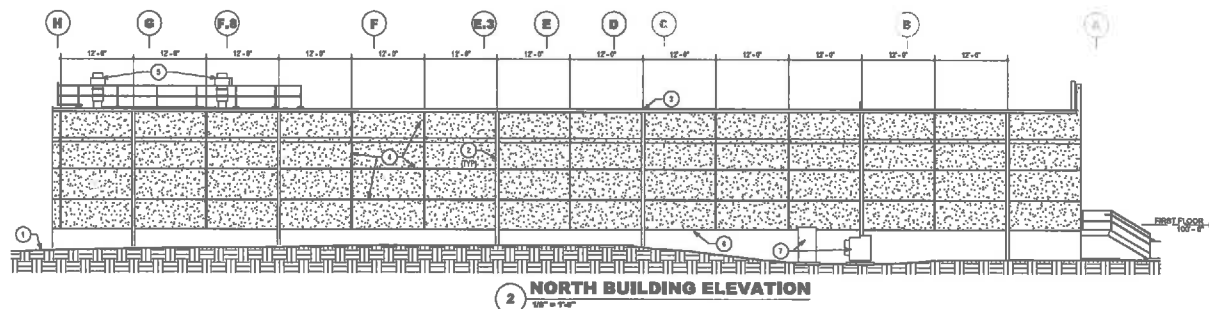
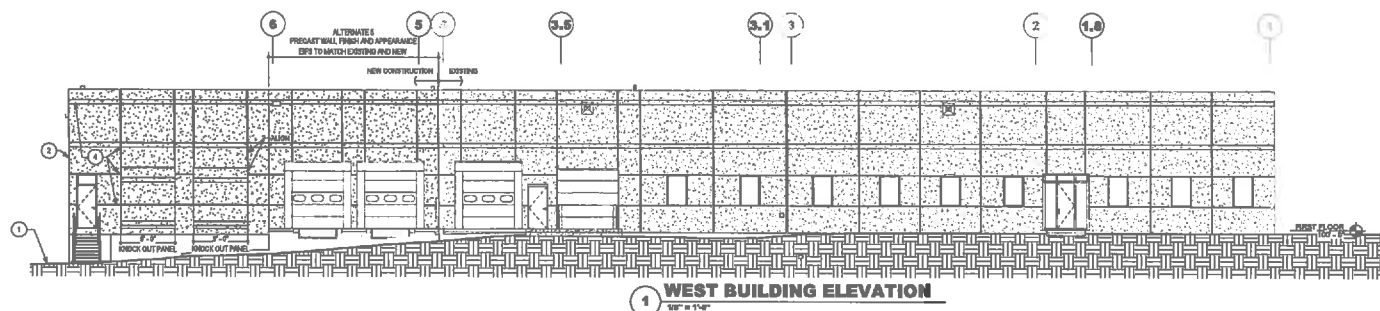
**SITE DEVELOPMENT PLAN**  
**FACILITY EXPANSION**  
**ABELEI FLAVORS**  
**NORTH AURORA, ILLINOIS**

**CS1.10**









## KEYNOTES

1. FINISH GROUND - REF 'C' DRAWINGS.
2. DOWNPOUT - REFERENCE 'A' SERIES DRAWINGS FOR ADDITIONAL INFORMATION. REFERENCE 'B' DRAWINGS FOR DOWNPOUT TERMINATION.
3. GUTTER - REFERENCE 'A' SERIES DRAWINGS FOR ADDITIONAL INFORMATION.
4. REVEAL IN PRECAST WALL PANEL - HEIGHT, DEPTH, AND COLOR TO MATCH EXISTING.
5. MECHANICAL EQUIPMENT - REFERENCE 'B' DRAWINGS FOR ADDITIONAL INFORMATION.
6. GAS PIPING - REFERENCE 'D' DRAWINGS FOR ADDITIONAL INFORMATION.
7. ELECTRICAL EQUIPMENT - REFERENCE 'E' DRAWINGS FOR ADDITIONAL INFORMATION.

### **MATERIAL LEGEND**

- INSULATED METAL PANEL WALL (I74203)  
PRECAST CONCRETE WALL PANEL CONSTRUCTION (I81100)

<b>STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR</b>
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**GENERAL INFORMATION**

**Meeting Date:** March 6, 2018

**Petition Number:** #18-02

**Petitioner:** DRH Cambridge Homes, Inc.

**Requests:** 1) Map Amendment 2) Special use to allow a Planned Unit Development with deviations from the Zoning Ordinance and Subdivision Ordinance 3) Preliminary Subdivision Plat Approval

**Location:** 2500 North River Road

**Parcel Number(s):** 12-34-100-009 and 12-34-100-010

**Size:** 102 acres

**Current Zoning:** R-1 Single-Family District

**Current Use:** Inoperable golf course with vacant ancillary buildings and banquet facility

**Contiguous Zoning:** North: Unincorporated Kane County (F Farming District), South: R-3 General Residence District, East: R-1 Single-Family Residence District, West: R-1 Single-Family Residence District (Red Oak Nature Center)

**Contiguous Uses:** North: Single-Family Residences, South: R-3 Townhomes, East: Single-Family Residences, West: Red Oak Nature Center

**Comprehensive Plan Designation:** 'Single-Family Detached'

**PROPOSAL**

National homebuilders DR Horton have submitted plans for the development of the former Fox Valley Golf Course located on IL 25. Referred to as 'Lincoln Valley on the Fox', the plan consists of a mix of residential uses spread across the 102-acre former golf course site that are intended to accommodate an age-targeted demographic (55+). More specifically, the plan includes 149 single-family homes, 57 two-family dwellings (114 units) and 33 three-unit townhome buildings (99 units) for a total of 374 units. The plan also includes a centrally-located clubhouse with adjacent ancillary recreational amenities available to the residents.

On September 20, 2017, DR Horton presented the second draft of the concept plan to the Development Committee for review. To summarize, the Development Committee did not have an issue with the

mixed-use residential concept on the second draft plan, but believed the plan was not favorable from a density perspective and needed to better take advantage of the natural terrain of the golf course. Staff notes that the second draft concept plan included 400 total units.

DR Horton later presented the third draft concept plan to the Village Board during their November 6, 2017 Committee of the Whole meeting to obtain additional feedback. The third draft concept plan included 362 total units. With the exception of the six (6) duplex buildings (12 units) that have since been added, the plan was well-received and is nearly identical to the current plan.

### **MAP AMENDMENT (REZONING)**

The entirety of the subject property is currently located in the R-1 Single Family Residence District where single-family residential is classified as a permitted use and two-family dwellings (duplexes) and townhomes are prohibited. The petitioner is requesting to rezone the three different areas of the property with respect to the proposed underlying use of each area. The proposed R-1A Single-Family Residence District area will accommodate the single-family residences. The proposed R-3 General Residence District area will accommodate the duplexes. Lastly, the proposed R-4 General Residence District area will accommodate the townhomes. Staff worked closely with the petitioner to assign a zoning district to each use that allowed each use to be classified as a permitted use in each of the proposed districts and also best match the bulk regulations and setbacks for each district.

### **SPECIAL USE – PLANNED UNIT DEVELOPMENT**

Per Section 5.4(B) of the Zoning Ordinance, any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development. Additionally, the Plan Commission may recommend and the Village Board may grant exceptions to the district regulations where a planned unit development is located. Exceptions from district regulations may be granted for planned unit developments with respect to height, density, bulk regulations and setbacks, number of buildings on a zoning lot, allowance for access via private roadways, off-street parking and loading, landscaping and screening and signage. The 'Zoning Departures – Summary Table' provided by the petitioner, and attached to this report, illustrate the various bulk regulation and setback exceptions, as well as the deviations from the Subdivision Ordinance.

### **COMPREHENSIVE PLAN**

The Village of North Aurora Comprehensive Plan designates the subject property as 'Single-Family Detached'. Per the 2015 Comprehensive Plan, *the site is currently the Fox Valley Golf Course under the ownership of the City of Aurora. However, as redevelopment is considered for the site, the Village should work with stakeholders to establish a vision and development concept that includes single-family housing. The southern portion of the site could include townhouse development that is compatible with and an appropriate transition from the Fairway View development on Ridge Road. Development of this site should include connections to surrounding neighborhoods at Oak Crest Drive and Ridge Road, integrate a trail system that would connect to the Red Oak Nature Preserve, and the preservation of trees through a design concept that would utilize existing fairways and streets. Existing ponds and lakes should be preserved as stormwater facilities, and the Village should work with IDOT to establish a safe crossing of IL 25 to Red Oak Nature Preserve.*

Staff notes the following with regard to the Comprehensive Plan statement:

- From a landmass and unit count perspective, the development will consist predominantly of single-family residences.
- The southern portion of the site will include townhouse and duplex development that is compatible with and an appropriate transition from the Fairway View development on Ridge Road.
- A recreational trail is included in the plan and will meander through the development and connect with the proposed sidewalk network.
- A tree preservation plan was submitted and includes specific preservation efforts made along IL 25 and the southern boundary adjacent to the Fairway View development. Effort will be made to preserve as many pockets of quality trees within the interior of the property as well.
- Staff has been working in conjunction with DR Horton and IDOT to reduce the current speed limit on IL 25 in order to promote safe crossing to the Red Oak Nature Preserve.

### **HOMES FOR A CHANGING REGION**

In 2014, the Village, in conjunction with the Metropolitan Mayors Caucus, Kane County, CMAP, the Metropolitan Planning Council, City of Batavia, City of Geneva and City of St. Charles completed the Homes for a Changing Region study. The study was intended to take a deep dive to answer questions about current conditions and the future of the housing market in the subregion.

A goal specific to the Village of North Aurora deriving from the Homes for a Changing Region study was to *encourage housing options for seniors*. Recommendations included with said goal are aimed at encouraging a mix of senior housing options through the following efforts:

- Actively seek to attract senior housing development(s) by working to market North Aurora as an attractive location for senior development and forming relationships with potential developers.
- Consider creating an incentive package to attract the type of senior housing the Village desires. Incentives could include density bonuses and reduced parking requirements.
- The Village should work with the Central Fox Valley Subregion to develop “aging in place” information for residents, which would identify important modifications needed to improve accessibility, eliminate barriers, and create safer spaces for seniors who wish to remain in their current home.

As the proposed development is intended to accommodate an age-targeted demographic (55+), staff believes the development provides housing options for seniors who want to remain in the community, but do not want to maintain a larger home.

### **DENSITY**

Per the submitted plan, the total site area would consist of an average gross density of 3.65 units per acre. The net density, which includes only the lot areas within each respective land use, would be an average of 7.92 units per acre. Staff notes that 50% of the development would be dedicated to open space, stormwater detention and right-of-way.

For reference purposes, the American Planning Association’s Planning and Urban Design Standards, typical densities of select housing types includes the following:

Housing Types	Typical Gross Density Range (Units/Acre, Including Streets)
Single-Family, detached (generally 1 to 2 story)	4 to 10
Single-Family, rowhouses (2 to 3 story)	8 to 20
Three to Six Family Houses (3 to 4 story)	8 to 25

In order to gauge any perceived impact of the development from a density perspective, staff asked Teska and Associates to prepare an analysis of the proposed development in comparison to a typical single-family subdivision (of the exact acreage) permitted under the R-1 Single-Family Residence District. A copy of the analysis is included with this report.

#### **FINDINGS & RECOMMENDATION**

The Community Development Department finds that the information presented **meets** the Standards for Map Amendments and Specials Uses as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #18-02, subject to the following conditions:

- 1) Revise the northeast Banbury Road entrance geometrics to align with the Country Club Estates entrance from Banbury Road (Oak Crest Drive).

Zoning Departures - Summary Table Standards from the North Aurora Village Ordinance									
	R-1A Single Family Residence			R-3 General Residence District			R-4 General Residence District		
Bulk Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Lot Area, Minimum	6,413 sf	9,000 sf	2,640 sf	10,200 sf	10,000 sf (Two-Family)	none	16,820 sf	9,000 sf (Town-house)	none
Lot Width, Minimum	53 ft	70 ft	17 ft	60 ft	60 ft (One & Two Family)	none	75 ft	75 ft (Town-house)	none
Lot Coverage, Maximum*	50%	40%	10%	55%	40%	15%	44%	40%	4%
Building Height, Maximum	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	3.5 stories not greater than 45 ft	3.5 stories not greater than 45 ft	none
Yard Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Residential Front Yard, Minimum	20 ft	20 ft	none	20 ft	25 ft	5 ft	20 ft	25 ft	5 ft
Residential Rear Yard, Minimum	30 ft	30 ft	none	30 ft	30 ft	none	20 ft	30 ft	10 ft
Residential Interior Side Yard, Minimum	5 ft	5 ft	none	5 ft	10 ft	5 ft	30 ft	10 ft	none
Residential Corner Side Yard, Minimum	20 ft	20 ft	none	20 ft	30 ft	10 ft	30 ft	30 ft	none
*Note: Lot Coverage. The portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of total lot area. Lot coverage shall not include driveways, parking spaces, patios, sidewalks, swimming pools or water gardens and other similar impervious or semi-impervious surfaces (See Figure 16-7: Lot Coverage)									
Subdivision Ordinance Departures - Summary Table									
Subdivision Regulations	Proposed			Standard			Departure		
Street Light Distance - Local Road Streets	390 ft			250 ft			140 ft		
Right-of-Way Width	60 ft			66 ft			6 ft		
16.12.070.J.1.: Cul-de-Sac Length	A cul-de-sac designed to be permanent shall not be longer than 665 feet			A cul-de-sac designed to be permanent shall not be longer than 300 feet			365 ft		
16.12.070.M.4.: Horizontal Reverse Curves	The minimum tangent between horizontal reverse curves = 30 ft			The minimum tangent between horizontal reverse curves = 100 ft			70 ft		
16.12.070.M.5.: Horizontal Curve Radius	The minimum radius of horizontal curves = 65 feet			The minimum radius of horizontal curves = 150 feet			85 ft		
16.12.070.P.1.e.: Sidewalks along Major Roadways	There will be no sidewalks along major roadways such as state or county routes which are within or abutting the proposed development			Sidewalks will be required along major roadways such as state or county routes which are within or abutting the proposed development			Yes		



Community Planning + Site Design + Development Economics + Landscape Architecture

To: Michael Toth, Community and Economic Development Director  
Village of North Aurora

From: Pete Iosue, AICP, Senior Planner  
Teska Associates, Inc.

Date: February 16, 2018

Re: Lincoln Valley on the Fox

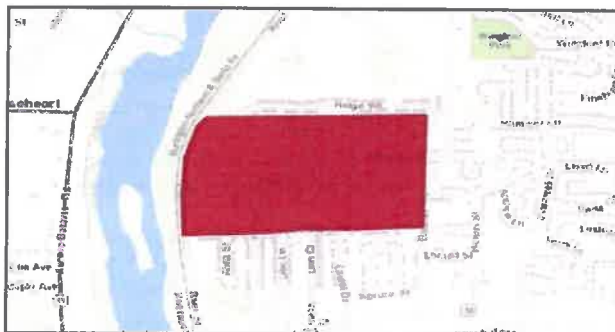
In response to our recent meeting on February 2, 2018, I have prepared the following analysis relating to the density of the proposed development.

The proposed site plan contains the following residential densities:

Classification	Gross Acres	Units	Net Acres	Units	Net Density	Gross Density
R1-a	49.58	149	24.47	149	6.09	3.01
R-3	28.38	126	16.13	126	7.81	4.44
R-4	24.57	99	10.02	99	9.88	4.03
Total	102.53	374	50.62	374	7.39	3.64

For comparison, I have calculated density for two residential developments within the Village of North Aurora, Country Club Estates (single-family) and Randall Highlands (single- and multi-family):

Classification	Gross Acres	SF Units	MF Units	Total Units	Gross Density
Country Club Estates	109	213	0	213	1.95
Randall Highlands	62	55	186	241	3.89



Country Club Estates



Randall Highlands

Teska Associates, Inc.

24103 West Lockport Street, Unit 107, Plainfield, Illinois 60544 voice 815.436.9485 fax 815.439.3304 www.TeskaAssociates.com

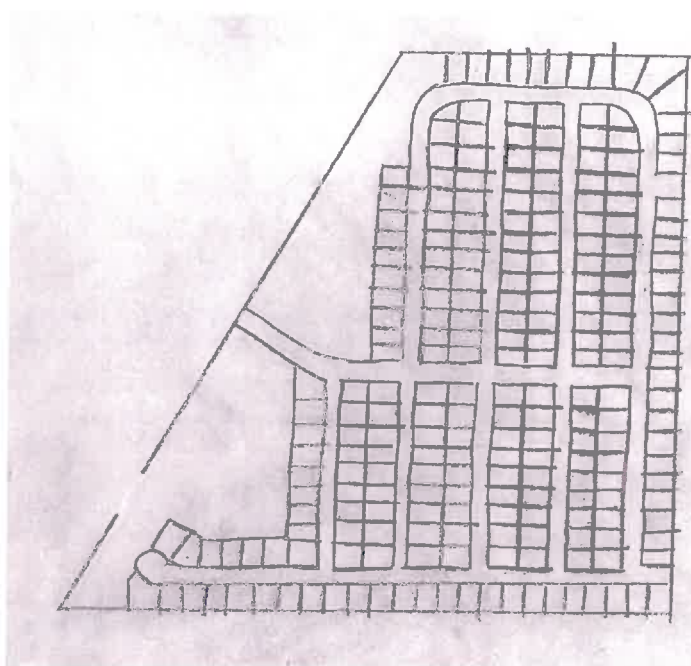


### Existing Zoning

The subject property is currently zoned R-1, and would likely be developed as a Planned Unit Development (PUD) in order to meet the guidelines of the Comprehensive Plan through a mix of single- and multi-family products. For comparison, Teska has produced a rough sketch to estimate the density should the subject property be developed under the existing R-1 zoning standards.

The sketch to the right illustrates an example site plan for the subject property utilizing the existing R-1 zoning standards of 75 ft. minimum lot width and 10,000 sq.ft. minimum lot size. These standards allow for approximately 230 single-family lots, which would result in a gross density of approximately 2.24 du/acre.

If developed strictly under the existing R-1 zoning standards, the estimated density would be less than the proposed development, but the amount of open space and amenities such as parks, trails, clubhouse, existing tree preservation, etc. would be diminished (10 acres of additional park dedication would be required in accordance with the Subdivision Control Ordinance, or could be provided as cash in lieu). In addition, the proposed development is intended as 'age targeted', which would significantly limit any potential impact on the school districts resulting from new student generation.



*Example Site Plan Utilizing Existing R-1 Zoning Standards*

As the subject property will likely be developed as a PUD, this process will allow for the Village to offset any anticipated negative impacts of higher-density development. Allowing higher density through the PUD process has already significantly improved the proposed site plan through the various iterations of concept plans (July 19, 2017 – September 20, 2017 – October 9, 2017 – present site plan). The current proposed plan includes significantly more open space (31%), tree preservation, amenities such as the clubhouse and trail system, and overall creative design.

Category	Proposed Site Plan	Existing R-1 Zoning
Estimated Total Population	560 - 750 *	660 **
Estimated Student Population	0 *	150 **
Parks/Open Space	31% total site area	10-acres dedication required
Clubhouse	Yes	No
Trail System	Yes	No
Creative Design (curvilinear streets, etc.)	Yes	No

\* Age-Targeted estimate of 1.5 - 2 total population per unit, no children anticipated but not prohibited

\*\* Population and student generation based on Estimated Ultimate Population Per Dwelling Unit, North Aurora Subdivision Ordinance, Page 65

**Teska Associates, Inc.**

**LINCOLN VALLEY ON THE FOX  
STATEMENT OF COMPLIANCE WITH SPECIAL USE STANDARDS  
APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT**

The proposed preliminary planned unit development for Lincoln Valley on the Fox satisfies the standards for special use under the Village of North Aurora Zoning Ordinance:

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

**Pursuant to Section 5.3 of the zoning ordinance, planned unit developments are allowed as a special use in any zoning district.**

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

**The proposed planned unit development will be a residential development which is age-targeted to seniors. The project will provide residential options for area residents who are seeking to downsize their family home, often after their children have moved out of the family home. This housing market is rapidly growing and is currently under served in the North Aurora area.**

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 project is a senior age targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The Village of North Aurora has sufficient available capacity to serve the property with sewer and water service. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes. Accordingly, the project will not create substantial impacts on public expenses and services, and will be beneficial to the economic welfare of North Aurora.**

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

**One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy. Except for those deviations from the Village ordinances which are listed in the planned unit development application, the project will comply with 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.

**The other properties in the general vicinity of the site are utilized for single family detached homes, townhomes, and park and open space adjacent to the Fox River. The proposed development is compatible with those surrounding uses. The duplex and townhome units for the project will be located in proximity to the existing multiple family units located to the south of the site. The single family detached homes will be located in proximity to the single family detached homes located to the east of the site. Significant open space and detention areas are located adjacent to the existing park and open space areas west of the site. Accordingly, the project has been designed to be compatible with the uses in 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.

**Since the proposed residential uses are compatible with the existing surrounding residential uses, the project will not diminish the safety, use, enjoyment or value of the surrounding property.**

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

**The other properties in the general vicinity of the site are utilized for single family detached homes, townhomes, and park and open space adjacent to**

the Fox River. The proposed development is compatible with those surrounding uses. The duplex and townhome units for the project will be located in proximity to the existing multiple family units located to the south of the site. The single family detached homes will be located in proximity to the single family detached homes located to the east of the site. Significant open space and detention areas are located adjacent to the existing park and open space areas west of the site. Accordingly, the project has been designed to be compatible with the neighboring properties.

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

**The project will be served by three entrances, which are sufficient to provide safe access to the site without creating traffic congestion. The age targeted development will disperse traffic throughout the day, in contrast to typical residential developments which create significant traffic at peak rush hours times. The internal traffic circulation will not create any dangerous traffic movements and is designed to maintain traffic at safe speeds.**

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

**Each residential unit will have at least two parking spaces, which satisfies the requirements of the Village Ordinance.**

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

**The Village of North Aurora has sufficient capacity in its sewer and water systems to provide service to the project. The project has been designed in accordance with the requirements of the Village of North Aurora Ordinances and the Kane County Stormwater Management Ordinance. The site has sufficient road access, and is otherwise designed in accordance with maintaining the public safety and welfare.**

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

**The project meets all the requirements for a special use and for a planned unit development located within the Village of North Aurora. Except for those deviations noted in the application, the project will conform to all requirements of the Village Zoning Ordinance.**

**LINCOLN VALLEY ON THE FOX  
STATEMENT OF COMPLIANCE WITH PUD STANDARDS  
APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT**

The proposed preliminary planned unit development for Lincoln Valley on the Fox project satisfies the general standards for planned unit developments under Section 5.4 of the Village of North Aurora Zoning Ordinance:

A. The site of the planned unit development shall be under common ownership and/or unified control. If there are two or more owners, the application for the planned unit development shall be jointly filed by all such owners.

