



**PLAN COMMISSION AGENDA
TUESDAY, SEPTEMBER 1, 2020
7:00 PM**

Due to the current COVID-19 pandemic, the Plan Commission meeting will be conducted live remotely using the Zoom telecommunications platform to help prevent the spread of COVID-19. The public is invited to attend the meeting and participate remotely as follows:

Website Address: <https://us02web.zoom.us/j/88588720912>
Meeting ID: 885 8872 0912
Dial In: +1 312 626 6799

This procedure is being followed pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.01 et seq.) as amended by Public Act 101-0640.

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated March 3, 2020.

PUBLIC HEARING

1. **Petition #20-04 (38W229 Oak Street):** The petitioner, LMN Opportunities, Inc., requests the following actions on the subject property:
 - 1) Establishment of the R-3 General Residence District zoning
 - 2) Special use to allow a Planned Unit Development with deviations from the Zoning Ordinance
 - 3) Site Plan Approval
 - 4) Preliminary Final Plat of Subdivision
2. **Petition #20-05:** The petitioner, Derek Knuth, requests an amendment to the Zoning Ordinance to allow Motor Vehicle Repair and/or Service as a permitted use in the I-1 Limited Industrial District.

NEW BUSINESS

1. **Petition #20-04 (38W229 Oak Street):** The petitioner, LMN Opportunities, Inc., requests the following actions on the subject property:
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 - 3) Site Plan Approval
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2. **Petition #20-05:** The petitioner, Derek Knuth, requests an amendment to the Zoning Ordinance to allow Motor Vehicle Repair and/or Service as a permitted use in the I-1 Limited Industrial District.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
MARCH 3, 2020**

CALL TO ORDER

Chairman Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Commissioners Anna Tuohy, Aaron Anderson, Tom Lenkart and Doug Botkin.

Not in attendance: Commissioners Jennifer Duncan, Mark Bozik, Connie Holbrook, Mark Rivecco.

Staff in attendance: Community & Economic Development Director Mike Toth and Village Clerk Lori Murray.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated February 4, 2020

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

PUBLIC HEARING

- 1. Petition # 20-03 (153 S. Lincolnway): The Petitioner, Fox Metro Water Reclamation District, requests the following actions in the B-3 Central Business District:**
 - a) Approval of a Special Use to allow a Utility (Pump Station)
 - b) Site Plan Approval

Chairman Brackett opened the public hearing. Those who planned to speak were sworn in at this time. There were no public comments. Chairman Brackett then closed the public portion of the hearing.

Pat Kelsey of Deuchler Engineering addressed the commission. Kelsey was representing Fox Metro Water Reclamation District in the request for a replacement pump station for the North Aurora pump station. Also in attendance was Tom Muth of Fox Metro Water Reclamation District and Michael Perez, architect for the project. The North Aurora pump station is located along the Fox River and along the Fox River trail. The current pump station is on the east side of the trail and accessed from the parcel immediately to the south of Pedal & Spoke. The pump station that exists was built in the 1960s and needs to be replaced. The district has purchased a parcel that is landlocked. Kelsey stated that they have worked with Fox Valley Park District for access for both grading and some construction staging on the parcel between the existing station and where the existing pump station is proposed.

The proposal is to build a facility that will handle up to 32 million gallons per day. It will lift sewage about 65 feet from below the river. The reason construction is not being done in the same location is because the pump station needs to remain completely active until the new station is operational and has been tested.

Site plan: There is a very steep slope that leads to the base of the new pump station. This will shield the rest of the immediate surrounding businesses since it is along the Fox River trail. There is no parking but there is a maintenance concrete pad to bring equipment and trucks in and out. To the north end of the parcel, there is equipment that sits outside. The applicant is proposing fencing off that equipment.

The building will have a brick façade. There is extensive landscaping proposed and some of that is at the request of the Fox Valley Park District.

The majority of the mechanical and electrical systems are underground. The facility is 55-foot deep into the ground and is cut into the bedrock. Bedrock will have to be mined for about 50 of the 55 feet. There is about 7 to 8 feet of soil cover over the existing ground.

Most of the time the facility will be unattended and monitored remotely. Fox Metro staff will be in on a regular basis to make sure everything is operating correctly.

Once the facility is operational, the previous pump station will be removed.

At this time, Mike Toth noted that staff recommends approval of the proposal. The request is for a special use to allow a Utility on the property located in the B-3 Central Business District. The property meets all of the setback requirements and there are no encroachments into the setbacks. There is also no required parking for a utility.

Plan Commission Comments

Commissioner Tuohy asked about the general timeline. Answer: The petitioner will go out to bid in May and expected construction before July. It will be about 18 months for substantial completion and the plan is to be operational in late fall of 2021 or early winter of 2022.

Commissioner Lenkart said that although there is no parking, there is general access for service trucks. Lenkart asked if there was concern about others parking in that area and if there as any thought of gating off the area. Answer: A drop gate may be placed there which would stop motorized vehicles from entering.

Lenkart asked if the bike path access will be blocked during construction. Answer: To the maximum extent possible, the trail will remain open. There is a period of time where part of the sewer utility has to be relocated under the area of the trail. The petitioner is currently looking at feasible alternative routes during that time period.

Brackett noted that the address of the property is 153B and Kramer's business address is 153A. There was a lot of confusion and miscommunication in the past and Kremer's property was almost demolished twice. Brackett asked if the address could be changed. Toth said that staff will work with the Fire District to assign a new address.

Brackett said that there is an easement on the north side of the Atrium building and asked if it will be abandoned. Answer: No since there are pipes and sewers in that easement. It may be used as a construction entrance.

Brackett stated that there is an easement agreement that goes on the north side of the Atrium building. Toth said staff will look at that prior to the ordinance draft.

Motion for approval of the special use made by Commissioner Botkin and seconded by Commissioner Lenkart. All in favor. **Motion approved.**

Motion for approval of the site plan approval made by Commissioner Botkin and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Mike Toth reported that the village board unanimously approved the PUD for the Aurora Packing redevelopment. Also approved was the mixed use development (3-story, 28-unit building with ground floor retail) south of the My Place development.

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 PLANNING COMMISSION
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: September 1, 2020

Petition Number: #20-04

Petitioner: LMN Opportunities, Inc.

Requests: 1) Establish R-3 General Residence District zoning 2) Special Use - Planned Unit Development with deviations 3) Site Plan Approval 4) Preliminary Final Plat of Subdivision

Parcel Number(s): 15-06-200-008

Size: 8.63 acres

Current Zoning: F - Farming District (Kane County)

Contiguous Zoning: North: R-2 Single Family Residence District, South: R-1 Single Family Residence District (ComEd Right-of-Way), East: R-1 Single Family Residence District, West: F – Farming (Unincorporated Kane County)

Current Land Use: Vacant Land

Comprehensive Plan Designation: ‘Single Family-Attached’

BACKGROUND

The subject property is currently located in unincorporated Kane County. The petitioner plans to annex the property into the Village and subsequently develop the property with five (5) residential townhouse buildings, consisting of six units each, and one (1) two-family dwelling, together providing a total of thirty-two (32) residential units. According to the submitted plans, the townhomes will be two stories and consist of three-bedroom and four-bedroom units that range from 1,998 square feet and 2,366 square feet of living space. A cell tower measuring 156 in height is located on the southwest corner of the subject property.

