



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, JANUARY 7, 2020
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated November 5, 2019.

PUBLIC HEARING

1. **Petition #20-01 (Lot 3 - Randall Crossing):** The petitioner requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) A Special Use to allow a Major Change to a Planned Unit Development with deviations.
 - b) Site Plan Approval.
-

NEW BUSINESS

1. **Petition #20-01 (Lot 3 - Randall Crossing):** The petitioner requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) A Special Use to allow a Major Change to a Planned Unit Development with deviations.
 - b) Site Plan Approval.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
NOVEMBER 5, 2019**

ROLL CALL

In attendance: Commissioners Jennifer Duncan, Anna Touhy, Aaron Anderson, Tom Lenkart, Mark Bozik and Doug Botkin.

Not in attendance: Chairman Mike Brackett and Commissioners Connie Holbrook and Mark Rivecco.

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

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated October 1, 2019

Motion for approval made by Commissioner Bozik and seconded by Commissioner Botkin. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #19-08 (161 S. Lincolnway) The petitioner, PharmaCann, LLC, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization (Recreational Cannabis Dispensary) in the B-3 Central Business District

Commissioner Duncan opened the public hearing. There were no audience comments or questions. Commissioner Duncan then closed the public hearing.

NEW BUSINESS

1. Petition #19-08 (161 S. Lincolnway) The petitioner, PharmaCann, LLC, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization (Recreational Cannabis Dispensary) in the B-3 Central Business District.

Mike Toth stated that the Village Board approved this at their meeting on October 21st. The Adult-Use Cannabis Dispensing Organizations and dispensaries was approved as a special use in all non-residential zoning districts. The miscellaneous uses, transportation and diffusing businesses were categorized as a special use in the I-2 District. There were some additions to Chapter 11 which are the use standards. The Board capped the number of dispensaries to two in the Village of North Aurora. They did add the 1000-foot buffer to schools, parks, day cares and concurred with the onsite consumption prohibition and memorialized the 1500-foot separation. The petition before the Plan Commission is for PharmaCann to sell adult-use cannabis and maintain their medical use dispensary. The hours being proposed by the petitioner would be 9 am – 9 pm Monday through Saturday and 10 am to 6 pm on Sunday. The biggest user of the facility, the VA Clinic is open Monday through Friday 8 – 4:30 and closed on weekends. Toth said staff recommends approval along with six conditions listed in the staff report.

Katriina McGuire of Thompson Coburn (representing PharmaCann) addressed the Commission and thanked Steve Bosco and Mike Toth for their assistance throughout this process. McGuire noted that as far as the conditions being recommended by Staff, the petitioner concurs.

Matt Levine and Clay Winn from PharmaCann were also present. They were present to answer any questions regarding the transition from medical to adult use.

Parking: Over 130 parking sites which will be more than adequate for the business. North Aurora Police or an independent firm will assist with crowd control. Security personnel will be on hand when the business opens to help with traffic flow and customer flow. The petitioner is talking to the property across the street at 150 S. Lincolnway regarding using their site as an option for parking if needed.

Commissioner Bozik asked if the petitioner plans on expanding the current 1800 s.f. location. Levine said that they are redesigning the current space but it will still be the same footprint. Bozik asked if this will be a permanent site for the adult use cannabis sales. Levine said they are hoping that this will be temporary and have alternative plans.

Commissioner Duncan asked if the petitioner is required to keep the medical and adult use sales separate. Levine said yes and that there will be a separate point of sale for each. There will also be a separate POS for on-line ordering.

Motion for approval made by Commissioner Bozik and seconded by Commissioner Botkin to accept a special use in the B3 Central Business District for the Adult-Use Cannabis dispensing subject to the conditions set forth by staff. **Roll Call Vote:** Commissioner Touhy – yes, Commissioner Anderson – yes, Commissioner Lenkart – yes, Commissioner Duncan – yes, Commissioner Bozik – yes, Commissioner Botkin – yes. **Motion approved (6-0).**

OLD BUSINESS - None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Mike Toth reported on the following:

- The Village recently issued a permit to the UFC Gym by Towne Centre.
- American Eagle Bank has submitted a building permit for a location at Oak and Orchard roads.
- Randall Café has applied for a liquor license.
- Chipmunk Brewery is moving forward and has submitted buildout plans.
- The Village is moving forward with the silo project. The Village has hired a contract manager and has direction from the Board.
- The village is working with the IDNR and the Fox Valley Park District on dam removal and got direction from the Board to move forward with an intergovernmental agreement.