**The applicant is the contract purchaser of the entire site, and therefore the site is under unified control.**

B. Any nonresidential or multiple-family parcel, or parcels of land two acres or more in size shall be required to be a planned unit development.

**As required by this standard, the applicant is seeking to develop the site as a planned unit development.**

C. The ordinance authorizing the special use for a planned unit development may grant exceptions to the regulations contained in this Ordinance including, but not limited to, use, density, area, bulk, off-street parking and loading, and signs, as may be desirable to achieve the objectives of the proposed planned unit development, provided that such exceptions are fully consistent with and authorized by this section.

**The application identifies the exceptions to regulations of the Ordinance which are requested pursuant to this planned unit development. These exceptions are necessary to achieve the objectives of the proposed planned unit development and are consistent with the North Aurora Zoning Ordinance.**

D. Planned unit developments shall be compatible with the purpose and intent of this Ordinance and the Village's Comprehensive Plan. A planned unit development shall not diminish the market value of surrounding properties, and it shall cause no impairment of the use of those properties.

**One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy. The properties in the general vicinity of the site are utilized for single family detached homes, townhomes and park and open space adjacent to the Fox River. The**

**proposed development will be compatible with those surrounding uses. The duplex and townhome units for the projects have been located adjacent to the existing multiple family south of the site. The single family detached homes are located proximate to the existing single family detached homes located to the east of the site. The community center, open space and detention areas are located adjacent to the existing park and open space areas which are west of the site. Accordingly, the project is compatible with the uses and the general vicinity, and will not diminish the market value of the surrounding properties or cause any impairment of the use of such surrounding properties.**

E. Planned unit developments shall not adversely affect the natural environment of the community as a whole. Natural assets and features, such as existing trees and native vegetation, shall be protected and preserved to the greatest extent practical.

**The planned unit development has been designed to place the open space and detention areas for the project adjacent to the existing park and open space along the Fox River. The project will not have any adverse impact upon the open space and park site currently adjacent to the Fox River. The project will retain a significant amount of existing trees and the native vegetation along the perimeter of the subject property and will protect and preserve such trees and vegetation in other areas of the property to the extent practical while still maintaining a viable development plan.**

F. The site shall be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development shall be adequate to serve the uses within the development. The applicant shall be responsible for the cost and installation of additional traffic controls and regulating devices that are required in relation to the surrounding area.

**The site will be served by three entrance from the adjoining streets, which are sufficient to provide safe access to the site without creating traffic congestion. The internal traffic circulation will not create any dangerous traffic movements. Each residential unit in the project will have parking spaces which exceed the requirements of the Village Ordinance.**

G. The planned unit development shall be designed to encourage or discourage the flow of traffic in, to, through and around the planned unit development as appropriate depending on the unique characteristics of the planned unit development. Access points to public streets and the location of private streets, alleys and driveways shall be subject to the approval of the Plan Commission and the Village Engineer when a special use is granted.

**The site will be served by three entrances from the adjoining streets, which are sufficient to provide safe access to the site without creating traffic congestion. The internal traffic circulation will not create any dangerous traffic movements. The internal street pattern is designed to discourage cut-through traffic, and to maintain low speeds of travel through the development. Each residential unit in the project will have parking spaces which exceed the requirements of the Village Ordinance.**

H. The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement and for the integration of pedestrian traffic in the planned unit development in relation to the area and the remainder of the Village.

**The project provides for pedestrian walking paths and sidewalks which are separated from the streets. This will encourage pedestrian use and ensure the safe movement of pedestrians.**

I. All planned unit developments shall provide for underground installation of utilities, including electricity, cable and telephone. Provisions shall be made for acceptable design and construction of storm sewer facilities and appropriate storm retention and detention devices. The construction and maintenance of all utilities, roadways, parking facilities and other site improvements shall be in accordance with the requirements of this Ordinance and other regulations of the Village.

**All utilities will be installed underground for the development. The development is designed to comply with the Village of North Aurora and Kane County stormwater requirements, and will therefore provide appropriate storm sewer facilities and storm water detention. The utility improvements, roadways and parking facilities will be constructed in accordance with the requirements of the Village Zoning Ordinance and other regulations.**

J. The proposed development shall be substantially completed within the period of time specified in the schedule of development submitted by the applicant. However, the Village Board may extend the time period upon written request of the applicant.

**The applicant expects to substantially complete build-out of the planned unit development within \_\_ years.**

K. The development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk and location of buildings, uses and structures, parking access and public facilities as are necessary or desirable for the welfare of the planned unit development and are not inconsistent with the best interest of the Village.



**The residential units in the development will be subject to covenants, easements and restrictions which relate to the use of the site and will provide for maintenance of the limited and common elements that are created for the development.**

L. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or accessways, shall be landscaped or otherwise improved.

**The residential units have been located in a manner which is compatible and similar to with the uses of surrounding property. Common open space areas will be landscaped and maintained by the community association.**

M. The project area shall be adaptable to unified development and shall have within or through the area no physical features which will tend to negatively affect the neighborhood or community cohesiveness.

**The project site will be developed as a unified development, and there are no physical features or other uses which will disrupt the cohesiveness of the neighborhood.**

N. Any modifications of the zoning or other regulations that would otherwise be applicable to the site shall be warranted by the design of the development plan, and the amenities incorporated in it, and shall not be inconsistent with the interest of the public generally.

**The are-targeted market desires relatively maintenance-free living, with smaller lot sizes, and community amenities. The exceptions requested from the requirements of the zoning ordinance are necessitated by the design and viability of the development plan. These exceptions are consistent with the interest of the public generally.**

O. The project shall have adequate sanitary sewers, storm sewers and water supply.

**The project is designed to have sufficient sanitary sewer service, stormwater sewer service and water supply.**

P. The project shall provide unique enhancements, amenities, features and/or standards that are not required, attainable or applicable under conventional zoning standards.

**The project provides a senior age-targeted community which offers housing units attractive to retirement age adults. The are-targeted market desires**

**relatively maintenance-free living, with smaller lot sizes, and community amenities. This market is currently under served in the Village of North Aurora and its surrounding communities. The development will include a community center and other recreational amenities for the residents of the development, which will enhance the development.**

F:\JRG\DR Horton\North Aurora\Preliminary PUD Application\Statement of Compliance with PUD Standards.docx

**LINCOLN VALLEY ON THE FOX  
STATEMENT OF REASONS FOR MAP AMENDMENT  
APPLICATION FOR MAP AMENDMENT**

The subject property consists of 99.87 acres which is currently zoned in the Village's R-1 zoning district. The Applicant requests a map amendment to rezone the subject property to the R-1A, R-3 and R-4 zoning districts.

The purpose of the rezoning to the R-1A zoning district is for the development of single-family detached homes as part of the proposed Lincoln Valley on the Fox residential planned unit development. The purpose of the rezoning to the R-3 zoning district is for the development of single-family duplex residential homes as part of the proposed Lincoln Valley on the Fox residential planned unit development. The purpose for the rezoning to the R-4 zoning district is for the development of single family residential townhomes as part of the proposed Lincoln Valley on the Fox residential planned unit development.

**LINCOLN VALLEY ON THE FOX  
STATEMENT OF COMPLIANCE WITH MAP AMENDMENT STANDARDS  
APPLICATION FOR MAP AMENDMENT**

The requested Map Amendment supports each of the following standards:

- a. The amendment to the text will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.

**The proposed Map Amendment is part of the proposed planned unit development for an age-targeted residential community that will include single family homes, duplex homes, and residential townhomes. These uses are compatible with each other and compatible with the surrounding single-family detached and attached townhome uses located on adjacent properties.**

- b. The amendment to the text is consistent with the spirit and intent of the zoning ordinance and comprehensive plan.

**The proposed Map Amendment satisfies all of the standards for a map amendment under the Zoning Ordinance. One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy.**

- c. The standards contained in Section 4.1.E of the Zoning Ordinance are satisfied:

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

**The proposed Map Amendment to the R-1A, R-3 and R-4 zoning districts is consistent with existing use and zoning of nearby property. The nearby properties are zoned in the R-1 and R-3 zoning districts, and utilized for residential uses. The residential uses proposed for the development are consistent and compatible with these uses and zoning. The duplex and townhome units for the projects have been located adjacent to the existing multiple family uses south of the site. The community center, open space and detention areas are located adjacent to the existing park and open space areas which are west of the site. Accordingly, the Map Amendment is compatible with the uses and zoning in the general vicinity.**

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

**The proposed Map Amendment will not diminish the existing zoning of the subject property. The proposed planned unit development will provide a variety of residential housing options for those at or near retirement and who wish to stay within the Village, but live in a maintenance-free community.**

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

**The proposed Map Amendment will promote the public health, safety and welfare. The planned unit development is a senior age-targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes. Accordingly, the project will meet a housing demand that exists in the Village, and provide economic benefits to the Village.**

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

**Yes. The proposed Map Amendment will provide a relative gain to the public, as the proposed aged targeted community will provide housing opportunities that are not currently available in the Village. The planned unit development is a senior age-targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes. Accordingly, the project will meet a housing demand that exists in the Village, and provide economic benefits to the Village.**

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

**The proposed single family detached homes, duplex and townhome residential units can be developed under the planned unit development provisions of the Zoning Ordinance without a Map Amendment. However,**

**the Map Amendment will make the underlying zoning districts consistent with the development of the subject property.**

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

**The subject property is currently a closed golf course, and has not been utilized as a golf course in several years. The surrounding property is fully developed with residential uses and park space.**

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

**There is no other age-targeted residential community in the Village of North Aurora. Accordingly, there is community need for the project in North Aurora.**

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

**Yes. One of the goals of the Comprehensive Plan is to expand residential options for seniors, and the proposed age-targeted planned unit development will be consistent with and implement such goal and policy.**

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

**Yes. The Map Amendment and proposed use will benefit the residents of the Village. There is no other age-targeted residential community in the Village of North Aurora. The planned unit development is a senior age-targeted community, and the housing styles offered will be those products attractive to retirement-age adults. These residents do not create significant demand for public services, and are unlikely to have significant numbers of school age children, and thus the development will have a low impact on local school districts. The project will provide a significant increase in property taxes, especially considering the current public golf course use does not generate any property taxes.**

13. Does the proposed amendment avoid creating nonconformities?

**Yes, by rezoning the portions of the subject property to the R-1A, R-3 and R-4 zoning district, the zoning of those areas will be consistent with the proposed underlying uses.**

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

**Yes, to the south of the subject property the trend of development is for townhome uses. The residential uses proposed for the R-3 and R-4 zoning district are consistent with those townhome uses. To the north and east of the subject property, the trend of development is for single family homes, and the residential uses proposed for the R-1A zoning district are consistent with single family homes.**

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 use which would be permitted on the subject property if the Amendment were adopted.

**All the public facilities necessary are either available on the site or will be brought to the site by the Applicant as part of the development of the subject property.**

# City of Aurora

OFFICE OF THE MAYOR



**Richard C. Irvin**  
Mayor

February 23, 2018

Michael S. Toth  
Village of North Aurora  
25 E. State Street  
North, Aurora, IL 60542

Dear Mr. Toth:

Please let this letter serve you as notice that The City of Aurora authorizes D.R. Horton to bring forth the necessary actions of a map amendment and special use as part of their acquisition of the Fox Valley Golf Course from the City.

Should you have any questions, please don't hesitate to call my office at 630-256-3010.

Sincerely,

Richard C. Irvin  
Mayor



Affidavit of Public Notice  
Petition No. 18-02 (DRH Cambridge Homes, Inc.)

Village of North Aurora  
25 East State Street  
North Aurora, Illinois 60061

Petition No. 18-02; Map Amendment and Special Use for PUD  
Applicant: DRH Cambridge Homes, Inc.  
Subject Property: 2500 North River Road

Dear Village of North Aurora:

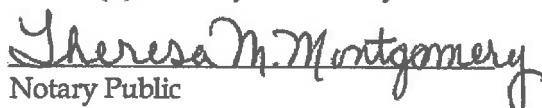
The undersigned, being duly sworn, deposes and says that DRH Cambridge Homes, Inc. has complied with the applicable notice provisions of Section 3.4 of the Zoning Ordinance of the Village of North Aurora, by mailing the Notice of Public Hearing, attached hereto as Exhibit A, to the owners of property located within 250 feet of the Subject Property, as listed on Exhibit B attached hereto, on February 14, 2018, via First Class Mail through the United States Postal Service.

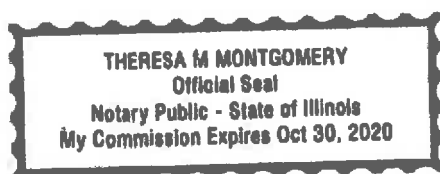
The undersigned further states that the Notice of Hearing was published in the Daily Herald newspaper on February 15, 2018, and copy of said publication is attached hereto as Exhibit C.

The undersigned further states that on February 14, 2018, the applicant had signs posted on the Subject Property, and photographs of two of the posted signs are attached hereto as Exhibit D.

  
James R. Griffin  
Attorney for DRH Cambridge Homes, Inc.

Subscribed and Sworn to before me  
this 23<sup>rd</sup> day of February, 2018

  
Notary Public



**NOTICE OF PUBLIC HEARING  
BEFORE THE VILLAGE OF NORTH AURORA PLAN COMMISSION  
NORTH AURORA, ILLINOIS**

Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Petition No. 18-02 on March 6, 2018 at 7:00 p.m. at the North Aurora Village Hall, 25 East State Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Plan Commission to consider an application from DRH Cambridge Homes, Inc. ("Applicant") for a Special Use for Planned Unit Development and Rezoning (Map Amendment) for property located at 2500 North River Road, North Aurora, Illinois ("Subject Property"). The Subject Property is commonly known as the Fox Valley Golf Course.

The Applicant has applied for a Special Use for Planned Unit Development to develop a residential subdivision consisting of single family detached homes, duplexes, townhomes, and community amenities. Applicant proposes to rezone the Subject Property, which is currently zoned R-1, to the R-1A, R-3 and R-4 zoning districts under the North Aurora Zoning Ordinance. The application requests certain departures from the standards of the North Aurora Zoning Ordinance and Subdivision Ordinance.

The Subject Property is legally described as follows:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 34 FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 14 MINUTES WEST ALONG THE CENTER LINE OF SAID ROAD ON QUARTER SECTION LINE 2337.6 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES WEST 2690.6 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 29 DEGREES 39 MINUTES EAST ALONG SAID RIGHT OF WAY LINE 2583 FEET; THENCE NORTHEASTERLY ON A CURVE ALONG SAID RIGHT OF WAY LINE 176.5 FEET TO THE NORTH LINE OF SECTION 34; THENCE NORTH 88 DEGREES 56 MINUTES EAST ALONG SAID SECTION LINE 1329 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

Property Index Numbers: 12-34-100-009 and 12-34-100-010

The address of the Applicant, DRH Cambridge Homes, Inc., is 750 East Bunker Court, Suite 500, Vernon Hills, Illinois 60061 and the Applicant's phone number is 847-362-9100.

All persons interested in this matter are invited to attend the public hearing and be heard on this matter.

For further information, contact the Village of North Aurora Community Development Department at 630-897-1457 or at 25 East State Street, North Aurora, Illinois 60542.

**EXHIBIT A**

12-27-326-001  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-27-376-001  
HOPE, JAMES E & MARIE A LIVING  
TRUSTS .  
2S964 SHAGBARK DR  
BATAVIA, IL 60510

12-27-376-002  
SPARAGNA, JOHN A & PHILLIP J .  
02S946 SHAGBARK DR  
BATAVIA, IL 60510

12-27-376-016  
LARSON, JASON J & MELISSA S  
35W520 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-001  
KLEIN, JOANNE J.  
02S977 SHAGBARK DR  
BATAVIA, IL 60510-

12-27-377-002  
ESPOSITO, MICHAEL & SHANNON  
2S975 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-003  
CALABRESE, DANIEL .  
2S973 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-004  
SHARP, THOMAS R & DIANA L .  
2S965 SHAGBARK DR  
BATAVIA, IL 60510-

02-27-377-005  
LASALLE NATIONAL BANK  
B7900696047  
02S957 SHAGBARK DR  
BATAVIA, IL 60510

12-27-377-006  
HAGEN, JOEL .  
2S943 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-007  
CALASH, JOSEPH A & KARLY A .  
2S925 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-009  
DROEGE, THOMAS F & MALPASS  
JENNIFER J .  
2S942 THORNECREST LN  
BATAVIA, IL 60510

12-27-377-010  
LENCE, JOHN W & PATRICE E .  
2S956 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-011  
HENDRIX, C DENNIS & PATRICIA D .  
35W547 THORNCREST LANE  
BATAVIA, IL 60510

12-27-377-012  
OLSON, ROBERT & MARY L .  
35W535 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-013  
KRETCHMER, NICHOLAS & VALERIE .  
35W509 THORNCREST  
BATAVIA, IL 60510

12-27-400-011  
ARUNDALE, III ROBERT K & SANDRA R  
2 S BANBURY RD  
BATAVIA, IL 60510

12-27-456-001  
CHARLETT, SCOTT & KIMBERLY J .  
100 SAUK DR  
BATAVIA, IL 60510-8653

12-27-456-002  
WANGLER, MICHAEL & MARY ANN .  
110 SAUK DR  
BATAVIA, IL 60510

12-27-501-003  
BURLINGTON NORTHERN RAILROAD  
% PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

12-33-200-009  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-33-200-010  
SMITH, KENNETH C & PATRICIA M JOINT  
DCLR OF TR .  
% KENNETH C & PATRICIA M SMITH  
2501 S RIVER RD  
BATAVIA, IL 60510

12-33-200-011  
GONZALES, ANTONIO & MARIA D  
% GONZALES ANTONIO  
2428 SO RIVER ST  
BATAVIA, IL 60510

12-33-200-024  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-33-501-012  
BURLINGTON NORTHERN RAILROAD, .  
% PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

12-34-100-002  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-100-003  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-100-004  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-34-100-006  
GONZALES, ANTONIO & MARIE D  
% GONZALES ANTONIO  
2428 SO RIVER ST  
BATAVIA, IL 60510

12-34-100-013  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

**EXHIBIT B**

12-34-155-017  
THIELBERG, CATHERINE G REVOC LIV  
CATHERINE G THIELBERG, TRUSTEE  
509 SHARON LN  
NORTH AURORA, IL 60542-9067

12-34-155-019  
TRUST # 8002371822  
275 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-020  
JACKSON, MARK A .  
283 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-022  
KRASEMAN, THOMAS J & MARLENE T .  
285 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-023  
BOGAN, DAVID J & ROBINSON, NANCY  
279 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-024  
HARLIN, MARCY R.  
277 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-026  
KALITA, JEROME & JANICE R  
237 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-028  
FALCONER, NANCY A .  
NANCY ANN FALCONER  
239 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-030  
SCOMA, DOLORES V .  
245 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-032  
MITCHELL, JAMES C & LINDA L .  
243 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-033  
ELLIS, JOSHUA D & ABRAHAM, LISA .  
241 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-034  
GIANFRANCESCO, RALPH A  
235 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-036  
BARLOW, WANDA A & KUTSCHKE  
ROBERT K .  
221 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-037  
KIEN, PAMELA A & VEOPRASEUTH,  
JAMMY .  
223 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-039  
DOUBLE L CAPITAL LLC 229 RIDGE RD  
RICHARD LOHRMAN  
2391 KLOCK CT  
MONTGOMERY, IL 60538-6016

12-34-155-040  
VANI, JOHN T.  
231 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-041  
GHAJAR-GHIONLOO, SHOLEH .  
227 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-042  
ROWLAND, MATTHEW W.  
225 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-044  
BAUMAN, KATHLEEN DCLRN OF TR,  
TRUSTEE  
263 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-046  
MARTINEZ, AMY .  
269 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-048  
GETTINGS, JAMES D .  
271 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-049  
COLIANNE, MICHAEL P & JANE M .  
265 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-050  
CELLINI, NICOLO  
267 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-052  
TRUCKENBROD, ARLENE TRUST,  
TRUSTEE  
259 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-053  
SOUKUP, NANCY L LIVING TR,  
TRUSTEE, .  
251 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-055  
WEINGARTNER ARTHUR H  
253 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-057  
STOFFA, G MICHAEL  
249 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-058  
LITTLE JANICE L  
257 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-059  
KWIATT, SUSAN  
255 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-061  
CIESK, SUSAN A LIVING TR  
RICHARD J & SUSAN CISKE CO-TRUSTE  
207 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-063  
MICEK DANIEL TRUST  
DANIEL S MICEK, TRUSTEE  
PO BOX 666  
YORKVILLE IL 60560-0666

12-34-155-065  
PEARCE WAYNE G & SIDONIE C  
217 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-067  
GAVRAS DEBORAH A  
213 RIDGE RD  
NORTH AURORA IL 60542

12-34-155-068  
MOE JOHN & CLAUDIA  
215 RIDGE RD  
NORTH AURORA IL 60542-9172

12-34-155-069  
CUMMINGS WILLIAM B & LINDA M  
209 RIDGE RD  
NORTH AURORA IL 60542

12-34-155-070  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD IL 60190

12-34-155-071  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD IL 60190

12-34-156-001  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD IL 60190

12-34-156-007  
NESTEL WILLIAM B & KIMBERLY  
258 RIDGE RD  
NORTH AURORA IL 60542-9171

12-34-156-009  
RICHARDSON SUSAN M  
254 RIDGE RD  
NORTH AURORA IL 60542-9171

12-34-156-011  
FEULNER AMY K  
260 RIDGE RD  
NORTH AURORA IL 60542-9171

12-34-156-013  
SZCZEPANIK CANDACE  
212 RIDGE RD  
NORTH AURORA IL 60542

12-34-156-015  
MURDOCK, JOAN M LIVING TR  
RICHARD M & JOAN M MURDOCK TR  
214 RIDGE RD  
AURORA IL 60542

12-34-156-017  
ZEMKE ANNE H  
202 RIDGE RD  
NORTH AURORA IL 60542

12-34-156-019  
FAUCETT, RANDALL S & KATHLEEN M  
220 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-021  
MARVEL, SUSAN  
210 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-023  
CONNER, JAMES W & MARTHA  
244 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-024  
ATHANS, PHYLLIS  
204 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-025  
DONNELLY FAMILY TRUST, .  
ROBERT W & SANDRA J DONNELLY,  
TRUSTEES  
206 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-027  
MALISKA, GREGORY F & JANICE C .  
242 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-028  
FOSTER, GARY L & JANNETTE I .  
246 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-030  
POTTER, CHRISTOPHER E & MICHELLE  
238 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-032  
ALTSTADT, JENNIFER .  
252 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-033  
DAHM, MATTHEW J & GORMAN,  
MEGHAN K .  
240 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-034  
KASZYNSKI, DONNA .  
236 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-035  
SNYDER, GREG R .  
216 RIDGE RD  
NORTH AURORA, IL 60542-9171

