



**PLAN COMMISSION AGENDA
TUESDAY, JANUARY 5, 2021
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/89550864774>
Meeting ID: 895 5086 4774
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 December 1, 2020.

PUBLIC HEARING

1. **Petition #21-01 (314 Kingswood Dr. & 200 Overland Dr.):** The petitioner, Josh Bauer - OPUS Development Company, LLC, requests the following actions on the subject properties:
 - 1) Map Amendment to establish the O-R-I Office, Research and Light Industrial Zoning District (Golf Course Property)
 - 2) Special Use - Planned Unit Development with deviations to the Zoning and Subdivision Ordinances
 - 3) Site Plan Approval
 - 4) Preliminary Final Plat

NEW BUSINESS

1. **Petition #21-01 (314 Kingswood Dr. & 200 Overland Dr.):** The petitioner, Josh Bauer - OPUS Development Company, LLC, requests the following actions on the subject properties:
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 - 4) Preliminary Final Plat

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
DECEMBER 1, 2020**

CALL TO ORDER

Chairman Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Vice Chairperson Jennifer Duncan, Commissioners Aaron Anderson, Tom Lenkart, Doug Botkin and Connie Holbrook

Not in attendance: Commissioners Anna Tuohy, Mark Bozik

Staff in attendance: Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth and Information Technology Manager Dave Arndt,

Also in attendance: Ed Boula, Village Legal Representation

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated October 6, 2020

Motion for approval made by Vice Chairperson Jennifer Duncan and seconded by Commissioner Anderson. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #20-08 (307 Banbury Road): The petitioner, Marcos Rodriguez, requests the following actions on the subject property located in the R-1 Single Family Residence District:

- 1) Special use to allow for the expansion of a Place of Worship
- 2) Site Plan Approval

Vice Chairperson Jennifer Duncan opened the public hearing. The petitioner then gave a presentation on the item. Caitlin Paloian, Rosanova & Whitaker, Ltd., provided background information on Chapelstreet Church. Paloian stated that Chapelstreet Church has over 850 members across four (4) different locations. The property consists of 3.19 acres and is located at 307 Banbury Road. The 6,090 sf building was formerly Cornerstone Community Baptist Church. In May 2020, the property was donated to Chapelstreet Church. Paloian stated that there is not enough adequate space for family engagement and children's activities, which is why the petitioner is requesting approval for a 3,100 sf addition to the existing building as well as plans to renovate approximately 5,000 sf of the existing interior. Access will continue to be provided off of Banbury Road. In regards to parking, places of worship are required to provide one (1) parking space per four (4) seats. The proposed addition would accommodate 237 seats, which would require 60 parking spaces per code. There are currently 62 parking spaces and the petitioner intends on adding additional parking for a total of 68 spaces. Paloian stated that the proposed addition and renovations will facilitate a more modern approach to church operations. The 2,650 sf worship center will primarily be used on Sundays at 9:00 AM with a potential to add a second service at 10:30 AM. The 2,215 sf lobby will be used primarily for gathering before and after services. The renovations will also include a 384 sf area used for administrative offices. The proposed addition will primarily be used for worship educational spaces, including a large group room, nursery, and flex classrooms. The proposed addition will not exceed the height of the current building. It will be constructed with brick, concrete façade and shingled roof.

Community and Economic Development Director Mike Toth stated that the petitioner is requesting two (2) approvals including, a special use to allow for an expansion and site plan approval. Staff is recommending approval for both requests with the condition that a shade tree be added at the terminus of the eastern most parking spaces on the north and south side.

Nora Rodriguez, resident of North Aurora, asked for further explanation of the parking for the church. Paloian responded that there will be a total of 68 parking spaces. There will be no changes made to the rear parking area. Toth responded that there was an existing building there that burned down and the foundation still remains. The foundation will be removed during the construction of the addition.

Alexander Umemoto, resident of North Aurora, asked where the new trees will be planted. Toth responded that a shade tree will be added to the north and south of the eastern parking lot spaces. There will also be foundation plantings around the addition as well. Umemoto also asked about the HVAC on the north side of the building. Marcos Rodriguez, Aspen Group, responded that the mechanical units will be located on a slab with plantings around it for screening. It will look similar to the units on the west side, but with more screening.

Jennifer Duncan then closed the public portion of the hearing.

2. **Petition #20-09 (161 S. Lincolnway):** The petitioner, PharmaCann, LLC, requests a special use to allow for the expansion of an Adult-Use Cannabis Dispensing Organization in the B-3 Central Business District.

Vice Chairperson Jennifer Duncan reopened the public hearing. The petitioner then gave a presentation on the item. Katriina McGuire, Thompson Coburn LLP, stated that in December 2019 the Village approved adult use cannabis sales and commenced in January 2020. McGuire stated that PharmaCann has the opportunity to expand its current location at 161 S. Lincolnway and they are requesting approval for the proposed expansion. Bill McMenamy, Chief Revenue Officer of PharmaCann, stated that they have evolved their business into a reservation system to access the dispensary. Customers are able to shop online and make a reservation to pick up their products. Access is allowed in the dispensary five minutes before the reservation time and the transaction is cancelled if the customer does not arrive within an hour of their reservation. They have also automated their payment system to include more convenient options by using digital payments. These changes have allowed the dispensary to operate more efficiently.

McMenamy explained that they are not expanding for expansion purposes but rather to improve the experience. They plan on having ten (10) register stations which is a 40% increase of where they are today. This will move customers through the line much more quickly and also accommodate the needs of customers who require more time. The proposed expansion will also include an online order processing area since that is where most of the work is occurring. The footprint of the vault will also be expanded. The expanded space will include a break room and general manager office. Toth stated that PharmaCann did receive a special use approval in 2019 for recreational sales and the petitioner is seeking special use approval on the proposed expansion. Staff does recommend approval with three (3) conditions. There are dumpster corrals on site but the south facing façade does not have gates, which will need to be installed per the first condition. The second condition states that refuse should not accumulate so that it is visible outside or above the height of the enclosure. The third condition states that the property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times.

There were no public comments. Jennifer Duncan then closed the public portion of the hearing.

NEW BUSINESS

1. **Petition #20-08 (307 Banbury Road):** The petitioner, Marcos Rodriguez, requests the following actions on the subject property located in the R-1 Single Family Residence District:

- 1) Special use to allow for the expansion of a Place of Worship
- 2) Site Plan Approval

Commissioner Holbrook stated that she did not have any questions.

Commissioner Botkin stated that he had no further questions.

Commissioner Anderson stated that he had no further questions.

Commissioner Tom Lenkart asked if anyone from the Village has reviewed the parking agreement between Schneider Elementary School and Chapelstreet Church. Paloian responded that there is currently an informal agreement between the two parties. The formal agreement is still being drafted and will be recorded once finalized. Schneider currently uses the church's parking lot for pick up and drop off. The petitioner would like to reciprocate and use Schneider's lot for overflow parking when necessary. This will be addressed in a formal agreement that can be shared with the Village. Toth responded that the site exceeds the parking requirement. Lenkart asked if there was a plan to open a school in the future since there are numerous classrooms. Paloian responded that there is no plan to open a school at this time. The classrooms are meant for children's ministry ranging from all ages. Lenkart stated he had no further questions.

Chairman Mike Brackett stated he had no further questions.

Motion for approval of a special use to allow for the expansion of a Place of Worship with one condition, made by Commissioner Lenkart and seconded by Commissioner Botkin. Vote: Holbrook – Yes, Lenkart – Yes, Anderson – Yes, Duncan – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

Motion for approval of the site plan made by Commissioner Lenkart and seconded by Commissioner Holbrook. Vote: Holbrook – Yes, Lenkart – Yes, Anderson – Yes, Duncan – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

Vice Chairperson Jennifer Duncan then reopened the public hearing.

2. **Petition #20-09 (161 S. Lincolnway):** The petitioner, PharmaCann, LLC, requests a special use to allow for the expansion of an Adult-Use Cannabis Dispensing Organization in the B-3 Central Business District.

Chairman Brackett asked how the online ordering will affect customer walk-ins or if someone wants to add on to their online order. McMenamy responded that a customer can always add on to their order that has already been placed online. He stated that enough slack has been built into the system so they can pivot in just about any direction. They would prefer that customers use the app because it allows them to keep the menu as accurate as possible. Brackett asked if online customers can pay in cash. McMenamy responded that customers do pay in cash and it is still the number one payment method in the dispensary. Brackett asked if PharmaCann is still considering to move their location in the future. McMenamy responded that their goal is to improve the current footprint. Jeremy Unruh, Senior Vice President of Public and Regulatory Affairs of PharmaCann, stated that under the governor's reading of the statute regarding relocation of medical dispensaries, an existing medical dispensary is not allowed to relocate to another location where adult-use cannabis will be sold. The governor is not approving any requests to relocate any existing medical

use facilities at this time. Village Administrator Steve Bosco stated that the Village does monitor legislation that has an affect at a local level and the State will be discussing relocation of existing medical cannabis facilities in the near future. Brackett stated he is concerned about the parking monitoring and security of the facility once the expansion takes place. Toth responded that it was a condition of the original ordinance and parking monitoring is being implemented as a condition for this request as well. Brackett stated he had no further questions.