COMPREHENSIVE PLAN

The future land use designation for the property, as contained within the Comprehensive Plan, is single-family attached dwellings. The Comprehensive Plan also illustrates the continuation of Forest Ridge Drive and Hearthstone Lane to service the property and states: *the area should provide higher density development that would support commercial uses to the west. Townhomes and multi-family apartments should also be considered in order to increase the population around the Orchard Road Corridor.*



REQUESTED ACTIONS

Establish R-3 General Residence District Zoning

The Dwelling, Townhouse use is classified as a permitted use in the R-3 General Residence District. For a historical perspective, townhouses have been developed in the R-3 General Residence District. Such examples include: Randall Highlands, Summer Wind, Fairway View and Waterford Oaks. Staff notes that Waterford Oaks is located directly to the north of the subject property. Given historic classification of townhouses in the R-3 General Residence District and the density applicability in the R-3 General Residence District, staff believes the subject property should be designated as the R-3 General Residence District to accommodate the proposed townhouses. As previously mentioned, one (1) two-family dwelling is also being proposed. Two-family dwellings are also classified as a permitted use in the R-3 District.

For reference purposes, the table below illustrates the yard requirements of the R-3 General Residence District.

Yard	R-3 District Yard Requirements	Proposed Yard
Front	25'	30'
Rear	30'	51.4' (Lots 1-5) 37.9' (Lot 6)
Interior Side	10'	10'
Corner Side	30'	30'

Staff notes that the setbacks included on the proposed site plan include a maximum building footprint area, which means that building footprints could actually be smaller than illustrated, but never larger. The footprint would also include any landings or patios; as such, the green space within the development could only increase.

Special Use –Planned Unit Development with deviations

Per Chapter 5.4 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. As the subject property is greater than two (2) acres, a special use for a planned unit development is required. The following deviations are being considered as part of the planned unit development:

Garage Orientation

Per Section 11.2.A.3.d of the Zoning Ordinance, townhouses shall be designed with either detached garages located in the rear yard or attached garages oriented to the rear, or side, of the units. The proposed townhouses include front-loaded attached garages, which are oriented towards the front yard. Given the linear configuration of the subject property, designing townhouses with detached garages in the rear yard or attached garages oriented to the rear would be physically limited. Further, restricting vehicular access to the front yard will ensure that vehicles will not have an adverse impact on the residential neighborhood located to the east.

On-Site Trees

Section 14.5.B.1 of the Zoning Ordinance requires shade trees to be provided for all multi-unit developments, at a minimum of one tree per five hundred (500) square feet of total lot area, minus the area of the building. Given the dedication of lot area to the building footprints, driveways and drainage topography, the ability to meet this provision is physically unmanageable. Staff finds the proposed landscape plan to adequately address on-site landscaping.

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. As the proposed phase plan includes the development of the residential townhouse units, site plan review approval is required.

As the submitted site plan illustrates, the right-of-way located on the east side of Forest Ridge Drive will include sidewalks and parkway trees. Conversely, parkway trees and sidewalks are not shown on the west side of Forest Ridge Drive. As there are no units being proposed on the west side of Forest Ridge Drive, nor are there any indications as to how the property to the west will develop at this time, discussions involving the installation, cost and maintenance of any improvements on the west side of Forest Ridge Drive will continue through the annexation process.

PRELIMINARY FINAL PLAT OF SUBDIVISION

A Plat of Subdivision is being proposed to subdivide the subject property into seven (7) lots and two (2) outlots. Lot #1-5 would include the five (5) townhouse buildings, Lot #6 will include the two-family dwelling, Lot #7 would include the existing cell tower and the two (2) outlots would include the stormwater detention basins. The proposed plat also includes the dedication of Forest Ridge Drive and Hearthstone Lane.

FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Specials Use as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Additionally, the proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #20-04, subject to the following conditions:

1. Units having side walls facing a street shall be designed with elements of a front façade, including doors and/or windows, to avoid the appearance of blank walls.
2. All site improvements, including, but not limited to decks, patios and porches, shall be confined within the building footprints, as depicted on the Preliminary Engineering Site Plan, dated July 21, 2020, prepared by Webster, McGrath & Ahlberg, Ltd.
3. Any tree of good quality larger than six inches in diameter when measured twelve (12) inches above the ground, which are not located within fifteen (15) feet of or within a building footprint, within the road footprint or in those areas listed Section 16.12.010.C.3.a of the Subdivision Ordinance, shall be tagged by the petitioner and evaluated by the Village for preservation.

4. Parkway tree species shall be provided in accordance with Section 16.12.190.C.8 of the North Aurora Subdivision.

LMN Opportunites, Inc.
1921 W Wilson St
Ste A
#151
Batavia, IL 60510

Application Special Use Introduction Letter

Dear Sir or Madam:

LMN Opportunities are the owner of the land located at 38W229 Oak Street in North Aurora IL, 60542. The PIN on this land is 1506200015 and is located between Randall Rd and Orchard behind Woodman's Market in North Aurora.

LMN Opportunities has business hours from 9am to 6pm Monday to Friday, we also conduct business between 10am and 5pm Saturday and 10am to 3pm on Sunday. There are two owners and one executive assistant who helps run the business and coordinate with clients and other various tasks.

Both owners live in the area and have been long time residents of North Aurora. We are excited to take the land purchased and bring in utilities and infrastructure. We plan to build 32 attached townhomes between 1600-1800 sq. ft. These units will have higher end finishes, a basement and a two car garage with a good size driveway to make sure parking is no issue. The street across from the land is Forest Ridge Dr. and will continue right across and go smoothly into the street running from the subdivision to the East and Hearthstone Lane will connect to Forest Ridge.

This Subdivision correlates directly with the comprehensive plans the Village of North Aurora have in place. There is a number of similar properties in the area that are at or near capacity and this development will fit in with the look and feel of the area and provide much needed housing to bring more residents North Aurora.

We look forward to moving forward with the annexation process following any and all guidelines put in place from the Village or the County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Lamagna', with a stylized, flowing script.

Nick Lamagna
President LMN Opportunites, Inc.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 20-04

FILE NAME FOREST RIDGE TOWNHOMES

DATE STAMP

RECEIVED

JUL 09 2020

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant **LMN Opportunities, Inc.**

Applicant Address **1921 W Wilson St, Ste A #151 Batavia IL 60510**

Applicant Telephone # **516.286.9598**

Email Address **Nick@NickNickNick.com**

Property Owner(s) **Nicholas Lamagna and Nicole Marshall**

Owner Address **1921 W Wilson St, Ste A #151 Batavia IL 60510**

Owner Telephone # **516.286.9598**

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property **612 Forest Ridge Townhomes (Formerly 38W229 Oak Street) N. Aurora, IL 60542**
(indicate location if no common address)

Legal Description: **See attachment**

Parcel Size **8.5 Acres**

Present Use **Raw Land, Agricultural**
(business, manufacturing, residential, etc.)