ADJOURNMENT

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

Respectfully Submitted,

Lori J. Murray
Village Clerk

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

GENERAL INFORMATION

Meeting Date: January 7, 2020

Petition Number: #20-01

Petitioner: NA Townhomes, LLC

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

Parcel Number(s): 12-32-403-020

Size: 1.04 acres

Current Zoning: B-2 General Business District



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

Current Land Use: Vacant Land

Comprehensive Plan Designation: 'Regional Commercial'

BACKGROUND

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

Staff has been working with the developer of the MyPlace Hotel and the adjacent forty (40) townhome units within the Randall Crossing development on a three-story mixed use concept building. The proposed building would be located on Lot 3, directly south of the MyPlace Hotel and adjacent to Ritter Street. According to the Preliminary Plan for Randall Crossing, the Lot 3 area is to include an estimated 4,000 square foot single-user commercial space, presumably for a standalone restaurant.

The proposed mixed use plan includes the following:

- Twenty-eight (28) residential units consisting of one-bedroom (695 sq. ft.) and studio apartments (475 sq. ft.).
- Two ground floor commercial spaces totaling 2,800 square feet. The plan also includes patio space adjacent to eastern commercial space, which the developer plans to attract a restaurant user. As the commercial space is limited, the Village can restrict the types of uses in the two commercial spaces.
- Sixty-seven (67) parking spaces are provided. Per the parking requirements of the Zoning Ordinance, the site would require a total of sixty-seven (67) parking spaces.
- A 10'x20' loading space for residential tenants, commercial deliveries and garage pick up.

COMPREHENSIVE PLAN

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

REQUESTED ACTIONS

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

According to the Randall Highlands Annexation Agreement, any change to the development of the property for which a public hearing is required shall be considered a 'major change' to the development. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission. The PUD Ordinance (No. 05-06-27-03) is part of the Annexation Agreement; therefore, change of use and deviations to the PUD are considered an amendment to the Annexation Agreement. Further, the original PUD was created as a special use that requires any amendment to the PUD be conducted through the special use process. Staff conducted a zoning analysis of the proposed development and found the following items to be inconsistent with the PUD requirements, thus initiating a major change to the PUD:

Zoning Use

As previously mentioned, the Preliminary Plan for the Lot 3 area of Randall Crossing included a single-user commercial space, presumably for a standalone restaurant at an estimated 4,000 square feet in size. As the proposed plan includes a single building containing a mix of commercial and residential uses an amendment to the PUD is required to include residential use of the property.

Building Height (Deviation)

The PUD establishes a maximum building height of thirty-five (35) feet, which corresponds with the maximum building height of thirty-five (35) feet (and no more than three stories) required of the underlying B-2 General Business District. The proposed three-story building will maintain a height of thirty-eight (38) feet; therefore, a deviation is needed for the additional three (3) feet of height.

According to the submitted building elevation renderings, the additional roof height has been added to accommodate parapet walls, which help screen rooftop mechanicals, and adds varying height to the roof line. According to the Business District Design Guidelines, *roof lines should either be varied with a change in height or with the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature*. Lastly, staff notes that the elevator shaft will be incorporated in the final building design and is anticipated not to exceed the thirty-eight (38) foot building height. However, staff would like to add language to the special use ordinance that allows the elevator shaft to be treated as a permitted encroachment into the overall building height in the event that it exceeds the thirty-eight (38) foot building height.

Building Setbacks (Deviation)

The table below depicts the required yard setbacks for the proposed building as required of the B-2 General Business District and interpreted by the Community and Economic Development Director. The PUD includes an additional setback (“Step Back Setback”) that requires one (1) additional foot of setback for each foot of building height over twenty-five (25) feet. The proposed building is thirty-eight (38) feet in height; as such, each yard setback is increased by thirteen (13) feet.

Yard Setback	Yard Location	B-2 District Standard	With ‘Step Back Setback’ (+13’)	Proposed
Front	South	35’	48’	17’
Rear	North	20’	33’	99’
Interior Side	East	10’	23’	37’4”
Interior Side	West	20’	33’	45’8”

As illustrated above, the petitioner is requesting a deviation from the front yard setback. Throughout the site planning process staff actually suggested the building be located further to the south (within the site) in order to allow greater separation from the adjacent hotel and townhomes and allow for shared parking with those uses. Staff also believes the building’s location will have a positive aesthetic as the building’s prominence would be better displayed, as opposed to the presence of a parking lot.

Lastly, the proposed building location conflicts with the blanket easement that was placed on Lot 3. Staff notes the blanket easement that was placed on Lot 3 is atypical. Per the Subdivision Ordinance, the typical side lot line easement is five (5) feet and ten (10) feet along front lot lines. The blanket easement boundary on Lot 3 is seventy-two (72) feet from the western property line (side lot line) and an estimated eighty (80) feet from the southern lot line (front lot line). As a condition of approval, the petitioner will be required to resolve the issue of the building’s location in the easement prior to the issuance of a building permit.