Commissioner Lenkart asked if the process for purchasing medical cannabis is the same as for recreational. McMenamy responded that the mechanism for purchasing is pretty similar. The recreational customer prefers to remain anonymous whereas the medical customer's information is recorded with the state and their medical card has to be scanned at the reception area. A recreational customer must show their proper identification but their information does not get recorded with the state. Lenkart asked if they are required to have an appointment. McMenamy responded that medical customers are not required to have an appointment, but many of them do so they can conveniently shop ahead of time. Lenkart asked if there has been less traffic and issues with parking at the facility. Toth responded that he has not heard of any incidents or problems. Brackett stated that the parking is better and the monitoring seems to be working. Lenkart asked if the online reservation system was created more so because of COVID-19 or to eliminate the excess flow of customers. McMenamy responded that it was implemented solely to make the experience better. Lenkart stated he had no further questions.

Commissioner Anderson asked how many existing registers they currently have. McMenamy responded that they currently have six (6) registers and with COVID-19 requirements, they only operate four (4). Anderson asked if they are increasing the reception area square footage and how much of an increase are they proposing for the sales floor area. McMenamy responded that they are repurposing the sales floor to move around the registers in a lineal fashion. The reception area will remain pretty similar to how it is today. Anderson asked if the primary purpose of the expansion is to move people in and out at a faster rate. McMenamy responded that the purpose is to provide a better experience through a faster and more efficient transaction for the customer. This will allow the dispensary to accommodate more transactions on a daily basis. Anderson stated that he thinks it will bring more bodies into the actual sales floor of the dispensary, which he does not understand how that makes for a better experience. McMenamy responded that transactions can be handled more quickly with the online orders and reservations. A system similar to the one being proposed was already implemented at the Romeoville location and it has proven to be successful. Anderson stated he had no other questions.

Commissioner Botkin asked if a recreational customer can still purchase from the dispensary without an online order or reservation. McMenamy stated that the staff would redirect the customer back to the reservation system and educate them on how it works so they can purchase their product that way. Their staff is always available to answer any questions or walk the customer through the process. Botkin stated he had no further questions.

Commissioner Holbrook stated she had no further questions.

Motion for approval of a special use to allow for the expansion of an Adult-Use Cannabis Dispensing Organization with three (3) conditions, made by Commissioner Anderson and seconded by Commissioner Lenkart. Vote: Holbrook – Yes, Lenkart – Yes, Anderson – Yes, Duncan – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Commissioner Botkin asked if Blue Agave restaurant was currently open. Toth responded that he was unsure of their COVID-19 hours of operation. Botkin stated he drove by recently one evening and it was closed. Bosco responded that they went to the Village Board for liquor license approval recently. Botkin stated he called the restaurant and it just rang. Brackett stated that Hammer & Stain closed down in the same shopping center.

Toth stated that the developer for Forest Ridge Townhomes is still working on the site plan and has not gone back to Village Board yet. At Orchard Commons, Fortunata and the micro-brewery have been approved by Village Board.

Toth announced that as of now, there will be a Plan Commission Meeting in January, which will include the Valley Green Golf Course development. Brackett asked if it included the Slaker property. Toth responded that as of right now the development includes the Valley Green Golf Course and part of the Euclid property. Holbrook asked if North Aurora really needs more warehouses. Toth responded that 70% of the inquiries he gets are about potential warehouses. The comprehensive plan does show that area as office / industrial. Lenkart stated that warehouses fill up quite quickly so the use is in demand. Toth stated that the golf course is currently in the Route 31 TIF District, so there is appreciable amount of potential once the properties are built and assessed. Bosco stated that industrial buildings benefit the school districts because they pay a significant amount of property taxes to the school district.

ADJOURNMENT

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

Respectfully Submitted,

Natalie Stevens
Deputy Village Clerk

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

GENERAL INFORMATION

Meeting Date: January 5, 2021

Petition Number: #21-01

Petitioner: Josh Bauer -
OPUS Development Company, LLC

Location: 314 Kingswood Dr. &
200 Overland Dr.

Property Index Numbers:
15-04-351-017, -020 & -024

Development Size: 67.15 acres



Requests: 1) Map Amendment to establish the O-R-I Office, Research and Light Industrial Zoning District (Golf Course Property) 2) Special Use - Planned Unit Development with deviations to the Zoning and Subdivision Ordinances 3) Site Plan Approval 4) Preliminary Final Plat

Current Zoning: R-1 Single Family Residence District (Golf Course Property) & O-R-I Office, Research and Light Industrial District

Contiguous Zoning: North: R-1 Single Family Residence District, South: O-R-I Office, Research and Light Industrial District, East: R-1 Single Family Residence District (vacated BNSF Right-of-Way), West: I-2 General Industrial District

Current Land Use: Golf Course & Vacant Land

Comprehensive Plan Designation: 'Office/Industrial'

PROPOSAL

OPUS Development Company, LLC is proposing a 1,056,811 square foot two-phased, three-building speculative industrial development on the 67.15 acres that comprise the Valley Green Golf Course site and the vacant land located to the west of (and currently owned by) Euclid Beverage on Overland Drive. The development would provide approximately 694 passenger parking spaces (354 land banked spaces for future use) and approximately 279 trailer parking spaces. Access to the development will be provided via two full access drives off Overland Drive. The developers are labeling this project the 'Opus I-88 Corporate Park'.

REQUESTED ACTIONS

Map Amendment to establish the O-R-I Office, Research and Light Industrial Zoning District

Building A (Phase 1) would be built on land located in the O-R-I Office, Research and Light Industrial District. The proposed Warehousing, Storage, and Distribution Facility use of the land is classified as a permitted use in the O-R-I Office, Research and Light Industrial District. Buildings B (Phase 1) and C (Phase 2) would be built on the Valley Green Golf Course site, which is currently located in the R-1 Single Family Residence District. The proposed Warehousing, Storage, and Distribution Facility use of the land is prohibited in the R-1 Single Family Residence District. As such, the petitioner is requesting a map amendment (“rezoning”) to change the zoning of the Valley Green Golf Course to the O-R-I Office, Research and Light Industrial District where the use is classified as a permitted use.

According to the Zoning Ordinance, the purpose of the O-R-I Office and Light Industrial Research District is *to provide for the grouping of office, research and light industrial uses compatible in scope of services and methods of operation*. As noted, a portion of the development would be built in the O-R-I Office, Research and Light Industrial District, which is currently located in the Tollway Park of Commerce, a business park that consists primarily of other Warehousing, Storage, and Distribution Facility uses.

The Comprehensive Plan designates the properties within the proposed development area as ‘Office/Industrial’ which would be consist with the proposed Warehousing, Storage, and Distribution Facility use of the properties.

Special Use –Planned Unit Development with deviations

Per Section 17.5.4 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. The total site area for the proposed development is 67.15 acres and *Warehousing, Storage, and Distribution Facility* is deemed to be a nonresidential use. As previously mentioned, the use is classified as a permitted use in the O-R-I Office, Research and Light Industrial District.

For reference purposes, the following table illustrates the yard and bulk regulations of the O-R-I Office, Research and Light Industrial District:

Yard & Bulk Regulations	Zoning District	
	O-R-I	Proposed
BULK REGULATIONS		
Lot Area, Minimum	2 acres	Building A = 6.59 acres Building B = 33.77 acres Building C = 26.79 acres
Lot Width, Minimum	150 ft.	Building A = 342’ Building B = 70’ Building C = n/a
Building Height, Maximum	50 ft.	Building A = 38’10” Building B = 43’ Building C = n/a

Floor Area Ratio (FAR), Maximum	None	n/a
Lot Coverage, Maximum	60%	Building A = 37% Building B = 37% Building C = 35%
YARD REGULATIONS		
Front Yard, Minimum	30 ft.	All buildings in conformance
Front Yard, Minimum - Abutting Residential District	100 ft.	“
Rear Yard, Minimum	20 ft.	“
Rear Yard, Minimum - Abutting Residential District	50 ft.	“
Interior Side Yard, Minimum	15 ft.	“
Interior Side Yard, Minimum - Abutting Residential District	30 ft.	“
Corner Side Yard, Minimum	30 ft.	“

Landscaping Trees (Zoning Ordinance Deviation Required)

Section 14.5.B.3 of the Zoning Ordinance requires shade trees to be provided for manufacturing, warehouse and distribution developments at a minimum of one tree per one thousand (1,000) square feet of total lot area, minus the area of the building. According to the submitted landscape plan, there is 528,245 square feet of on-lot landscaping area (area exclusive of building, improved surfaces and detention ponds) that comprises the entirety of the development. 528 trees are being proposed, which is one tree per 1,000 square feet of available site area. As the aforementioned landscape provision specifically states, “minus the area of the building”, the Zoning Ordinance is unclear as to whether other manmade improvements (parking lots, drive aisles, detention ponds) are excluded from the available site area.