Present Zoning District **Raw Land, Agricultural**
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use **Special use for a Planned Unit Development**
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? **NO, there has not been any prior request for special use**
If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed **We will be bringing roads and utilities in from Orchard in line with Forest Ridge. The use will change to attached residential fully planned unit development of 32 luxury town homes will be built on the land with full roads and utilities within the requirements of the county and village.**

What are the existing uses of property within the general area of the Property in question? **Surrounding areas are mostly attached and detached single family residential as well fitting the proposed future use of the property. According to the comprehensive plan and from physical inspections of the area there is mostly used as single family, single family attached, and commercial.**

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) **Yes neighboring developments are at or near full capacity. This land is directly next to another development and the land is serving no purpose right now in current condition. The new homes would be in demand and be a positive financial and visual addition to the 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. **The PUD is authorized by the zoning ordinance as a special use. It also follows in line with the comprehensive plan and neighboring subdivisions and demand.**
2. The proposed special use is deemed necessary for the public convenience at that location. **Development is in line w comprehensive plan for continuation of Forest Ridge that was already planned to run from the subdivision on the other side of Oak Street running into this 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 impacts and costs to bring in the roads, utilities and build out the units will be privately funded and have positive impacts on the community and public at no expense to them.**
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations. **The use is completely in conformance with the Comprehensive Plan and all village codes. The map shows the plan for the land was already zoned for attached single family and the developers will be working closely with the village to make sure the codes for the village are all followed.**

NL

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 land is transitional piece in line with the comprehensive plan showing commercial flowing to attached single family leading into single family and going back the other way toward Randall Rd. The location is perfect for it and the elevation docs submitted show the appearance and design will conform well with the surrounding styles and tastes of the village already present at Springs at Orchard and the neighboring Summer Wind development.
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 surrounding area has similar homes and are at capacity. The codes will be followed so the safety will not be an issue in the neighborhood and we believe a nicely done development will provide enjoyment and value there is a need for rather than unused land that is vacant and serving no present purpose or generating income for the village or creating jobs.
7. The proposed special use is compatible with development on adjacent or neighboring property. Yes there are two single family attached developments on the same road that match this very closely located at The Springs at Orchard and the Summer Wind development on the same street.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site. This project absolutely poses no threat to dangerous traffic or safety as it is a Preapproved Intersection by KDot and the Village
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance. Correct, we will meet ordinance for parking and already adjusted the plans to do so based on village feedback.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. We have already done preliminary engineering dictating adequate utilities, drainage etc. We are located adjacent to subdivisions and retail that has close by utilities and facilities we can match and connect with.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations. Correct, we have already had plans and designs run by the city and the feedback from the city suggests it conforms with the Ordinance, regulations and comprehensive plans in place by the Village for present and future use.

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.



Applicant or Authorized Agent

5/28/2020
Date



Owner

5/28/2020
Date



STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, NICHOLAS LAMAGNA, being first duly sworn on oath depose
and say that I am trust officer of _____ and that the following are all of the
beneficiaries of the _____.

TRUST OFFICER

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20_____.

A Notary Public in and for such County

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

TAX PARCEL NO.	NAME	MAILING ADDRESS
1506200008	LMN OPPORTUNITIES LLC	1718 CAPITOL AVE, Cheyenne WY 82001
1506200015	ELIZABETH BRUNCKHORST	5497 ROUNDTREE DR APT A Concord CA 94521
1506203049	THOMAS M & JOSEPHINE A GILLETTE	1600 ABINGTON LN N Aurora IL 60542
1506203051	CAROLYN M KOEBEL	1620 ABINGTON LN N Aurora IL 60542
1506203052	CANDICE D SANTOYO	1624 ABINGTON LN N Aurora IL 60542
1506203053	RYAN & AMY SCHULTZ	1628 ABINGTON LN N Aurora IL 60542
1506203055	JOHN H CHASE	1608 ABINGTON LN N Aurora IL 60542
1506203058	MICHAEL R NORRIS	1612 ABINGTON LN N Aurora IL 60542
1506203059	MATTHEW D KARTH	1604 ABINGTON LN N Aurora IL 60542
1506203074	WATERFORD OAKS TOWNHOMES HOA	P O BOX 46 Aurora IL 60507
1506227029	NORTH AURORA VILLAGE OF	25 E STATE ST N Aurora IL 60542
1506278001	WINDSTONE PLACE HOMEOWNERS HOA	536 N SYCAMORE LN N Aurora IL 60542
1506278002	DAVID & NEVILLE, KRISTINA PARKINSON	150 WINDSTONE DR N Aurora IL 60542
1506278003	TERRALL & DELVAINE JORDAN	142 WINDSTONE DR N Aurora IL 60542
1506278004	GARCIA, BERTHA DECLIN OF TRUST	6401 S ELM ST Burr Ridge, IL 60527
1506278005	EDWARD & CHERYL STETTER	126 WINDSTONE DR N Aurora IL 60542
1506278006	DEBORAH L NICOLAI	118 WINDSTONE DR N Aurora IL 60542
1506279001	MARTHA LAGE	62 WINDSTONE DR N Aurora IL 60542
1506279002	IAN & MONTEZ, ANNA M HALLIGAN	54 WINDSTONE DR N Aurora IL 60542
1506279003	ANDREW HARDING	46 WINDSTONE DR N Aurora IL 60542
1506279004	GREGORY P & BARBARA A LAROCCHIO	38 WINDSTONE DR, N Aurora IL 60542
1506279005	EMILIA MENDICINO	30 WINDSTONE DR N Aurora IL 60542
1506279006	STANLEYS & HENRY, TANYA M SANGAR	22 WINDSTONE DR N Aurora IL 60542
1506282004	BERNIE W & ALICIA J MATEJ ROSS	63 WINDSTONE DR N Aurora IL 60542
1506282005	JUSTIN T & MONIKA JERNIGAN	55 WINDSTONE DR N Aurora IL 60542
1506282006	ROBERT & MONTALBANO, MICHELLE PETERS	47 WINDSTONE DR N Aurora IL 60542
1506282007	PAVITARPUNEET K & SAMBER B JAGGI	39 WINDSTONE DR N Aurora IL 60542
1506282015	EDGARDO A & JUANITA TORRES NORTH	1585 HEARTHSTONE LN N Aurora IL 60542
1506284001	AURORA, VILLAGE OF	25 E STATE ST N Aurora IL 60542
1506284002	DRENDEL, CAROL O LIVING TR, TRUSTEE	1616 HEARTHSTONE LN N Aurora IL 60542
1506284003	GEORGE WHITE	1608 HEARTHSTONE LN N Aurora IL 60542
1506284004	SHINJI & KUMIKO FUKUSHIMA	1600 HEARTHSTONE LN N Aurora IL 60542

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
1506284005	JAMES R & BERDONNA K ANKROM	1592 HEARTHSTONELNN Aurora IL 60542
1506400001	COMMONWEALTH EDISON CO	3 LINCOLN CTR FL 4 Oakbrook Terrace IL 60181
1506426001	RUBLOFF NORTH AURORA, LLC	949 HARRISON AVE Rockford IL 61108

I, Nicholas L. Langer, 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.

