



**PLAN COMMISSION AGENDA  
VILLAGE HALL BOARD ROOM  
25 E. STATE STREET  
TUESDAY, SEPTEMBER 4, 2018  
7:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated July 10, 2018.

**PUBLIC HEARING**

1. **Petition #18-09** Consideration of the Final Plat of Lincoln Valley Subdivision
2. **Petition #18-10** Consideration of the Lincoln Valley Phase 1 – Final Plat

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**NEW BUSINESS**

1. **Petition #18-09** Consideration of the Final Plat of Lincoln Valley Subdivision
2. **Petition #18-10** Consideration of the Lincoln Valley Phase 1 – Final Plat

**OLD BUSINESS**

1. None.

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
SPECIAL PLAN COMMISSION MEETING MINUTES  
JULY 10, 2018**

**CALL TO ORDER**

Trustee Rivecco called the meeting to order. Rivecco noted that this special meeting was scheduled to replace the meeting that was originally July 3<sup>rd</sup>.

**ROLL CALL**

**In attendance:** Commissioners Mark Rivecco, Anna Tuohy, Aaron Anderson, Tom Lenkart, Connie Holbrook.

**Not in attendance:** Chairman Mike Brackett, Co-Chairman Jennifer Duncan, Commissioner Mark Bozik, Commissioner Doug Botkin.

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

**APPROVAL OF MINUTES**

**1. Approval of Plan Commission Minutes dated April 3, 2018**

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

**PUBLIC HEARING**

**1. Petition #18-08 (110 Oak Street) The petitioner requests a map amendment to rezone the subject property from O-R Office Research District to R-1 Single Family Residence District**

Commissioner Rivecco opened the public hearing. Community & Economic Development Director Mike Toth introduced the petitioner.

**John Demars, 1203 Cantigny Court, North Aurora** – Demars said that he is the current owner of the property at 110 Oak Street in North Aurora. He purchased it in 2005 to open a business and also reside there. At the time, he asked for a B-2 zoning and was given O-R. He was given zoning for a residence on the top floor and business on the main floor. Demars said he ran his business for 7 to 8 years and then moved the business elsewhere. He has the house up for sale and when the prospective buyers went for a loan, the bank refused since if the home were to burn down, it can only be rebuilt as O-R. Demars requested zoning the property back to R-1.

Toth noted that the Comprehensive Plan recommends single family for the property.

Rivecco closed the public portion of the hearing at this time.

Motion made by Commissioner Lenkart and seconded by Commissioner Tuohy to accept the findings of the petitioner and the Staff Report to change the zoning from O-R Office Research District to R-1 Single Family Residence District. **Roll Call Vote:** Commissioner Lenkart – yes, Commissioner Tuohy – yes, Commissioner Holbrook – yes, Commissioner Anderson – yes, Commissioner Rivecco – yes. **Motion approved (5-0).**

Rivecco reopened the public hearing for petition #18-07.

**2. Petitioner #18-07 The Village of North Aurora requests a Text Amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) regarding small wireless facilities**

Bosco said there this item was to be placed on the agenda for the evening's meeting, however, the Village Attorney still wanted to review before being presented to the Plan Commission. This will be discussed at the next Plan Commission meeting.

Rivecco said he would close the hearing and table the issue to the next Plan Commission meeting.

Bosco said that the small cell wireless bill is a state law that went into effect June 1<sup>st</sup>. The Village has 60 days to pass an ordinance to regulate small cell wireless facilities in right of ways. Small cell is telecommunication antennae systems that are about six cubic feet. The law states that telecommunication wireless companies can put these anywhere throughout town or anywhere on private property on commercial and industrial zoned properties. State regulations state that they cannot put them on a higher than 45-foot pole.

Bill Slaker of North Aurora asked, if a property is zoned B2 but is used as a residence, the wireless facility would be allowed. Answer was yes.

Further discussion was tabled to a future Plan Commission meeting.

### **PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

Mike Toth noted the following:

1. Lincoln Valley on the Fox – Approved by the Village Board. All of the conditions from the Plan Commission and staff were either approved or conceived by the developer. The only thing that did not pass was the setback.
2. MOKA Coffee Shop at 24 S. Lincolnway – Building permit was approved. IDOT required the south access point adjacent to John to be closed. There will be one access off of Route 31 and one off of John Street.
3. 511 Sharon Lane fence variation – approved by the Village Board.
4. Business District Design Guidelines – approved by the Village Board.

Holbrook asked what can be done to restrict parking on both sides of the road by Fern Elementary and Hawksley & White Oak. Holbrook said that it is a busy thoroughfare and cars speed through the area. This is a concern in June and July during baseball games as well as during school functions. Bosco said he would speak with Chief Fisher tomorrow regarding the issue.

### **ADJOURNMENT**

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

Respectfully Submitted,

Lori J. Murray  
Village Clerk

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

**To:** Plan Commission Members

cc: Steve Bosco, Village Administrator

**Prepared By:** Mike Toth, Community and Economic Development Director

**Date:** September 4, 2018

**Request:** Petition #18-09 -- Final Plat of Lincoln Valley Subdivision

---

### **BACKGROUND**

D.R. Horton, Inc. - Midwest has applied for approval of the Final Plat of Lincoln Valley Subdivision. On June 18, 2018, the Board of approved the Preliminary Plat of Lincoln Valley Subdivision. The Village Engineer has determined that the Final Plat of Lincoln Valley Subdivision is in substantial compliance with the Preliminary Plat of Lincoln Valley Subdivision.

Section 16.36.060 of the Subdivision Control Ordinance requires that final plats of subdivision be approved through a Subdivision Ordinance public hearing process (newspaper notification only), which includes a Plan Commission recommendation to the Village Board for final approval.