Lot Width (Zoning Ordinance Deviation Required)

The Zoning Ordinance defines Lot Width as *the minimum horizontal distance between the side lot lines of a lot measured at the required front yard setback line*. The front yard setback in the O-R-I District is 30 feet. While the actual lot dimensions for all three lots is considerably large, the access point for Building B on Overland Drive would be 70 feet in width where 150 feet is required per the O-R-I District. That portion of the property is not intended to accommodate a building, but rather the access drive that eventually leads to all of the properties.

Loading Space Orientation (Zoning Ordinance Deviation Required)

Section 14.11.B of the Zoning Ordinance requires loading spaces in all zoning districts to be located and oriented so as not to be visible from the street and adjacent properties, while still allowing access to the use it is serving. The loading spaces associated with Building A are only located on north building façade whereas the south building façade faces Overland Drive. The loading spaces for Buildings B & C are located on the north and south façade as those buildings are cross-dock warehouse buildings. As the properties to the north, south and west are already developed it would be impossible for the loading spaces to not be oriented, and subsequently visible, from an adjacent

property. The petitioner has provided an exhibit that illustrates the distance from Buildings A & B to be in excess of 500 feet from the residential properties to the north.

In addition, loading spaces in all zoning districts shall be screened as much as possible, unless such screening is determined unnecessary by the Community Development Director. Such screening shall consist of a solid wood fence, masonry screen wall or slatted chain link fence to a height of not less than six feet or a continuous evergreen or dense deciduous shrub hedge, or a combination.

A continuous hedge of trees and shrubs currently line the north property line of the golf course. In order to preserve and bolster the natural landscape buffer, additional clusters of evergreen trees would be installed (at a minimum height of six feet) where any gaps in the hedge exist. As some of the existing trees between the buildings and north property line may be lost to the built environment and detention ponds, priority of new trees was emphasized between the buildings and the north property line.

Lot Frontage

Section 12.1.C of the Zoning Ordinance 'Frontage on a Public or Private Street', requires all zoning lots to front on a public street, unless otherwise approved as a planned unit development. Per the submitted plans Buildings A and B would have direct frontage on Overland Drive; however, Building C would not have direct frontage on Overland Drive. Building C would take access through Building B's access drive to Overland Drive. Staff notes that the proposed development would be approved as part of a planned unit development; as such, Building C would have the ability to take access through Building B's access drive.

Sanitary Sewer Extension (Subdivision Ordinance Deviation Required)

Section 16.12.150.C of the Subdivision Ordinance requires sanitary sewers to be extended to the property lines of the tract under development at the developer's expense, sized to provide sanitary service to the limit of the projected service area - with no recapture. With the exception of the proposed development's eastern boundary, the subject property is surrounded by property that has been already been developed. Staff reviewed the area utilities with the Public Works Department and determined that an extension of sanitary sewer would not be necessary given the availability of existing infrastructure.

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.

Preliminary Final Plat of Subdivision

A Plat of Subdivision, known as the Preliminary Plat of Subdivision for Valley Green Subdivision, is being proposed to establish the Opus I-88 Corporate Park as three separate lots. Lot 1 would consist of 6.59 acres and include Building A. Lot 2 would consist of 34.73 acres and include Building B. Lot 3 would consist of 27.43 acres and include Building C. The Plat also contains stormwater management and access easements to allow the three lots to function as one unified development.

FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Map Amendments, Special Uses, Site Plan Review and Planned Unit Developments as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #21-01, subject to the following conditions:

1. Site plan review (non-public hearing) shall be obtained from the Plan Commission and Village Board prior to building permit issuance for Building C.
2. A separate building permit shall be required for each guardhouse so the Village may work with the petitioner to validate the optimal location of each guardhouse in order to avoid any potential impact on site circulation.
3. All business activities shall be conducted completely within the confines of the buildings.
4. A photometric plan shall be submitted and approved by the Village prior to building permit issuance.
5. 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.
6. The hedge of trees and shrubs currently located along the north property line of the golf course shall be preserved to the greatest extent possible to maintain natural landscape buffering.
7. Vehicular access shall be limited to Overland Drive with restricted emergency access at Willow Way.
8. All motor vehicles, including trucks, shall be prohibited from parking or idling in any area designated as a truck or car bypass lane.
9. On-site management shall effectively monitor and regulate all on-site trucking activities in order to minimize any light, sound or odor emissions.
10. Construction traffic shall be limited to Overland Drive with restricted emergency access at Willow Way.
11. Construction traffic shall not impede on the ability of the Village and Fire Protection District to provide emergency services.
12. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.

VALLEY GREEN GOLF COURSE REDEVELOPMENT

PROJECT NARRATIVE

Opus I-88 Corporate Park ("Project") is a proposed two (2) phased, three (3) building industrial development project located on 67.15 acres of land in North Aurora, Illinois. Phase I consists of two (2) buildings, a 543,638 square foot cross-dock building on 33.77 acres and a 104,978 square foot rear-load building on 6.59 acres. Phase II is a planned 408,195 square foot cross-dock building on 26.79 acres.

The Project is located in the I-88 corridor, a highly sought after transportation and logistics market which attracts both bulk industrial users as well as local users with smaller footprints. Opus I-88 Corporate Park is located 1.5 miles northwest of I-88 and the Route 31 full four-way interchange, north of Airport Road and just west of Route 31, a major north/south thoroughfare.

The Project is designed to accommodate multiple tenants in multiple size ranges. Building A, a 104,978 square foot rear-load building contemplates up to two (2) tenants ranging from 30,000 SF to 70,000 SF, however the building is a great option for single-tenant users as well. Building B is a 543,638 square foot cross-dock building that is designed to accommodate up to two (2) users, but is also a great option for a large single-tenant user. Building B is designed with multi-tenant flexibility by integrating a second tenant truck/car bypass road for users requiring a secured truck court / trailer parking. Phase II contemplates a 408,195 square foot cross-dock building to be constructed after Building B has been leased. Phase II land also provides flexibility to expand Building B to pursue up to 1M square foot users.

The combination of the Project's location within a relatively land constrained submarket, availability of labor, quality construction, and convenient highway access will provide tremendous appeal to tenants looking to establish a local and/or regional distribution center.

The properties are encumbered by limited wetland issues, including both jurisdictional and non-jurisdictional wetlands, as well as environmental contamination. Wetland determinations have been submitted to USACE for concurrence with our findings. Our Phase II environmental report required that we work through the IEPA voluntary cleanup program. Our environmental team is fully engaged with us and we are working to obtain a no further action letter prior to closing on the sites.

We look forward to working with the Village of North Aurora on this exciting new project.

Sincerely,

Josh Bauer
Senior Manager
Opus Development Company, L.L.C.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-01

FILE NAME Valley Green Development

DATE STAMP

RECEIVED

OCT 19 2020

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant Josh Bauer

Applicant Address 9700 Higgins Road Suite 900, Rosemont, IL 60018

Applicant Telephone # 847-318-1624

Email Address Josh.Bauer@opus-group.com

Property Owner(s) Emmett McEnery ^{of Summit Enterprises} and Michael Douglas of Just Golf INC flr/a

Owner Address _____

Owner Telephone # _____

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 314 Kingwood Drive, North Aurora, IL / TBD Overland Drive, North Aurora, IL
(indicate location if no common address)

Legal Description: See attached

Parcel Size 314 Kingwood: 60.58 Acres / TBD Overland Drive: 6.59 Acres

Present Use 314 Kingwood: Golf Course / TBD Overland Drive: Vacant land
(business, manufacturing, residential, etc.)

Present Zoning District 314 Kingwood: R-1 / TBD Overland Drive: O-R-1
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use O-R-1

(Zoning Ordinance Classification)

Code Section that authorizes Special Use Title 17 - Zoning/Chapter 4 - Section 4.3 (Special Use)

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? NO

If so, when? N/A to what district? N/A

Describe briefly the type of use and improvement proposed

Industrial warehousing and manufacturing

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

O-R-1: Industrial facilities

R-1: single family

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Yes. In order to obtain a map amendment to develop the properties, the petitioner will require a special use.

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.



Applicant or Authorized Agent

10 - 19 - 2020

Date

Owner

Date

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Applicant or Authorized Agent

Date



Owner

10-19-20

Date

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

Applicant or Authorized Agent

Date

Owner

Date

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, 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 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

See attached Exhibit with party pin numbers. Property owner and mailing address to be supplemented.