[Signature]
Applicant Signature

5/28/2020
Date

SUBSCRIBED AND SWORN TO

Before me this 28 day of May, 20 20

[Signature]
Notary Public

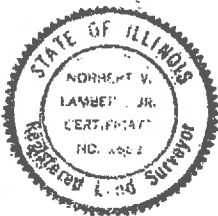
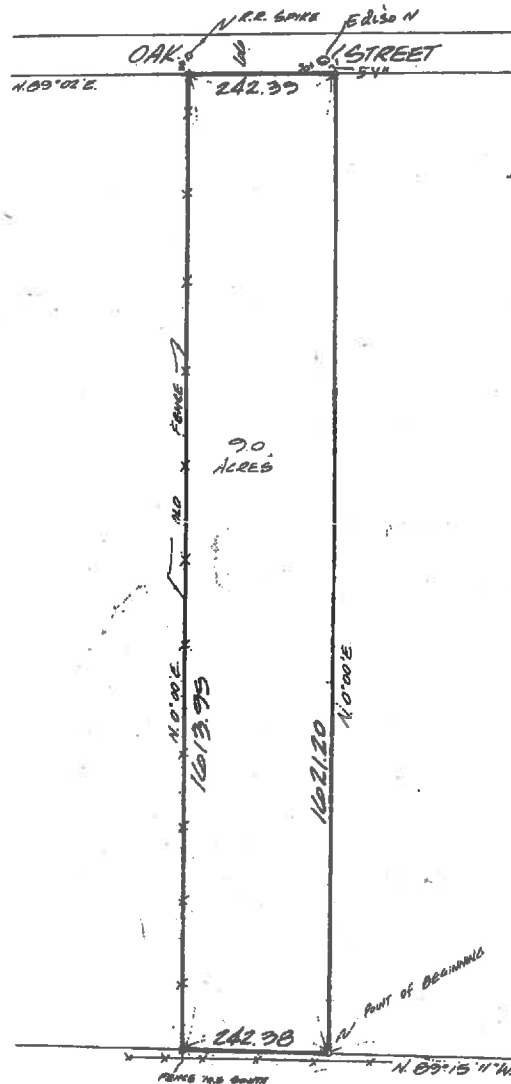


AL

PLAT OF SURVEY

15-06-200-008

OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 15' 11" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 929.09 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89° 15' 11" WEST ALONG SAID SOUTH LINE 242.38 FEET; THENCE DUE NORTH 1613.95 FEET TO THE SOUTH LINE OF OAK STREET; THENCE NORTH 89° 02' EAST ALONG SAID SOUTH LINE 242.39 FEET TO A LINE DRAWN DUE NORTH FROM THE POINT OF BEGINNING; THENCE DUE SOUTH 1621.20 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



COMMONWEALTH EDISON COMPANY

ORDERED BY: LA GRANGE FEDERAL SAVINGS & LOAN

ORDER NO. 77141

FILE NO. 771066

STATE OF ILLINOIS } ss
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 2ND DAY OF DECEMBER A.D. 1972.

Norbert V. Lambert, Jr.
Illinois Land Surveyor No. 4862

STATE OF ILLINOIS } ss
COUNTY OF DU PAGE }

BUILDINGS LOCATED AS SHOWN ON THIS _____ DAY OF _____ A.D. 197__

• IRON STAKE FOUND
• IRON STAKE SET

Illinois Land Surveyor No. 1066

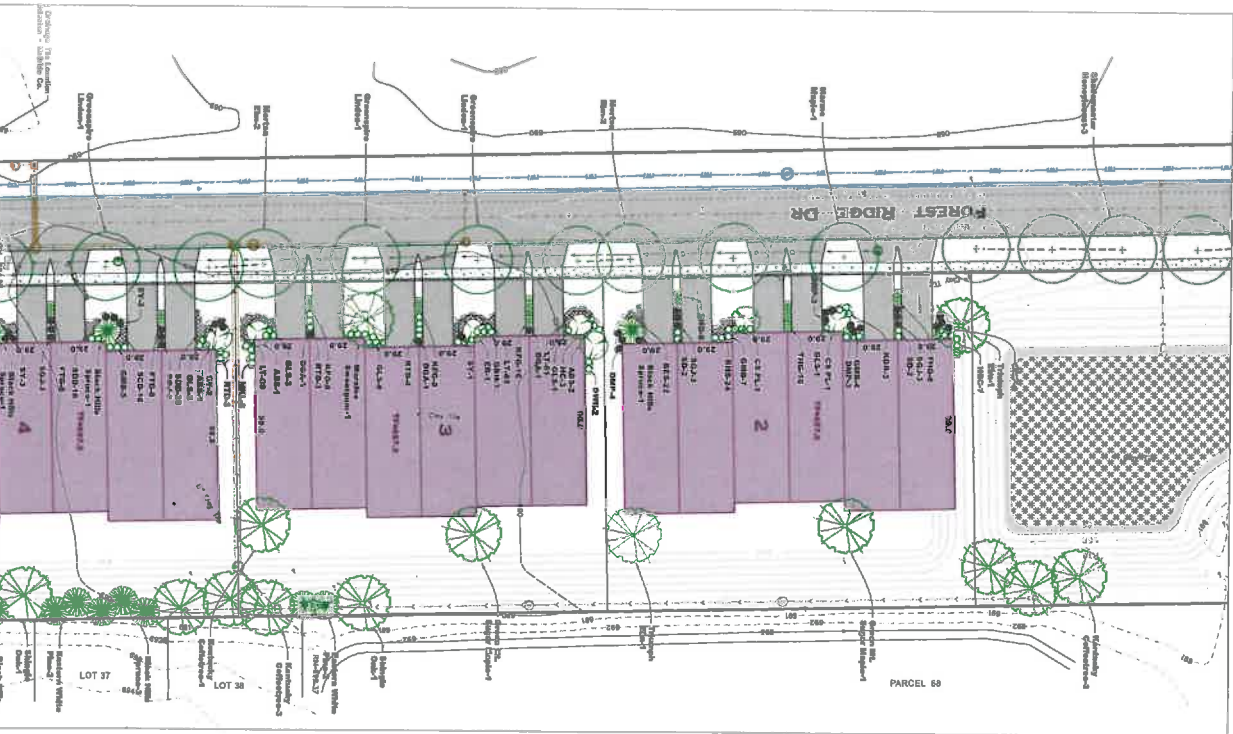
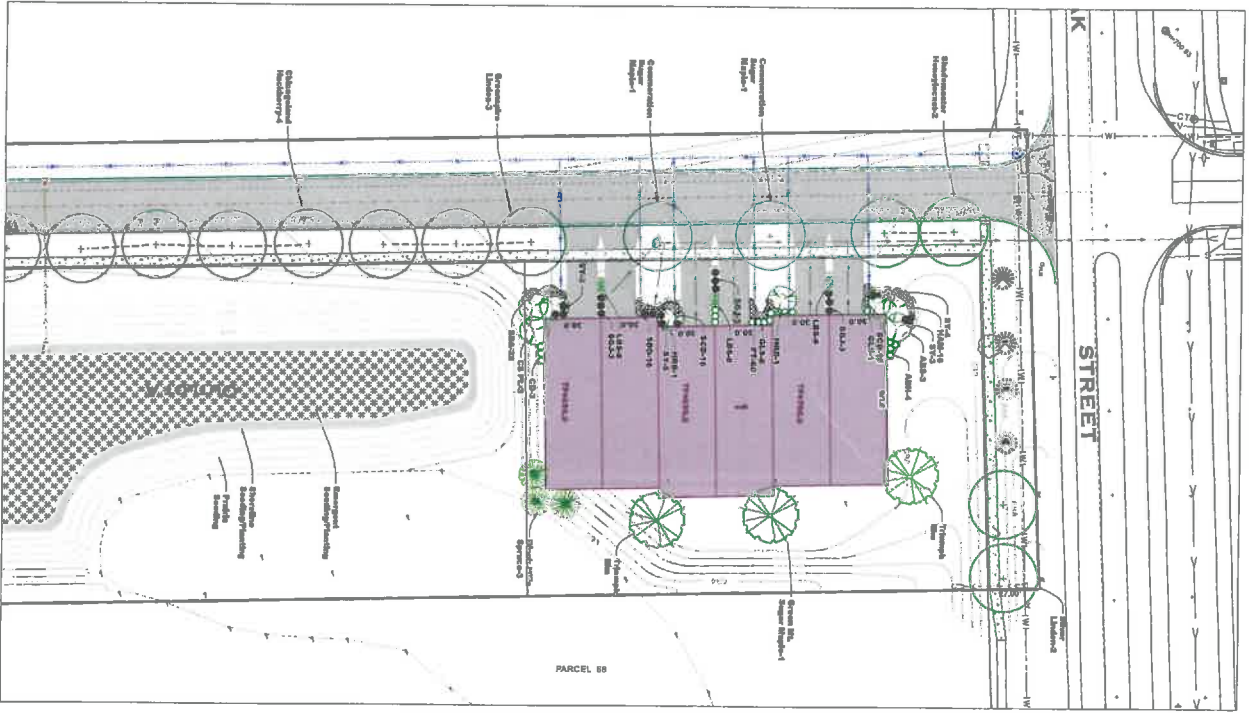
LAMBERT AND ASSOCIATES
LAND SURVEYORS
524 W. ROOSEVELT ST. CHICAGO, ILL. 60606