Site Plan Approval

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

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

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

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

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

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

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

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

FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Special Use as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. The proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance and Randall Highlands PUD. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #20-01, subject to the following conditions:

1. The petitioner shall resolve the issue of the building's location in the easement prior to the issuance of a building permit.
2. Wall signage shall be prohibited on the west building elevation.
3. Lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community and Economic Development Director.
4. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

APPLICATION FOR SPECIAL USE

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

PETITION NO. RANDALL CROSSING MIXED USE

FILE NAME 20-01

DATE STAMP

RECEIVED

DEC 23 2019

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant N.A. Townhomes, LLC / Ed Roberts

Applicant Address 123 W. Washington St., #214 Oswego, IL 60543

Applicant Telephone # 512-413-4500

Email Address edroberts tx@gmail.com

Property Owner(s) Decade Group-Randall, LLC

Owner Address 564 S. Washington St, #200 Naperville, IL 60540

Owner Telephone # 512-413-4500

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property N.A. Lodging's Randall Crossing Lot 3
(indicate location if no common address)

Legal Description: see attached

Parcel Size 1 acre

Present Use vacant

(business, manufacturing, residential, etc.)

Present Zoning District B-2 General Business District
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Amendment of the current PUD to allow mixed use and multi-family
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Section 8.2 Zoning Code

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? _____

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed _____

2B studio and one-bedroom apartments; approx. 2800 sq retail space

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

commercial, residential, multi-family

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) The 2B apartments will complement the existing multi-family 2-3 bdrm units. We have had a significant number of requests for studio and 1-bdrm apartments.

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.
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. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

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

The Applicant is responsible for publishing a legal notice in the newspaper, sending United States 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.

EDWIN ROBERTS
Applicant or Authorized Agent

12/23/2019
Date

[Signature] - OWNER'S REP
Owner

12/23/2019
Date

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

TAX PARCEL NO.

PROPERTY OWNER

MAILING ADDRESS

Please see attached

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


Applicant Signature

12/23/2019
Date

SUBSCRIBED AND SWORN TO

Before me this 23rd day of December, 20 19.


Notary Public



Parcel Number: 1232403020 Distance: 250 Feet Submit
 Include Source Parcel: ☒ Yes ☐ No
 The first record is the buffered parcel

This list contains mailing addresses for parcels with in 250 feet of parcel 1232403020† => [Results as .CSV](#)

Addresses						
Parcel	Tax Name	Address	Address (Line 2)	City	State	Zip
1232403020	DECADE GROUP - RANDALL LLC	564 S WASHINGTON ST STE 200		NAPERVILLE	IL	605406674
1232327003	RANDALL CROSSINGS I, LLC	107 E WASHINGTON ST		OSWEGO	IL	60543
1232327010	N A TOWNHOMES LLC & OREILLY, TODD A	564 S WASHINGTON ST		NAPERVILLE	IL	605406668
1232377001	RANDALL HIGHLANDS CONDOMINIUM ASSOC	438 N WEBER RD		ROMEOVILLE	IL	604464945
1232403005	JAHN PROPERTIES LLC	1133 OAK ST		NORTH AURORA	IL	605422060
1232403008	TURF ROOM LLC	PARKER GRABOWSKI	1033 FOREST TRL	SUGAR GROVE	IL	605549252
1232403019	NA LODGING 1 LLC	DECADE GROUP - RANDALL LLC	564 S WASHINGTON ST STE 200	NAPERVILLE	IL	605406674
1232403021	DECADE GROUP - RANDALL LLC	564 S WASHINGTON ST STE 200		NAPERVILLE	IL	605406674
1232404001	SYNERGY PROPERTY HOLDINGS LLC	8750 W BRYN MAWR AVE STE 1300		CHICAGO	IL	606313655

9 parcel polygons found††

Query response: (0) 0 minutes and 0 seconds

*Indicates a condo parcel

This information is based on curent GIS Parcel Data and SOA DevNet ownership

LOT 3, IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY ILLINOIS.