I, Josh Bauer, 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

10-19-2020
Date

SUBSCRIBED AND SWORN TO

Before me this 19 day of October, 2020.

[Signature]
Notary Public



APN	Owner/Name	LandUse	Street Number	Compass	Street Name	Road Name	Apartment City	Site/State	Size/Zip
15-05-478-007	JOAN HEDLEY	LIGHT INDUSTRIAL	189		POPLAR	PL	7 NORTH AURORA IL	60542	
15-04-351-017	SUMMIT ENTERPRISES OF ILLINOIS LTD	VACANT LAND- INDUSTRIAL	200		OVERLAND	DR	NORTH AURORA IL	60542	
15-05-478-006	ANDREW SZAVAY	LIGHT INDUSTRIAL	189		POPLAR	PL	6 NORTH AURORA IL	60542	
15-05-281-003	FOX VALLEY PARK DISTRICT	TAX EXEMPT			POPLAR	PL	NORTH AURORA IL	60542	
15-04-301-013	JOHN & CAROL KIRK	SFR	410		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-005	DANIEL HANNON	SFR	504		PRINCETON	DR	NORTH AURORA IL	60542	
15-05-478-002	STAY IN PROPERTIES LLC SERIES S	LIGHT INDUSTRIAL	426		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-326-029	RICHARD CUMMINGS	SFR	189		POPLAR	PL	2 NORTH AURORA IL	60542	
15-04-326-028	DOROTHY MEDINA	SFR	303		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-019	ZIA & KHAMISI KATANEH	SFR	323		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-05-400-036	NICOLE REGIS	LIGHT INDUSTRIAL	195		POPLAR	PL	NORTH AURORA IL	60542	
15-04-301-012	ERIK & KIMBERLY SOVER	SFR	28 S		WILLOW	DR	NORTH AURORA IL	60542	
15-04-326-033	BUFFY STEVENS	SFR	189		POPLAR	PL	5 NORTH AURORA IL	60542	
15-05-478-003	MICHAEL ROTHER	LIGHT INDUSTRIAL	195		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-035	NICOLE REGIS	LIGHT INDUSTRIAL	205		POPLAR	PL	NORTH AURORA IL	60542	
15-04-351-002	NORTH AURORA PLAZA LLC	TAX EXEMPT			WATER TOWER		NORTH AURORA IL	60542	
15-04-301-006	KAREN PRITCHARD	SFR	424		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-326-017	ENRIQUEZ OAZ	LIGHT INDUSTRIAL	327		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-351-011	LISA KRUMHOLDE	SFR	501		AIRPORT	RD	NORTH AURORA IL	60542	
15-05-280-005	MAMA BENSON	SFR	602		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-001	NORTH AURORA VILLAGE OF	TAX EXEMPT			POPLAR	PL	8 NORTH AURORA IL	60542	
15-05-400-039	SPRINGS WESTERN & DMB MARINO	LIGHT INDUSTRIAL	201		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-038	1160 LLC	LIGHT INDUSTRIAL	189-195-19		POPLAR	PL	NORTH AURORA IL	60542	
15-05-478-008	JOSHUA GEBALER	LIGHT INDUSTRIAL	189		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-351-014	SLAKER & ROBERT SLAKER FAMILY	AGRICULTURAL (NEC)	136 S		UNIONWAY	DR	NORTH AURORA IL	60542	
15-04-326-024	BRAYAN VARGAS & MARIA ROSA	SFR	313		RANDALL	RD	NORTH AURORA IL	60542	
15-05-400-001	COMMONWEALTH EDISON CO	COMMERCIAL (NEC)	422		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-007	CHRISTINE JOHNSON	TAX EXEMPT	400		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-352-008	DAVID WOLFE	LIGHT INDUSTRIAL	303		OVERLAND	DR	NORTH AURORA IL	60542	
15-05-400-005	203 POPLAR PLAZA LLC	LIGHT INDUSTRIAL	189		POPLAR	PL	1 NORTH AURORA IL	60542	
15-05-478-021	D & S F PROPERTIES INC	LIGHT INDUSTRIAL	185		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-037	NICOLE REGIS	LIGHT INDUSTRIAL	406		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-014	MANCY REID	SFR	321		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-020	SHARON SKAGGS	SFR	315		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-023	JOSEPH & ROBERTA BLODEAU	SFR	325		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-018	DAVID & SUSAN TYORAN	SFR	23		CEDAR	DR	NORTH AURORA IL	60542	
15-04-301-016	YAHIRA REYES & VICTOR CHABALLO	SFR	608		PRINCETON	DR	NORTH AURORA IL	60542	
15-05-280-002	PAUL & CORINNA YOUNG	SFR	604		PRINCETON	DR	NORTH AURORA IL	60542	
15-05-280-004	SHARH CANNON	SFR	414		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-011	KENWETH SADOWSKI	SFR	21		CEDAR	DR	NORTH AURORA IL	60542	
15-04-153-006	MELISSA BURNETT	SFR	189		POPLAR	PL	5 NORTH AURORA IL	60542	
15-05-478-005	ANDREW SZAVAY	LIGHT INDUSTRIAL	26 S		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-351-001	COMMONWEALTH EDISON CO	COMMERCIAL (NEC)	101		WILLOW	WAY	NORTH AURORA IL	60542	
15-04-326-002	ENIGSON & CARA BANDEMER	LIGHT INDUSTRIAL	301		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-352-013	ALLEN REAL ESTATE INVESTMENTS LLC	LIGHT INDUSTRIAL	101		AIRPORT	RD	NORTH AURORA IL	60542	
15-04-401-002	CORE JUPITER NEWM 1 LLC	SFR	24 S		CHERRYTREE	CT	NORTH AURORA IL	60542	
15-04-301-017	JESUS CRUZ	SFR	502		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-007	ROSEMARY OREGOSO	SFR	418		WILLOW	WAY	NORTH AURORA IL	60542	
15-04-301-009	HOWARD & EVELYN REPP	SFR	S		WILLOW	WAY	NORTH AURORA IL	60542	
15-04-351-015	BURLINGTON NORTHERN & SANTA FE RAILWAY	VACANT - RESIDENTIAL LAND			PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-015	MARIA SANCHEZ	SFR	406		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-326-022	JUDITH ENGLISH & DICK SELF	SFR	317		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-351-024	CAMPBELL & PIERCE INC	COMMERCIAL (NEC)	314		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-026	BRYAN OROZCO	SFR	309		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-301-002	ANDRES & DIANE VARGAS	LIGHT INDUSTRIAL	506		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-401-024	TOLLWAY PARK OF COMMERCE OWNERS ASSOCIATION	SFR	610		AIRPORT	RD	NORTH AURORA IL	60542	
15-05-280-001	VAT PROPERTIES LLC SERIES 610 PRINCETON	LIGHT INDUSTRIAL	102		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-351-021	METROPOLITAN & ROBERT B FOOTILL	SFR	25 S		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-326-003	CHERYLL GOBLIT	SFR	191		CHERRYTREE	CT	NORTH AURORA IL	60542	
15-05-400-034	M & L INDUSTRIES LLC	LIGHT INDUSTRIAL	26 S		POPLAR	PL	NORTH AURORA IL	60542	
15-04-301-018	ANGELINA PEDRAZA	AGRICULTURAL (NEC)	S		CHERRYTREE	CT	NORTH AURORA IL	60542	
15-04-401-021	SLAKER & ROBERT SLAKER FAMILY	LIGHT INDUSTRIAL	500		UNIONWAY	DR	NORTH AURORA IL	60542	
15-04-351-022	SP REALTY LLC	LIGHT INDUSTRIAL	416		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-301-010	DAVID & CYNTHIA COOK	SFR	201		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-351-013	100 OVERLAND DRIVE LLC	TAX EXEMPT	201 S		RANDALL	RD	NORTH AURORA IL	60542	
15-05-400-059	NORTH AURORA VILLAGE OF	LIGHT INDUSTRIAL	200		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-351-020	SUMMIT ENTERPRISES OF ILLINOIS LTD	LIGHT INDUSTRIAL	307		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-027	BRIAN EDEAATI	SFR	23 S		CHERRYTREE	CT	NORTH AURORA IL	60542	
15-04-326-002	ROBERTO MONCAIDA	SFR	319		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-021	ALEJANDRO & RAMON RAMIREZ	LIGHT INDUSTRIAL	203		POPLAR	PL	4 NORTH AURORA IL	60542	
15-05-400-040	209 POPLAR PLAZA LLC	LIGHT INDUSTRIAL	189		JOHN	ST	NORTH AURORA IL	60542	
15-05-478-004	MICHAEL ROTHER	COMMERCIAL (NEC)	311		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-256-001	STATE BANK OF GENEVA SSS	SFR	420		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-326-025	AL LEHMANN	SFR	136 S		UNIONWAY	DR	NORTH AURORA IL	60542	
15-04-301-008	DAVID & PHYLLIS POPPLEWELL	COMMERCIAL (NEC)	606		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-401-003	COMMONWEALTH EDISON CO	LIGHT INDUSTRIAL	241		AIRPORT	RD	NORTH AURORA IL	60542	
15-05-280-003	ELIZABETH MURPHY								
15-04-401-025	FIRST INDUSTRIAL INVESTMENT II LLC								