612 Forest Ridge Town Homes: Formerly 38W229 Oak Street North Aurora IL 60542

Legal Description:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 15 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 929.09 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE 242.38 FEET, THENCE DUE NORTH 1,613.95 FEET TO THE SOUTH LINE OF OAK STREET, THENCE NORTH 89 DEGREES 02 MINUTES EAST ALONG SAID SOUTH LINE 242.39 FEET TO A LINE DRAWN DUE NORTH FROM THE POINT OF BEGINNING, THENCE DUE SOUTH 1,621.20 FEET TO THE POINT OF BEGINNING THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.





LANDSCAPE PLAN - NORTH

L-1

NO.	DATE	BY	REVISION
1	04-04-2019	WMA	Final Design
2	05-16-2019	WMA	Revised per Planning/Design review
3	07-27-2020	WMA	Revised per Planning/Design review
4	07-27-2020	WMA	Add L&P for Corner Trees & Building Ties

WEBSTER, McGRATH & AHLBERG, LTD.

WMA

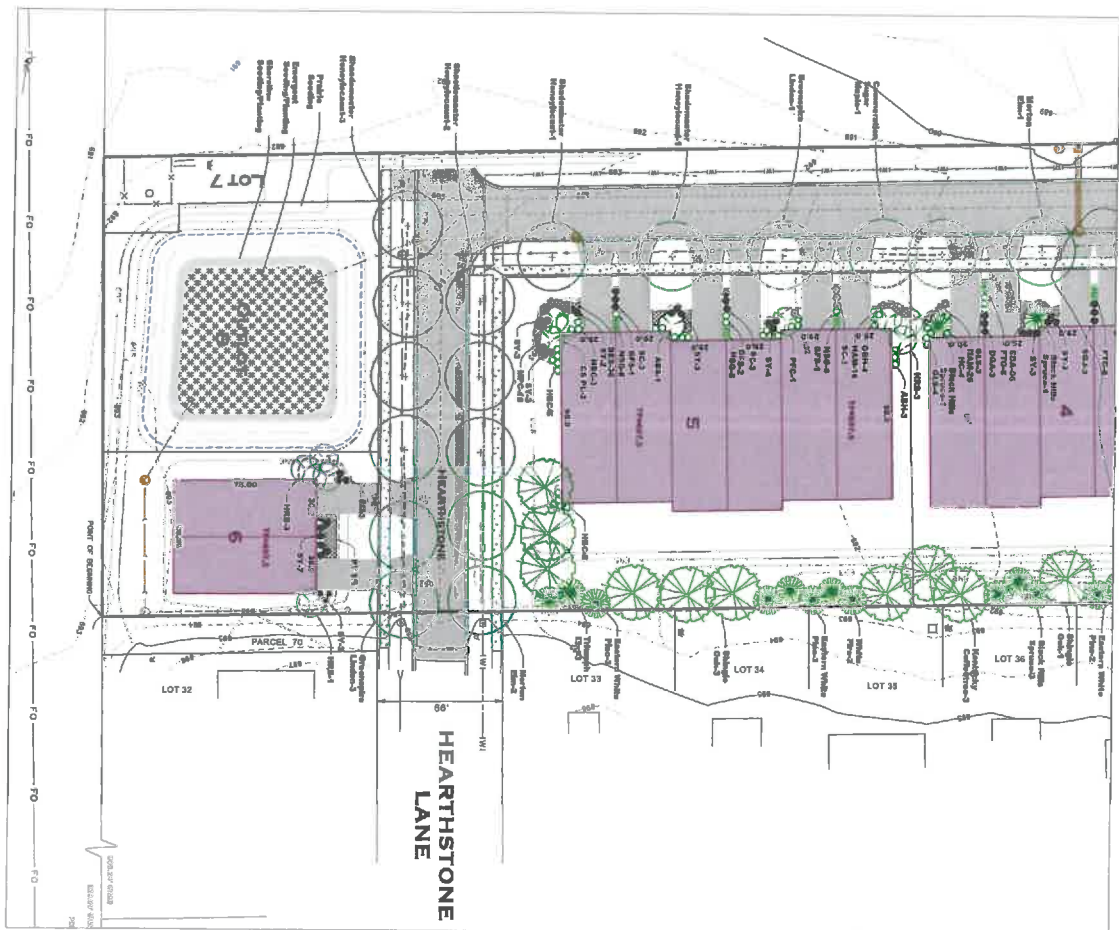
LANDSCAPE ARCHITECTS - L.L.C.