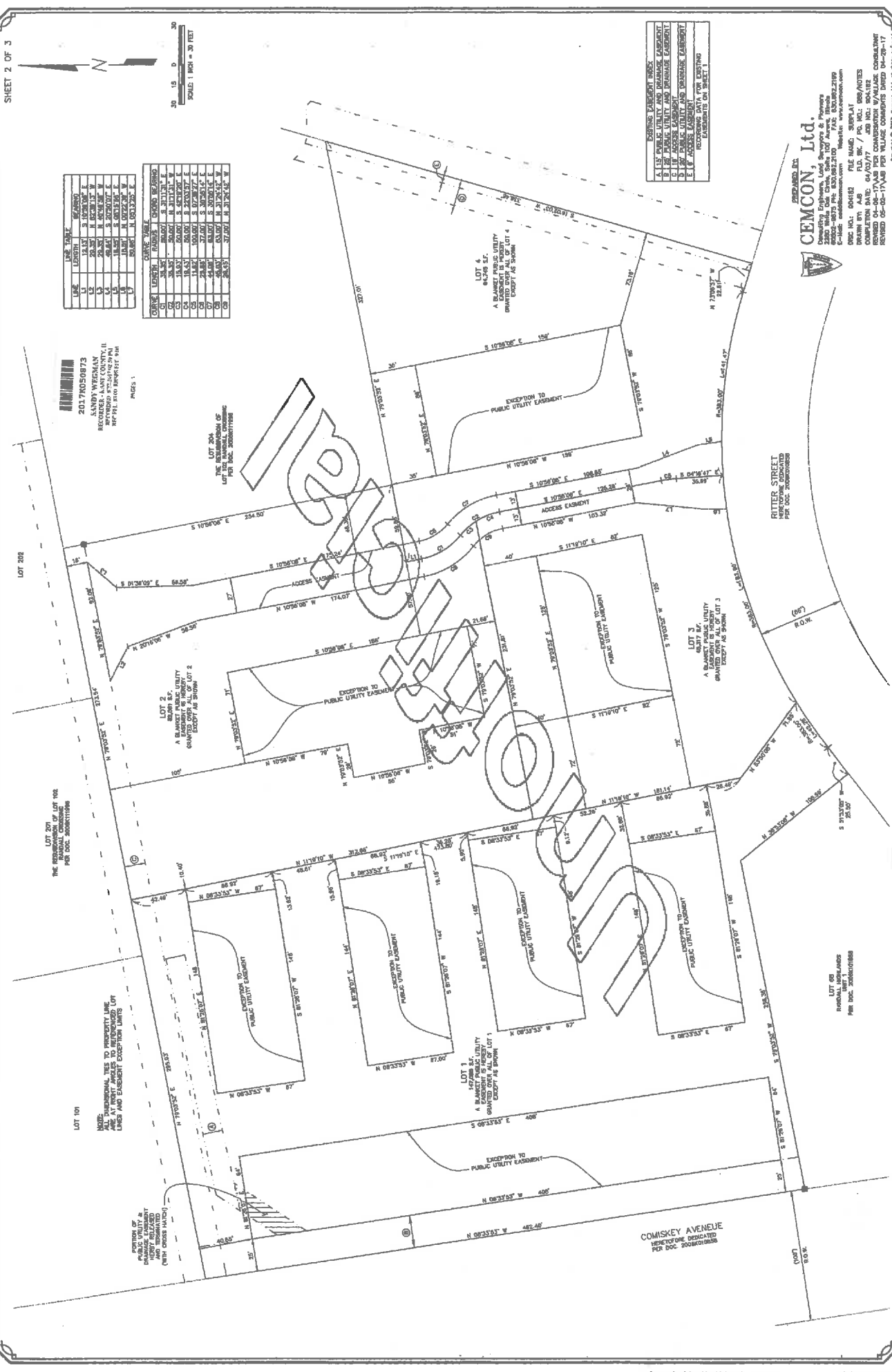


LINE	LENGTH	BEARING
1	11.15	S 10°00'00" E
2	20.85	H 85°28'12" W
3	20.85	S 20°28'12" W
4	11.15	S 00°00'00" E
5	11.15	S 00°00'00" E
6	11.15	S 00°00'00" E
7	11.15	S 00°00'00" E
8	11.15	S 00°00'00" E
9	11.15	S 00°00'00" E
10	11.15	S 00°00'00" E

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6	11.15	S 00°00'00" E
7	11.15	S 00°00'00" E
8	11.15	S 00°00'00" E
9	11.15	S 00°00'00" E
10	11.15	S 00°00'00" E

2017050873
ANDY WEEMAN
RECORDS - LANT COUNTY, FL
REF: 1100 BANCHEST PTH

PAGE 1



EXISTING EASEMENT TYPES
A. 15' PUBLIC UTILITY AND DRAINAGE EASEMENT
B. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
C. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
D. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
E. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
F. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
G. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
H. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
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S. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
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U. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
V. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
W. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
X. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
Y. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
Z. 10' PUBLIC UTILITY AND DRAINAGE EASEMENT

CEMCON, Ltd.

CEMCON, Ltd.
Surveying Engineers, Land Surveyors & Planners
10000 E. 11th Avenue, Suite 100, Denver, CO 80231
Phone: 303.755.8800 Fax: 303.755.8801
Email: info@cemcon.com Website: www.cemcon.com
P.O. Box 10000, Denver, CO 80231
CEMCON, Ltd. is a subsidiary of CEMCON GROUP, INC.
COMPLETION DATE: 04/03/17
REVISION 04-06-17/AS PER CONSTRUCTION W/ALLIES CONSULTANT
REVISED 05-08-17/AS PER CONSTRUCTION W/ALLIES CONSULTANT



BITTER STREET
REF: 1100 BANCHEST PTH

COMISKEY AVENUE
REF: 1100 BANCHEST PTH

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

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

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

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

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

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

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

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

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

The proposed special use residential will promote the adjacent commercial development with one additional restaurant site. The addition of the hotel and townhomes will help draw a larger regional market to the area and provide additional diversity in housing options.