Staff notes that Ordinance #18-06-18-03, granting Map Amendments and a Special Use for a residential Planned Unit Development for Lincoln Valley on the Fox, allows D.R. Horton the right to commence excavation and mass grading prior to final plat approval. Final plat approval is required prior to building permit issuance.

D.R. Horton requested approval from the Village Board to ensure proper closing of the property in September. On August 20, 2018, the Village Board approved the Final Plat of Lincoln Valley Subdivision, pending the outcome of a Plan Commission public hearing. If the Plan Commission recommends against the approval, the Final Plat of Lincoln Valley Subdivision would then go back to the Board for final consideration.

### **Attachments:**

1. Proposed Final Plat of Lincoln Valley Subdivision
2. Village Engineer approval letter, dated August 14, 2018
3. Preliminary Plat of Lincoln Valley Subdivision
4. Public Hearing Notice, published August 20, 2018 in the Daily Herald

BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH  
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS.

**TARGET INDEX NUMBERS**  
12-34-100-009  
12-34-100-010  
NORTH AURORA, ILLINOIS

100 50 0 10  
SCALE: 1 MHz = 100 PPM

### VICINITY MAP

[illegible][illegible][illegible]

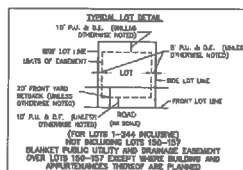
SURVEYOR'S CERTIFICATE

STATE OF ALABAMA  
COUNTY OF OUFAY  
THIS IS TO CERTIFY THAT THIS PROPOSED SUBDIVISION IS A GENERAL REPRESENTATION OF  
THE FUTURE UNDER VILLAGE SUBDIVISION PARAGRAPHS 1 AND 2 TO BE PREPARED AND  
RECORDED IN ACCORDANCE WITH VILLAGE PLATING ORDINANCE  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

PETER A. BLASSER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-000037  
EXPIRES APRIL 30, 2019

#### LEGAL DESCRIPTION

WAT PART OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEER CREEK, FILLMORE COUNTY, MINNESOTA, COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEER CREEK, FILLMORE COUNTY, MINNESOTA, THENCE SOUTH 6 DEGREES 14 MINUTES WEST ALONG THE CENTER LINE OF SAID ROAD OR QUARTER SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE TO THE EAST, TO THE EASTLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, THENCE TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 71 DEGREES 15 MINUTES WEST ALONG THE RIGHT OF WAY LINE OF SAID RAILROAD 176.8 FEET TO THE NORTH LINE OF SECTION 34, THENCE NORTH 88 DEGREES 50 MINUTES EAST ALONG SAID NORTH LINE 128.9 FEET TO THE EASTLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, RANGE CORNER, CLINGER, EXCEPT WHAT PART DESIGNATED FOR DOCUMENT 879481 FOR RAILROAD ROUTE 25.



PREPARED FOR:  
D.R. HORTON—MIDWEST,  
A CALIFORNIA CORPORATION  
750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, IL 60061  
(847) 382-8100

**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100A, Winnetka, Illinois  
 800-322-8678 Fax: 830.862.2100 FAX: 830.862.2199  
 E-Mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

DESIGN NO.: 837015 FILE NAME: PROPOSED FINAL PLAN  
 DRAIN BY: A/S FLD. BK. / PG. NO.: D62/1-12 & NOTES  
 COMPLETION DATE: 07-31-18 JOB NO.: 637.013



**REMPE-SHARPE**  
& Associates, Inc.

Principals

J. Bibby	P.E. S.E.
D. Watson	P.E.
B. Aderman	P.E.
B. Bennett	P.E. CFM
N. Dornfeld	P.E.
L. Vo	P.E.

**CONSULTING ENGINEERS**

324 West State Street  
Geneva, Illinois 60134  
Phone: 630/232-0827 – Fax: 630/232-1629

August 14, 2018

Village of North Aurora  
25 East State Street  
North Aurora, IL 60542

Attn: Mike Toth

Re: Lincoln Valley Overall Plat

File: NA-547

Dear Mike,

Rempe-Sharpe has reviewed the Lincoln Valley overall final Plat of Subdivision (attached) relative to conformance with preliminary plat. All aspects of the plat are in exact accordance, except that an upgraded 45' wide stormwater overflow route has been added on the south perimeter of out lot 247 per staff request (as shown on the attached exhibit).

The engineer therefore recommends approval of the Lincoln Valley final Plat of Subdivision dated July 31, 2018 by Cemcon, Ltd. for developer D.R. Horton – Midwest.

Very truly yours,

REMPE-SHARPE AND ASSOCIATES, INC.  
BY:

James J. Bibby, P.E., S.E.  
Principal

Attachment – Overall Plat

BEING A PART OF SECTION 34, TOWNSHIP 30 NORTH  
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS.

BEING A PART OF SECTION 34, TOWNSHIP 30 NORTH  
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS.

**PAPER INDEX NUMBERS:**  
12-34-100-808  
12-34-100-010  
NORTH AURORA, ILLINOIS



## VICINITY MAP

### LOT AREA TABLE

[illegible]

**LEGEND**

- [illegible]

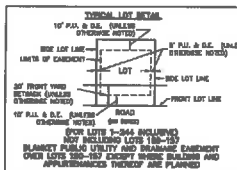
## NOTES

[illegible]

STATE OF ALABAMA )  
                          ) IN  
COUNTY OF BUREAU )  
  
THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION IS A GENERAL REPRESENTATION OF  
THE TRACT LINGULI COUNTRY SUBDIVISION PLAT NO. 2, TO BE PREPARED AND  
RECORDED IN ACCORDANCE WITH VILLAGE PLATING ORDINANCE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018.