PROPERTY LEGAL DESCRIPTION

EUCLID BEVERAGE (TBD @ Overland Drive)

PARCEL 1:

THAT PART OF LOT 2 IN TOLLWAY PARK OF COMMERCE LYING WESTERLY OF THE WESTERLY LINE OF LOT 1 OF TOLLWAY PARK OF COMMERCE RESUBDIVISION NUMBER 3, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN TOLLWAY PARK OF COMMERCE RESUBDIVISION NO. 1 LYING EASTERLY AND NORTHEASTERLY OF THE EASTERLY LINE OF LOT 1, IN TOLLWAY PARK OF COMMERCE RESUBDIVISION NUMBER 2, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PROPERTY LEGAL DESCRIPTION

VALLEY GREEN GOLF COURSE

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER, 175.02 FEET; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 85 DEGREES, 40 MINUTES, 0 SECONDS TO THE LEFT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 100.29 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH SAID WEST LINE 200 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 100 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG SAID WEST LINE TO A POINT 20 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 32 MINUTES, 0 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE 2263.02 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 349.26 FEET, A DISTANCE OF 383.68 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH ALONG SAID WEST LINE 745.27 FEET TO A POINT 390.15 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WESTERLY IN A DIRECT LINE 2465.49 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 1325.80 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 FOR THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 20 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 28 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 2,263.02 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 349.26 FEET, A DISTANCE OF 383.68 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE 190.35 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE, BEING A LINE FORMING AN ANGLE OF 89 DEGREES 49 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 2573.67 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

**I-88 CORPORATE PARK
NORTH AURORA, ILLINOIS
APPLICATION FOR:
SPECIAL USE PERMIT**

TABLE OF CONTENTS

PROJECT SUMMARY

- I. Introduction
- II. Qualifications
- III. Description of the Project
- IV. Statement of Conformity

**I-88 CORPORATE PARK
PROJECT SUMMARY
APPLICATION FOR SPECIAL USE PERMIT
314 Kingswood Drive, North Aurora, Illinois
October 29, 2020**

I. INTRODUCTION

Opus Development Company, L.L.C., (“Applicant”), is the contract purchaser of the property located at 314 Kingswood Drive, North Aurora, Illinois (the “Property”), and is the developer of the proposed industrial buildings (the “Project”). In order to construct and operate the Project, Applicant is applying for a Special Use Permit to allow for the Project to be developed and operated as described.

This Project Summary, the formal Village Application, the survey, and all other exhibits and supporting documentation submitted by the Applicant are part of this application for the zoning approval for the Zoning Request (the “Written Application”). In addition to the Written Application, the further documentation, studies and testimony of the Applicant, their attorneys, engineers and consultants included by reference in this application are all part of the Applicant’s specific responses to, and evidence of satisfaction of, each of the standards, requirements and findings of fact required pursuant to the Code in connection with the Zoning Request (collectively, the “Application”).

II. QUALIFICATIONS

The Opus Group was founded in 1953 and is actively involved in industrial, senior living, multi-family, student housing, retail, and office developments. The Opus Group has a national footprint, and services clients such as Best Buy, Cargill, ConAgra Foods, Hewlett Packard, Nissan and Siemens, and will partner with Principal Real Estate Investors to ensure the viability and quality of the Project.

The various reports and plans that are being provided as part of this Application are from experts in their field. To name just a couple of the consultants contributing to this Application, these experts include the firm KLOA, Inc., which is noted for doing traffic studies and engineering since 1995, representing over 150 years of professional experience, and Jacob & Hefner Associates, Civil Engineering firm, with offices across the United States, offering full services in a range of disciplines as one of the nation’s premier planning, engineering and design consulting firms. This dedicated team of consultants, assisting Applicant, will contribute to the Project being designed, constructed and operated at the highest quality.

III. DESCRIPTION OF THE PROJECT

Opus I-88 Corporate Park (“Project”) is a two phased, three (3) building industrial speculative development project located on 67.15 acres of land in North Aurora, Illinois. The first phase of the Project consists of two (2) buildings, a 543,638 square foot cross-dock building on 33.77 acres and a 104,978 square foot rear-load building on 6.59 acres (currently zoned O-R-I). The second phase, which will commence after the stabilization of the 543,638 square foot building in phase one, is a 27 acre parcel that is currently planned to accommodate a 408,195 square foot cross-dock building.

The first phase of the Project will commence upon land acquisition by Applicant, currently scheduled for March 2021. Applicant would begin construction immediately on the two (2) buildings in phase I and scheduled construction completion for both buildings would be December 2021. Estimated stabilization for the buildings in phase I is June 2023.

The Project will bring significant tax revenue to North Aurora and because this is not a residential use, the schools, parks, police department and fire department will be minimally impacted. The state of the art industrial buildings in the planned development will attract high end companies to North Aurora, which provides potential employment opportunities and shall increase commerce to the already existing businesses in the community. There will also be minimal added traffic to the surrounding roadways as Opus I-88 Corporate Park is located only about 1.5 miles from the I-88 and Route 31 four-way interchange. This limits the distances that the trucks would travel to and from the highway.

The proposed special use shall be a complement to the Village of North Aurora and to the surrounding area by providing high-end industrial buildings to North Aurora, and shall be properly screened with deciduous and evergreen trees such that the residents to the north of Kingswood Drive will have very limited line of sight to the trucks utilizing the buildings. The Village of North Aurora's Comprehensive Plan earmarks these properties for O-R-I zoning and industrial development, which is in direct alignment with the Opus proposed development plans. The proposed zoning is consistent with the existing use and zoning of nearby properties.

Access from the industrial buildings will be via Overland Drive on the south of the site away from the residential to the north of the site. From Overland drive, trucks will travel east via Airport Road and then travel South via Route 31 to get to the I-88 interchange. Access to the industrial buildings will be via the same route. Total distance from the buildings to the interchange is 1.5 miles.

IV. Statement of Special Use Conformity

The following statement with supporting data shows 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.
 - a. **Planned Unit Developments are classified as a special use in the O-R-I and R-1 zoning districts.**
2. The proposed special use is deemed necessary for the public convenience at that location.
 - a. **This property is an extension of an existing Tollway Park of Commerce Business Park. The Tollway Park of Commerce land uses consist of similar warehouse buildings.**
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.
 - a. **The proposed project will have a large economic benefit, including job creation, property tax generation, including a large TIF increment. New job creation can lead to new retail uses and additional tax generation within the Village of North Aurora.**

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
 - a. **The Village of North Aurora Comprehensive Plan recommends office/industrial for all the properties within the development area.**
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.
 - a. **The proposed project is simply an extension of the existing Tollway Park of Commerce, which includes numerous warehouse buildings. We paid particular attention to the single-family properties to the North, and have provided a very large buffer to these residences. More specifically, the center of the north face of Building B is approximately 536 feet from the north side of the Com Ed easement, and approximately 625 feet from the single-family residences when measuring in a straight line. The site design pushes buildings to the south to provide the largest buffer possible.**
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.
 - a. **Passive warehouses are consistent with this immediate area. The proposed industrial use is relatively quiet within the confines of the property and the specific users will be confined to the buildings.**
7. The proposed special use is compatible with development on adjacent or neighboring property.
 - a. **As mentioned in our answers to question #2 & question #5, this property is an extension of the Tollway Park of Commerce. The immediately adjacent uses include similar warehouse uses thus the special use is consistent and compatible with the development on the adjacent properties.**
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
 - a. **The access to and from this property will be by way of Route 31 intersection at Airport Road. The development plan contemplates the exact same traffic pattern that exists today. We have engaged KLOA, a well-respected traffic consultant to prepare a traffic study which suggests that the proposed development is both safe from a traffic standpoint and does not change the level of service of the current roads that provide access to and from the property.**
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
 - a. **The proposed site plan exceeds the amount of parking and also provides future land banked parking should tenants require it.**
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
 - a. **Yes. We have already submitted preliminary engineering plans for Village review, and adequate utilities exist to serve the property. We will also provide adequate detention both on and off site. A traffic study has been completed that confirms that access and traffic patterns are safe and remain at the same level of service that exists today.**

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

- a. **The special use is for a Planned Unit Development. The underlying warehouse uses are a permitted use in the O-R-I district.**

Site Plan Review and Planned Unit Development Standards:

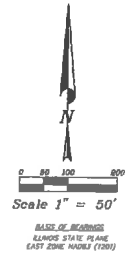
Opus Development Company, L.L.C. has reviewed the standards for Planned Unit Developments, and feel we meet all of the standards that are outlined.