12-34-156-036  
CALTAGIRONE, LAWRENCE F & TERRY  
218 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-037  
EVERT, MICHAEL E & FELICIA L  
250 RIDGE RD  
NORTH AURORA, IL 60542

12-34-156-038  
YOREK, AL V & ARNA V .  
256 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-009  
BANBURY RIDGE LLC, .  
1N432 LYTHAM CT  
WINFIELD, IL 60190

12-34-175-017  
MORRIS, TERESA L.  
361 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-018  
SPENCER, JOHN C & LINDA S.  
365 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-020  
BALUYUT, MARK P.  
359 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-023  
BLETTNER, W SCOTT  
343 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-025  
CUMMINS FAMILY TRUST,  
MARILYN M CUMMINS, TRUSTEE  
351 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-026  
MCNELLIS, GERALD M & RHONDA R  
349 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-028  
DEMOS, GEORGETTE P.  
345 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-030  
JOY, MAUREEN B TR, TRUSTEE  
329 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-031  
ARMSTRONG, WILLARD D JR & ANN G.  
333 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-033  
WAJLER, JOHN R.  
337 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-034  
JACOBSON, LEE S.  
335 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-035  
ZAUNER, DANIEL.  
331 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-037  
NEY, JEFFREY  
363 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-039  
KOCHLEFL, SHARON D.  
315 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-041  
WAGNER, LISA M FAMILY REVOC  
TRUST . TRUSTEE  
317 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-043  
ADEE, RICHARD L TRUST  
RICHARD L & ALICE E ADEE, CO-TRUSTEES  
325 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-044  
WAJDA, LESLIE J & MARGARET  
MADONNA  
353 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-045  
ALMONACI, KAREN M & OSCAR  
347 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-047  
MIDWEST BANK & TRUST CO  
% PITTS THOMAS F & ANNE  
323 RIDGE RD  
NORTH AURORA, IL 60541

12-34-175-048  
SPRAGUE, JAMES H & JEANNINE .  
357 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-049  
KALITA, JEROME A & LYNN M.  
367 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-050  
FREY, HILDE  
319 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-051  
SANDERS, RICHARD A & VERJEAN T REVOC  
TRS, .  
RICHARD A & VERJEAN T SANDERS, TRS  
321 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-053  
WILLIAMS, ROBERT C & GEORGIA ANN LIV  
TRUSTS .  
ROBERT C & GEORGIA ANN WILLIAMS TRS  
289 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-055  
VON EPER, CHRIS J & KATHLEEN T  
295 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-057  
KARR, OWEN S  
293 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-175-059  
COZZI, ABRAHAM REVOC LIVING  
TRUST . TRUSTEE  
299 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-060  
ROBISON, SUZAN B.  
297 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-061  
GERZAN, MARCIA A.  
291 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-063  
LEMM, JAMES E & JUDITH L  
303 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-065  
BRUNS, SANDRA A.  
301 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-067  
CALDWELL, LAUREL K REVOC TRUST .  
TRUSTEE  
305 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-068  
KRUEGER , BRETT & STEFANU, KORI .  
307 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-069  
FARMER, LEWIS W & KATHLEEN E .  
309 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-070  
KROL, HELEN S.  
339 RIDGE RD  
NORTH AURORA, IL 60542

12-34-176-006  
KERRINS, DANIEL L & TAMMY M .  
381 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-007  
THOMAS, BERNADETTE M .  
383 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-008  
YANEK, ROBIN  
387 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-009  
ECKBURG, JACOB M.  
385 RIDGE RD  
NORTH AURORA, IL 60542

12-34-176-011  
MONDUL, ANDREW M & BLAIR, MARY  
371 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-013  
MILLIKEN REVOCABLE LIVING TRUST  
GORDON S & MARY L MILLIKEN, CO-TRS  
377 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-014  
DUCAR, MARILYN A DCLR OF TR, TRS  
373 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-015  
MCHENRY, VICTORIA PAGE .  
375 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-177-005  
BANBURY RIDGE LLC  
1N432 LYTHAM CT  
WINFIELD, IL 60190

12-34-177-007  
FRIEND, DONALD F  
344 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-008  
MICHAILS, ANDREW & MARGARET .  
ADAM S & MARGARET F MICHAILS  
354 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-012  
VORIS, KRISTIN A .  
368 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-013  
ALVIS, FREDERICK E & ROSEMARY L  
360 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-014  
RICHARDSON, MATTHEW J  
366 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-015  
STROM, BRIAN H & NOEL M  
346 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-017  
OSULLIVAN, MAUREEN & WELCH,  
STEVEN R .  
352 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-019  
ALMADA, MARIA DEL ROCIO .  
362 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-020  
MUELLER, MATTHEW J  
358 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-021  
MORRIS, JAMES L & DIANNE .  
364 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-022  
BARGER, MICHAEL B  
350 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-023  
SCHMUL, HENRIETTE & DAVIS,  
STANLEY .  
348 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-025  
HUMMERT, JOHN C & MCMAHON,  
PATRICIA M  
316 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-026  
DAWSON, MICHAEL .  
318 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-028  
RAMMELSBURG, STEPHEN K.  
324 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-029  
YOUNG, RYAN M & CASEY .  
326 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-030  
JOHNSON, MICHAEL S.  
320 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-031  
SANCHEZ, MOISES & HERNANDEZ  
VERONICA .  
322 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-033  
BENRUS, MARK A & JOAN M .  
302 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-035  
KLINDER, CLARENCE RALPH &  
SHARON A .  
312 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-036  
GEGUZYS, NANCY L .  
308 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-038  
ROSALES, ELOY ARCE & ARELLANO,  
MARIA L  
306 RIDGE RD, UNIT 5-3  
NORTH AURORA, IL 60542

12-34-177-039  
DEARBORN, FREDERICK T .  
TRUST COMPANY OF ILLINOIS - JLS  
1901 BUTTERFIELD RD STE 1000  
DOWNERS GROVE, IL 60515-4007

12-34-177-040  
LINDBERG, AMY & SMITH, JOHN .  
310 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-200-006  
HENZLIK, DONALD E & BARBARA A .  
1040 BANBURY RD  
NORTH AURORA, IL 60542

12-34-200-009  
HETTINGER, RYAN J & AMY .  
920 BANBURY RD  
NORTH AURORA, IL 60542-1739

12-34-200-010  
MILLER, STEVEN C & KATHY A .  
840 BANBURY RD  
NORTH AURORA, IL 60542

12-34-200-016  
HENZLIK, DONALD E & BARBARA A .  
1040 BANBURY RD  
NORTH AURORA, IL 60542

12-34-200-017  
EDWARDS, THOMAS & STEPHANIE .  
980 BANBURY RD  
NORTH AURORA, IL 60542

12-34-201-001  
BLY, MICHAEL G & SUSAN K  
1307 TURNBERRY DR  
NORTH AURORA, IL 60542

12-34-201-002  
PETERSON, STEVEN & MALLORY  
1309 TURNBERRY DR  
NORTH AURORA, IL 60542-9030

12-34-201-003  
DAVEY, NICHOLAS J .  
1401 COGHILL CT  
NORTH AURORA, IL 60542-9021

12-34-201-004  
PFISTER, SCOTT E & TAMI L .  
1403 COGHILL CT  
NORTH AURORA, IL 60542

12-34-201-005  
TUZZOLINO, DAVID W & JOANNA .  
1405 COGHILL CT  
NORTH AURORA, IL 60542

12-34-201-006  
MAGER, ELIZABETH A TRUST,  
TRUSTEE, .  
1407 COGHILL CT  
NORTH AURORA, IL 60542-9021

12-34-202-001  
HOLL, BLAIR A.  
501 OAK CREST DR  
NORTH AURORA, IL 60542

12-34-202-002  
BUDZYNSKI, JAMES C & BONITA J .  
1310 TURNBERRY DR  
NORTH AURORA, IL 60542

12-34-202-003  
MARTINEZ, LAURA J & GABRIEL .  
502 TURNBERRY DR  
NORTH AURORA, IL 60542-9028

12-34-251-001  
EDMONDS, JOSEPH & PATRICIA .  
1303 WINGFOOT DR  
NORTH AURORA, IL 60542-9046

12-34-251-002  
GIENGER, BRADLEY & MARY .  
1301 WINGFOOT DR  
NORTH AURORA, IL 60542

12-34-251-003  
SEBOLD, TERRENCE W & JOANNE K .  
1207 WINGFOOT  
NORTH AURORA, IL 60542

12-34-251-006  
WEIGAND, BRIAN & JENNIFER M  
1203 WINGFOOT DR  
NORTH AURORA, IL 60542

12-34-251-007  
CATON, GLOSTER GLYNN & NORMA  
JEAN .  
1100 BANBURY RD  
NORTH AURORA, IL 60542-1738

12-34-251-014  
PAGE, LISA .  
1205 WINGFOOT DR  
NORTH AURORA, IL 60542-9047

12-34-251-015  
BANBURY RIDGE HOMEOWNERS  
ASSOC CORP  
605 LINDSAY CIR  
NORTH AURORA, IL 60542

12-34-251-016  
BANBURY RIDGE HOMEOWNERS  
ASSOC CORP  
605 LINDSAY CIR  
NORTH AURORA, IL 60542



12-34-251-017  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL, 60506-3157

12-34-252-012  
SIKORSKI, JOHN & NANCY .  
1304 WINGFOOT DR  
NORTH AURORA, IL 60542-9045

12-34-252-013  
GOELLNER, STEVEN B & EMIL .  
140 SAUK TRL  
BATAVIA, IL 60510

12-34-253-024  
GUZMAN, MIGUEL & LETICIA .  
501 WINGFOOT DR  
NORTH AURORA, IL 60542

12-34-253-039  
TEJKOWSKI, MELISSA J & KRAWCZAK,  
CHRISTOPHER M .  
1206 WINGFOOT DR  
NORTH AURORA, IL 60542-9044

12-34-254-021  
BANBURY RIDGE HOMEOWNERS  
ASSOC  
175 S ADAMS ST UNIT 4  
OSWEGO, IL 60543-9602

12-34-501-002  
BURLINGTON NORTHERN RAILROAD, .  
% PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

## EXHIBIT C



EXHIBIT D





**D·R·HORTON®**  
*America's Builder*

D.R. HORTON AMERICA'S BUILDER

**Lincoln Valley on the Fox**  
Village of North Aurora, Illinois

D.R. HORTON - CHICAGO DIVISION  
750 E. Bunker Court, Suite 500  
Vernon Hills, Illinois 60061  
(847) 362-9100  
[www.drhorton.com](http://www.drhorton.com)

VILLAGE OF NORTH AURORA  
25 East State Street  
North Aurora, Illinois 60542  
(630) 897-8228 ext. 224  
[www.northaurora.org](http://www.northaurora.org)

**PLAN COMMISSION - MARCH 6, 2017**





# project team



**DEVELOPER**  
**D.R. HORTON- CHICAGO DIVISION**  
 750 East Bunker Court, Suite 500  
 Vernon Hills, Illinois 60061  
 (847) 362-9100  
[www.drhorton.com](http://www.drhorton.com)  
**CONTACT: JEFFREY ENDE**



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**SCHAIN BANKS KENNY & SCHWARTZ LTD**  
 Three First National Plaza  
 70 West Madison Street, Suite 5300  
 Chicago, Illinois 60602  
 (312) 345-5700  
[www.schainbanks.com](http://www.schainbanks.com)  
**CONTACT: JAMES GRIFFIN**



**ENGINEERING**  
**CEMCON, LTD**  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502  
 (630) 862-2100  
[www.CEMCON.com](http://www.CEMCON.com)  
**CONTACT: KEVIN SERAFIN**



**PLANNER**  
**WBK ENGINEERING, LLC**  
 116 West Main Street, Suite 201  
 St. Charles, Illinois 60174  
 (630) 443-7755  
[www.wbkengineering.com](http://www.wbkengineering.com)  
**CONTACT: CHARLES HANLON**



**LANDSCAPING**  
**GARY R. WEBER ASSOCIATES, INC.**  
 212 South Main Street  
 Wheaton, Illinois 60187  
 (630) 8668-7197  
[www.grwainc.com](http://www.grwainc.com)  
**CONTACT: RICH OLSON**

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**application forms**



APPLICATION FOR MAP AMENDMENT

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

PETITION NO. \_\_\_\_\_

FILE NAME \_\_\_\_\_

DATE STAMP \_\_\_\_\_

I. APPLICANT AND OWNER DATA

Name of Applicant\* DRH Cambridge Homes

Address of Applicant 750 East Bunker Court, Suite 500, Vernon Hills, Illinois 60061

Telephone Numbers 847-984-4512

Name of Owner(s)\* City of Aurora

Telephone Numbers 630-256-3080

Email Address MAFields@drhorton.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 \_\_\_\_\_

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 2500 North River Road, North Aurora, Illinois  
(indicate location if no common address)

Legal Description: See attached: PIN #12-34-100-009 and 12-34-100-010

Parcel Size 99.87 acres

Present Use Golf Course  
(business, manufacturing, residential, etc.)

Present Zoning District R-1  
(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 R-1A, R-3, R-4 (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? N/A

What type of improvement to the Property is planned? Residential homes, including single-family

homes, duplex homes and townhouses, community center, and other recreational amenities

What will be the actual use of such improvement(s)? Residences and ancillary uses

What are the existing uses of the property within the general area of the Property in question?  
Subject Property is vacant and was formerly a golf course and clubhouse. Surrounding property  
is used for residential purposes.

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 1/2" x 11" or 8 1/2 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

12/15/17  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



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. \_\_\_\_\_

FILE NAME \_\_\_\_\_

DATE STAMP \_\_\_\_\_

### I. APPLICANT AND OWNER DATA

Name of Applicant\* DRH Cambridge Homes, Inc.

Address of Applicant 750 East Bunker Court, Suite 500, Vernon Hills, IL 60061

Telephone Numbers 847-984-4512

Email Address MAFields@drhorton.com

Name of Owner(s)\* City of Aurora

Telephone Numbers 630-258-3080

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 2500 North River Road, North Aurora, Illinois  
(Indicate location if no common address)

Legal Description: See attached; PIN #12-34-100-009 and 12-34-100-010

Parcel Size 99.87 Acres

Present Use Golf Course  
(business, manufacturing, residential, etc.)

Present Zoning District R-1  
(Zoning Ordinance Classification)



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

\*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 Planned Unit Development  
(Zoning Ordinance Classification)

Code Section that authorizes Special Use 5.3  
Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? No If so, when? \_\_\_\_\_ to what district? \_\_\_\_\_

Describe briefly the type of use and improvement proposed Residential homes, including single family detached homes, duplex homes, and townhouses, community center, and recreational amenities

What are the existing uses of property within the general area of the Property in question? Residential, and park / open space.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Yes, the proposed development for an age-targeted residential community for adults approaching or in retirement who desire to remain in the North Aurora area. This market is underserved in North Aurora and the surrounding area.

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



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

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 1/2" x 11 or 8 1/2" x 14" showing existing and proposed structures and parking areas.

Application for Special Use

Page 3 of 6



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
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](http://www.dnr.state.il.us) and initiate a consultation using DNR's [EcoCat](http://www.dnr.state.il.us/ecoCat/) online application
11. Visit the Kane DuPage Soil and Water Conservation District's website [www.kanedupageswcd.org](http://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

12/15/17  
Date

Owner

Date

Application for Special Use

Page 4 of 6

12-27-326-001  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-27-376-016  
LARSON, JASON J & MELISSA S  
35W520 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-003  
CALABRESE, DANIEL .  
28973 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-006  
HAGEN, JOEL .  
28943 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-010  
LENCE, JOHN W & PATRICE E .  
28956 THORNCREST LN  
BATAVIA, IL 60510

12-27-377-013  
KRETCHMER, NICHOLAS & VALERIE .  
35W509 THORNCREST  
BATAVIA, IL 60510

12-27-456-002  
WANGLER, MICHAEL & MARY ANN .  
110 SAUK DR  
BATAVIA, IL 60510

12-33-200-010  
SMITH, KENNETH C & PATRICIA M JOINT  
DCLR OF TR .  
% KENNETH C & PATRICIA M SMITH  
2501 S RIVER RD  
BATAVIA, IL 60510

12-33-501-012  
BURLINGTON NORTHERN RAILROAD .  
% PROPERTY TAX DEPT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

12-27-376-001  
HOPE, JAMES E & MARIE A LIVING  
TRUSTS .  
28964 SHAGBARK DR  
BATAVIA, IL 60510

12-27-377-001  
KLEIN, JOANNE J.  
02S977 SHAGBARK DR  
BATAVIA, IL 60510-

12-27-377-004  
SHARP, THOMAS R & DIANA L .  
28965 SHAGBARK DR  
BATAVIA, IL 60510-

12-27-377-007  
CALASH, JOSEPH A & KARLY A .  
28925 SHAGBARK DR  
BATAVIA, IL 60510-9668

12-27-377-011  
HENDRIX, C DENNIS & PATRICIA D .  
35W547 THORNCREST LANE  
BATAVIA, IL 60510

12-27-400-011  
ARUNDALE, III ROBERT K & SANDRA R  
2 S BANBURY RD  
BATAVIA, IL 60510

12-27-501-003  
BURLINGTON NORTHERN RAILROAD  
% PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH, TX 76161-0089

12-33-200-011  
GONZALES, ANTONIO & MARIA D  
% GONZALES ANTONIO  
2428 SO RIVER ST  
BATAVIA, IL 60510

12-34-100-002  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-27-376-002  
SPARAGNA, JOHN A & PHILLIP J .  
02S946 SHAGBARK DR  
BATAVIA, IL 60510

12-27-377-002  
ESPOSITO, MICHAEL & SHANNON  
28975 SHAGBARK DR  
BATAVIA, IL 60510-9668

02-27-377-005  
LASALLE NATIONAL BANK B7900696047  
02S957 SHAGBARK DR  
BATAVIA, IL 60510

12-27-377-009  
DROEGE, THOMAS F & MALPASS  
JENNIFER J .  
28942 THORNECREST LN  
BATAVIA, IL 60510

12-27-377-012  
OLSON, ROBERT & MARY L .  
35W535 THORNCREST LN  
BATAVIA, IL 60510

12-27-456-001  
CHARLETT, SCOTT & KIMBERLY J .  
100 SAUK DR  
BATAVIA, IL 60510-8653

12-33-200-009  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-33-200-024  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-100-003  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-100-004  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-5989

12-34-155-017  
THIELBERG, CATHERINE G REVOC LIV  
CATHERINE G THIELBERG, TRUSTEE  
509 SHARON LN  
NORTH AURORA, IL 60542-9067

12-34-155-022  
KRASEMAN, THOMAS J & MARLENE T .  
285 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-026  
KALITA, JEROME & JANICE R  
237 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-032  
MITCHELL, JAMES C & LINDA L .  
243 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-036  
BARLOW, WANDA A & KUTSCHKE  
ROBERT K .  
221 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-040  
VANI, JOHN T.  
231 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-044  
BAUMAN, KATHLEEN DCLR OF TR,  
TRUSTEE  
263 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-049  
COLIANNE, MICHAEL P & JANE M .  
265 RIDGE RD  
NORTH AURORA, IL 60542

12-34-100-006  
GONZALES, ANTONIO & MARIE D  
% GONZALES ANTONIO  
2428 SO RIVER ST  
BATAVIA, IL 60510

12-34-155-019  
TRUST # 8002371822  
275 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-023  
BOGAN, DAVID J & ROBINSON, NANCY  
279 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-028  
FALCONER, NANCY A .  
NANCY ANN FALCONER  
239 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-033  
ELLIS, JOSHUA D & ABRAHAM, LISA .  
241 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-037  
KIEN, PAMELA A & VEOPRASEUTH,  
JAMMY .  
223 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-041  
GHAJAR-GHIONLOO, SHOLEH .  
227 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-046  
MARTINEZ, AMY .  
269 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-050  
CELLINI, NICOLO  
267 RIDGE RD  
NORTH AURORA, IL 60542

12-34-100-013  
FOX VALLEY PARK DISTRICT  
101 W ILLINOIS AVE  
AURORA, IL 60506-3157

12-34-155-020  
JACKSON, MARK A .  
283 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-024  
HARLIN, MARCY R.  
277 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-030  
SCOMA, DOLORES V .  
245 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-034  
GIANFRANCESCO, RALPH A  
235 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-039  
DOUBLE L CAPITAL LLC 229 RIDGE RD  
RICHARD LOHRMAN  
2391 KLOCK CT  
MONTGOMERY, IL 60538-6016