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

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

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

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

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

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

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

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

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

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

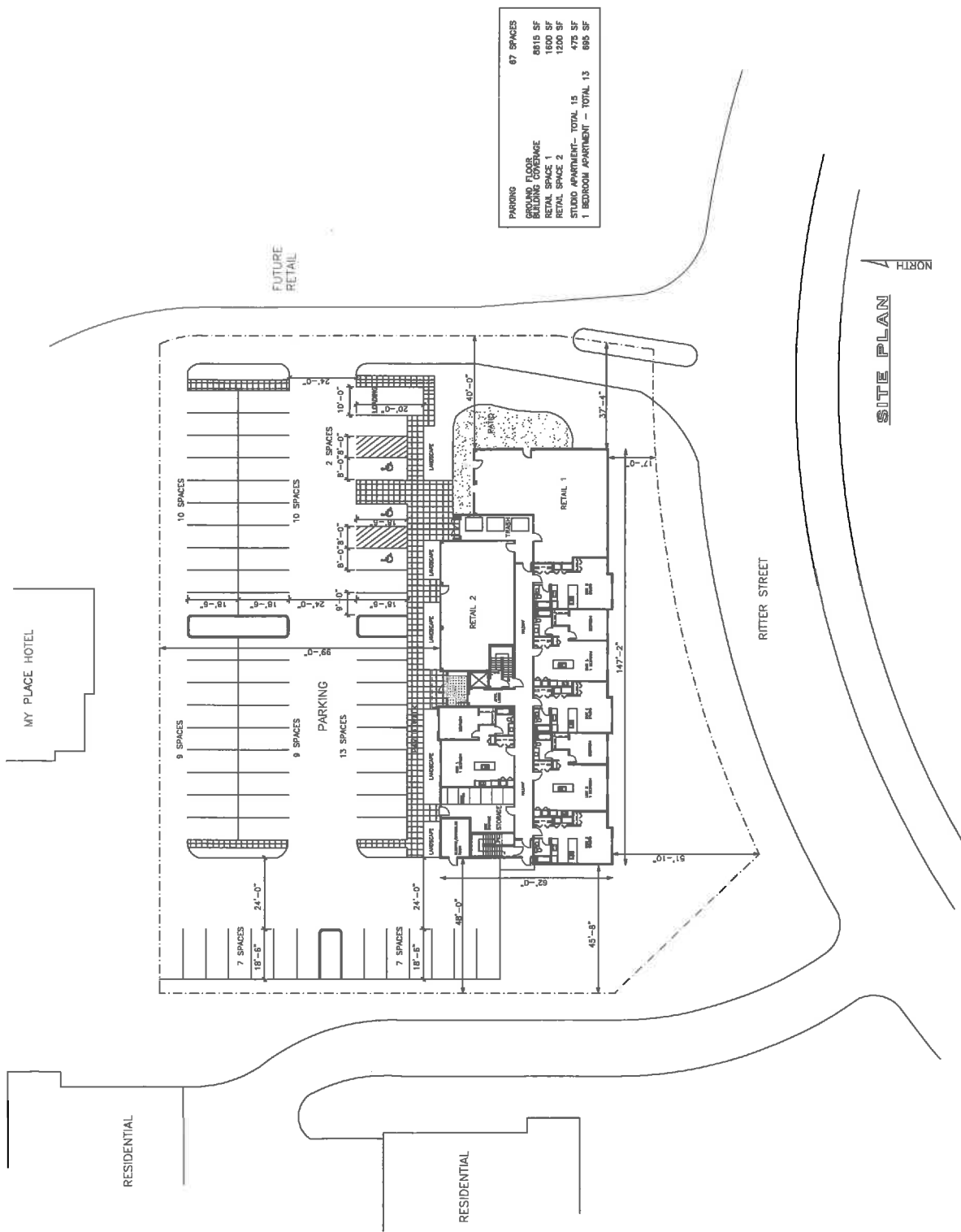
Per village required mandate, the proposed development will meet and exceed necessary parking requirements. This will be accomplished by providing a balanced parking space count between all commercial/residential uses.