**LEGAL DESCRIPTION**

[illegible]

PREPARED FOR  
D.R. HORTON—MIDWEST,  
A CALIFORNIA CORPORATION  
750 E. BUNKER COURT, SUITE  
VERNON HILLS, IL 60061  
(847) 382-8100

**PROPOSED BY**  
**CEMCON, Ltd.**  
Concrete Engineers, Ltd. (Incorporated in England)  
22ND FLOOR, Old Court, 5, Abchurch Lane, London EC4N 3DF  
TELEPHONE: 01-479 7000 FAX: 01-479 7000  
E-Mail: [enquiries@cemcon.com](mailto:enquiries@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

ORDER NO.: 637913 FILE NAME: PROPOSED FINAL PLAT  
DRAWN BY: A.S. P.L.A. INC. / P.O. BOX 1021-12 & NOTES  
COMPLETION DATE: 87-03-05 JOB NO. 637-013



A map showing a river flowing through a landscape. A black rectangular area is highlighted on the right bank of the river, with an arrow pointing to it from the text "PROJECT LOCATION".

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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  
September 4, 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 Com-  
mission to consider an application from D.R. Horton, Inc. -  
Midwest for the Final Plat of Lincoln Valley Subdivision.  
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 MERID-  
IAN, DESCRIBED AS FOLLOWS: COMMENCING AT  
THE NORTHEAST CORNER 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 2337.4 FEET;  
THENCE SOUTH 89 DEGREES 13 MINUTES WEST 2600.6  
FEET TO THE EASTERLY RIGHT OF WAY LINE OF  
THE BATAVIA BRANCH OF THE CHICAGO, BURLING-  
TON AND QUINCY RAILROAD COMPANY; THENCE  
NORTH 29 DEGREES 39 MINUTES EAST ALONG SAID  
RIGHT OF WAY LINE 2583 FEET; THENCE NORTH  
EASTERLY ON A CURVE ALONG SAID RIGHT OF WAY  
LINE 174.5 FEET TO THE NORTH LINE OF SECTION 34;  
THENCE NORTH 88 DEGREES 56 MINUTES EAST  
ALONG SAID SECTION LINE 129 FEET TO THE POINT  
OF BEGINNING, IN THE TOWNSHIP OF BATAVIA,  
KANE COUNTY, ILLINOIS.  
Property Index Numbers: 12-34-100-109 and 12-34-100-110  
The address of the Applicant, D.R. Horton, Inc. - Midwest,  
is 750 East Bunker Court, Suite 500, Vernon Hills, Illinois  
60061 and the Applicant's phone number is 847-342-9100.  
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 60142.  
Published In Daily Herald August 20, 2018 (4507456)

# Final Plat of Subdivision Lincoln Valley

## CERTIFICATE OF PUBLICATION Paddock Publications, Inc.

### Fox Valley Daily Herald

Corporation organized and existing under and by virtue of the laws of the  
State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the  
Fox Valley DAILY HERALD. That said Fox Valley DAILY HERALD  
is a secular newspaper, published in Elgin and has been circulated daily  
in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin,  
Elburn, Geneva, Gilberts, Hampshire, Montgomery, North Aurora,  
Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne,  
West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the  
date of the first publication of the notice hereinafter referred to and is of  
general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as  
defined in "an Act to revise the law in relation to notices" as amended in  
1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5.

That a notice of which the annexed printed slip is a true copy,  
was published August 20, 2018  
in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK  
PUBLICATIONS, Inc., has caused this certificate to be signed by, this  
authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY Danula Baetz  
Designee of the Publisher and Officer of the Daily Herald

Control # 4507456

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

**To:** Plan Commission Members

cc: Steve Bosco, Village Administrator

**Prepared By:** Mike Toth, Community and Economic Development Director

**Date:** September 4, 2018

**Request:** Petition #18-10 -- Lincoln Valley Phase 1 – Final Plat

---

### **BACKGROUND**

D.R. Horton, Inc. - Midwest has applied to the Village of North Aurora for approval of the Lincoln Valley Phase 1 – Final Plat. On June 18, 2018, the President and Board of Trustees approved Ordinance #18-06-18-03 granting Map Amendments and a Special Use for a residential Planned Unit Development for Lincoln Valley on the Fox. Ordinance #18-06-18-03 allows for the development of Lincoln Valley on the Fox in phases. D.R. Horton is now requesting approval of the Lincoln Valley Phase 1 – Final Plat. The Village Engineer has reviewed and approved the overall phasing plan. The Village Engineer has also reviewed the Lincoln Valley Phase 1 – Final Plat conditioned signing and recording of the plat until the four (4) conditions are met.

Section 16.36.060 of the Subdivision Control Ordinance requires that final plats of subdivision be approved through a Subdivision Ordinance public hearing process (newspaper notification only), which includes a Plan Commission recommendation to the Village Board for final approval.

D.R. Horton requested approval from the Village Board to ensure proper closing of the property in September. On August 20, 2018, the Village Board approved the Lincoln Valley Phase 1 – Final Plat, pending the outcome of a Plan Commission public hearing. If the Plan Commission recommends against the approval, the Final Plat of Lincoln Valley Subdivision would then go back to the Board for final consideration.