12-34-155-042  
ROWLAND, MATTHEW W.  
225 RIDGE RD  
NORTH AURORA, IL 60542

12-34-155-048  
GETTINGS, JAMES D .  
271 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-052  
TRUCKENBROD, ARLENE TRUST.  
TRUSTEE  
259 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-155-053 SOUKUP, NANCY L LIVING TR, TRUSTEE, . 251 RIDGE RD NORTH AURORA, IL 60542-9172	12-34-155-055 WEINGARTNER ARTHUR H 253 RIDGE RD NORTH AURORA IL 60542-9172	12-34-155-057 STOFFA, G MICHAEL 249 RIDGE RD NORTH AURORA. IL 60542-9172	12-34-156-030 POTTER, CHRISTOPHER E & MICHELLE 238 RIDGE RD NORTH AURORA, IL 60542	12-34-156-032 ALTSTADT, JENNIFER . 252 RIDGE RD NORTH AURORA. IL 60542-9171	12-34-156-033 DAHM, MATTHEW J & GORMAN, MEGHAN K . 240 RIDGE RD NORTH AURORA, IL 60542-9171
12-34-155-058 LITTLE JANICE L 257 RIDGE RD NORTH AURORA IL 60542-9172	12-34-155-059 KWIATT, SUSAN 255 RIDGE RD NORTH AURORA IL 60542-9172	12-34-155-061 CIESK, SUSAN A LIVING TR RICHARD J & SUSAN CISKE CO-TRUSTE 207 RIDGE RD NORTH AURORA IL 60542-9172	12-34-156-034 KASZYNSKI, DONNA . 236 RIDGE RD NORTH AURORA, IL 60542	12-34-156-035 SNYDER, GREG R . 216 RIDGE RD NORTH AURORA, IL 60542-9171	12-34-156-036 CALTAGIRONE, LAWRENCE F & TERRY 218 RIDGE RD NORTH AURORA, IL 60542
12-34-155-063 MICEK DANIEL TRUST DANIEL S MICEK, TRUSTEE PO BOX 666 YORKVILLE IL 60560-0666	12-34-155-065 PEARCE WAYNE G & SIDONIE C 217 RIDGE RD NORTH AURORA IL 60542-9172	12-34-155-067 GAVRAS DEBORAH A 213 RIDGE RD NORTH AURORA IL 60542	12-34-156-037 EVERT, MICHAEL E & FELICIA L 250 RIDGE RD NORTH AURORA, IL 60542	12-34-156-038 YOREK, AL V & ARNA V . 256 RIDGE RD NORTH AURORA, IL 60542	12-34-175-009 BANBURY RIDGE LLC . 1N432 LYTHAM CT WINFIELD, IL 60190
12-34-155-068 MOE JOHN & CLAUDIA 215 RIDGE RD NORTH AURORA IL 60542-9172	12-34-155-069 CUMMINGS WILLIAM B & LINDA M 209 RIDGE RD NORTH AURORA IL 60542	12-34-155-070 BANBURY RIDGE LLC 1N432 LYTHAM CT WINFIELD IL 60190	12-34-175-017 MORRIS, TERESA L. 361 RIDGE RD NORTH AURORA, IL 60542	12-34-175-018 SPENCER, JOHN C & LINDA S . 365 RIDGE RD NORTH AURORA, IL 60542	12-34-175-020 BALUYUT, MARK P . 359 RIDGE RD NORTH AURORA, IL 60542-9156
12-34-155-071 BANBURY RIDGE LLC 1N432 LYTHAM CT WINFIELD IL 60190	12-34-156-001 BANBURY RIDGE LLC 1N432 LYTHAM CT WINFIELD IL 60190	12-34-156-007 NESTEL WILLIAM B & KIMBERLY 258 RIDGE RD NORTH AURORA IL 60542-9171	12-34-175-023 BLETTNER, W SCOTT 343 RIDGE RD NORTH AURORA, IL 60542	12-34-175-025 CUMMINS FAMILY TRUST, MARILYN M CUMMINS, TRUSTEE 351 RIDGE RD NORTH AURORA, IL 60542	12-34-175-026 MCNELLIS, GERALD M & RHONDA R 349 RIDGE RD NORTH AURORA, IL 60542
12-34-156-009 RICHARDSON SUSAN M 254 RIDGE RD NORTH AURORA IL 60542-9171	12-34-156-011 FEULNER AMY K 260 RIDGE RD NORTH AURORA IL 60542-9171	12-34-156-013 SZCZEPANIK CANDACE 212 RIDGE RD NORTH AURORA IL 60542	12-34-175-028 DEMOS, GEORGETTE P. 345 RIDGE RD NORTH AURORA, IL 60542	12-34-175-030 JOY, MAUREEN B TR, TRUSTEE 329 RIDGE RD NORTH AURORA, IL 60542-9156	12-34-175-031 ARMSTRONG, WILLARD D JR & ANN G . 333 RIDGE RD NORTH AURORA, IL 60542
12-34-156-015 MURDOCK, JOAN M LIVING TR RICHARD M & JOAN M MURDOCK TR 214 RIDGE RD AURORA IL 60542	12-34-156-017 ZEMKE ANNE H 202 RIDGE RD NORTH AURORA IL 60542	12-34-156-019 FAUCETT, RANDALL S & KATHLEEN M 220 RIDGE RD NORTH AURORA. IL 60542	12-34-175-033 WJLER, JOHN R. 337 RIDGE RD NORTH AURORA, IL 60542	12-34-175-034 JACOBSON, LEE S. 335 RIDGE RD NORTH AURORA, IL 60542	12-34-175-035 ZAUNER, DANIEL . 331 RIDGE RD NORTH AURORA, IL 60542-9156
12-34-156-021 MARVEL, SUSAN 210 RIDGE RD NORTH AURORA, IL 60542-9171	12-34-156-023 CONNER, JAMES W & MARTHA 244 RIDGE RD NORTH AURORA, IL 60542	12-34-156-024 ATHANS, PHYLLIS . 204 RIDGE RD NORTH AURORA, IL 60542-9171	12-34-175-037 NEY, JEFFREY 363 RIDGE RD NORTH AURORA, IL 60542	12-34-175-039 KOCHLEFL, SHARON D. 315 RIDGE RD NORTH AURORA, IL 60542	12-34-175-041 WAGNER, LISA M FAMILY REVOC TRUST . TRUSTEE 317 RIDGE RD NORTH AURORA, IL 60542
12-34-156-025 DONNELLY FAMILY TRUST, . ROBERT W & SANDRA J DONNELLY, TRUSTEES 206 RIDGE RD NORTH AURORA, IL 60542-9171	12-34-156-027 MALISKA, GREGORY F & JANICE C . 242 RIDGE RD NORTH AURORA, IL 60542	12-34-156-028 FOSTER, GARY L & JANNETTE I . 246 RIDGE RD NORTH AURORA. IL 60542	12-34-175-043 ADEE, RICHARD L TRUST RICHARD L & ALICE E ADEE, CO-TRUSTEES 325 RIDGE RD NORTH AURORA. IL 60542-9156	12-34-175-044 WAJDA, LESLIE J & MARGARET MADONNA 353 RIDGE RD NORTH AURORA, IL 60542-9156	12-34-175-045 ALMONACI, KAREN M & OSCAR 347 RIDGE RD NORTH AURORA, IL 60542-9156

12-34-175-047  
MIDWEST BANK & TRUST CO  
% PITTS THOMAS F & ANNE  
323 RIDGE RD  
NORTH AURORA, IL 60541

12-34-175-048  
SPRAGUE, JAMES H & JEANNINE .  
357 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-049  
KALITA, JEROME A & LYNN M .  
367 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-008  
MICHAELS, ANDREW & MARGARET .  
ADAM S & MARGARET F MICHAELS  
354 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-012  
VORIS, KRISTIN A .  
368 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-013  
ALVIS, FREDERICK E & ROSEMARY L  
360 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-050  
FREY, HILDE  
319 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-051  
SANDERS, RICHARD A & VERJEAN T REVOC  
TRS.,  
RICHARD A & VERJEAN T SANDERS, TRS  
321 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-175-053  
WILLIAMS, ROBERT C & GEORGIA ANN LIV  
TRUSTS .  
ROBERT C & GEORGIA ANN WILLIAMS TRS  
289 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-014  
RICHARDSON, MATTHEW J  
366 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-015  
STROM, BRIAN H & NOEL M  
346 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-017  
OSULLIVAN, MAUREEN & WELCH,  
STEVEN R .  
352 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-175-055  
VON EPER, CHRIS J & KATHLEEN T  
295 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-057  
KARR, OWEN S  
293 RIDGE RD  
NORTH AURORA, IL 60542-9172

12-34-175-059  
COZZI, ABRAHAM REVOC LIVING  
TRUST . TRUSTEE  
299 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-019  
ALMADA, MARIA DEL ROCIO .  
362 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-020  
MUELLER, MATTHEW J  
358 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-021  
MORRIS, JAMES I & DIANNE .  
364 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-175-060  
ROBISON, SUZAN B.  
297 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-061  
GERZAN, MARCIA A.  
297 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-063  
LEMM, JAMES E & JUDITH L  
303 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-022  
BARGER, MICHAEL B  
350 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-023  
SCHMUL, HENRIETTE & DAVIS,  
STANLEY .  
348 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-025  
HUMMERT, JOHN C & MCMAHON,  
PATRICIA M  
316 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-065  
BRUNS, SANDRA A.  
301 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-067  
CALDWELL, LAUREL K REVOC TRUST .  
TRUSTEE  
305 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-068  
KRUEGER , BRETT & STEFANU, KORI .  
307 RIDGE RD  
NORTH AURORA, IL 60542-9156

12-34-177-026  
DAWSON, MICHAEL .  
318 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-028  
RAMMELSBERG, STEPHEN K.  
324 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-029  
YOUNG, RYAN M & CASEY .  
326 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-175-069  
FARMER, LEWIS W & KATHLEEN E .  
309 RIDGE RD  
NORTH AURORA, IL 60542

12-34-175-070  
KROL, HELEN S.  
339 RIDGE RD  
NORTH AURORA, IL 60542

12-34-176-006  
KERRINS, DANIEL L & TAMMY M .  
381 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-177-030  
JOHNSON, MICHAEL S.  
320 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-031  
SANCHEZ, MOISES & HERNANDEZ  
VERONICA .  
322 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-033  
BENRUS, MARK A & JOAN M .  
302 RIDGE RD  
NORTH AURORA, IL 60542

12-34-176-007  
THOMAS, BERNADETTE M .  
383 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-008  
YANEK, ROBIN  
387 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-009  
ECKBURG, JACOB M.  
385 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-035  
KLINDER, CLARENCE RALPH &  
SHARON A .  
312 RIDGE RD  
NORTH AURORA, IL 60542

12-34-177-036  
GEGUZY, NANCY L .  
308 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-177-038  
ROSALES, ELOY ARCE & ARELLANO,  
MARIA L  
306 RIDGE RD, UNIT 5-3  
NORTH AURORA, IL 60542

12-34-176-011  
MONDUL, ANDREW M & BLAIR, MARY  
371 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-013  
MILLIKEN REVOCABLE LIVING TRUST  
GORDON S & MARY L MILLIKEN, CO-TRS  
377 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-176-014  
DUCAR, MARILYN A DECLN OF TR, TRS  
373 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-177-039  
DEARBORN, FREDERICK T.  
TRUST COMPANY OF ILLINOIS - JLS  
1901 BUTTERFIELD RD STE 1000  
DOWNERS GROVE, IL 60515-4007

12-34-177-040  
LINDBERG, AMY & SMITH, JOHN .  
310 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-200-006  
HENZLIK, DONALD E & BARBARA A .  
1040 BANBURY RD  
NORTH AURORA, IL 60542

12-34-176-015  
MCHENRY, VICTORIA PAGE .  
375 RIDGE RD  
NORTH AURORA, IL 60542-9173

12-34-177-005  
BANBURY RIDGE LLC  
IN432 LYTHAM CT  
WINFIELD, IL 60190

12-34-177-007  
FRIEND, DONALD F  
344 RIDGE RD  
NORTH AURORA, IL 60542-9170

12-34-200-009  
HETTINGER, RYAN J & AMY .  
920 BANBURY RD  
NORTH AURORA, IL 60542-1739

12-34-200-010  
MILLER, STEVEN C & KATHY A .  
840 BANBURY RD  
NORTH AURORA, IL 60542

12-34-200-016  
HENZLIK, DONALD E & BARBARA A .  
1040 BANBURY RD  
NORTH AURORA, IL 60542







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**concept plans**

# CONCEPT PLAN - PROPOSED



**D-R HORTON**  
*America's Builder*

Builder:  
DR Horton, Inc - Chicago Division  
750 Banbury Court  
Vernon Hills, Illinois 60061  
T: (847) 816-0285  
www.drhorton.com

**WBK**  
engineering

Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkeengineering.com

**Lincoln Valley on the Fox | Preliminary Site Plan**  
North Aurora, Illinois

Project Number | 17-0185  
Date | 11-28-2017  
Not to Scale

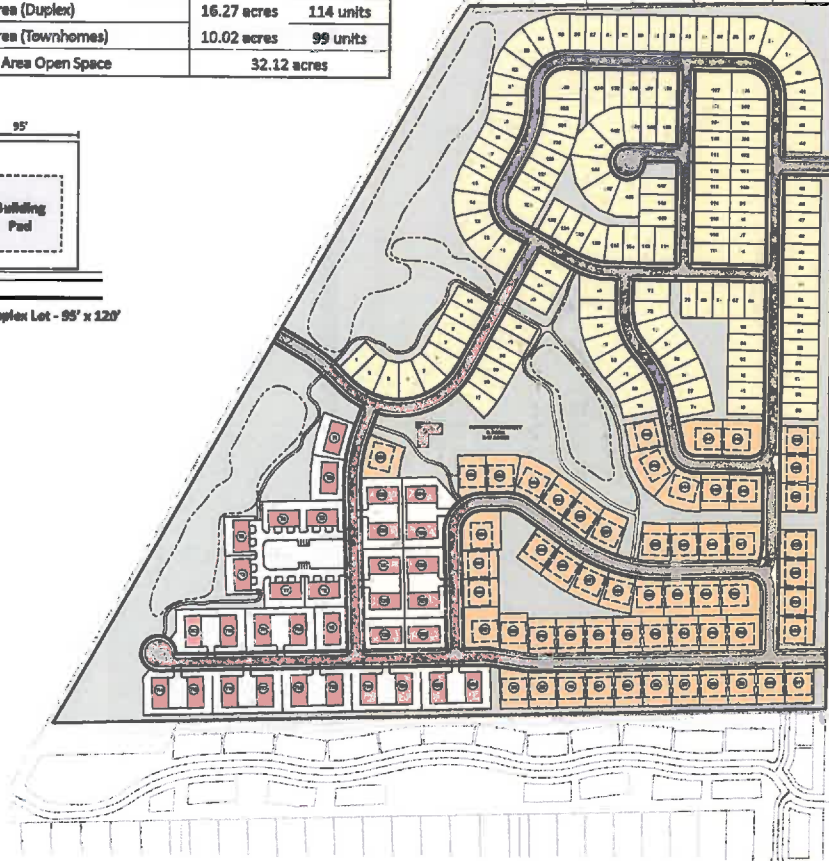
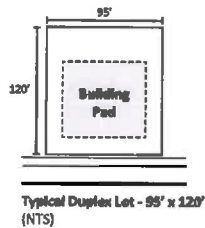






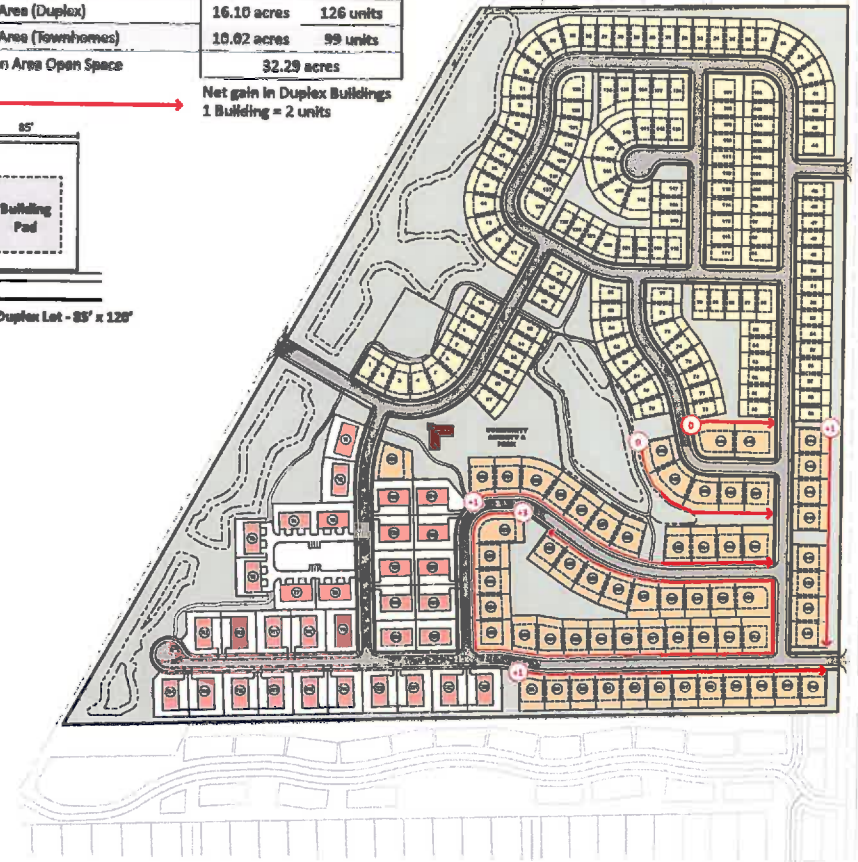
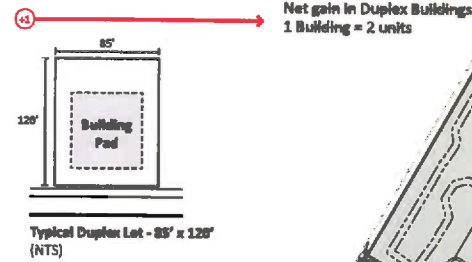
## Previous Site Plan Committee of the Whole - 11/6/2017

Lincoln Valley on the Fox Site Plan Open Space Comparison		
Land Area Category	Site Statistics	
Proposed ROW	16.66 acres	
Proposed Private Road Easement	2.97 acres	
R-1A Lot Area (Single Family)	24.50 acres	149 units
R-3 Lot Area (Duplex)	16.27 acres	114 units
R-4 Lot Area (Townhomes)	10.02 acres	99 units
Common Area Open Space	32.12 acres	



## Proposed Site Plan Submitted for Staff Review - 12/18/2017

Lincoln Valley on the Fox Site Plan Open Space Comparison		
Land Area Category	Site Statistics	
Proposed ROW	16.66 acres	
Proposed Private Road Easement	2.97 acres	
R-1A Lot Area (Single Family)	24.50 acres	149 units
R-3 Lot Area (Duplex)	16.10 acres	126 units
R-4 Lot Area (Townhomes)	10.02 acres	99 units
Common Area Open Space	32.29 acres	



**D-R HORTON**  
America's Builder

Builder:  
DR Horton, Inc - Chicago Division  
750 Banker Court  
Vernon Hills, Illinois 60061  
T: (847) 816-0288  
www.drhorton.com

**WBK**  
engineering

Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 448-7755  
www.wbkengineering.com

**Lincoln Valley on the Fox | Open Space Comparison**  
North Aurora, Illinois

Project Number | 17-0185  
Date | 02-09-2018  
Not to Scale

**engineering**









A map of the Sacramento-San Joaquin River Delta region. A black rectangle highlights the area of the Delta Cross Connection project, which is located near the intersection of the Sacramento and San Joaquin Rivers. The map shows the river network and surrounding land areas.

**TYPICAL ROADWAY/UTILITIES SECTION**

BNC HL: 032613 FLX NAME: PROCON  
 ORIGIN BY: LAL FLS. NO.: 04/70.  
 COMPLETION DATE: 11-31-77 JOB NO: 037,013  
 MSG: 1 MSG PROJECT MANAGER: KTS/AM  
 11-30-17/LAL: REVIEW FOR 10-MINUTE REVIEW  
 11-30-18/LAL: REVIEW FOR 10-MINUTE REVIEW

**landscaping**

# Preliminary Landscape Plan

## LINCOLN VALLEY ON THE FOX

North Aurora, Illinois

February 12, 2018

### CONSULTANTS:



**LANDSCAPE ARCHITECT:**  
GARY R. WEBER ASSOCIATES, INC.  
212 SOUTH MAIN STREET  
WHEATON, ILLINOIS 60187



**CIVIL ENGINEER:**  
CEMCON, LTD.  
2280 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60502



**LOCATION MAP**  
SCALE: 1"=500'

### INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	PRELIMINARY LANDSCAPE PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	TYPICAL FOUNDATION LANDSCAPE PLANS
7	TREE PRESERVATION PLAN
8	TREE INVENTORY

**D·R·HORTON**  
*America's Builder*

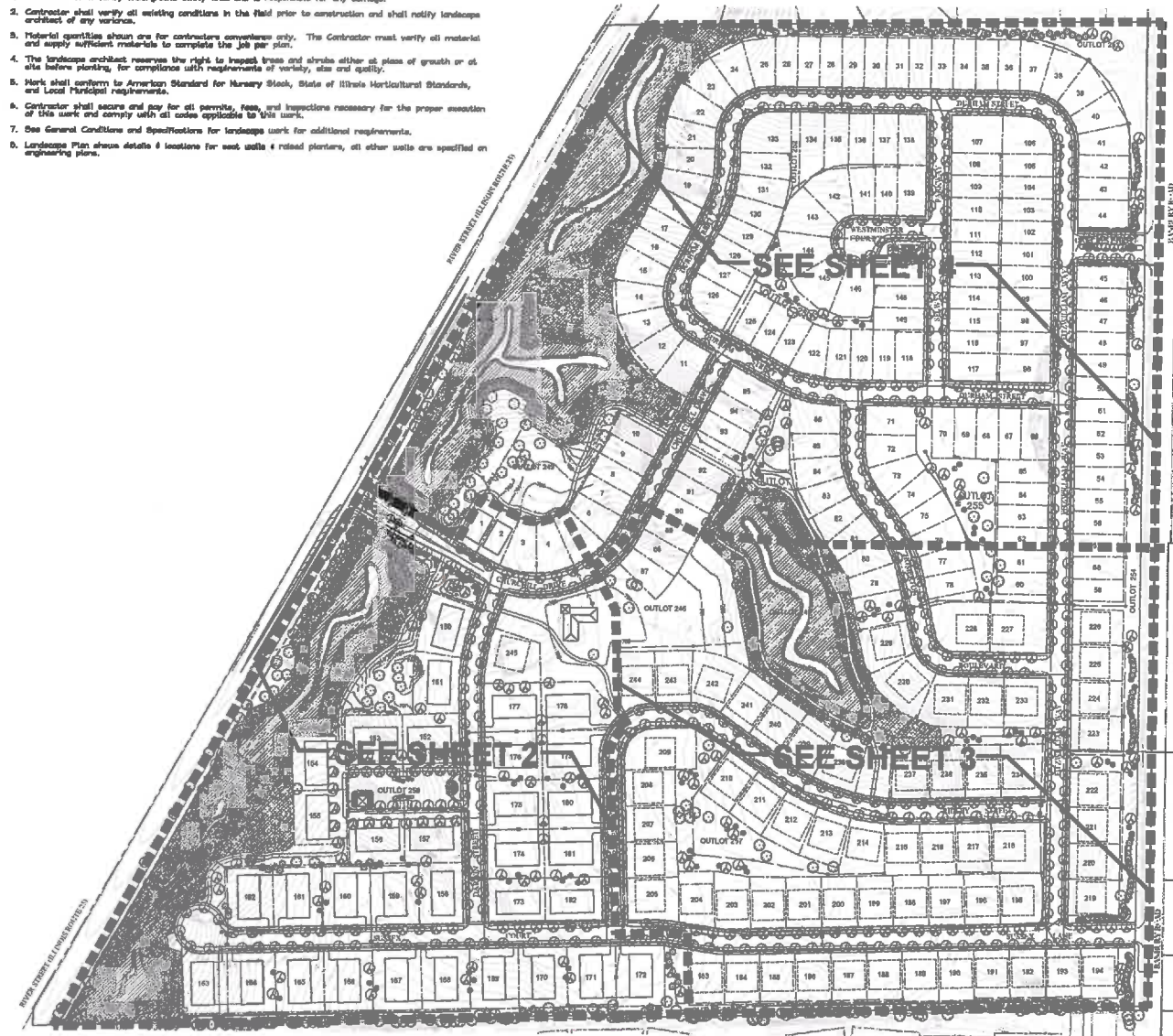


# REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	<b>SHADE TREES</b>		
	Acer x Fraxinifolium	2 1/2" Cal.	
	AQUILA BLUE MAPLE	2 1/2" Cal.	
	Acer saccharum 'Green Mountain'	2 1/2" Cal.	
	GREEN MOUNTAIN SUMMIT MAPLE	2 1/2" Cal.	
	Celtis occidentalis	2 1/2" Cal.	
	COTTONWOOD	2 1/2" Cal.	
	Fagus x asplenifolia 'Dorchester'	2 1/2" Cal.	
	DECATUR LORAIN PLANTATION	2 1/2" Cal.	
	SHARP SHUTE OAK	2 1/2" Cal.	
	<b>SHRUB TREES</b>		
	Shrub x asplenifolia	2 1/2" Cal.	
	SHRUB OAK	2 1/2" Cal.	
	Redwood American Linden	2 1/2" Cal.	
	Shrub x asplenifolia	2 1/2" Cal.	
	SHRUB OAK	2 1/2" Cal.	
	Shrub x asplenifolia	2 1/2" Cal.	
	SHRUB OAK	2 1/2" Cal.	
	Shrub x asplenifolia	2 1/2" Cal.	
	SHRUB OAK	2 1/2" Cal.	
	<b>DECIDUOUS TREES</b>		
	American grasshopper	6' Tall	1610-1620
	APPLE SHED CANNON	6' Tall	1610-1620
	Shrub x asplenifolia	6' Tall	1610-1620
	SHRUB OAK	6' Tall	1610-1620
	Shrub x asplenifolia	6' Tall	1610-1620
	SHRUB OAK	6' Tall	1610-1620
	Shrub x asplenifolia	6' Tall	1610-1620
	SHRUB OAK	6' Tall	1610-1620
	Shrub x asplenifolia	6' Tall	1610-1620
	SHRUB OAK	6' Tall	1610-1620
	<b>EVERGREEN TREES</b>		
	Abies concolor	6' Tall	
	WHITE FIR	6' Tall	
	Pinus strobus 'Candor'	6' Tall	
	BLACK HILL SPRUCE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	<b>DECIDUOUS TREES</b>		
	Pinus strobus 'Candor'	6' Tall	
	BLACK HILL SPRUCE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	<b>DECIDUOUS TREES</b>		
	Pinus strobus 'Candor'	6' Tall	
	BLACK HILL SPRUCE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	
	WHITE PINE	6' Tall	
	Pinus strobus	6' Tall	

## GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors' reference only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- Landscape Plan shows details of locations for water wells & raised planters, all other wells are specified on engineering plans.