ALTA/NSPS LAND TITLE SURVEY

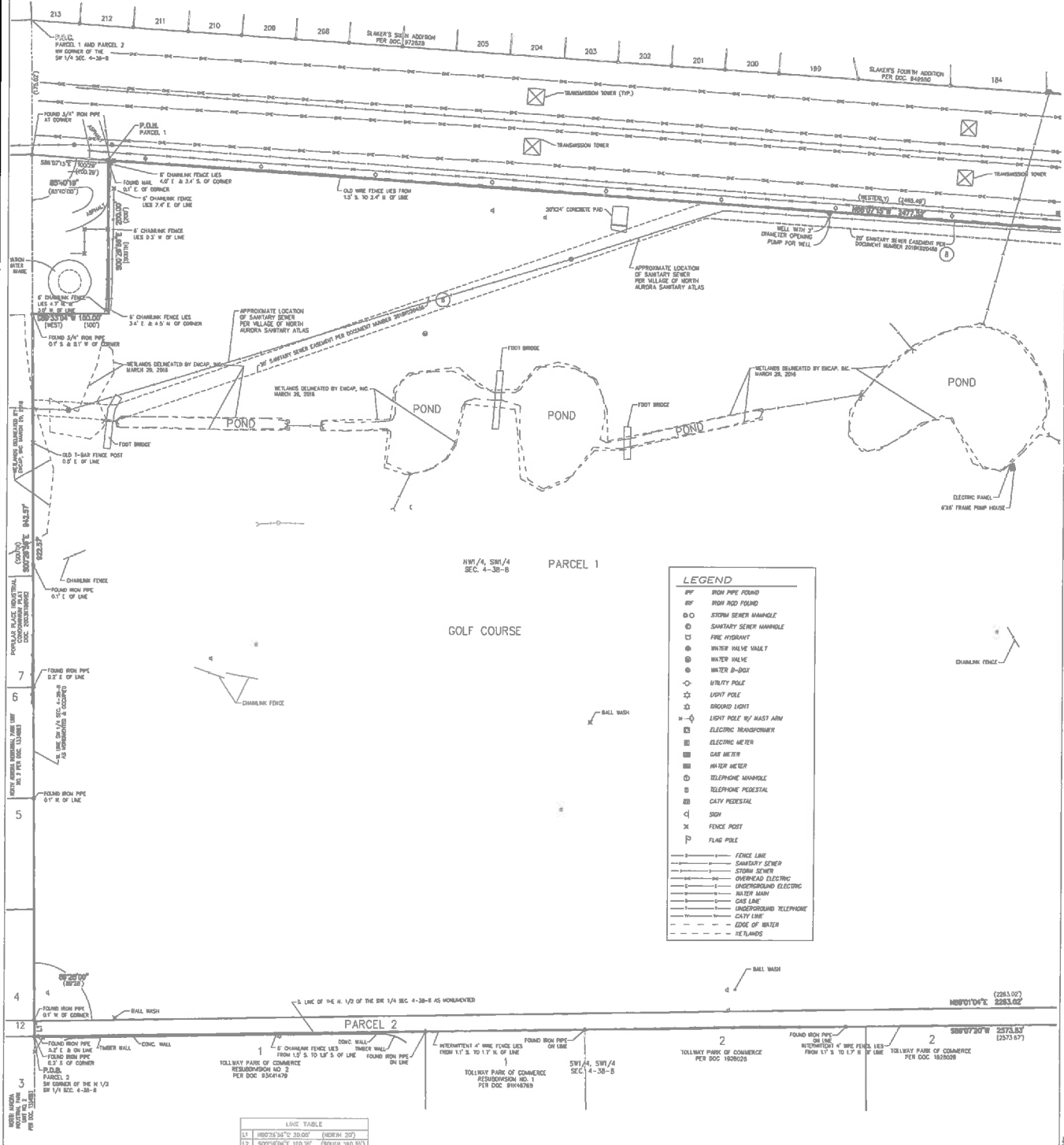
OF
PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN, KANE COUNTY, ILLINOIS



LOCALITY MAP
(NOT TO SCALE)



Scale 1" = 50'
BLADE OF WEATHER
ILLINOIS STATE PLANE
EAST ZONE NAADS (1983)



LEGEND

- IP IRON PIPE FOUND
- IR IRON ROD FOUND
- SM STORM SEWER MANHOLE
- SS SANITARY SEWER MANHOLE
- FD FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- UP UTILITY POLE
- LP LIGHT POLE
- GL GROUND LIGHT
- LPM LIGHT POLE W/ MAST ARM
- ET ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- TM TELEPHONE MANHOLE
- TP TELEPHONE PEDESTAL
- CP CITY PEDESTAL
- S SIGN
- FP FENCE POST
- FL FLAG POLE
- FL FENCE LINE
- SS SANITARY SEWER
- SS STORM SEWER
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- WM WATER MAIN
- GL GAS LINE
- UT UNDERGROUND TELEPHONE
- CL CITY LINE
- EW EDGE OF WATER
- WL WETLANDS

LINE TABLE	
11	110275.54°E 33.00' (NORTH 20°)
12	30059.04°E 103.30' (SOUTH 180.30°)

JACOB & HEFNER
555 E. ILLINOIS
CHICAGO, ILLINOIS 60611
TEL: (312) 467-1111
FAX: (312) 467-1112
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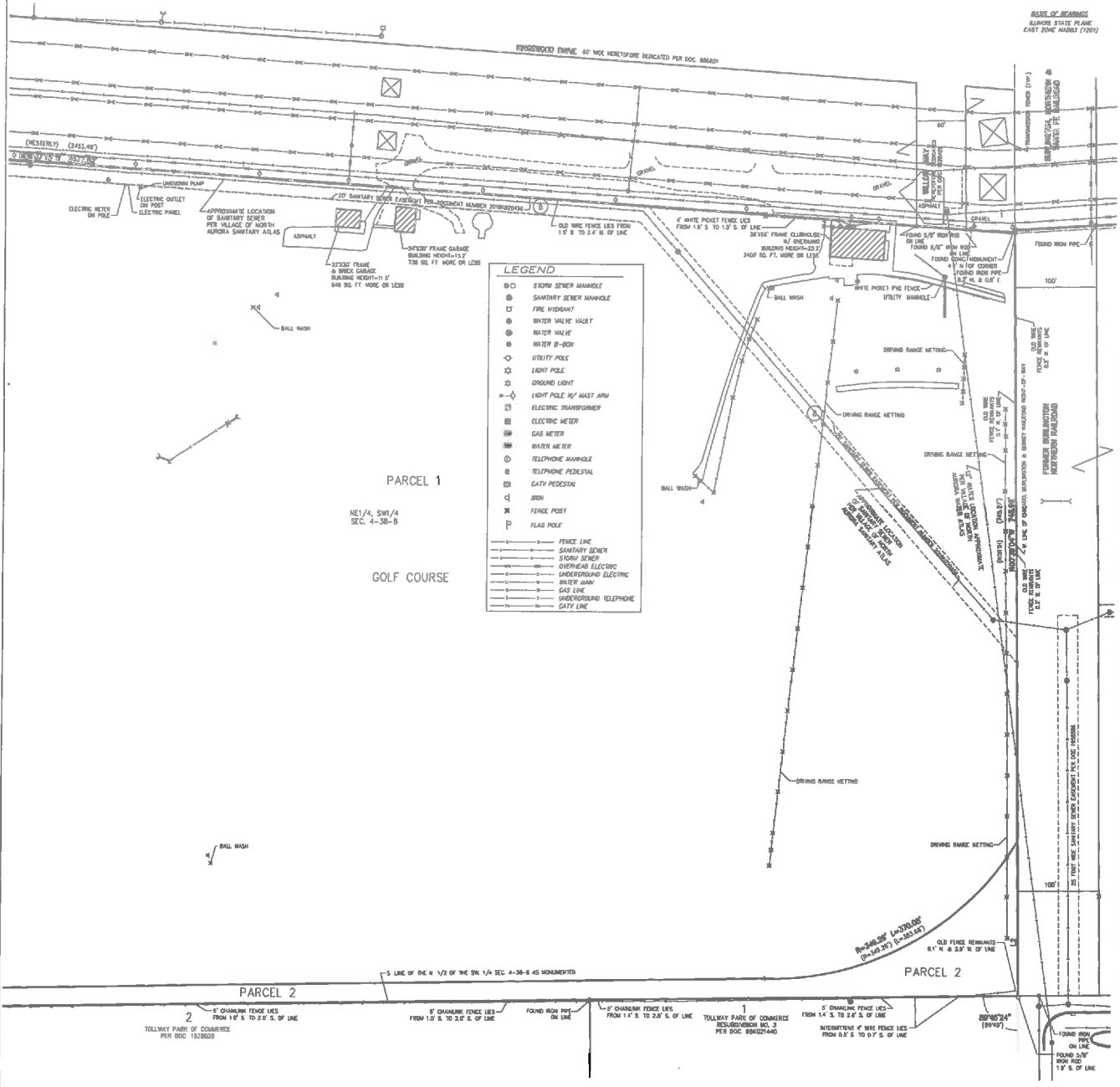
Survey No.: 73480
Ordered By: GPR DEVELOPMENT COMPANY, LLC
Description: ALTA/NSPS LAND TITLE SURVEY
Date Prepared: APRIL 3, 2009
Scale: 1" = 50' (GRAPHIC SCALE)
SHEET 1 OF 3