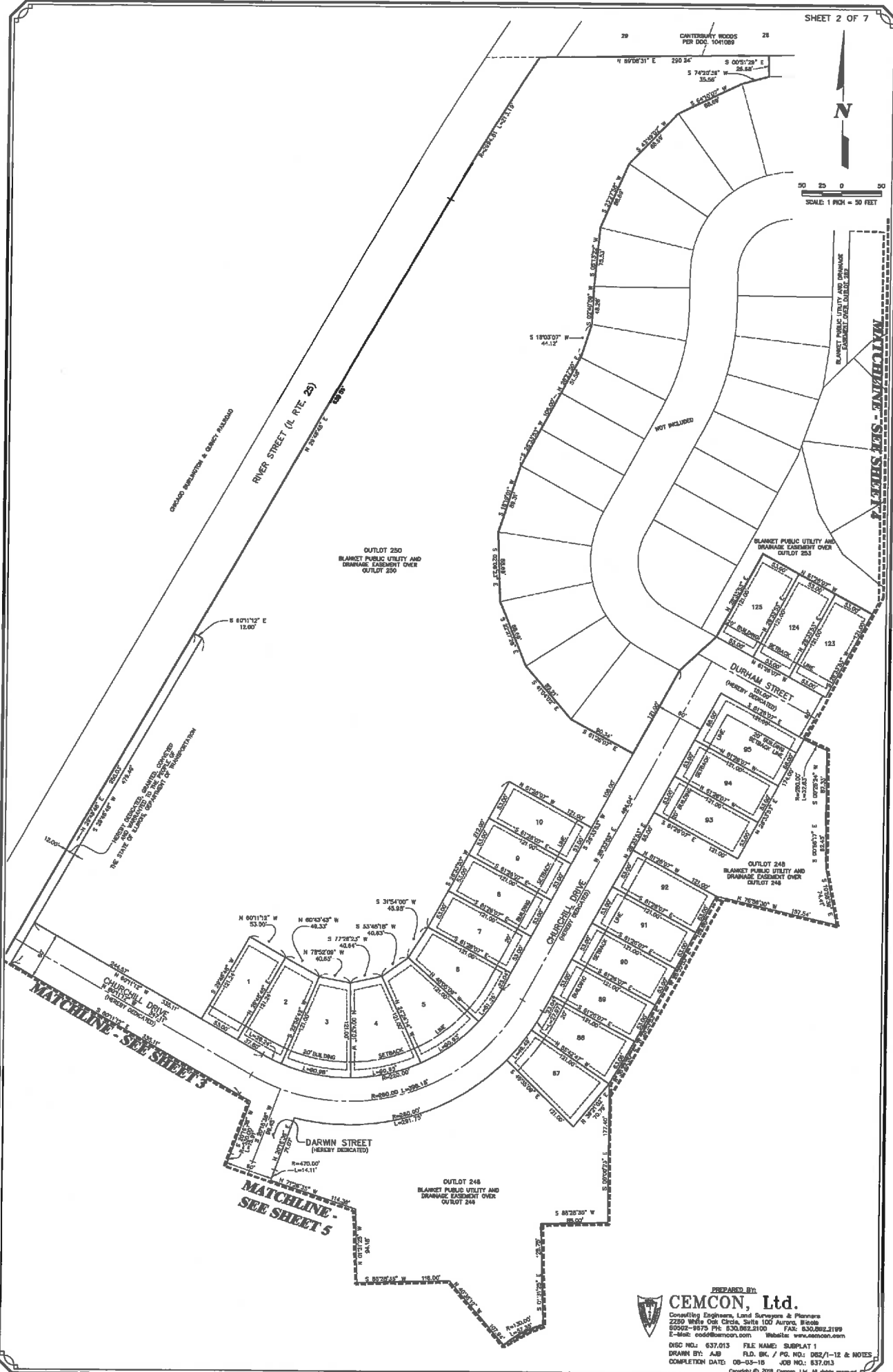
#### **Attachments:**

1. Proposed Lincoln Valley Phase 1 – Final Plat
2. Village Engineer Phasing Plan approval letter, dated August 14, 2018
3. Village Engineer Lincoln Valley Phase 1 – Final Plat approval letter, dated August 14, 2018
4. Public Hearing Notice, published August 20, 2018 in the Daily Herald