**GR**  
**QARY R. WEBER ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 225 SOUTH MAIN STREET  
 WESTON, ILLINOIS 60157  
 PHONE: 630-689-1197

**DR. HORTON**  
 America's Builder  
 755 E. BAKER COURT, SUITE 200  
 VERNON HILLS, ILLINOIS 60061  
 THE COMPANY  
 CEMCON, LTD.  
 2800 WHITE OAK CIRCLE, SUITE 100  
 AURORA, ILLINOIS 60002

**LINCOLN VALLEY ON THE FOX**  
 NORTH AURORA, ILLINOIS  
**OVERALL LANDSCAPE PLAN**

REV 2 2.12.2016  
 REV 1 1.28.2016  
 DATE/REVISION

DATE 12.15.17  
 PROJECT NO. 081702  
 DRAWN QRS  
 CHECKED JOT  
 REVIEWED

1 OF 8

# NATIVE AREA LEGEND

Key	Description
	SPURGEANT PLANTINGS
	NET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX

ENTRANCE LANDSCAPE  
SEE DETAIL SHEET 5

MATCH LINE  
SEE SHEET 4

CHURCHILL DRIVE

CLUB SITE  
(SEPARATE PLAN SET)

SEATING AREA 1  
SEE DETAIL SHEET 5

MATCH LINE - SEE SHEET 3

SCALE: 1"=60'



## LINCOLN VALLEY ON THE FOX NORTH AURORA, ILLINOIS PRELIMINARY LANDSCAPE PLAN

**GARY R. WEBER ASSOCIATES, INC.**  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
312 SOUTH MICHIGAN STREET  
VERMONT, ILLINOIS 60059  
PHONE: 815-885-7177

**D.H. HORTON**  
*America's Builder*  
750 E. BARKER COURT, SUITE 200  
VERMONT, ILLINOIS 60059  
VERMONT, ILLINOIS 60059  
VERMONT, ILLINOIS 60059

REV 2 2.12.2016  
REV 1 1.28.2016  
REVISED

DATE 12.15.17  
PROJECT NO. 081072  
DRAWN BY JCH  
CHECKED BY JCH  
SHOWN BY

2 OF 8

**CLUB SITE**  
(SEPARATE PLAN SET)

**OUTLOT 246**

**OUTLOT 247**

**OUTLOT 248**

**OUTLOT 257**

**OUTLOT 258**

**OUTLOT 259**

**OUTLOT 260**

**OUTLOT 261**

**OUTLOT 262**

**OUTLOT 263**

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**OUTLOT 499**

**OUTLOT 500**

**OUTLOT 501**

**OUTLOT 502**

**OUT**

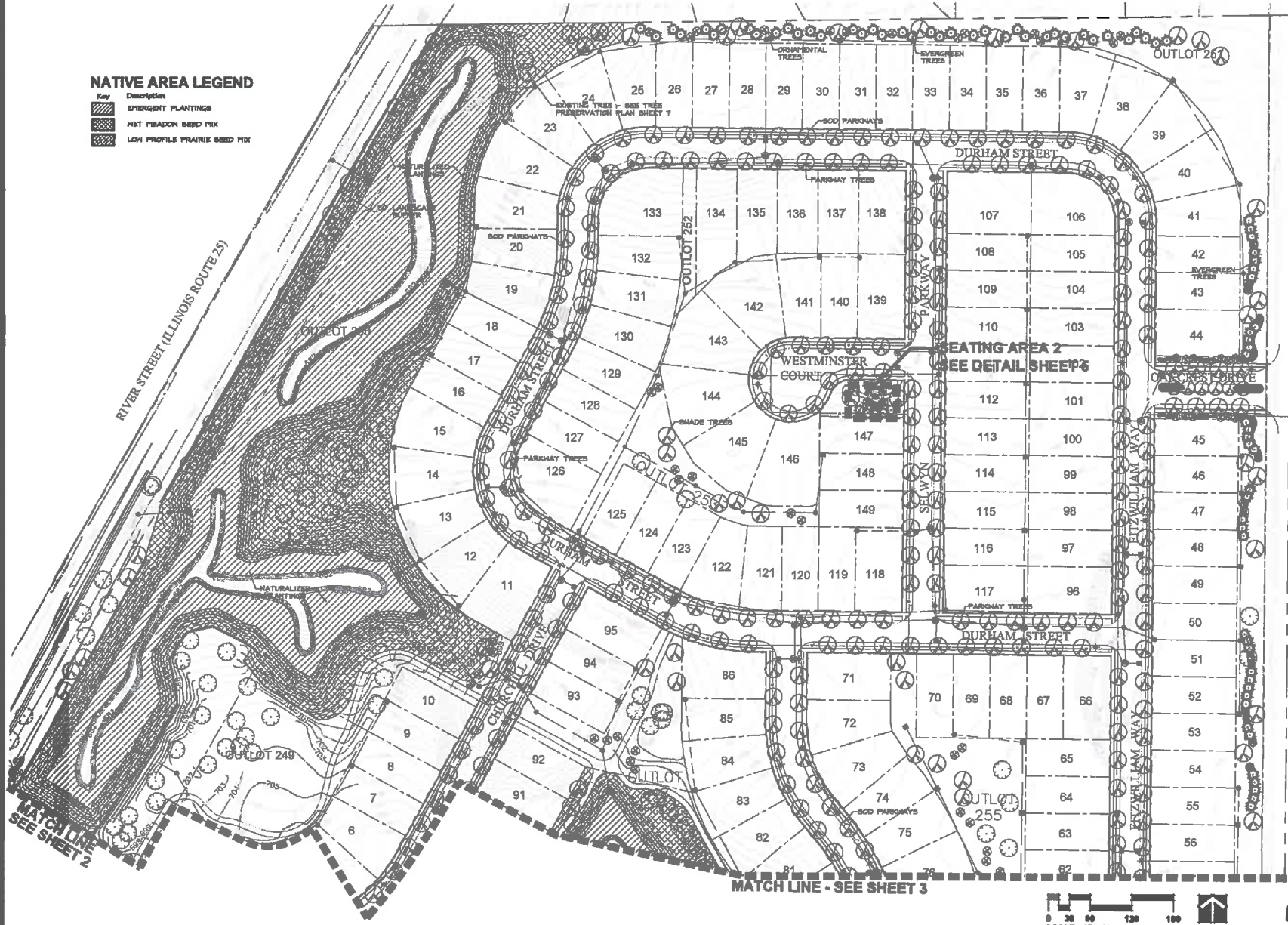
DATE 12.13.17  
PROJECT NO. DR1707  
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CHECKED JET  
SHEET NO.

3 OF 8



# NATIVE AREA LEGEND

Key	Description
	EMERGENT PLANTINGS
	NET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX



**GRWA**  
**GARY R. WEBER ASSOCIATES, INC.**  
 LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 215 SOUTH MAIN STREET  
 WILMINGTON, ILLINOIS 62690  
 PHONE: 618/697-1777

**D.B. HORTON**  
*America's Builder*  
 750 E. BARKER COURT, SUITE 200  
 NORTH HAVEN, CT 06460  
 203/261-1111  
**CERCON, LTD.**  
 2200 W. 14TH AVE. SUITE 100  
 AURORA, ILLINOIS 60002

RANBURY ROAD

## LINCOLN VALLEY ON THE FOX

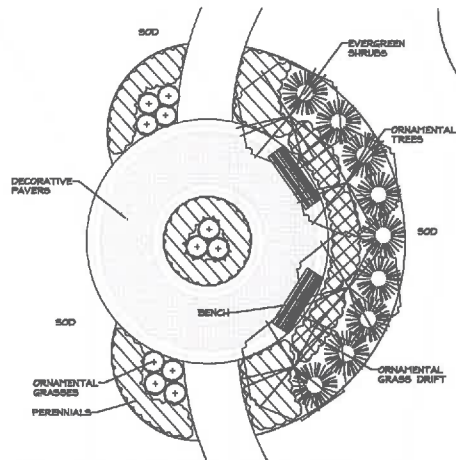
NORTH AURORA, ILLINOIS

### PRELIMINARY LANDSCAPE PLAN

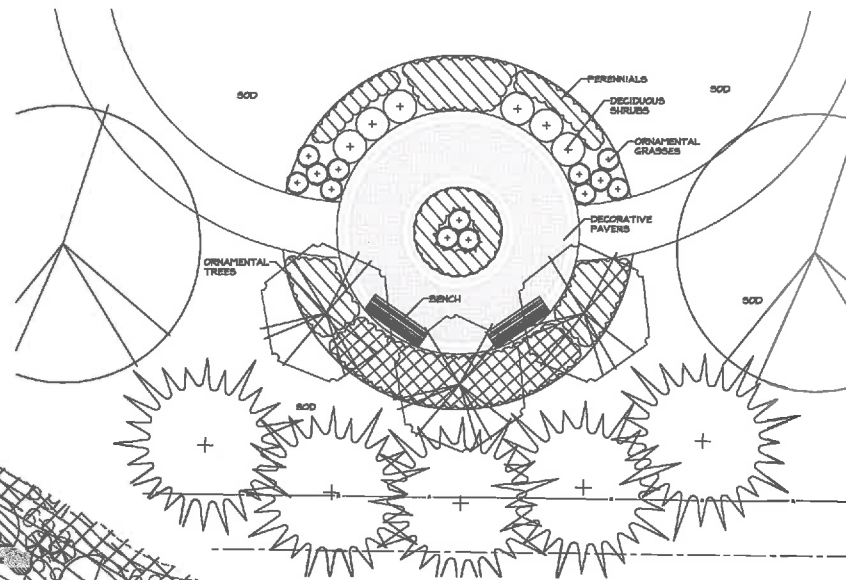
REV 2 2.12.2018  
 REV 1 1.25.2018  
 REVISIONS

DATE 12.13.17  
 PROJECT NO. 08707  
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 CHECKED JCT  
 SHEET NO.

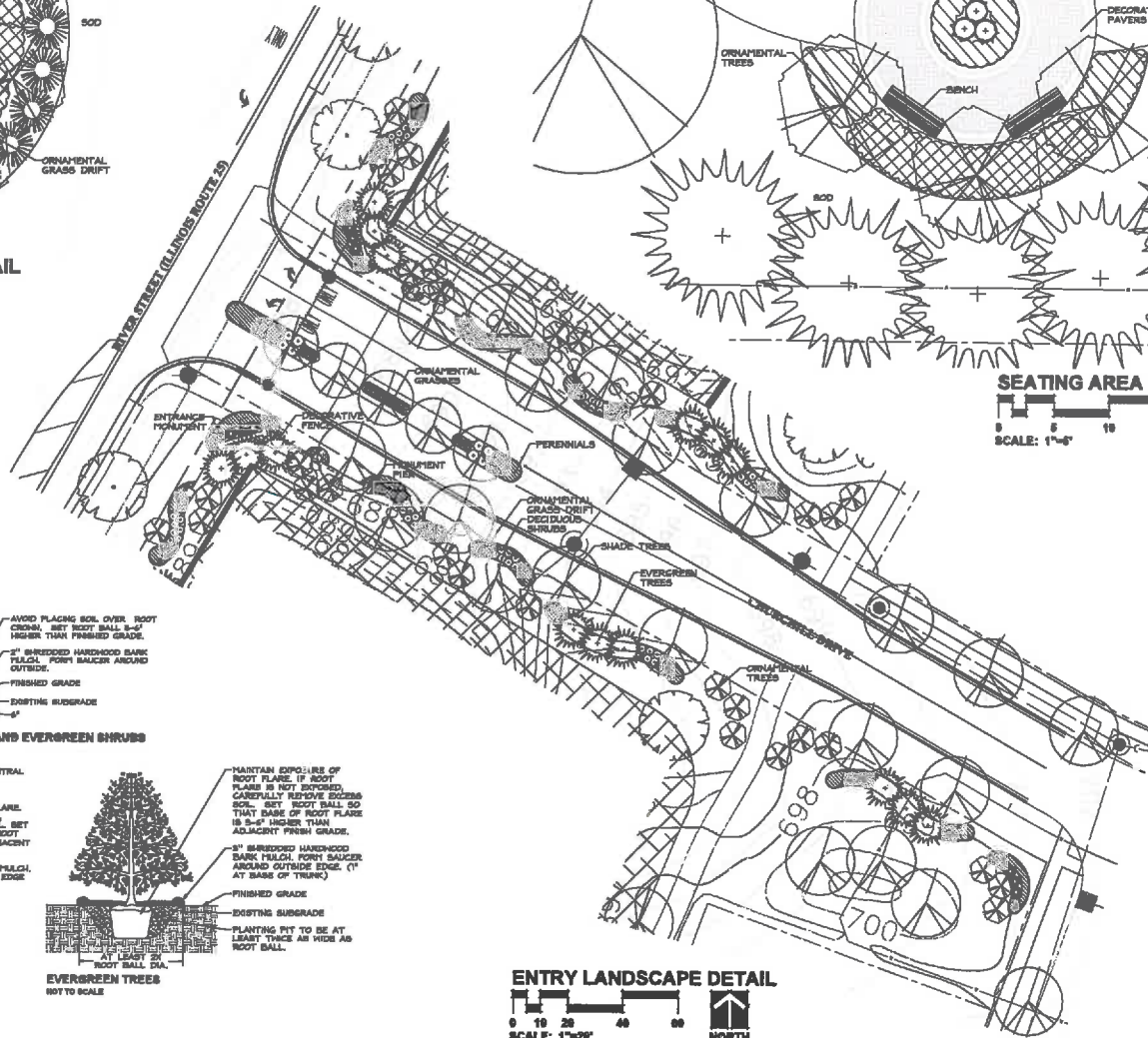
4 OF 8



SEATING AREA 1 LANDSCAPE DETAIL



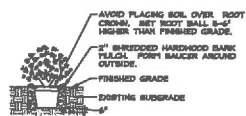
SEATING AREA 2 LANDSCAPE DETAIL



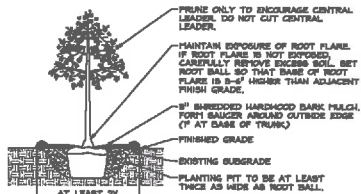
PLANTING DETAILS



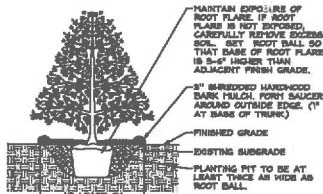
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NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS  
NOT TO SCALE



DECIDUOUS TREES  
NOT TO SCALE



EVERGREEN TREES  
NOT TO SCALE

ENTRY LANDSCAPE DETAIL



**GARY R. WEBER ASSOCIATES, INC.**  
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ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
321 SOUTH MAIN STREET  
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PHONE: 618-698-7177

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America's Builder  
701 E. BARKER COURT, SUITE 500  
VENN HILLS, INDIANA 46061  
OWNERS: CEMCOM, LTD.  
280 WHITE OAK CIRCLE, SUITE 100  
AURORA, ILLINOIS 60002

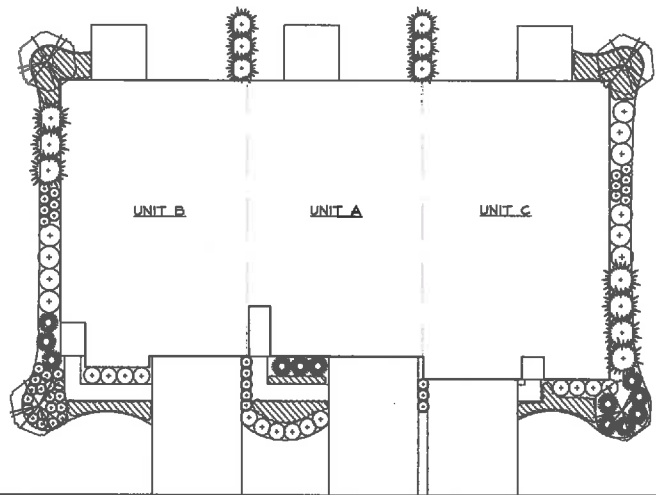
**LINCOLN VALLEY ON THE FOX**  
NORTH AURORA, ILLINOIS  
**LANDSCAPE DETAILS**

REV 2 2.13.2018  
REV 1 1.26.2018  
REVISED

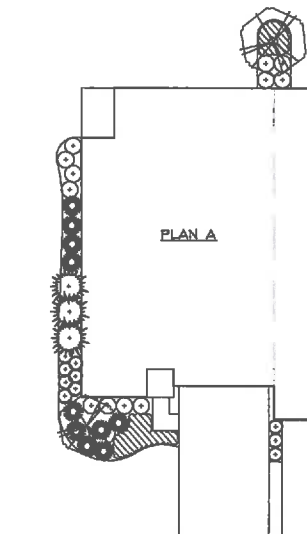
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PROJECT NO. 181702  
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CHECKED JCT  
SHEET NO.

**5 OF 8**

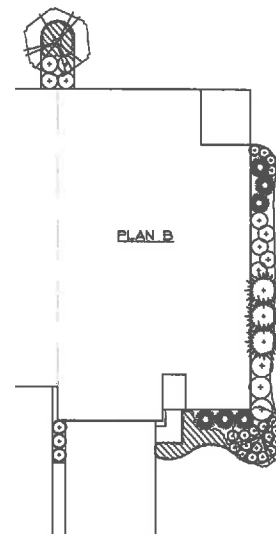




RANCH TOWNHOME TYPICAL FOUNDATION LANDSCAPE PLAN



DUPLEX - PLAN A TYPICAL FOUNDATION LANDSCAPE PLAN



DUPLEX - PLAN B TYPICAL FOUNDATION LANDSCAPE PLAN



#### FOUNDATION PLAN PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	<b>ORNAMENTAL TREES</b>		
	<i>Amelanchier grandiflora</i> APPLE SERVICEBERRY	6' Tall	Multi-Stem
	<i>Cornus rostrata</i> CORNELLIANCHERRY DOGWOOD	6' Tall	Multi-Stem
	<i>Magnolia stellata</i> 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
	<i>Syringa palmeriana</i> 'Hortia' CHINA SNOW PINKING LILAC	6' Tall	Multi-Stem
	<b>DECIDUOUS SHRUBS</b>		
	<i>Hydrangea macrophylla</i> 'Endless Summer' ENDLESS SUMMER HYDRANGEA	24" Wide	5' O.C.
	<i>Rhus copallina</i> 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	5' O.C.
	<i>Spiraea betulifolia</i> 'Ice' BIRCHLEAF SPIREA	24" Tall	5' O.C.
	<i>Spiraea nipponica</i> 'Snowmound' SNOWMOUND SPIREA	30" Wide	4' O.C.
	<i>Syringa patula</i> 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
	<i>Viburnum x juddii</i> JUDD VIBURNUM	36" Tall	4' O.C.
	<i>Viburnum trilobum</i> 'Redwing' HONOLULU CRANBERRY VIBURNUM	36" Tall	4' O.C.
	<i>Natala Florida</i> 'Vermilion' SONG BORN RED HEIGELA	24" Tall	4' O.C.

Key	Botanical/Common Name	Size	Remarks
	<b>EVERGREEN SHRUBS</b>		
	<i>Juniperus chinensis</i> var. 'Sargentii' 'Glaucous' BLUE SARGENT JUNIPER	24" Wide	4' O.C.
	<i>Taxus x media</i> 'Dawsonensis' DENSE YEW	24" Wide	5' O.C.
	<i>Thuja occidentalis</i> 'Smaragd' EMERALD GREEN ARBORVITAE	4' Tall	5' O.C.
	<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>		
	<i>Calamagrostis x acutiflora</i> 'Overdun' WHITE FEATHER REED GRASS	41"	30' O.C.
	<i>Carex flacca</i> 'Lacina' JETHRO TULL CORONILLA	41"	15' O.C.
	<i>Echinacea purpurea</i> PURPLE CONEFLOWER	41"	15' O.C.
	<i>Hemerocallis</i> 'Fountain Pen' FOUNTAIN PEN DAYLILY	41"	15' O.C.
	<i>Hosta</i> 'Patriot' PATRIOT HOSTA	41"	24' O.C.
	<i>Pennisetum alopecuroides</i> 'Vernein' DWARF FOUNTAIN GRASS	41"	24' O.C.
	<i>Sedum nemorosum</i> 'East Friesland' EAST FRIEDLAND SALVIA	41"	15' O.C.
	<i>Sporobolus heterostachys</i> 'Tara' DWARF PRAIRIE DROPSIDE	41"	24' O.C.