ALTA/NSPS LAND TITLE SURVEY

OF
PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL
MERIDIAN, KANE COUNTY, ILLINOIS



BASE OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE MANS 17001



- LEGEND**
- □ SANITARY SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE VAULT
 - WATER VALVE
 - WATER B-BOX
 - UTILITY POLE
 - LIGHT POLE
 - LIGHT POLE W/ MAST ARM
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - GUY PEDESTAL
 - SIGN
 - FENCE POST
 - FLAG POLE
 - FENCE LINE
 - SANITARY SEWER
 - STORM SEWER
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - WATER MAIN
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - GUY LINE

LINE TABLE	
L1	N00°26'30"W 20.00' (NORTH 20')
L2	S00°26'04"E 190.30' (SOUTH 190.30')

ALTA/NSPS LAND TITLE SURVEY

OF
PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL
MERIDIAN, KANE COUNTY, ILLINOIS

PARCEL 1:
THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4,
TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE
SOUTH ALONG THE WEST LINE OF SAID QUARTER, 175.00 FEET; THENCE
EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 88 DEGREES, 40
MINUTES, 0 SECONDS TO THE LEFT WITH THE WEST LINE OF SAID SOUTHWEST
1/4, 100.29 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH PARALLEL
WITH SAID WEST LINE 200 FEET; THENCE WEST AT RIGHT ANGLES TO THE
LAST DESCRIBED COURSE 100 FEET TO THE WEST LINE OF SAID SOUTHWEST
1/4; THENCE SOUTH ALONG SAID WEST LINE TO A POINT 80 FEET NORTH OF
THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4;
THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES, 33
MINUTES, 0 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST
DESCRIBED COURSE 2263.02 FEET TO A POINT OF CURVATURE; THENCE
NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 349.28
FEET, A DISTANCE OF 383.68 FEET TO THE WEST LINE OF THE RIGHT OF WAY
OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE
NORTH ALONG SAID WEST LINE 743.27 FEET TO A POINT 190.18 FEET SOUTH
OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WESTERLY IN A DIRECT
LINE 245.49 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF
AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE
SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 1325.80 FEET TO
THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 FOR
THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID
QUARTER SECTION 80 FEET; THENCE EASTERLY ALONG A LINE FORMING AN
ANGLE OF 89 DEGREES 38 MINUTES TO THE RIGHT WITH THE PROLONGATION
OF THE LAST DESCRIBED COURSE 3,263.02 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
349.28 FEET, A DISTANCE OF 383.68 FEET TO THE WEST LINE OF THE RIGHT
OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY;
THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE 190.18 FEET TO THE
SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE WEST
ALONG SAID SOUTH LINE, BEING A LINE FORMING AN ANGLE OF 89 DEGREES
40 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED
COURSE, 2323.87 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF
AURORA, KANE COUNTY, ILLINOIS.

NOTE:

A FIELD DELINEATION OF WETLANDS CONDUCTED BY ENCAP, INC., WAS PERFORMED
ON THIS SITE ON MARCH 29, 2018. A MAP WAS PROVIDED BY ENCAP SHOWING
THE WETLAND AREAS ON THIS SITE. DELINEATION MARKERS WERE LOCATED IN 2016
AND LINEWORK CONNECTING THESE MARKERS ARE AS SHOWN HEREON.

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON THE FIRST AMERICAN TITLE
INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING FILE NUMBER
NKS-1003118-1NPS WITH A COMMITMENT DATE OF FEBRUARY 19, 2020. THE AREA
DESCRIBED IN THIS TITLE COMMITMENT AFFECTS THE FOLLOWING TAX PARCEL NUMBER:
15-04-351-024.

(EXCEPTION #3) SEE TERMS AND PROVISIONS OF AN ANNEXATION AGREEMENT AS
DISCLOSED BY INSTRUMENT RECORDED JULY 31, 1992, AS DOCUMENT NO. 82554427 FOR
ITEMS AFFECTING THE SUBJECT TRACT, NOT PLOTTABLE, BLANKET IN NATURE.

(EXCEPTION #4) SEE TERMS AND PROVISIONS OF AN ANNEXATION AGREEMENT AS
DISCLOSED BY INSTRUMENT RECORDED MAY 23, 2008, AS DOCUMENT NO. 20080204488
FOR ITEMS AFFECTING THE SUBJECT TRACT, NOT PLOTTABLE, BLANKET IN NATURE.

(EXCEPTION #5) SEE VILLAGE OF NORTH AURORA ORDINANCE NO. 09-08-17-01, AN
ORDINANCE AMENDING THE ROUTE 31 REDEVELOPMENT PROJECT AREA RECORDED
AUGUST 26, 2009, AS DOCUMENT NO. 20090805345 FOR ITEMS AFFECTING THE
SUBJECT TRACT, NOT PLOTTABLE, BLANKET IN NATURE.

(EXCEPTION #6) SEE VILLAGE OF NORTH AURORA ORDINANCE NO. 08-08-17-02, AN
ORDINANCE AMENDING THE ROUTE 31 REDEVELOPMENT PROJECT AREA RECORDED
AUGUST 26, 2009, AS DOCUMENT NO. 20090805346 FOR ITEMS AFFECTING THE
SUBJECT TRACT, NOT PLOTTABLE, BLANKET IN NATURE.

(EXCEPTION #7) SEE VILLAGE OF NORTH AURORA ORDINANCE NO. 08-08-17-03, AN
ORDINANCE AMENDING THE ROUTE 31 REDEVELOPMENT PROJECT AREA RECORDED
AUGUST 26, 2009, AS DOCUMENT NO. 20090805347 FOR ITEMS AFFECTING THE
SUBJECT TRACT, NOT PLOTTABLE, BLANKET IN NATURE.

(EXCEPTION #8) SEE GRANT OF EASEMENT RECORDED MAY 4, 2018, AS DOCUMENT
2018020456 FOR A 20 FOOT WIDE SANITARY SEWER EASEMENT AFFECTING THE
PROPERTY, AS SHOWN.

TABLE A ITEMS

- IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE ADDRESS OF VALLEY GREEN GOLF COURSE IS 314 KINGSWOOD DRIVE, NORTH
AURORA, ILLINOIS 60542
- ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP HAVING A MAP NUMBER OF 1706020348H FOR KANE
COUNTY, ILLINOIS, AND INCORPORATED AREAS, WITH AN EFFECTIVE DATE OF DECEMBER 26,
2002, AND MOST RECENTLY REVISED AUGUST 3, 2009, THE SUBJECT TRACT FALLS WITHIN
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- TOTAL AREA = 2,682,782.50 FT OR 61.129 ACRES ±
- THERE WERE NO MARKED PARKING SPACES ON THE SUBJECT TRACT OBSERVED DURING
THE PROCESS OF CONDUCTING THE SURVEY.
- UTILITY STATEMENT JULIIE, DIO NUMBER A0811445
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE FIELD SURVEY
INFORMATION OF FIELD JULIIE HARKINS, AND EXISTING DRAWINGS AND UTILITY ATLAS
FROM THE VILLAGE OF NORTH AURORA, COMMUNITY HEALTH EDISON COMPANY AND MCOR, THE
SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT
LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS
ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT
PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

TO: Opus Development Company, LLC, a Delaware limited liability company, AND
Just Golf, Inc., 1/8/a Campbell and Pierce, Inc., an Illinois corporation; AND
First American Title Insurance Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4,
7(a), 7(b), 7(c), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 3, 2020.

DATED THIS 3RD DAY OF APRIL IN THE YEAR 2020.