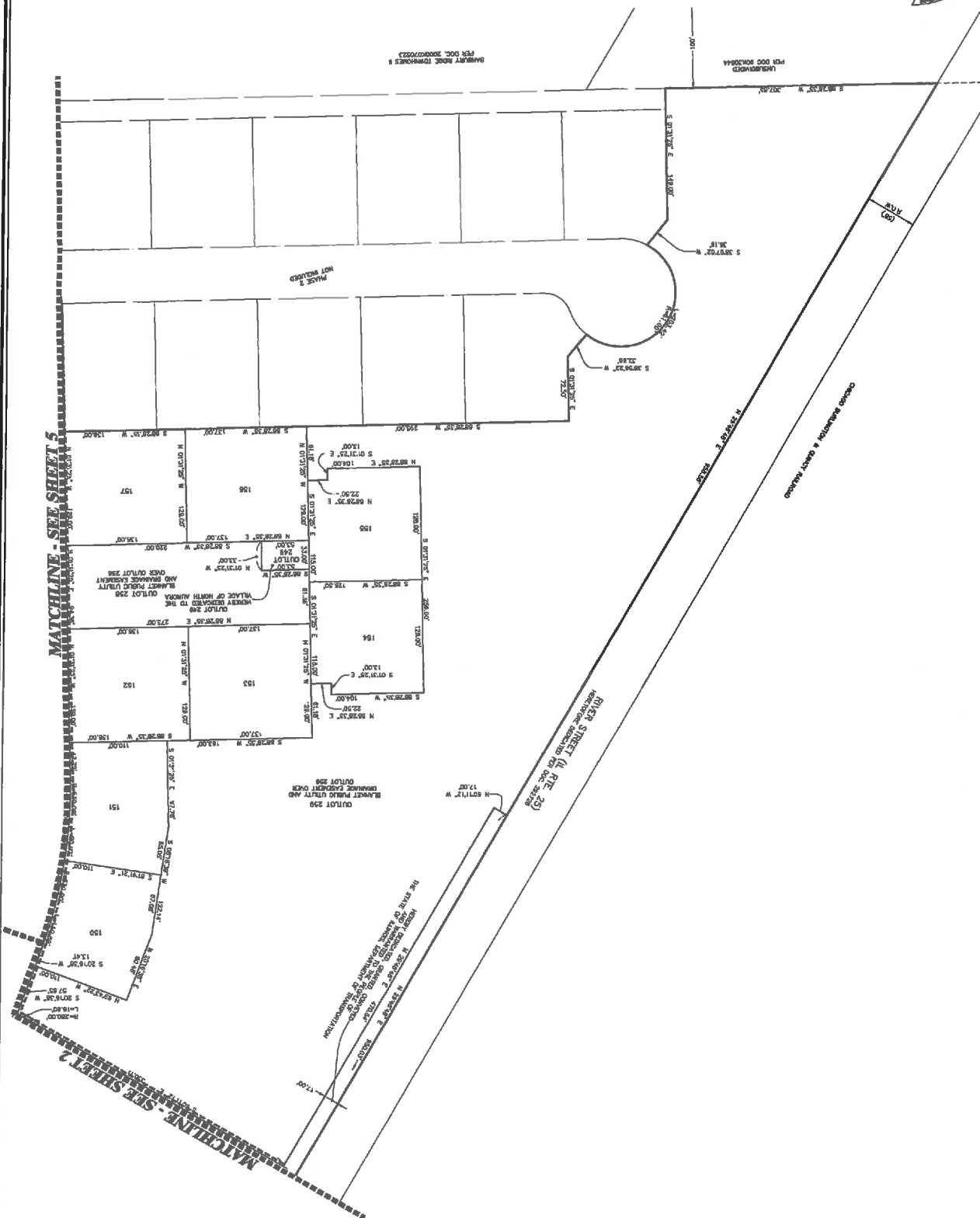
SCALE: 1 INCH = 50 FEET

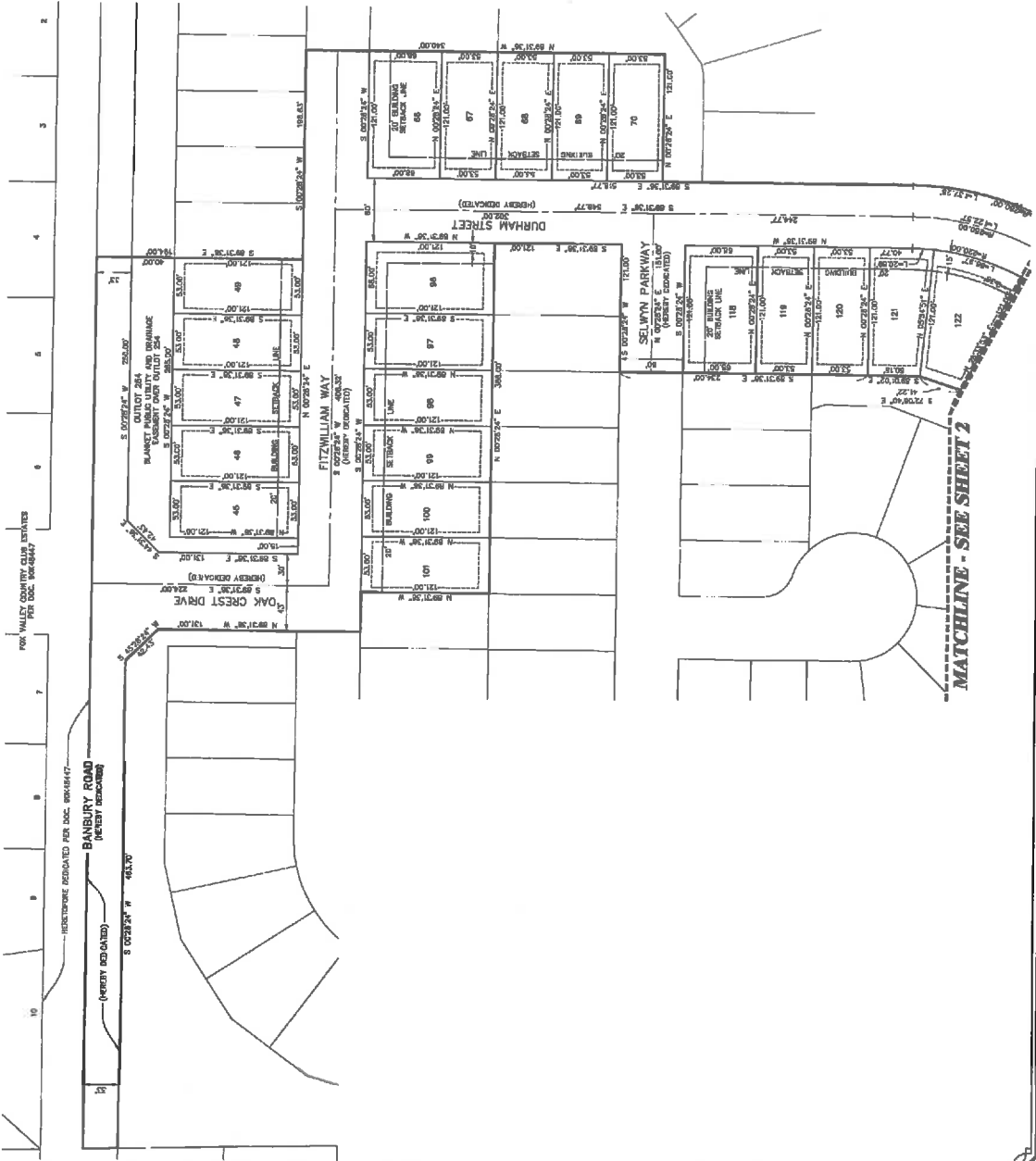


PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2250 White Oak Circle, Suite 100 Aurora, Illinois  
 630-592-9170 PH. 630-592-2100 FAX: 630-592-2199  
 E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 637.013 FILE NAME: SUBPLAT 1  
 DRAWN BY: AJS P.L.D. BK. / PG. NO.: 062/1-12 & NOTES  
 COMPLETION DATE: 08-05-10 JOB NO.: 637.013