**GARY R. WEBER ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
235 SOUTH MAIN STREET  
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America's Builder  
785 E. RIVER CHASE, SUITE 100  
VERMILION, ILLINOIS 60459  
TEL: 815/835-1111

**LINCOLN VALLEY ON THE FOX**  
NORTH AURORA, ILLINOIS  
TYPICAL FOUNDATION LANDSCAPE PLANS

REV 2 2.12.2018  
REV 1 1.25.2018  
REVISED

DATE 12.13.17  
PROJECT NO. 087707  
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6 OF 8



7 OF 8





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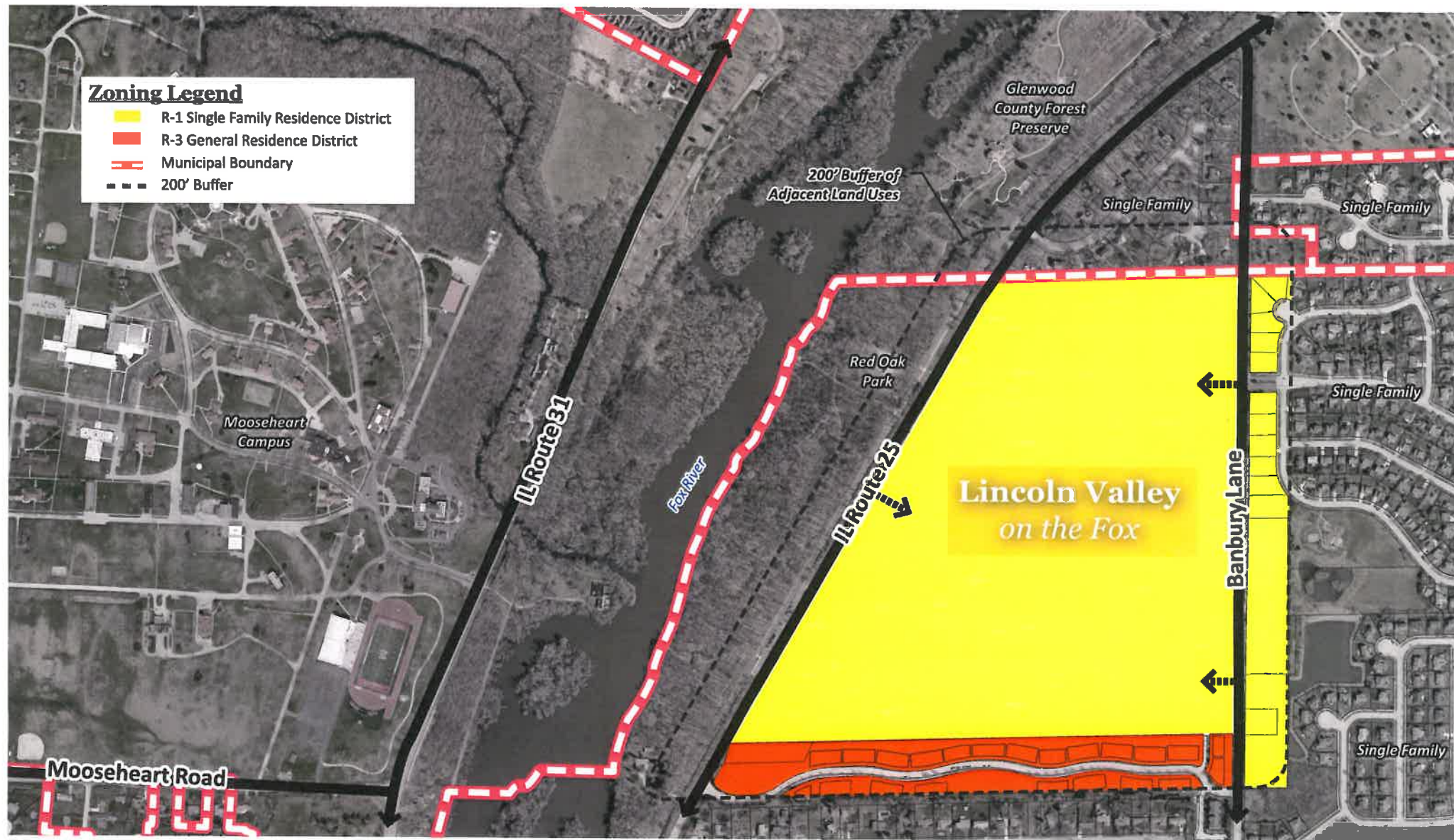
DATE 12.13.17  
PROJECT NO. DR1787  
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SHEET NO.  
**8 OF 8**

**entitlement exhibits**



### Zoning Legend

-  R-1 Single Family Residence District
-  R-3 General Residence District
-  Municipal Boundary
-  200' Buffer



**D-R HORTON**  
America's Builder

Builder:  
DR Horton, Inc - Chicago Division  
750 Bunker Court  
Vernon Hills, Illinois 60061  
T: (847) 815-0288  
www.drhorton.com

**WBK**  
engineering

Lead Planner:  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 448-7755  
www.wbkengineering.com

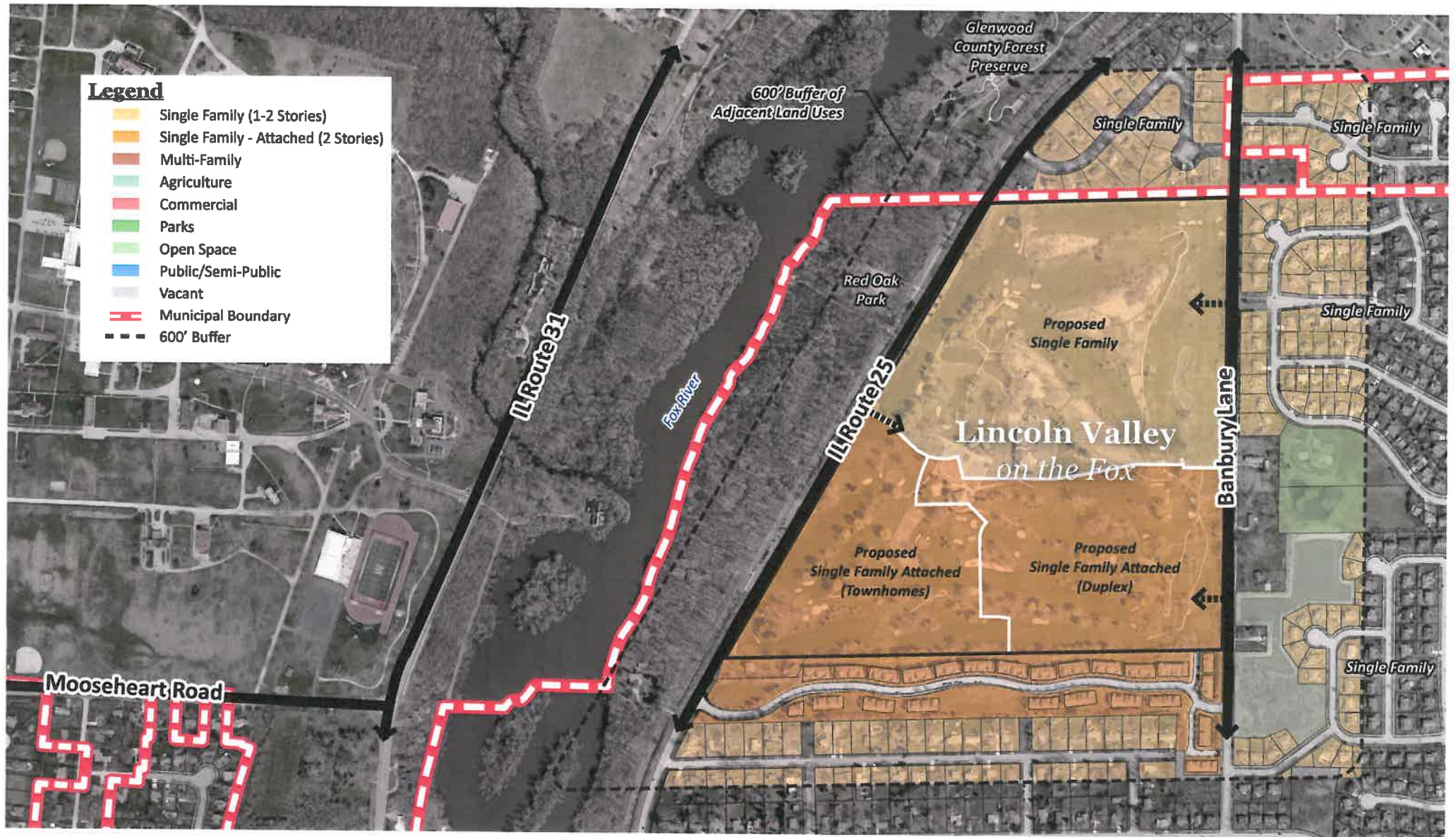
**Lincoln Valley on the Fox | Site Location Map**  
Zoning

Project Number | 17-0185  
Date | 12-18-2017  
Not to Scale



## Legend

- Single Family (1-2 Stories)
- Single Family - Attached (2 Stories)
- Multi-Family
- Agriculture
- Commercial
- Parks
- Open Space
- Public/Semi-Public
- Vacant
- Municipal Boundary
- 600' Buffer



**D-R HORTON**  
America's Builder

**Builder:**  
DR Horton, Inc. - Chicago Division  
750 Bunker Court  
Vernon Hills, Illinois 60061  
T: (847) 815-0288  
www.drhorton.com

**WBK**  
engineering

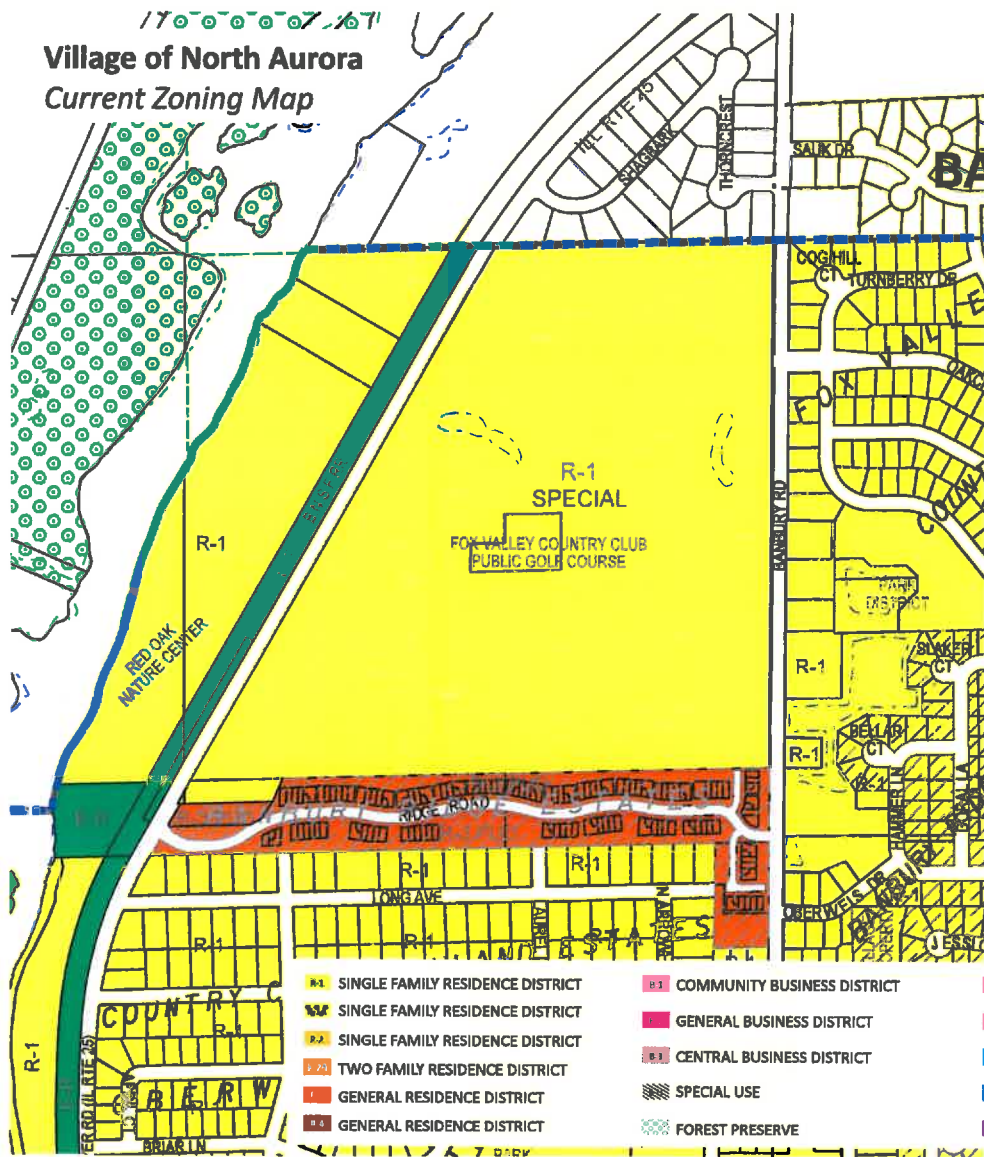
**Lead Planner:**  
WBK Engineering, LLC  
116 West Main Street  
St. Charles, Illinois  
T: (630) 443-7755  
www.wbkengineering.com

**Lincoln Valley on the Fox | Site Context Map**  
Land Uses

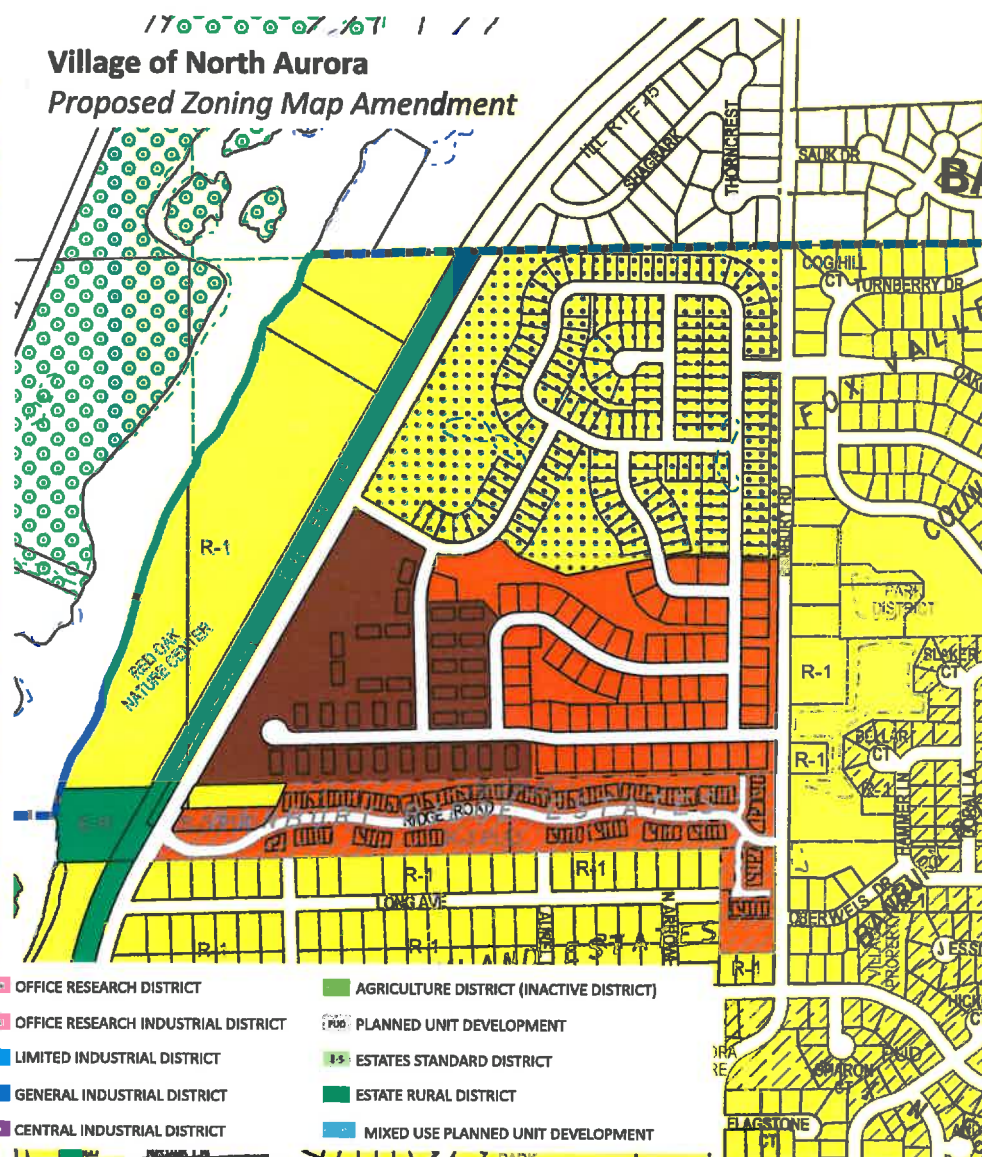
Project Number | 17-0185  
Date | 12-18-2017  
Not to Scale



# Village of North Aurora Current Zoning Map



# Village of North Aurora Proposed Zoning Map Amendment



**D.R. HORTON**  
America's Builder

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750 Bunker Court  
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**WBK**  
engineering

Land Planner:  
WBK Engineering, LLC  
116 West Main Street  
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T: (630) 443-7735  
www.wbken지니어ing.com

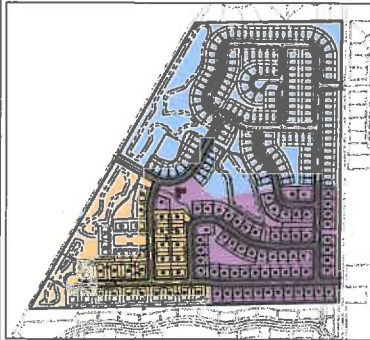
**Lincoln Valley on the Fox | Zoning Map Amendment**  
North Aurora, Illinois

Project Number | 17-0185  
Date | 02-06-2018  
Not to Scale




# **P.U.D. LOT DEVELOPMENT PLAN DATA**

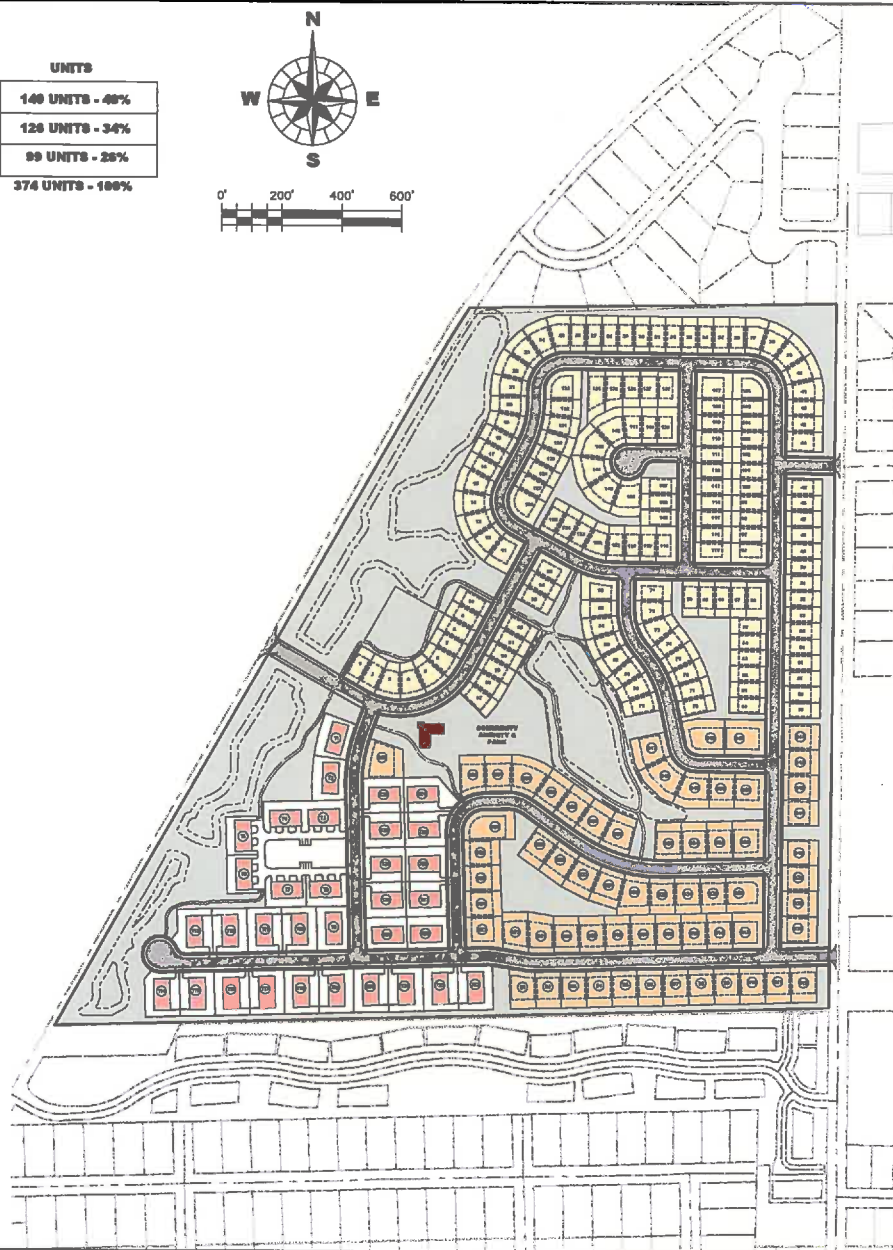
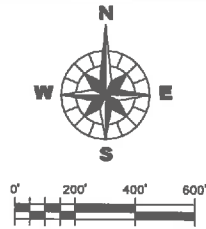
	ACRES	UNITS
 SINGLE FAMILY LOT AREA:	24.47	140 UNITS - 48%
 DUPLEX LOT AREA:	18.13	126 UNITS - 34%
 TOWNHOME LOT AREA:	10.82	99 UNITS - 26%
<b>TOTAL UNITS:</b>		<b>374 UNITS - 100%</b>

## **OPEN SPACE AND PEDESTRIAN CONNECTIVITY**



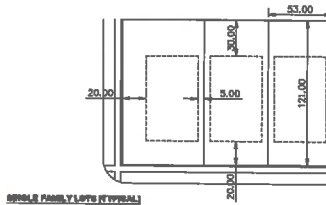
## **GROSS DENSITY**

	ACRES	UNITS	DENSITY
 R1-A:	48.58 ACRES	140 UNITS	3.01 DU/AC
 R-3:	23.28 ACRES	126 UNITS	4.44 DU/AC
 R-4:	24.57 ACRES	99 UNITS	4.03 DU/AC