141 S. Russell Road, Suite 101
Bolingbrook, IL 60440
630-398-8888

FOREST RIDGE TOWNHOMES

FOREST RIDGE & OAK STREET, NORTH AURORA, IL

Prepared For:
ENDURING MANAGEMENT, INC.
141 S. Russell Road, Suite 101
Bolingbrook, IL 60440
630-398-8888



Plant Species	Quantity	Notes
...

Plant Species	Quantity	Notes
...

WEBSTER, McGRATH & AHLBERG, LTD.

LANDSCAPE ARCHITECTS

1400 North Broadway, Suite 100, Minneapolis, MN 55403

Phone: (612) 338-1111

Fax: (612) 338-1112

www.wma-land.com

FOREST RIDGE TOWNHOMES

FOREST RIDGE & OAK STREET, NORTH AURORA, IL

Prepared For:

ENDURING MANAGEMENT, INC.

1400 North Broadway, Suite 100

Minneapolis, MN 55403

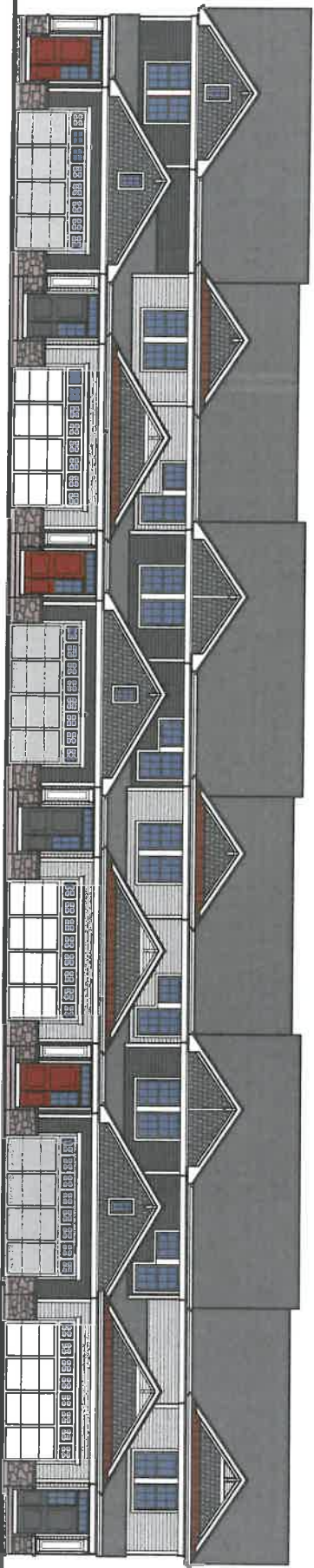
Phone: (612) 338-1111

Fax: (612) 338-1112

www.wma-land.com

LANDSCAPE PLAN - SOUTH

L2



34121 N. US 45, Suite 213
Graylake, Illinois 60030

Phone 847-336-6800
Fax 847-336-6801

6 Unit Building - Front Elevation



PROPOSED TOWNHOME DEVELOPMENT

Forest Ridge Townhomes

FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS

JUNE 26, 2020
Architectural 200 No. 18119

34121 N. US 45, Suite 213
Graylake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601

ARCHAMERICA

3 Bedroom Townhome



Forest Ridge Townhomes

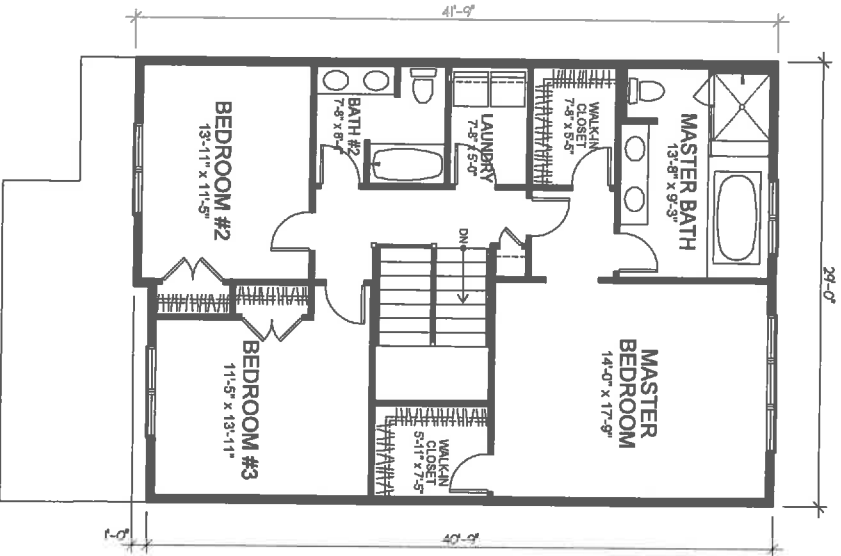
FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS

JUNE 9, 2020

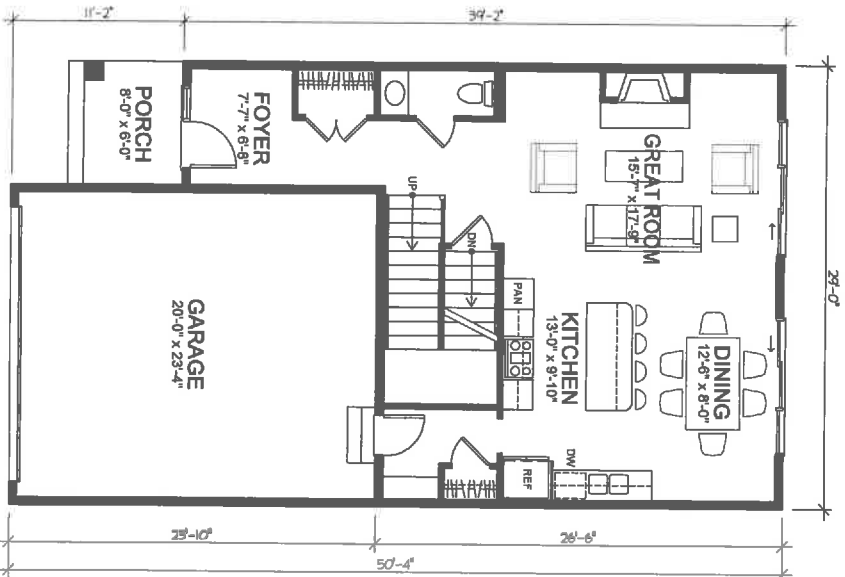
Architectural Job No. 19718

PROPOSED TOWNHOME DEVELOPMENT

2nd Floor



1st Floor



1st Floor	878 s.f.
2nd Floor	1,122 s.f.
2nd Floor	1,998
GARAGE	492 s.f.