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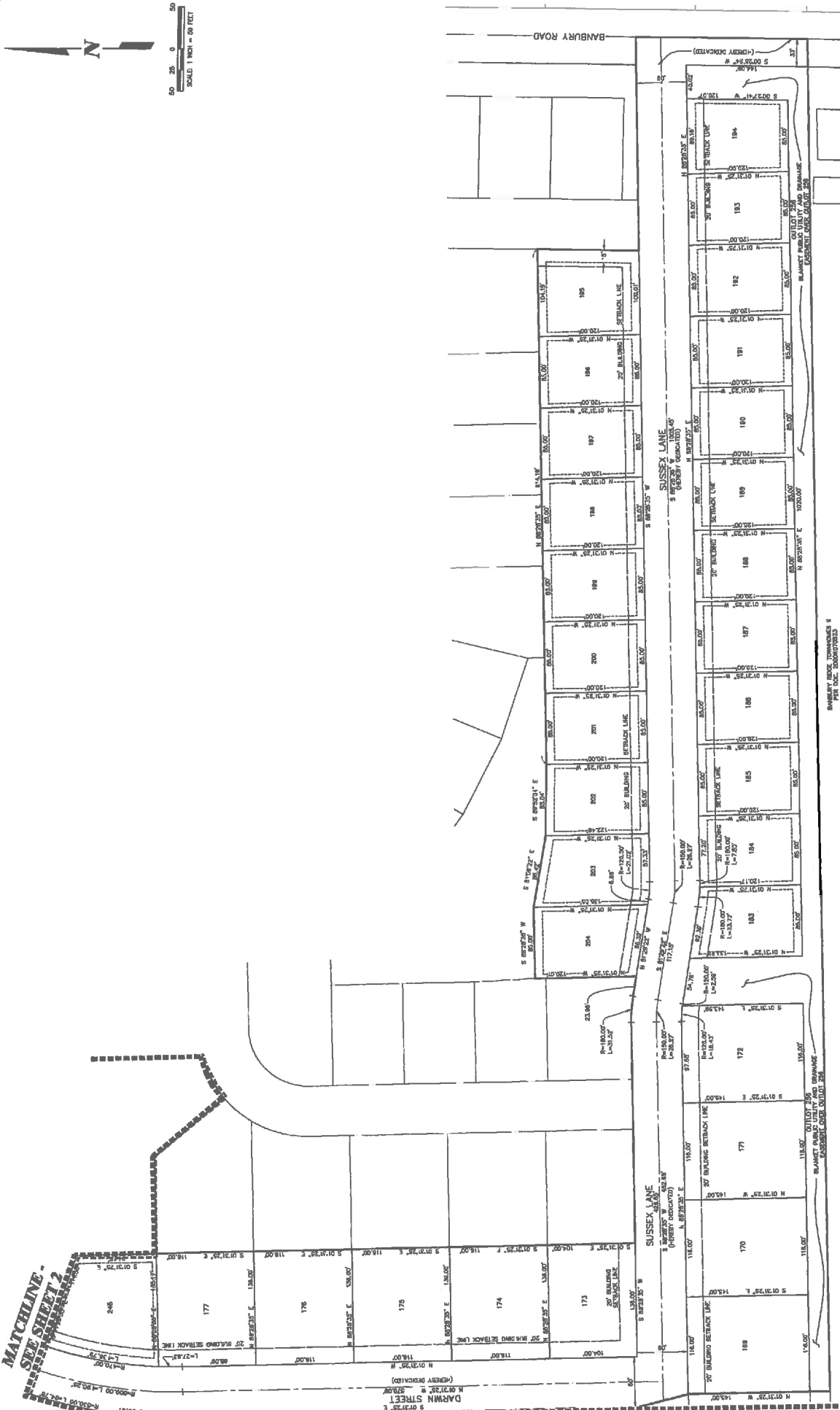
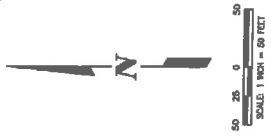
**CEMCON, Ltd.**

Geomatics Engineering, Land Surveyors & Planners  
 1000 Highway 104, Suite 100, Oakville, Ontario L6H 6H9  
 Tel: (905) 842-2188 Fax: (905) 842-2189  
 E-Mail: ccm@cemcon.com Website: www.cemcon.com

INSE NO: 937.03 FILE NAME: SUPPLANT  
 PROJECT NO: 99-04847 / PC NO: 0027-12 & NOTES  
 COMPLETION DATE: 09-03-00

MATCHLINE -  
SEE SHEET 2

MATCHLINE - SEE SHEET 3



PREPARED BY:  
**CEMCON, Ltd.**  
2280 White Oak Drive, Suite 300, Aurora, Ontario L4G 3G7  
P: 905-882-2100 F: 905-882-2199  
E: info@cemcon.com W: www.cemcon.com

DSC NO: 837-013 FILE NAME: SUSSEX  
DRAWN BY: A.B. PLO. SK. / PLO. NO. 082/1-12 & NOTES  
COMPLETION DATE: 08-03-18 JOB NO. 837-013