### **SINGLE FAMILY LOTS (TYPICAL)**

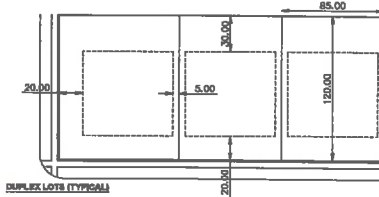
LOT SIZE	=	121' X 53'
SETBACKS	=	20'
FRONT YARD	=	20'
REAR YARD	=	30'
SIDEYARD	=	5'
SIDEYARD CORNER	=	20'



1" = 50'

### **DUPLEX LOTS (TYPICAL)**

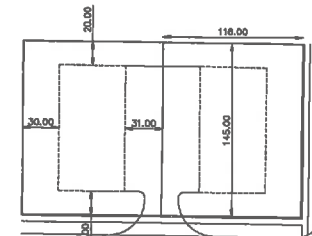
LOT SIZE	=	120' X 89'
SETBACKS	=	20'
FRONT YARD	=	20'
REAR YARD	=	30'
SIDEYARD	=	5'
SIDEYARD CORNER	=	20'



1" = 50'

### **TOWNHOME LOTS (TYPICAL)**

LOT SIZE	=	149' X 118'
SETBACKS	=	20'
FRONT YARD	=	20'
REAR YARD	=	30'
SIDEYARD	=	5'
SIDEYARD CORNER	=	20'



1" = 50'

<b>DR. HORTON, INC. - CHICAGO</b> <b>750 E. BUNKER COURT,</b> <b>SUITE 500</b> <b>VERNON HILLS, IL 60061</b> <b>847-362-9100</b>		<b>WBK</b> <b>engineering</b>
PROJECT NO. 170185 DATE: 11/28/2017 DRAWING NO. 6P SHEET:	TITLE: <b>LINCOLN VALLEY ON THE FOX</b> P.U.D. LOT DEVELOPMENT PLAN	WORKSHEET: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: AS NOTED REVISIONS: 1. 11/28/17 2. 11/28/17 3. 11/28/17



Zoning Departures - Summary Table Standards from the North Aurora Village Ordinance									
	R-1A Single Family Residence			R-3 General Residence District			R-4 General Residence District		
Bulk Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Lot Area, Minimum	6,413 sf	9,000 sf	2,640 sf	10,200 sf	10,000 sf (Two-Family)	none	16,820 sf	9,000 sf (Town-house)	none
Lot Width, Minimum	53 ft	70 ft	17 ft	60 ft	60 ft (One & Two Family)	none	75 ft	75 ft (Town-house)	none
Lot Coverage, Maximum*	50%	40%	10%	55%	40%	15%	44%	40%	4%
Building Height, Maximum	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	3.5 stories not greater than 45 ft	3.5 stories not greater than 45 ft	none
Yard Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Residential Front Yard, Minimum	20 ft	20 ft	none	20 ft	25 ft	5 ft	20 ft	25 ft	5 ft
Residential Rear Yard, Minimum	30 ft	30 ft	none	30 ft	30 ft	none	20 ft	30 ft	10 ft
Residential Interior Side Yard, Minimum	5 ft	5 ft	none	5 ft	10 ft	5 ft	30 ft	10 ft	none
Residential Corner Side Yard, Minimum	20 ft	20 ft	none	20 ft	30 ft	10 ft	30 ft	30 ft	none
*Note: Lot Coverage. The portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of total lot area. Lot coverage shall not include driveways, parking spaces, patios, sidewalks, swimming pools or water gardens and other similar impervious or semi-impervious surfaces (See Figure 16-7: Lot Coverage)									
Subdivision Ordinance Departures - Summary Table									
Subdivision Regulations	Proposed			Standard			Departure		
Street Light Distance - Local Road Streets	390 ft			250 ft			140 ft		
Right-of-Way Width	60 ft			56 ft			6 ft		
16.12.070.J.1.: Cul-de-Sac Length	A cul-de-sac designed to be permanent shall not be longer than 665 feet			A cul-de-sac designed to be permanent shall not be longer than 300 feet			365 ft		
16.12.070.M.4.: Horizontal Reverse Curves	The minimum tangent between horizontal reverse curves = 30 ft			The minimum tangent between horizontal reverse curves = 100 ft			70 ft		
16.12.070.M.5.: Horizontal Curve Radius	The minimum radius of horizontal curves = 65 feet			The minimum radius of horizontal curves = 150 feet			85 ft		
16.12.070.P.1.e.: Sidewalks along Major Roadways	There will be no sidewalks along major roadways such as state or county routes which are within or abutting the proposed development			Sidewalks will be required along major roadways such as state or county routes which are within or abutting the proposed development			Yes		

**architecture**

## SINGLE FAMILY HOMES



**1,664 SQ. FT.**  
2+ Bedroom | 2 bath | Covered Patio



**1,748 SQ. FT.**  
2+ Bedroom | 2 bath | Covered Patio



**1,865 SQ. FT.**  
2+ Bedroom | 2 bath | covered patio



**1,958 SQ. FT.**  
2+ Bedroom | 2 bath | Covered Patio



**1,783 SQ. FT.**  
2+ Bedroom | 2 bath | Exposed Patio



**2,162 SQ. FT.**  
3+ Bedroom | 2 bath | Covered Patio





# DUPLEX HOMES

**1,462 SQ. FT.**  
2 Bedroom | 2 bath | Covered Patio



# DUPLEX HOMES

**1,462 SQ. FT.**  
2 Bedroom | 2 bath | Covered Patio



# DUPLEX HOMES

**1,559 SQ. FT.**  
2 Bedroom | 2 bath | covered patio



# TOWNHOMES

**1,205 SQ. FT.**  
2 Bedroom | 2 bath | Exposed Patio

**1,334 SQ. FT.**  
2+ Bedroom | 2 Bath | Exposed Patio

**1,458 SQ. FT.**  
2+ Bedroom | 2 Bath | Exposed Patio



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**traffic impact study**

## Traffic Impact Study

To: Jeff Ende  
DR Horton, Inc.

From: Bill Grieve, P.E., PTOE  
Senior Transportation Engineer

Justin Opitz  
Transportation Planner

Date: October 27, 2017

Subject: **Lincoln Valley on the Fox  
North Aurora, Illinois**

### Part I. Project Context and Summary Statement

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the above referenced project. As proposed, the Fox Valley Country Club would be redeveloped as an age targeted community, with a mix of single family homes, duplexes, and townhomes.

The following summarizes our findings and provides various recommendations for your consideration. *Exhibits and Appendices* referenced are located at the end of this document. Briefly summarizing, we believe that Lincoln Valley on the Fox traffic generated can be integrated on the adjacent roads. Reasons include:

- The site is located along a major arterial route, IL 25 (River Street), which serves many communities on the east side of the Fox River, from Carpentersville on the north to Oswego on the south.
- Banbury Road, a north-south collector route, which borders the site on the east, will provide excellent access flexibility.
- The access intersections will be designed to promote operational safety and efficiency.

### Part II. Background Information

#### Site Location Map and Aerial

*Exhibit 1* provides a location map and *Exhibit 2* provides a photo inventory of current traffic operations in the site vicinity. Pertinent comments include:

#### Land Uses

- The approximate 108-acre site is located between IL 25 (River Street) on the west and Banbury Road on the east in North Aurora, Illinois.

- Residential neighborhoods with a mix of single family and multi-family dwellings neighbor the parcel.
- The North Aurora Care Center along with Schneider Elementary School are located roughly half of a mile south of the site.

#### Roadway Network

- IL 25 (River Street) is a major north-south route that extends from Carpentersville on the north to Oswego on the south. IL 25 is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a "Strategic Regional Arterial" (SRA) route and is considered an "Minor Arterial" on the IDOT 5-year functional classification map. IL 25 has one travel lane in each direction and a posted speed limit of 40-miles per hour (mph) to the south and 50-mph along the site. The IDOT multi-year program (Year 2017-2022) indicates that there are not any road improvements scheduled along IL 25 in the site vicinity.
- IL 56 (Butterfield Road) is a major east-west route that extends from North Aurora in the west to Bellwood (just south of MeRose Park) in the east. IL 56 is under the jurisdiction of IDOT and is classified as an SRA route that is considered an "Other Principal Arterial" on the IDOT 5-year functional classification map. IL 56 generally has one travel lane in each direction and a posted speed limit of 35-mph in the vicinity of the site.
- Banbury Road is a local north-south route that "collects" traffic from neighboring residential subdivisions. It extends from IL 25 north of the site to IL 56 (Butterfield Road) on the south. Banbury Road has one travel lane in each direction and a posted speed limit of 30-mph.
- Oak Crest Drive is local east-west route that connects to Banbury Road and serves the subdivision located immediately east of the site. Oak Crest Drive has one travel lane in each direction and a posted speed limit of 25-mph.

#### Non-Auto Mobility

- The Fox River Trail is located along the west side of IL 25.
- There are no sidewalks along IL 25.
- Sidewalk is provided on the east side of Banbury Road from the site south to IL 56 (Butterfield Road) and on both sides of Banbury Road from the south end of the site to IL 56.
- There are no designated Pace bus routes in the site area.

#### Existing Traffic

GHA conducted weekday morning (6-9 AM) and evening (4-7 PM) peak period traffic counts on Thursday, September 28, 2017 at the Banbury Road intersections with IL 25 (River Street), Oak Crest Drive, and IL 56 (Butterfield Road). No unusual circumstances occurred that would have affected the traffic counts, such as inclement weather, excessive road construction, or emergency vehicle activity. Additional traffic volume data from the GHA and IDOT databases was collected for the IL 25 and IL 56 intersection. *Exhibit 3* illustrates the existing weekday morning and evening peak hour traffic volumes, which occurred from 7:00 to 8:00 AM and from 4:00 to 5:00 PM, as well as the 24-hour or Average Daily Traffic (ADT) volumes, which were obtained from IDOT's website. It is of note that traffic volumes between the major intersections studied are not concurrent due to multiple intersecting side streets.

### 2025 No-Build (Non-Site) Traffic

*Exhibit 4* summarizes the 2025 No-Build weekday morning and evening peak hour traffic volumes. This identifies background, or ambient, projected growth in traffic conditions without the site traffic. In accordance with IDOT requirements, future traffic volume conditions were developed for the anticipated opening year of the development plus five years. For the purpose of this study and based on a review of historical traffic volumes, the Chicago Metropolitan Agency for Planning (CMAP) projects (see *Appendix B*) the traffic volumes along IL 25 and Banbury Road to experience an overall annual, compounded growth rate of approximately two (2) percent per year, whereas Butterfield Road will experience an overall annual compounded growth rate of one and half (1.5) percent. Accordingly, the 2025 No-Build peak hour traffic volumes were developed by applying a 1.5 to 2 percent compounded annual growth rate to the existing traffic (*Exhibit 3*).

### Part III. Project Traffic Characteristics

#### Site Plan

Attached as *Exhibit 5* is the concept plan for the development prepared by WBK Engineering. As proposed, the development consists of constructing 363 residential units (169 single family homes, 92 duplexes, and 102 townhomes). Lincoln Valley on the Fox is going to be marketed as an "age targeted community".

One full access street intersection is proposed on IL 25 at the approximate location of the Fox Valley Country Club access. Two access street intersections are proposed on Banbury Lane, one of which will align opposite Oak Crest Drive.

#### Traffic Generations and Trip Distribution

*Exhibit 6 – Part A* tabulates the traffic generation calculations for the proposed development. Traffic generations are based on historically observed trip rate data published by the Institute of Transportation Engineers (ITE) in the most recent, 10<sup>th</sup> Edition of the manual *Trip Generation* (See *Appendix C*).

Discussion Point. The traffic generations do not reflect the age targeted community being marketed. Thus, the volumes shown on *Exhibit 6 – Part A* are probably higher, perhaps 40% or more, than will ultimately be when Lincoln Valley on the Fox is fully built out.

*Exhibit 6 – Part B* presents the anticipated trip distribution, which is primarily based on the expected vehicle patterns and the existing traffic volumes on IL 25 and Banbury Lane, as well as the proposed access system.

#### Site and Total Traffic Assignments

*Exhibit 7* illustrates the site traffic assignment during the weekday morning and weekday evening peak hours, which is based on the traffic characteristics summarized in *Exhibit 6* (traffic generation and trip distribution) and assigned to the area roadways. Site traffic and 2025 No-Build (see *Exhibits 7* and *4*, respectively) were combined, which is illustrated on *Exhibit 8*, 2025 Total Traffic.

### Part IV. Traffic Evaluation and Recommendations

#### Intersection Capacity Analyses

Intersection capacity analyses were conducted using the Highway Capacity Software (HCS) and results are shown in *Exhibit 9*. The analysis parameters are listed in Part A, as published in the Transportation Research Board's (TRB) *Highway Capacity Manual – 6<sup>th</sup> Edition*, 2016 (HCM). At signalized intersections, Level of Service (LOS) "reports" traffic operations using the letter designations "A" (best) through "F" (worst). LOS reports operations based on the average control delay per vehicle in seconds. At unsignalized intersections where the minor approaches have stop control, the HCS measurement is approach delay in seconds.

LOS C is often referred to as the intersection "design" guideline and LOS D is typically considered as providing the lower threshold of "acceptable" operations. LOS E and F are usually considered "unacceptable".

Capacity analyses were conducted at the following intersections:

- IL 25 & IL 56
- IL 56 & Banbury Road & Frontage Road
- IL 25 & Southeast Site Access Street
- Banbury Road & Oak Crest Drive
- IL 25 & Banbury Road
- IL 25 & West Site Access Street

The results are summarized in *Exhibit 9*. The HCS summary printouts are provided in *Appendix D*.

The capacity analyses results indicate that the study area intersections and approaches will operate at acceptable levels of service (LOS D or better) under both existing and future conditions.

#### Site Access

##### IL 25 @ West Site Access

- Per the IDOT BDE Manual, Figure 36-3D, a southbound left turn lane should be provided on IL 25 (see *Appendix E*).
- Per the IDOT BDE Manual, Figure 36-3A, a separate northbound right turn lane may not be needed (see *Appendix E*).
- The Lincoln Valley on the Fox approach should have one inbound and two outbound lanes, striped for separate left and right turn lanes.
- Exiting site traffic should have Stop control.

##### Banbury Road Site Access

- Per the site plan, the northern street intersection will align opposite Oak Crest Drive.
- The southern street will be a 3-way intersection.
- Separate northbound left turn or right turn lanes should not be needed at either street intersection.
- Both streets should have one inbound and one outbound lane.
- Exiting site traffic should have Stop control.



### On-Site Planning Elements

#### Street Design

- All streets throughout the subdivision will have a 60-foot Right-of-Way (ROW).
- Pedestrian sidewalks will be provided along both sides of all roadways within the subdivision.

#### Parking

- Per the North Aurora Code of Ordinances, Title 17, Section 13.13, titled "Required off-street parking spaces", there is a requirement of two parking spaces per dwelling unit for Multi-Family, Single-Family, and Townhouse developments. It is GHA's understanding that the provided number of parking spaces meets code requirements.

### Part V. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

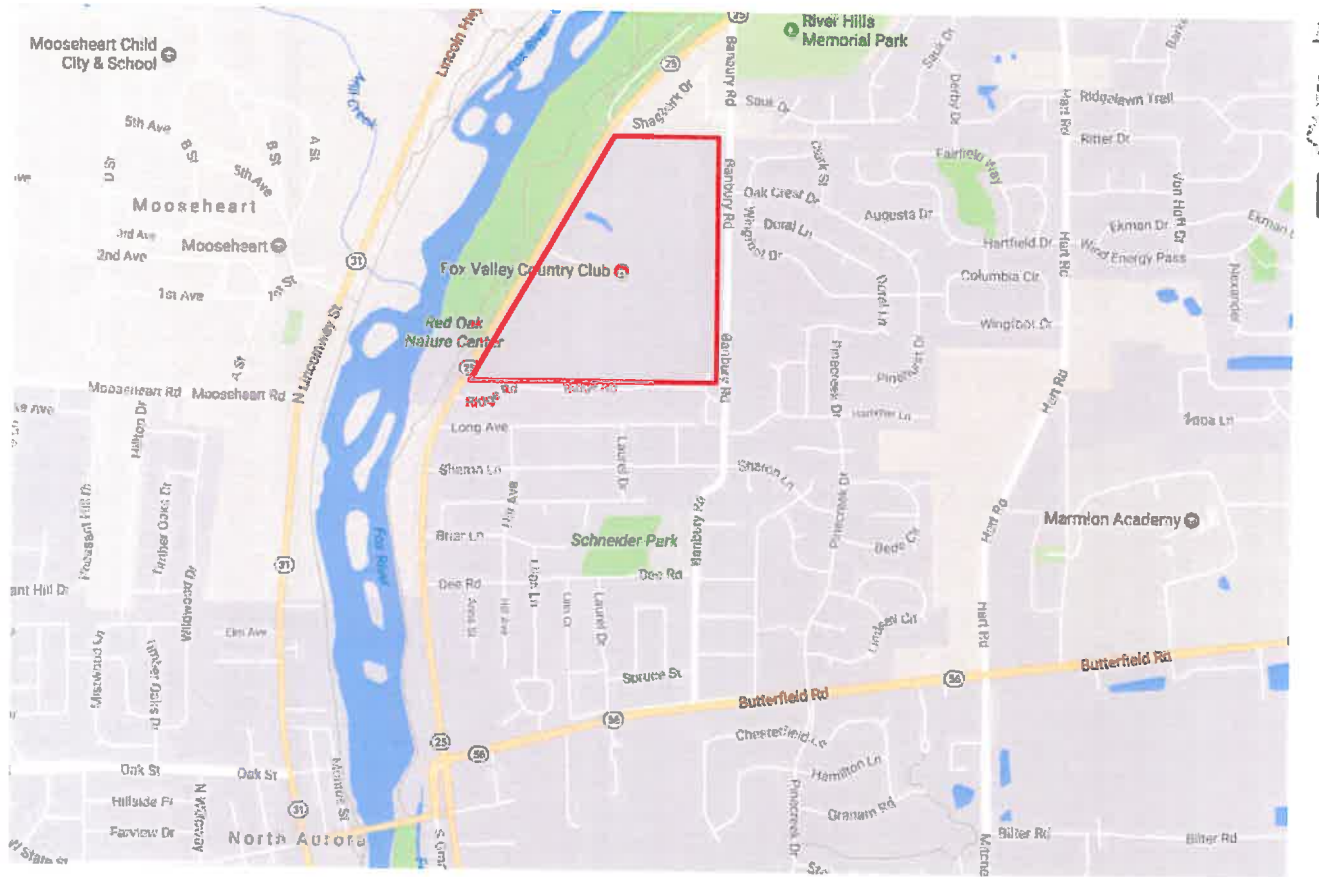
#### Exhibits

1. Site Location Map
2. Photo Inventory
3. Existing Traffic
4. 2025 No-Build Traffic
5. Site Plan
6. Project Traffic Characteristics
7. Site Traffic
8. 2025 Total Traffic
9. Intersection LOS & Queue Analysis

#### Appendices

- A. Traffic Count Summary Sheets
- B. CMAP Correspondence
- C. Trip Generation References
- D. Capacity Analyses Printouts
- E. Turn Lane Warrants

## EXHIBITS



**Proposed Lincoln Valley on the Fox Residential Development – North Aurora, Illinois**

**GHA GEWALT HAMILTON  
ASSOCIATES, INC.**

**Exhibit 1  
Location Map**



Looking northwest at River St site entrance approach



Looking northeast along River St at site entrance



Looking northeast along River St toward site entrance



Looking southwest along River St towards site entrance



Looking north along Banbury Rd approach to River St



Looking northeast along River St at Banbury Rd



Looking southwest along River St at Banbury Rd



Looking north along Banbury Rd approach to Oak Crest Dr



Looking west along Oak Crest Dr approach to Banbury Rd



Looking east across Banbury Rd to Oak Crest Dr



Looking north across Butterfield Rd at Banbury Rd



Looking west along Butterfield Rd at Banbury Rd





Looking east along Butterfield Rd approach at River St



Looking east along Butterfield Rd approach at River St



Looking east along Butterfield Rd approach at River St



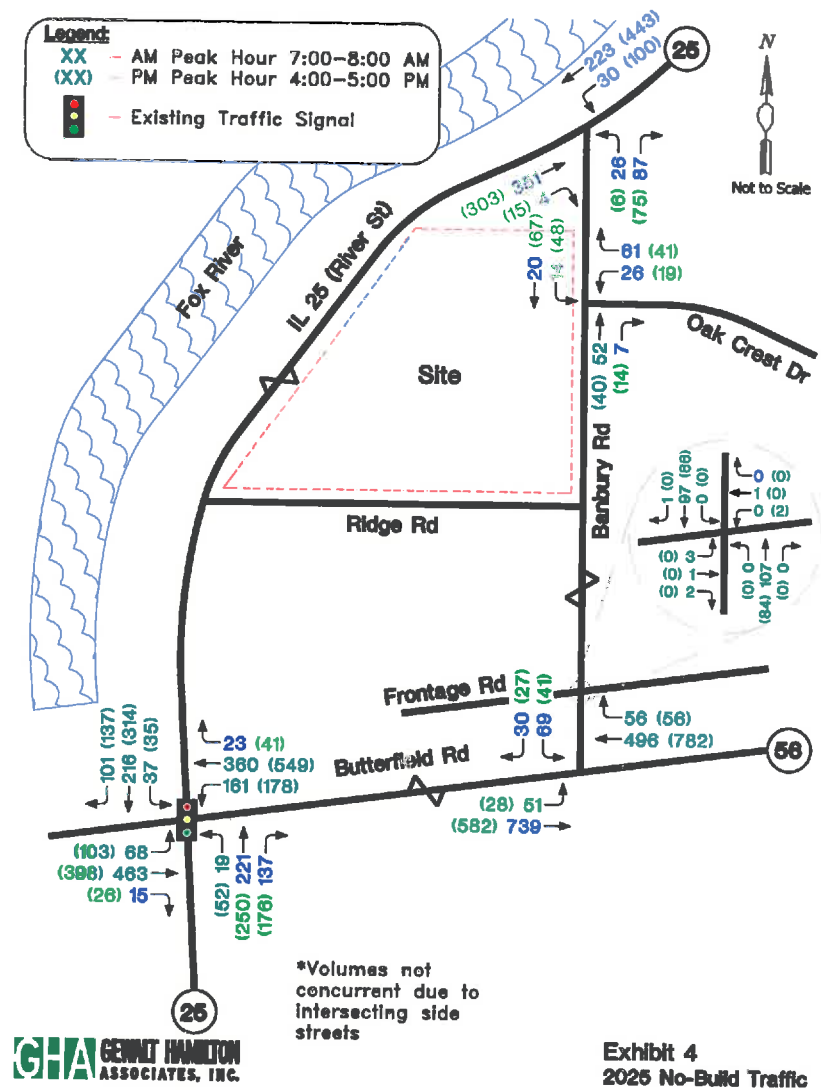
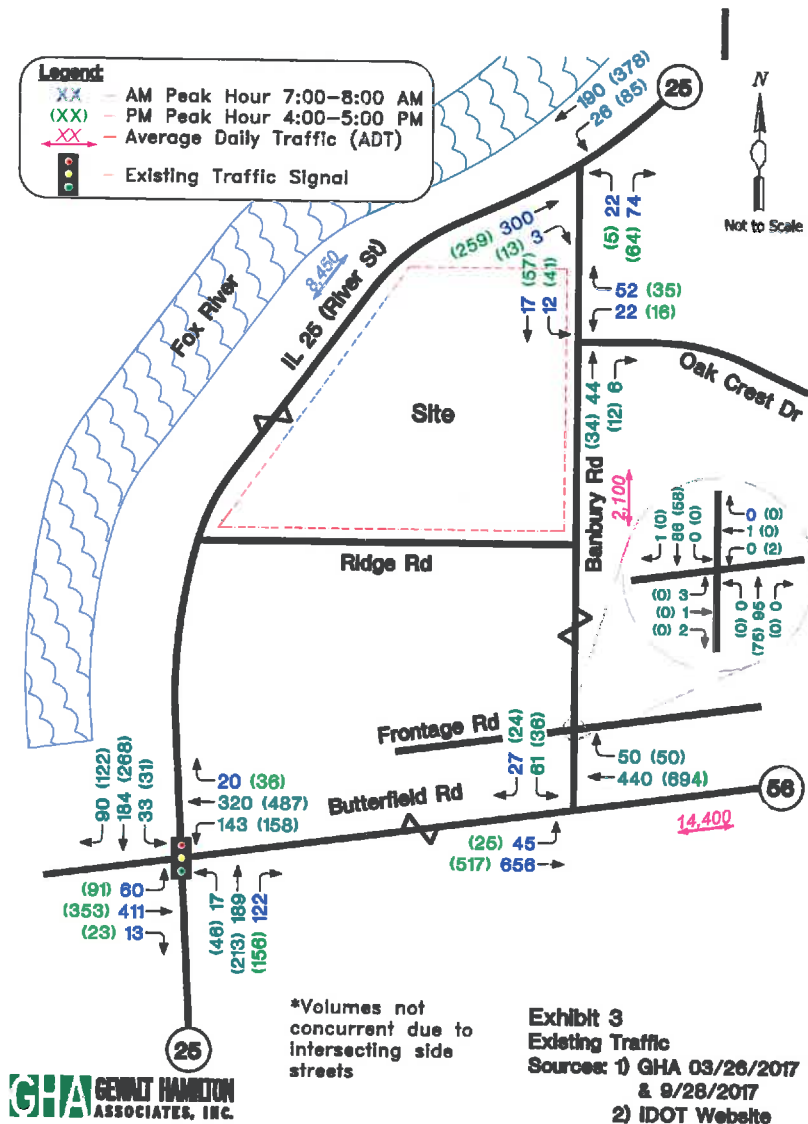
Looking west along River Rd approach at Butterfield Rd