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

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

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

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



Proposed Mixed - Use Building

**Ritter Street
Randall Crossings
North Aurora, Illinois**

Preliminary Landscape Plan

Index

Mikols Construction, Inc.
1887 High Grove Lane
Naperville, IL 60540



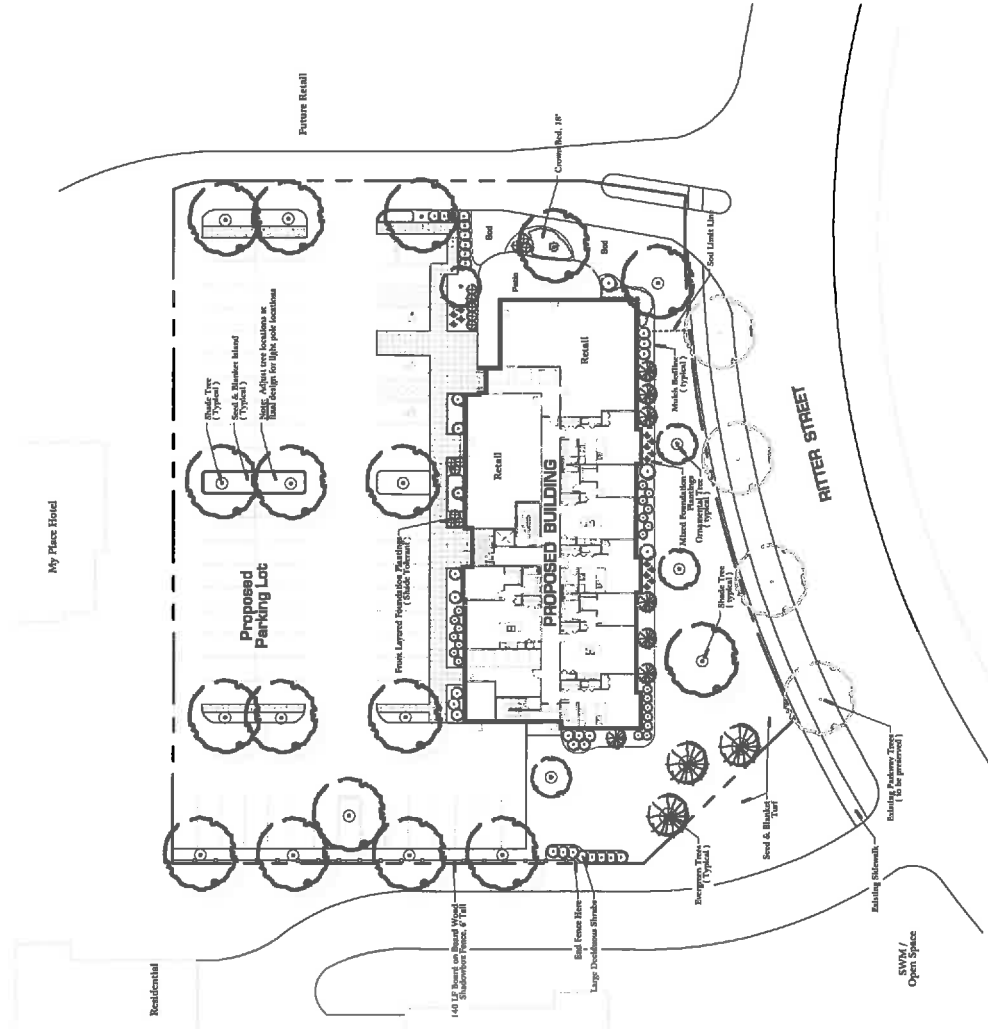
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1	100	100
2	100	100
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revisions:  18.17.2019 For Village Review Comments
original issues dated: 18 December 2019

drawn by:
checked by:
project no: 28031
sheet no.:

L100

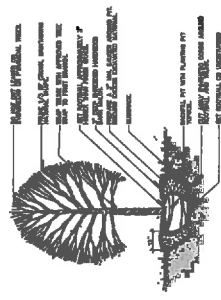


Site Plan :
Proposed Site Plan Prepared by RA Mifflin Architect,
and dated November 23, 2019.

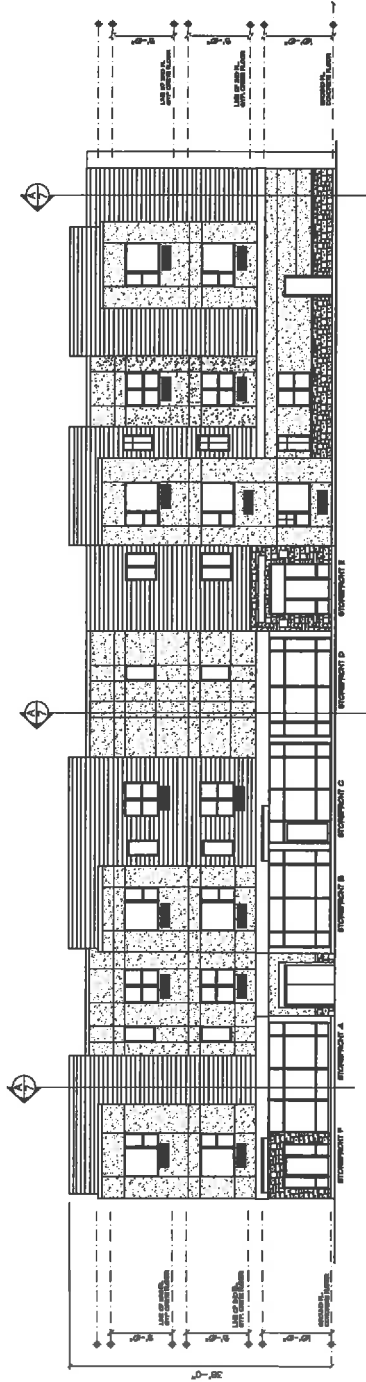
**Existing Parkway Trees
(To Be Preserved)**