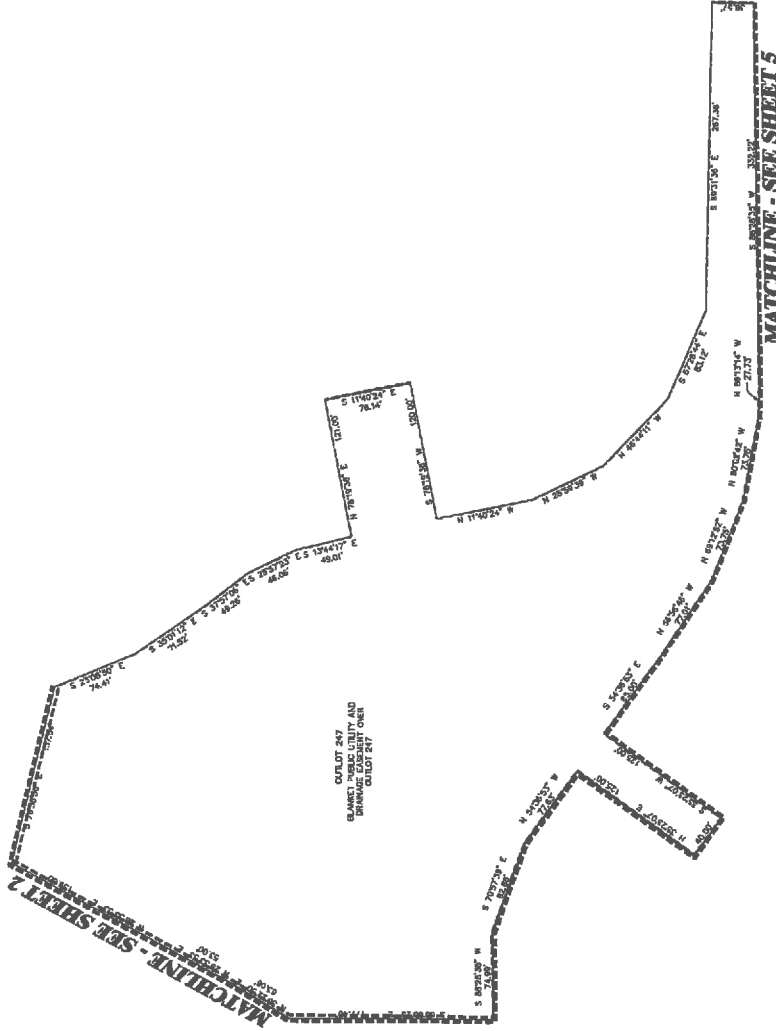
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BANBURY ROAD TOWNSHIP 8  
PER DOC. 2000070533





50 25 0 50  
SCALE: 1 INCH = 50 FEET



OUTLET 267  
BLANKET OVERFLOW AND  
DRAINAGE BASIN  
OUTLET 267

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 2

**CEMCON, Ltd.**  
 2200 West 104th Ave., Suite 100  
 Denver, CO 80231-1000  
 Phone: 303.555.2100 Fax: 303.555.2199  
 Website: www.cemcon.com  
 Email: info@cemcon.com  
 DRAWN BY: JAB  
 CHECKED BY: JAB  
 DATE: 08-02-18  
 JOB NO.: 827/013  
 SHEET NO.: 6 OF 7



**REMPE-SHARPE**  
& Associates, Inc.

Principals

J. Bibby  
D. Watson

P.E., S.E.  
P.E.

B. Aderman  
B. Bennett  
N. Dornfeld  
L. Vo

P.E.  
P.E., CFM  
P.E.  
P.E.

**CONSULTING ENGINEERS**

324 West State Street  
Geneva, Illinois 60134  
Phone: 630/232-0827 – Fax: 630/232-1629

August 14, 2018

Village of North Aurora  
25 East State Street  
North Aurora, IL 60542

Attn: Mike Toth

Re: Lincoln Valley Phasing Plan

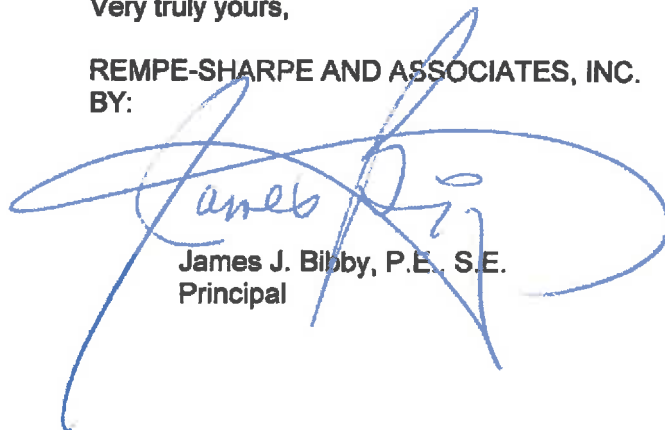
File: NA-547

Dear Mike,

Rempe-Sharpe has worked closely with staff to establish phase lines on the Lincoln Valley Development that are acceptable per engineering criteria and emergency vehicle access. The attached phasing plan submitted by D.R. Horton meets all staff requested criteria, and is therefore recommended for approval by the North Aurora Village Board.

Very truly yours,

REMPE-SHARPE AND ASSOCIATES, INC.  
BY:



James J. Bibby, P.E., S.E.  
Principal

Attachment



LOCATION MAP

# FINAL PHASING PLAN FOR **LINCOLN VALLEY ON THE FOX SUBDIVISION**



DESIGNED BY:  
D.R. HORTON, INC. - MIDWEST, A CALIFORNIA CORPORATION  
750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, ILLINOIS 60061  
(847) 362-9100

APPROVED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2585 State Oak Circle, Suite 105  
Naperville, Illinois 60563-9073  
TEL: 630.335.5100 FAX: 630.335.5109  
WWW.CEMCON.COM  
SHEET NO.: 620913 FILE NAME: PHASING  
SHEET SET: 101 P.L.S. SEE / FOR THE S.C.P.C.  
COMPLETION DATE: 07-13-10 JOB NO.: 620913  
SHEET: 1 OF 10 PROJECT MANAGER: J. KES  
DRAWN BY: JENNIFER HALL/PAUL  
CHECKED BY: JENNIFER HALL/PAUL