Looking south along Butterfield Rd at River St

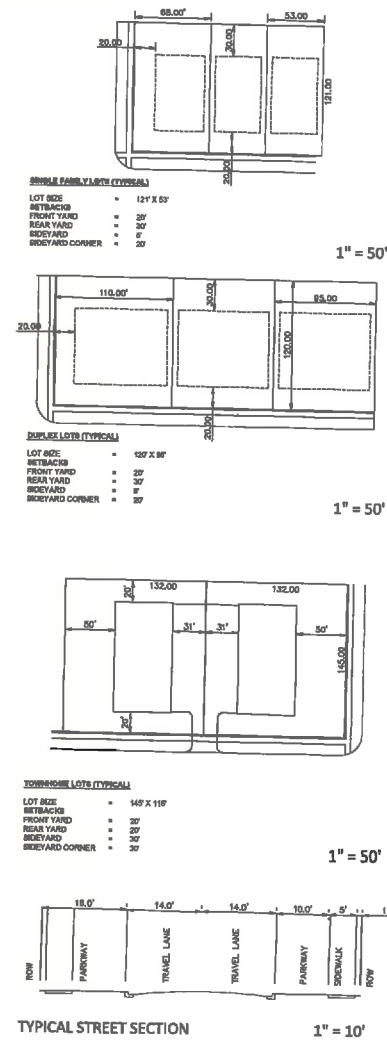
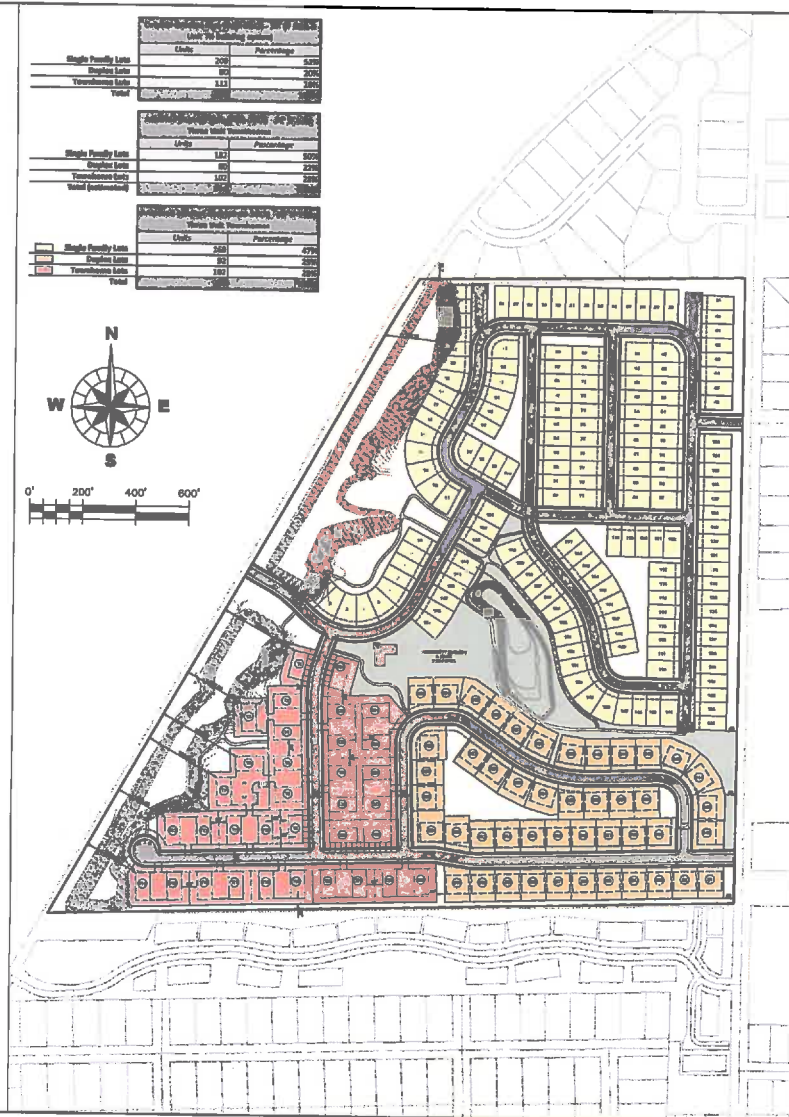
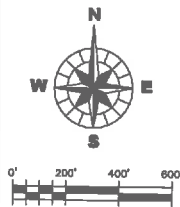
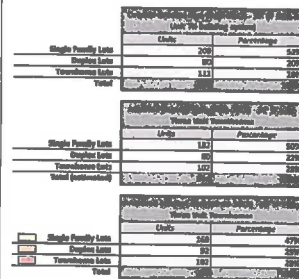


Looking west along River Rd at Butterfield Rd





NEW DATA	ASBURY
TOTAL SITE AREA:	108.10
ROUTE 25 R.O.W. DEDICATION:	3.79
SANBURY ROAD R.O.W. DEDICATION:	1.77
UNDEVELOPABLE SITE AREA:	908.68
PROPOSED PRIVATE:	16.55
PROPOSED PERMANENT ROAD EASEMENT:	0.86
SINGLE FAMILY LOT AREA:	26.37
DUPLEX LOT AREA:	12.82
TOWNHOME LOT AREA:	13.10
PROPOSED OPEN SPACE:	32.94

[illegible]

**Exhibit 6**  
**Project Traffic Characteristics**  
*Lincoln Valley on the Fox - North Aurora, Illinois*

**Part A. Traffic Generation Calculations**

		ITE Code	Weekday Peak Hours						Daily Sum
Size			Morning			Evening			
			In	Out	Sum	In	Out	Sum	
Single Family Lots	169 Dwellings	#210	31	94	125	106	62	168	1680
Duplex Lots (2-Story)	92 Dwellings	#220	10	34	44	35	20	55	650
Townhomes (3-Story)	102 Dwellings	#221	9	26	35	27	18	45	550
Totals = 363 Dwellings			50	154	204	168	100	268	2,880

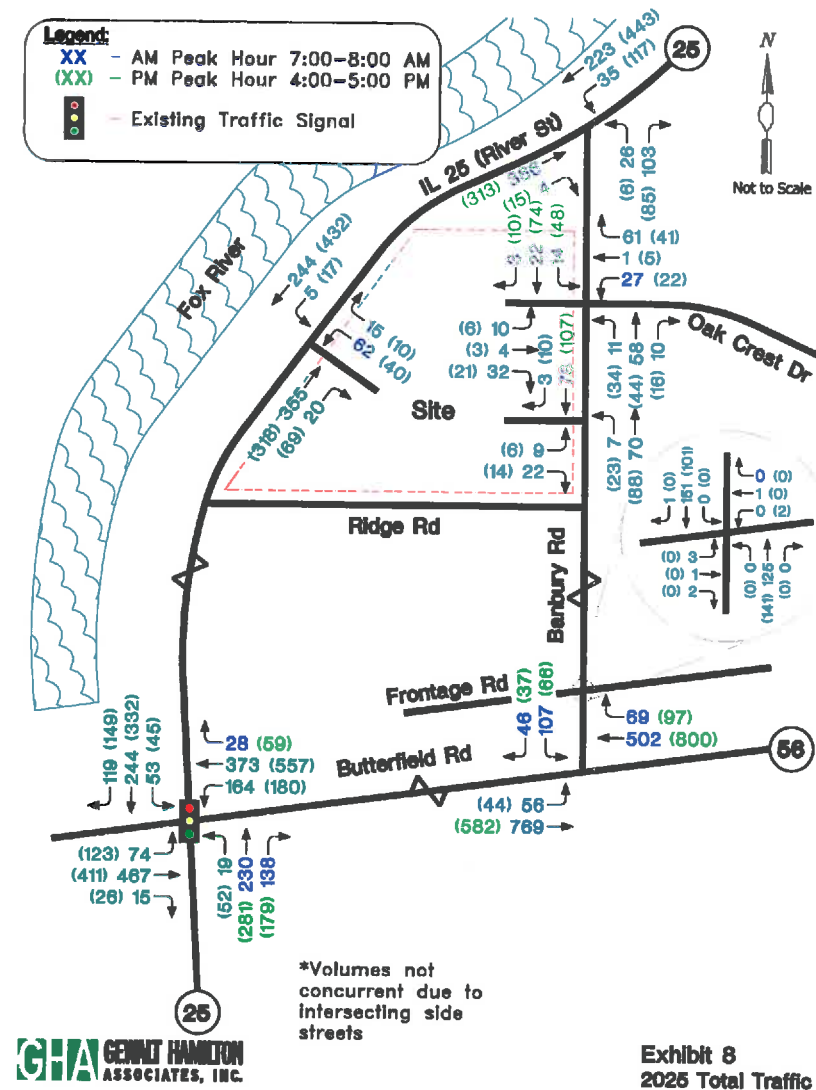
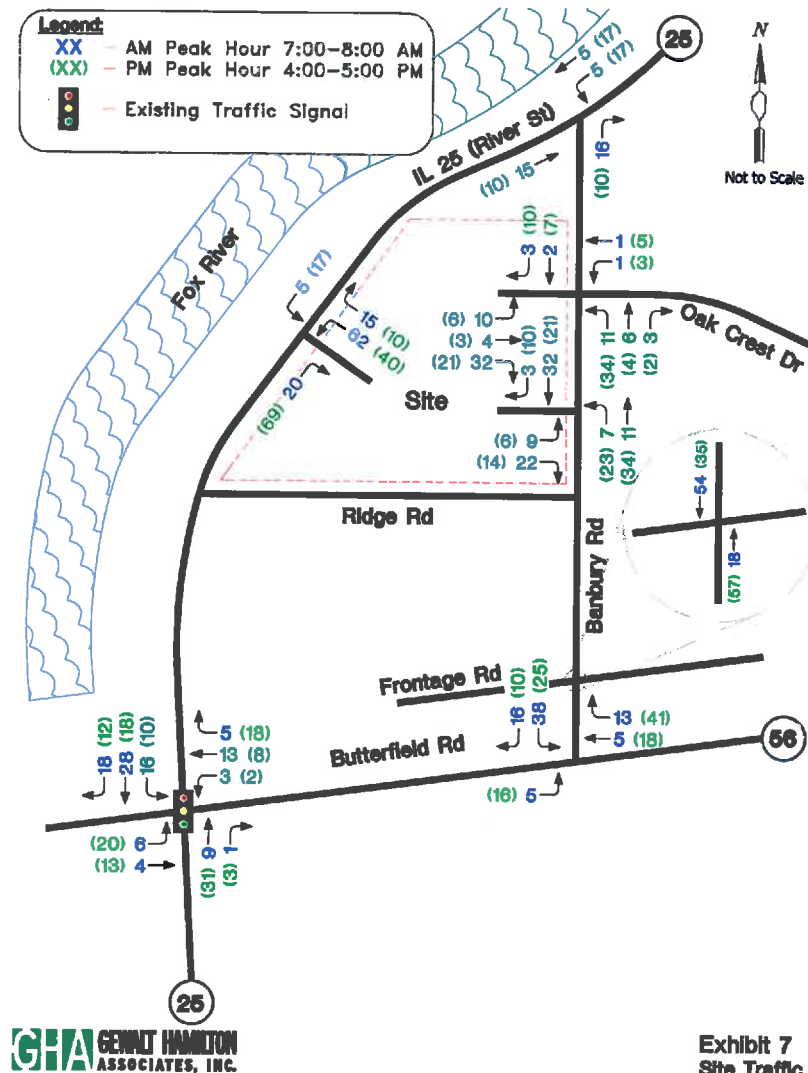
Notes:

1) Source: *Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)*.

**Part B. Trip Distribution**

Route & Direction	Percent Use To/From Site
IL 25 (River Road)	
- North of Banbury Road	20%
- South of IL 56	20%
IL 56 (Butterfield Road)	
- East of Banbury Road	35%
- West of IL 25	20%
Oak Crest Drive	
- East of Banbury Road	5%
<b>Totals =</b>	<b>100%</b>

**GHA** GEWALT HAMILTON  
ASSOCIATES, INC.



**Exhibit 9**  
**Intersection Capacity and Queue Analyses**  
*Lincoln Valley on the Fox - North Aurora, Illinois*

**Part A. Parameters - Type of Traffic Control** (Sources: 2016 Highway Capacity Manual)

**I. Traffic Signals**

LOS	Delay (sec / veh)
A	<10
B	>10 and <20
C	>20 and <35
D	>35 and <55
E	>55 and <80
F	>80

Description
All signal phases clear waiting vehicles without delay
Minimal delay experienced on select signal phases
Some delay experienced on several phases; often used as design criteria
Usually considered as the acceptable delay standard
Very long delays experienced during the peak hours
Unacceptable delays experienced throughout the peak hours

**II. Stop Sign**

LOS	Delay (sec / veh)
A	< 10
B	>10 and < 15
C	>15 and < 25
D	>25 and < 35
E	>35 and < 60
F	>60

**Part B. Results**

Part B. Results		Roadway Conditions	LOS Per Movement By Approach												Intersection / Approach	
			- * Non Critical or not Allowed Movement													
			- ** Manual Lane													
			Eastbound			Westbound			Northbound			Southbound				
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	Delay (sec / veh)	LOS	
1. E. 25 & E. 98																
		Signalized														
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)		• Current		C	C	C	C	B	C	B	C	B	B	C	22.8	C
• 95th Queue Length (ft)		48	337	-	115	224	-	12	284	-	22	113	87	-	-	-
2025 No-Build Traffic (See Exhibit 5)		• Current		C	C	C	C	B	C	C	C	B	C	24.5	C	
• 95th Queue Length (ft)		52	374	-	125	237	-	15	369	-	28	146	81	-	-	-
2025 Total Traffic (See Exhibit 6)		• Current		C	C	C	C	B	C	C	C	B	C	25.3	C	
• 95th Queue Length (ft)		56	378	-	128	248	-	15	369	-	38	172	97	-	-	-
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)		• Current		C	C	C	C	C	C	B	C	B	C	27.1	C	
• 95th Queue Length (ft)		79	357	-	129	474	-	33	306	-	22	184	103	-	-	-
2025 No-Build Traffic (See Exhibit 5)		• Current		C	C	C	D	C	C	C	C	C	C	39.8	C	
• 95th Queue Length (ft)		89	386	-	142	578	-	39	382	-	27	227	123	-	-	-
2025 Total Traffic (See Exhibit 6)		• Current		C	C	C	D	C	C	C	C	C	C	34.4	C	
• 95th Queue Length (ft)		108	386	-	144	685	-	40	436	-	35	243	136	-	-	-
2. E. 59 & Bensbury Rd																
		TWBC - SB Steps														
		SB Approach Delay														
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)		• Current		A	-	-	-	-	-	-	C	-	B	18.2	C	
• 95th Queue Length (ft)		5	-	-	-	-	-	-	-	-	23	-	5	-	-	-
2025 No-Build Traffic (See Exhibit 5)		• Current		A	-	-	-	-	-	-	D	-	B	21.3	C	
• 95th Queue Length (ft)		5	-	-	-	-	-	-	-	-	30	-	5	-	-	-
2025 Total Traffic (See Exhibit 6)		• Current		A	-	-	-	-	-	-	D	-	B	27.3	D	
• 95th Queue Length (ft)		5	-	-	-	-	-	-	-	-	60	-	8	-	-	-
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)		• Current		A	-	-	-	-	-	-	C	-	B	17.1	C	
• 95th Queue Length (ft)		3	-	-	-	-	-	-	-	-	19	-	5	-	-	-
2025 No-Build Traffic (See Exhibit 5)		• Current		A	-	-	-	-	-	-	C	-	C	19.3	C	
• 95th Queue Length (ft)		3	-	-	-	-	-	-	-	-	15	-	6	-	-	-
2025 Total Traffic (See Exhibit 6)		• Current		B	-	-	-	-	-	-	D	-	C	23.8	C	
• 95th Queue Length (ft)		5	-	-	-	-	-	-	-	-	30	-	10	-	-	-

<b>3. Bensbury Rd &amp; Foxings Rd</b>		<b>TWBC - EBWB Steps</b>		<b>EBWB Approach Delay</b>	
<b>A. Weekday Morning Peak Hour</b> Existing Traffic (See Exhibit 3)		• Current	> A < B < C < D < E < F	10.1	B
<b>2025 No-Build Traffic (See Exhibit 5)</b>		• Current	> A < B < C < D < E < F	10.3	B
<b>2025 Total Traffic (See Exhibit 6)</b>		• Current	> B < C < D < E < F	10.8	B
<b>B. Weekday Evening Peak Hour</b> Existing Traffic (See Exhibit 3)		• Current	> A < B < C < D < E < F	9.2	A
<b>2025 No-Build Traffic (See Exhibit 5)</b>		• Current	> A < B < C < D < E < F	9.3	A
<b>2025 Total Traffic (See Exhibit 6)</b>		• Current	> A < B < C < D < E < F	9.9	A
<b>4. Bensbury Rd &amp; SE Avenue Dr</b>		<b>TWBC - SB Steps</b>		<b>SB Approach Delay</b>	
<b>A. Weekday Morning Peak Hour</b> 2025 Total Traffic (See Exhibit 6)		• As Planned	> A < B < C < D < E < F	9.0	A
<b>B. Weekday Evening Peak Hour</b> 2025 Total Traffic (See Exhibit 6)		• As Planned	> A < B < C < D < E < F	9.3	A
<b>5. Bensbury Rd &amp; Oak Creek Dr</b>		<b>TWBC - WB Steps</b>		<b>WB Approach Delay</b>	
<b>A. Weekday Morning Peak Hour</b> Existing Traffic (See Exhibit 3)		• Current	> A < B < C < D < E < F	9.1	A
<b>2025 No-Build Traffic (See Exhibit 5)</b>		• Current	> A < B < C < D < E < F	9.2	A
<b>2025 Total Traffic (See Exhibit 6)</b> -EB Also Steps		• As Planned	> A < B < C < D < E < F	9.5	A
<b>B. Weekday Evening Peak Hour</b> Existing Traffic (See Exhibit 3)		• Current	> A < B < C < D < E < F	9.2	A
<b>2025 No-Build Traffic (See Exhibit 5)</b>		• Current	> A < B < C < D < E < F	9.4	A
<b>2025 Total Traffic (See Exhibit 6)</b> -EB Also Steps		• As Planned	> A < B < C < D < E < F	10.5	B
<b>6. E. 25 &amp; Bensbury Rd</b>		<b>TWBC - NB Steps</b>		<b>NB Approach Delay</b>	
<b>A. Weekday Morning Peak Hour</b> Existing Traffic (See Exhibit 3)		• Current	> A < B < C < D < E < F	11.7	B
<b>2025 No-Build Traffic (See Exhibit 5)</b>		• Current	> A < B < C < D < E < F	12.8	B
<b>2025 Total Traffic (See Exhibit 6)</b>		• Current	> A < B < C < D < E < F	13.2	B
<b>B. Weekday Evening Peak Hour</b> Existing Traffic (See Exhibit 3)		• Current	> A < B < C < D < E < F	11.0	B
<b>2025 No-Build Traffic (See Exhibit 5)</b>		• Current	> A < B < C < D < E < F	11.9	B
<b>2025 Total Traffic (See Exhibit 6)</b>		• Current	> A < B < C < D < E < F	12.2	B
<b>7. E. 25 &amp; West Side Avenue</b>		<b>TWBC - WB Steps</b>		<b>WB Approach Delay</b>	
<b>A. Weekday Morning Peak Hour</b> 2025 Total Traffic (See Exhibit 6)		• As Planned	> A < B < C < D < E < F	13.9	B
<b>B. Weekday Evening Peak Hour</b> 2025 Total Traffic (See Exhibit 6)		• As Planned	> A < B < C < D < E < F	16.3	C



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