[illegible]

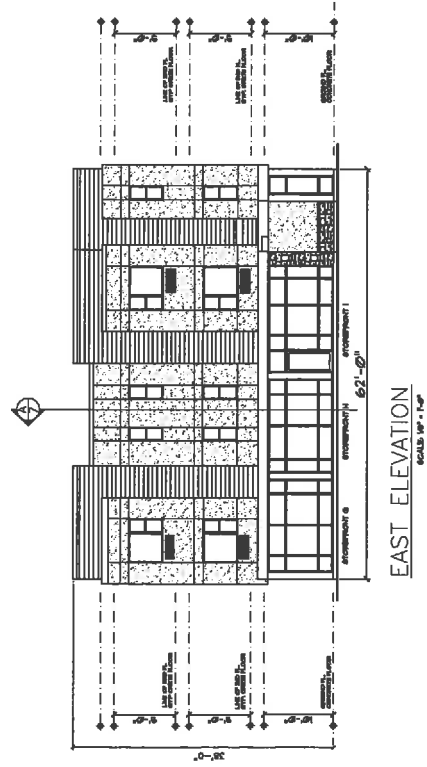
All landscaping materials shall be maintained in good condition, shall present a healthy, neat and orderly appearance, and shall be kept free of refuse and debris. Any dead, unhealthy, or missing plants shall be replaced within six months of notification by the Village. Fences and barriers used for redistribution in good repairs. The owner of the property, any lessee, property manager, manager in possession, or other person in possession of / or control of property, of the premises shall be responsible for the maintenance, repair, and replacement of all landscape materials, fences, barriers, and related disposal areas.



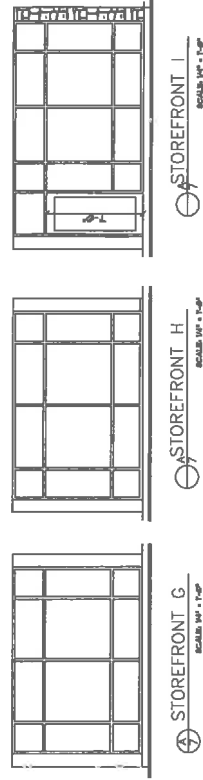
① **Typical Tree Planting Detail**



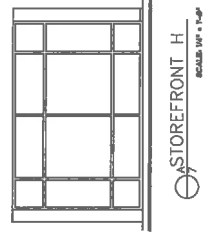
NORTH ELEVATION



EAST ELEVATION
SCALE 1/8" = 1'-0"

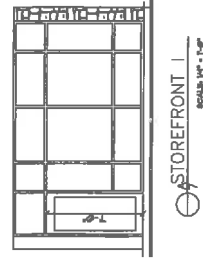


7 STOREFRONT G
SCALE: 1/4" = 1'-0"

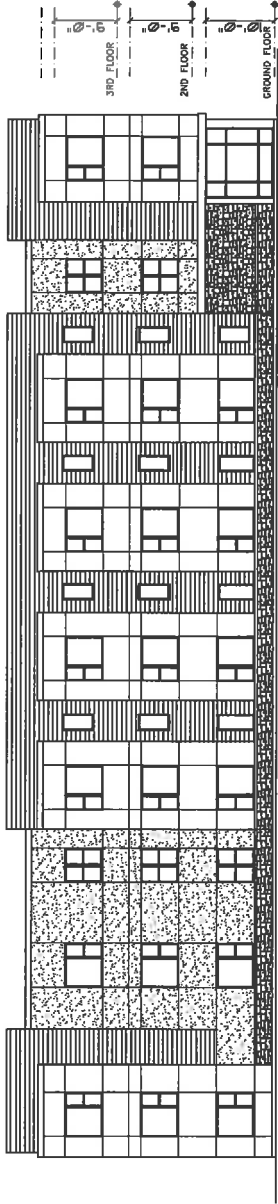


SCALE 1/4" = 1'-0"