**LEGEND**

	PHASE 1
	PHASE 2
	PHASE 3



**REMPE-SHARPE**  
& Associates, Inc.

Principals

J. Bibby	P.E., S.E.
D. Watson	P.E.
B. Aderman	P.E.
B. Bennett	P.E., CFM
N. Dornfeld	P.E.
L. Vo	P.E.

**CONSULTING ENGINEERS**

324 West State Street  
Geneva, Illinois 60134  
Phone: 630/232-0827 – Fax: 630/232-1629

August 14, 2018

Village of North Aurora  
25 East State Street  
North Aurora, IL 60542

Attn: Mike Toth

Re: Lincoln Valley Phase I

File: NA-547

Dear Mike,

Rempe-Sharpe has completed the review of the Lincoln Valley Phase I plat, and all review corrections have now been addressed. We therefore recommend that we would, however, request that the Village withhold signature to allow recording until the following have been completed and documented:

- IDOT approval and permit issued.
- Engineering approval of Phase I by Village Engineer.
- IEPA sanitary and water permits received.
- Public Surety (L.O.C.) Posted by D.R. Horton for 120% of public improvements for Phase I

Please feel free to call our office relative to any question or issue that arises.

Very truly yours,

REMPE-SHARPE AND ASSOCIATES, INC.  
BY:

  
James J. Bibby, P.E., S.E.  
Principal



# CEMCON, LTD.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

August 16, 2018

Village of North Aurora  
25 East State Street  
North Aurora, IL 60542

To whom it may concern,

I, Pete Blaeser, a Certified Professional Land Surveyor in the state of Illinois, do hereby state that the Final Plat of Lincoln Valley-Phase 1, dated August 8<sup>th</sup>, 2018 and last revised on August 15<sup>th</sup>, 2018 is in substantial conformance with the Preliminary Planned Unit Development for Lincoln Valley Subdivision dated November 21, 2017 and last revised on June 11, 2018; except that the outlot that was between lots 237 and 238 on the Preliminary Planned Unit Development Plat was relocated to be between lots 241 and 242 to align the emergency overland overflow route with the roadway profiles. This change was made at the direction of the village engineer to avoid a jog in the overflow route and permit direct access to the stormwater management facility. In addition, several outlots added as a result of phasing lines, the intent is still intact.

Respectfully,  
CEMCON, Ltd.



Peter A. Blaeser P.L.S.  
Vice President

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  
September 4, 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 Com-  
mission to consider an application from D.R. Horton, Inc. -  
Midwest for the Lincoln Valley Phase 1 - Final Plat.

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 MERID-  
IAN, 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 237.4 FEET;  
THENCE SOUTH 88 DEGREES 13 MINUTES WEST 2690.8  
FEET TO THE EASTERLY RIGHT OF WAY LINE OF  
THE BATAVIA BRANCH OF THE CHICAGO, BURLING-  
TON AND QUINCY RAILROAD COMPANY; THENCE  
NORTH 29 DEGREES 39 MINUTES EAST ALONG SAID  
RIGHT OF WAY LINE 2581 FEET; THENCE NORTH-  
EASTERLY ON A CURVE ALONG SAID RIGHT OF WAY  
LINE 176.3 FEET TO THE NORTH LINE OF SECTION 34;  
THENCE NORTH 88 DEGREES 56 MINUTES EAST  
ALONG SAID SECTION LINE 125 FEET TO THE POINT  
OF BEGINNING, IN THE TOWNSHIP OF BATAVIA,  
KANE COUNTY, ILLINOIS.

Property Index Numbers: 12-34-100-109 and 12-34-100-110  
The address of the Applicant, D.R. Horton, Inc. - Midwest,  
is 750 East Bunker Court, Suite 500, Vernon Hills, Illinois  
60061 and the Applicant's phone number is 847-352-9100.  
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 60142.  
Published in Daily Herald August 20, 2018 (4507457)

Phase 1 Final Plat  
Lincoln Valley

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Daily Herald

Corporation organized and existing under and by virtue of the laws of  
the State of Illinois, DOES HEREBY CERTIFY that it is the publisher  
of the DAILY HERALD. That said DAILY HERALD is a secular  
newspaper and has been circulated daily in the Village(s) of  
Addison, Algonquin, Antioch, Arlington Heights, Aurora, Barrington,  
Barrington Hills, Bartlett, Batavia, Bensenville, Bloomingdale,  
Buffalo Grove, Burlington, Campton Hills, Carol Stream,  
Carpentersville, Cary, Deer Park, Des Plaines, East Dundee, Elburn,  
Elgin, Elk Grove Village, Elmhurst, Fox Lake, Fox River Grove, Geneva,  
Gilberts, Glen Ellyn, Glendale Heights, Glenview, Grayslake, Green Oaks,  
Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods,  
Hoffman Estates, Huntley, Inverness, Island Lake, Itasca,  
Keeneville, Kildeer, Lake Barrington, Lake Villa, Lake in the Hills,  
Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Lisle,  
Lombard, Long Grove, Medinah, Mt. Prospect, Mundelein, Naperville,  
North Aurora, North Barrington, Oakbrook, Oakbrook Terrace,  
Palatine, Prospect Heights, Rolling Meadows, Roselle, Schaumburg,  
Sleepy Hollow, South Barrington, South Elgin, St. Charles, Woodridge,  
Streamwood, Tower Lakes, Vernon Hills, Villa Park, Volo, Warrenville,  
Wauconda, Wayne, West Chicago, West Dundee, Wheaton, Wheeling,  
Wildwood, Winfield, Wood Dale, Round Lake Park, Pingree Grove,  
Sugar Grove

County(ies) of Cook, DuPage, Kane, Lake, McHenry  
and State of Illinois, continuously for more than one year prior to the  
date of the first publication of the notice hereinafter referred to and is of  
general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in  
"an Act to revise the law in relation to notices" as amended in 1992  
Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a  
notice of which the annexed printed slip is a true copy, was published  
August 20, 2018 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK  
PUBLICATIONS, Inc., has caused this certificate to be signed by, this  
authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY

Danula Baetz

Authorized Agent

Control # 4507457