34121 N. US 45, Suite 213
 Greylake, Illinois 60030

Phone 847-336-6600
 Fax 847-336-6601

ARCHAMERICA

4 Bedroom Townhome



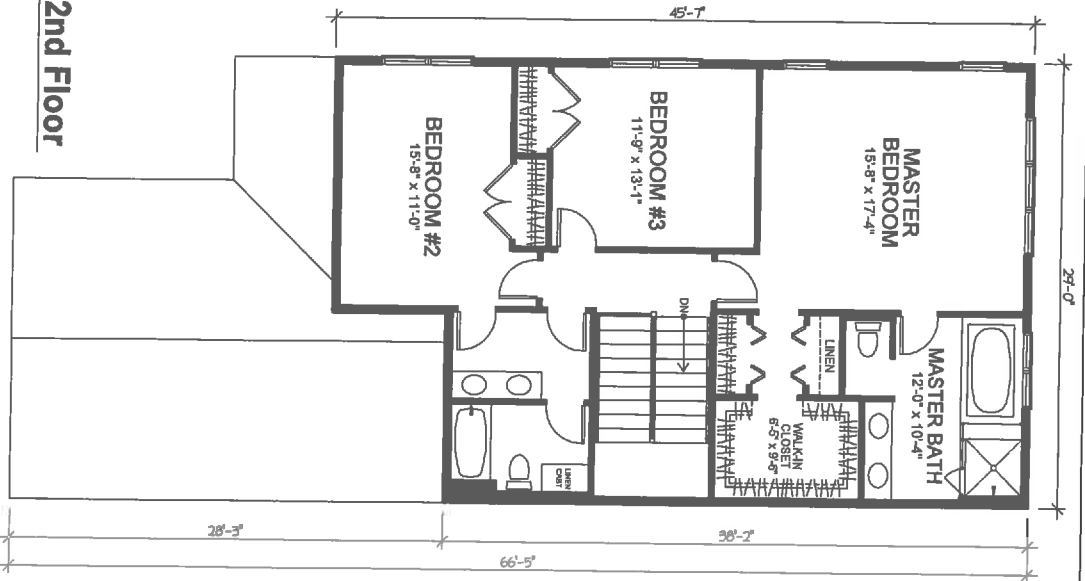
Forest Ridge Townhomes

FOREST RIDGE & OAK STREET NORTH AURORA, ILLINOIS

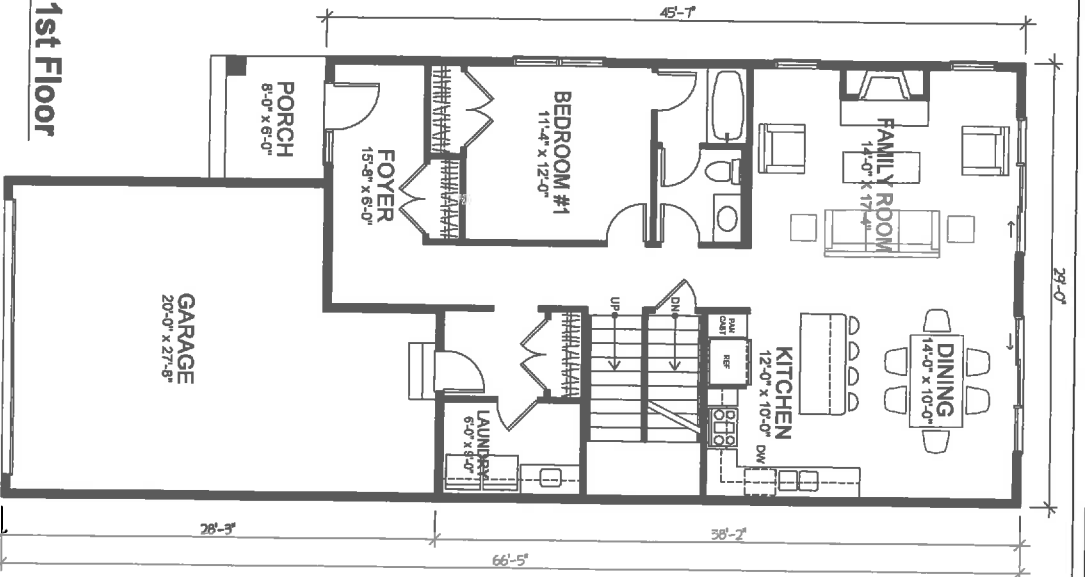
JUNE 12, 2020
 Archiwin 200 No 1918

PROPOSED TOWNHOMIE DEVELOPMENT

2nd Floor



1st Floor



1st FLOOR	1,229 s.f.
2nd FLOOR	1,137 s.f.
2nd FLOOR	2,366 s.f.
GARAGE	527 s.f.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 38 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF AURORA, KANE COUNTY ILLINOIS.



ILLINOIS STATE PLANE NAD 83 EAST ZONE

204 450 SQUARE FEET = 9.05 ACRES



3	DRYING ROOM PIPE
8	HEATING ROOM PIPE
4	CASED-CUT IN CORNERS "E"
	SA = MEASURED ON CORNERS
	SE = MEASURED BETWEEN ROOMS

SUBMIT TAX BILL TO:

NAME: _____

ADDRESS: _____

[illegible]

NAME OF SUBJECT:

RECORD OF DEEDS

VILLAGE BOARD APPROVAL

COUNTY ENGINEER CERTIFICATE

OWNER'S CONSENT

VILLAGE ENGINEER'S CERTIFICATE**PERMISSION TO RECORD**

VILLAGE EXCHANGER

PLAN COMMISSION

SURVEYOR'S CERTIFICATE

BY COMMISSION EXPIRES

ATTEST: _____

AS SHOWN BY THE ADJACENT PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS WITHIN THE CORPORATE LIMITS OF NORTH ALABAMA, A TOWNSHIP, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS HEREIN BEFORE AND HEREINAFTER AMENDED.

MONUMENTATION OF INDIVIDUAL LOTS TO BE DONE UPON COMPLETION OF FINAL GRADING.
IRON PIPE STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

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

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS THIS _____
DAY OF _____, A.D. 20____.

WEBSTER WORTH AND AHLBERG LTD.

ILLINOIS LAND SURVEYOR NO. _____
 LICENSE EXPIRATION DATE: NOVEMBER 3, 2017
 257 S. MAPERVILLE STREET
 WHEATON, ILLINOIS 60147
 (630) 845-7623

SURFACE WATER STATEMENT

COUNTY CLERK

DATED THIS ____ DAY OF _____ A.D. 20__

8. *Mathematics*

OWNER OR ATTORNEY

No.	Date	Description	By

FOREST RIDGE PLAT OF SUBDIVISION			
LOCATION: 35W22S OAK STREET NORTH AURORA, IL			
PREPARED BY: WILBERT, McBRIDE & AHLERS LTD. 1401 N. LAUREL AVE. SUITE 215 AURORA, IL 60009 TEL 630-584-8800			
JOB NO.	DATE	SCALE	1"=40'
65134	05-28-19		
DRAWN BY	BC	CHECKED BY	
FILE #	KONG HE 06-28-2019	DRAWN BY	

LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

Over a Century of Service to our Clients

267 East Reynolds Road • Wheaton, Illinois 60187
Tel: 630-584-8800 • Fax: 630-584-8801 • www.wilbertmcbride.com

Staff Report to the Village of North Aurora Plan Commission

Prepared By: Mike Toth, Community & Economic Development Director

Petition Number: 20-05

Hearing Date: September 1, 2020

Petitioner: Derek Knuth (d.b.a Red's Garage)

Request(s): Amendment to Chapter 9 of the Zoning Ordinance to allow Motor Vehicle Repair and/or Service as a permitted use in the I-1 Limited Industrial District.