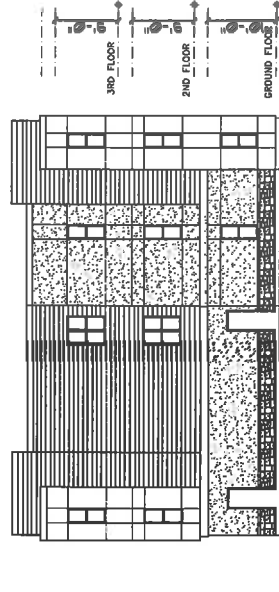
7
STOREFRONT H



STOREFRONT |



SOUTH ELEVATION



WEST ELEVATION

SHEET	4
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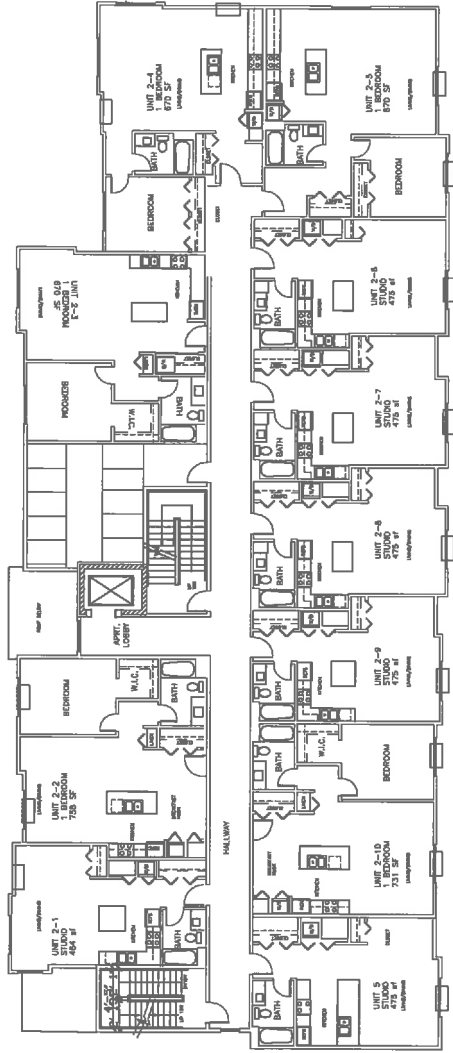
NO.	1	2	3	4
DATE				
BY				

DATE REVISIONS	NO.	DATE	BY

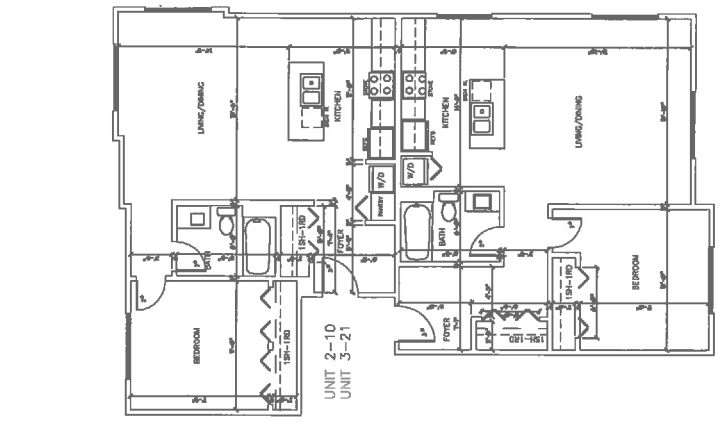
RANDALL CROSSING
PROPOSED 3 STORY MIX USE BUILDING
NORTH AURORA, IL

R A Mittlin architect
1127 Jackson Street Kankakee, IL 60901
708-789-4443

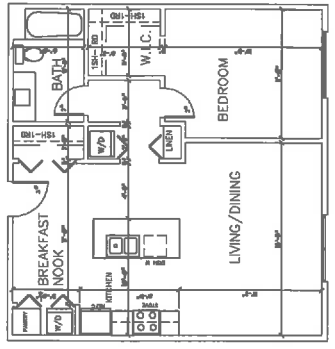
FAM



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

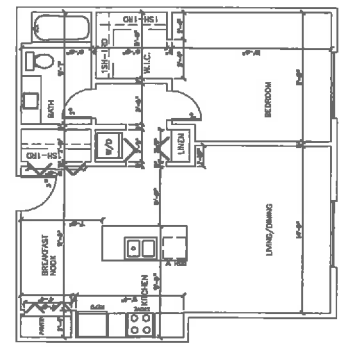


UNIT 2-11
UNIT 3-22

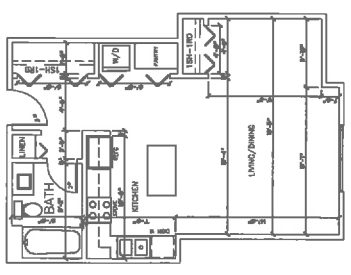


UNIT 2-18
UNIT 3-27
UNIT G-1

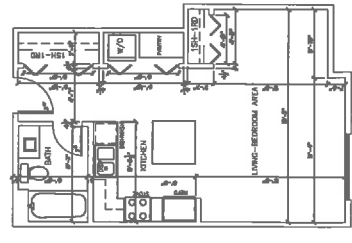
TYPICAL FLOOR PLANS



UNIT G-2
UNIT G-3
UNIT G-5



UNIT 3-24
UNIT 2-14
UNIT 3-25
UNIT 2-15
UNIT 2-17



UNIT G-2
UNIT G-3
UNIT G-6