BACKGROUND

Red's Garage has been operating in Oswego for the past 12 years. They recently moved their operations to 119 Butterfield Road in North Aurora, the location of the former Backyard Builders. The zoning classification of their use would be Motor Vehicle Repair and/or Service. The property at 119 Butterfield is located in the I-1 Limited Industrial District. Motor Vehicle Repair and/or Service is classified as a special use in the I-1 District. On August 17, 2020, the Village Board approved a six-month temporary use Ordinance to allow Red's Garage to operate on the subject property until they have resolved the zoning matter. After discussing the various zoning options with staff, the petitioner believes the text amendment to allow Motor Vehicle Repair and/or Service as a permitted use in the I-1 Limited Industrial District will allow them greater flexibility as the future owner of the property.

The petitioner is now requesting an amendment to Chapter 9 of the Zoning Ordinance to allow Motor Vehicle Repair and/or Service as a permitted use in the I-1 Limited Industrial District. As a quasi-commercial/industrial use, Motor Vehicle Repair and/or Service is included in three zoning classifications – Business, Industrial and Office/Industrial districts. The following table illustrates how the Motor Vehicle Repair and/or Service is currently classified:

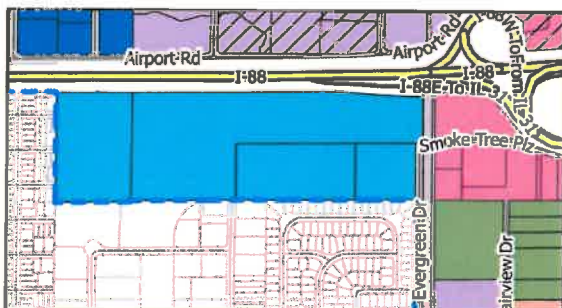
Zoning District	Permitted Use	Special Use	Prohibited
B-1			X
B-2		X	
B-3		X	
I-1		X	
I-2	X		
I-3			X
O-R			X
O-R-I		X	

Section 11.2.D.9 of the Zoning Ordinance already contains specific use standards for the Motor Vehicle Repair and/or Service use. Whether the use is classified as a permitted or special use, the following use standards would apply:

9. Motor Vehicle Repair and/or Service.

- a. *Motor vehicle repair and/or service shops may not store the same vehicles outdoors on the site for longer than five days unless fully screened and enclosed.*
- b. *All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.*
- c. *All repair operations shall be fully enclosed. Wrecked or junked vehicles shall not be stored for longer time periods than those specified above and shall be screened from the public right-of-way and any adjacent residential districts.*

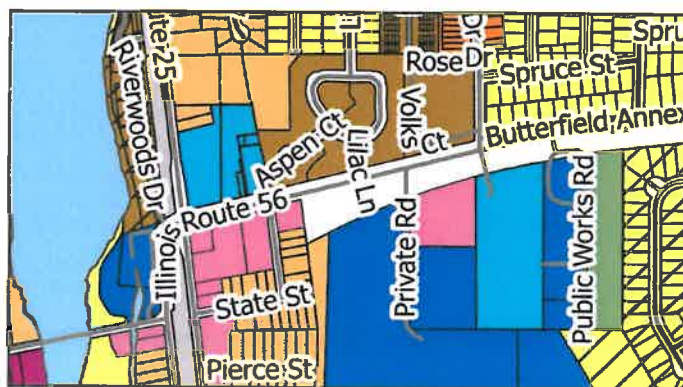
There are only four areas of the Village that make up the I-1 Limited Industrial District, which are illustrated in light blue:



Dart Container Property



Village-Owned Wetlands



**NE Corner Illinois Rte. 25 & Butterfield Road
&
North Aurora Fire District Training Property**

APPLICATION FOR TEXT AMENDMENT

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

PETITION NO. 20-05

FILE NAME 1-1 District Text Amendment

DATE STAMP

RECEIVED

I. APPLICANT DATA

AUG 06 2020

VILLAGE OF
NORTH AURORA

Name of Applicant Derek Kruth
Address of Applicant 338 W Center St, Sandwich IL 60598
Telephone Numbers 630-550-3850
Email Address dman1192@gmail.com

Specific Requested Amendment Proposed Apth Repair/ service permitted use under I-1

Ordinance Section to be Amended Chapter 9

II. TEXT AMENDMENTS STANDARDS

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

1. Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare of the Village?
2. Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?
3. Is the proposed amendment consistent with the Comprehensive Plan?
4. Is the proposed amendment consistent with the intent and general regulations of this Ordinance?
5. Does the proposed amendment correct an error or omission, add clarification to existing requirements, or reflect a change in policy?
6. Does the proposed amendment benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups?
7. Does the proposed amendment provide a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan?
8. Does the proposed amendment avoid creating nonconformities?

The Applicant is responsible for publishing a legal notice in the newspaper advertising the public hearing. This shall be in accordance with public notice provisions in the Zoning Ordinance.

The filing fee in the amount of \$4,300 is submitted with this application, unless otherwise directed by the Village.

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 amendment 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

8-6-2020
Date

Red's Garage statement with supporting data regarding special use zoning

- 1) Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare of the village?**

Yes, the proposed amendment broadens the types of businesses that can take place in I 1 industrial district resulting in the likelihood of vacant buildings being rented thereby reducing crime. Also, by being allowed to provide automotive repair services the possibility of inoperable vehicles being abandoned is reduced. Improving the safety and welfare of the village.

- 2) Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?**

Yes, this amendment broadens the use of I 1 industrial district allowing for the creation of more jobs, tax revenue and community growth.

- 3) Is the proposed amendment consistent with the Comprehensive Plan?**

Yes, this amendment will help create jobs and thriving businesses attracting potential industrial developers resulting in growth and employment for the Village.

- 4) Is the proposed amendment consistent with the intent and general regulations of this Ordinance?**

Yes, this amendment will promote industrial growth creating jobs without creating any addition nuisances or hazards.

- 5) Does the proposed amendment correct an error or omission, add clarification to existing requirements, or reflect a change in policy?**

The proposed amendment would amend Chapter 9 of the Zoning Ordinance; Allowing I 1 district to perform motor vehicle repair and/ or service.

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

This proposed amendment would provide the following to the residents of the village

- 1) An automotive repair services
- 2) Jobs to the community
- 3) Tax revenue to the village

7) Does the proposed amendment provide a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan?

Yes, this amendment provides a way to create jobs, safety and growth to the village as stated above.

8) Does the proposed amendment avoid creating nonconformities?

No, this is the most efficient and correct way to accomplish zoning changes.