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 35-063535
JACOB & HEFNER ASSOCIATES, INC.
MY LICENSE EXPIRES NOVEMBER 30, 2020



Survey No.	F848c
Ordered By:	OPUS DEVELOPMENT COMPANY, INC.
Description:	ALTA/NSPS LAND TITLE SURVEY
Date Prepared:	APRIL 3, 2020
Scale:	1" = 60'
Field Notes:	NS/20/20
Project No.:	NEW



ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 2 IN TOLLWAY PARK OF COMMERCE ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1998, AS DOCUMENT NO. 19280298 AND PART OF LOT 1 IN TOLLWAY PARK OF COMMERCE RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1991, AS DOCUMENT NO. 91K046789, ALL WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



Scale 1" = 50'

BASE OF RECORDS
EAST ZONE MAGNETIC (1990)

LOT 1
TOLLWAY PARK OF COMMERCE
RESUBDIVISION NO. 2
PER DEC. 1981449

LOT 2
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 3
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 4
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 5
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 6
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 7
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 8
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 9
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 10
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 11
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 12
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 13
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 14
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 15
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 16
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 17
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 18
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 19
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 20
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 21
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 22
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 23
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 24
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 25
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 26
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 27
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 28
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 29
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 30
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

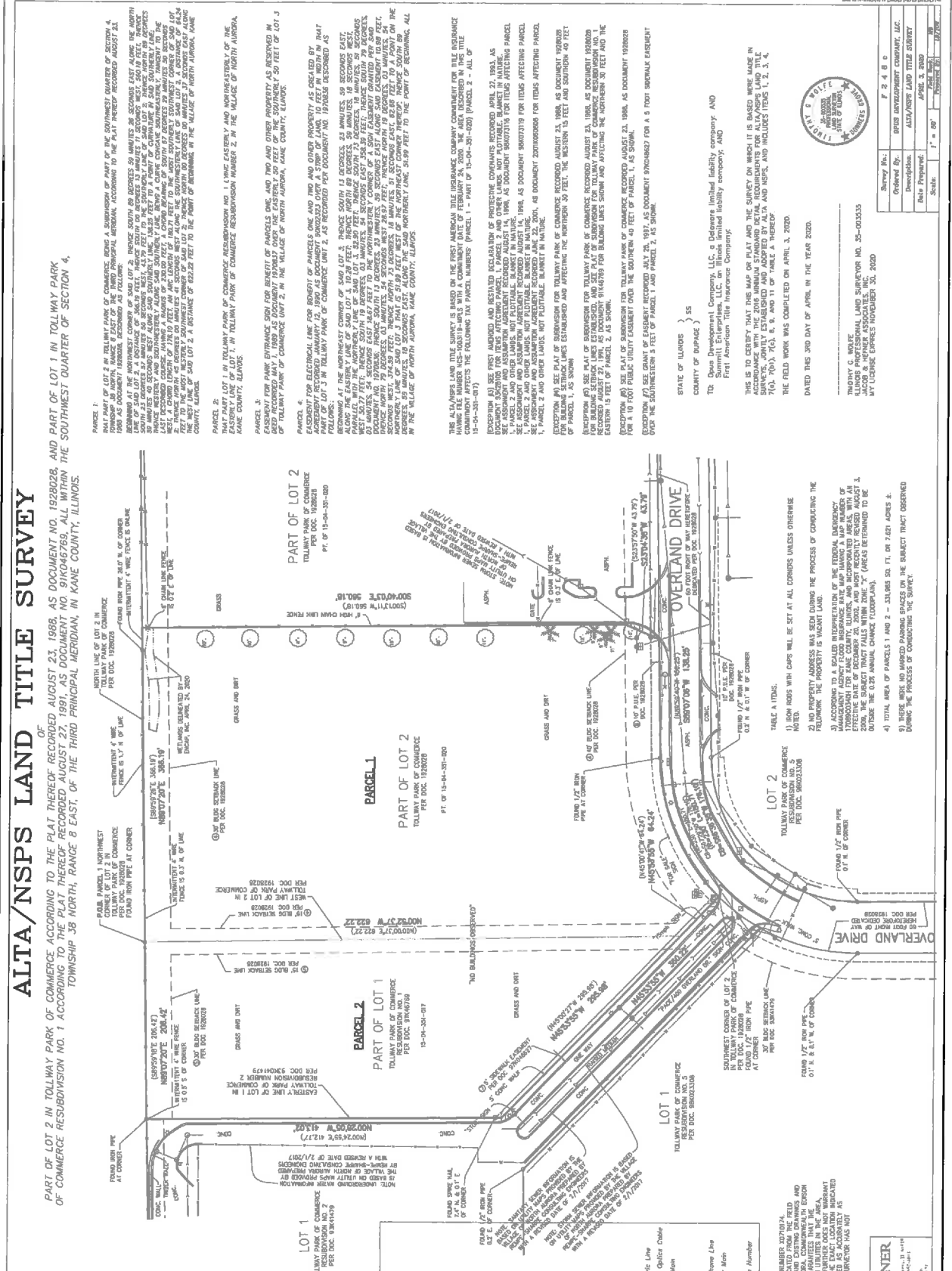
LOT 31
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 32
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 33
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 34
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449

LOT 35
TOLLWAY PARK OF COMMERCE
PER DEC. 1981449



JACOB & HEEFER
ASSOCIATES
1111 N. WILSON ST., SUITE 200
CHICAGO, ILL. 60642
TEL: 312.329.1111
FAX: 312.329.1112
WWW.JHASSOCIATES.COM

Survey No. 19280298
Ordered By: JACOB & HEEFER ASSOCIATES
Description: ALTA/NSPS LAND TITLE SURVEY
Date Prepared: APRIL 3, 2020
Scale: 1" = 50'

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS LAND TITLE SURVEY ACT, CH. 120, ILCS 120-0.1, 120-0.2, 120-0.3, 120-0.4, 120-0.5, 120-0.6, 120-0.7, 120-0.8, 120-0.9, 120-1, 120-2, 120-3, 120-4, 120-5, 120-6, 120-7, 120-8, 120-9, 120-10, 120-11, 120-12, 120-13, 120-14, 120-15, 120-16, 120-17, 120-18, 120-19, 120-20, 120-21, 120-22, 120-23, 120-24, 120-25, 120-26, 120-27, 120-28, 120-29, 120-30, 120-31, 120-32, 120-33, 120-34, 120-35, 120-36, 120-37, 120-38, 120-39, 120-40, 120-41, 120-42, 120-43, 120-44, 120-45, 120-46, 120-47, 120-48, 120-49, 120-50, 120-51, 120-52, 120-53, 120-54, 120-55, 120-56, 120-57, 120-58, 120-59, 120-60, 120-61, 120-62, 120-63, 120-64, 120-65, 120-66, 120-67, 120-68, 120-69, 120-70, 120-71, 120-72, 120-73, 120-74, 120-75, 120-76, 120-77, 120-78, 120-79, 120-80, 120-81, 120-82, 120-83, 120-84, 120-85, 120-86, 120-87, 120-88, 120-89, 120-90, 120-91, 120-92, 120-93, 120-94, 120-95, 120-96, 120-97, 120-98, 120-99, 120-100, 120-101, 120-102, 120-103, 120-104, 120-105, 120-106, 120-107, 120-108, 120-109, 120-110, 120-111, 120-112, 120-113, 120-114, 120-115, 120-116, 120-117, 120-118, 120-119, 120-120, 120-121, 120-122, 120-123, 120-124, 120-125, 120-126, 120-127, 120-128, 120-129, 120-130, 120-131, 120-132, 120-133, 120-134, 120-135, 120-136, 120-137, 120-138, 120-139, 120-140, 120-141, 120-142, 120-143, 120-144, 120-145, 120-146, 120-147, 120-148, 120-149, 120-150, 120-151, 120-152, 120-153, 120-154, 120-155, 120-156, 120-157, 120-158, 120-159, 120-160, 120-161, 120-162, 120-163, 120-164, 120-165, 120-166, 120-167, 120-168, 120-169, 120-170, 120-171, 120-172, 120-173, 120-174, 120-175, 120-176, 120-177, 120-178, 120-179, 120-180, 120-181, 120-182, 120-183, 120-184, 120-185, 120-186, 120-187, 120-188, 120-189, 120-190, 120-191, 120-192, 120-193, 120-194, 120-195, 120-196, 120-197, 120-198, 120-199, 120-200, 120-201, 120-202, 120-203, 120-204, 120-205, 120-206, 120-207, 120-208, 120-209, 120-210, 120-211, 120-212, 120-213, 120-214, 120-215, 120-216, 120-217, 120-218, 120-219, 120-220, 120-221, 120-222, 120-223, 120-224, 120-225, 120-226, 120-227, 120-228, 120-229, 120-230, 120-231, 120-232, 120-233, 120-234, 120-235, 120-236, 120-237, 120-238, 120-239, 120-240, 120-241, 120-242, 120-243, 120-244, 120-245, 120-246, 120-247, 120-248, 120-249, 120-250, 120-251, 120-252, 120-253, 120-254, 120-255, 120-256, 120-257, 120-258, 120-259, 120-260, 120-261, 120-262, 120-263, 120-264, 120-265, 120-266, 120-267, 120-268, 120-269, 120-270, 120-271, 120-272, 120-273, 120-274, 120-275, 120-276, 120-277, 120-278, 120-279, 120-280, 120-281, 120-282, 120-283, 120-284, 120-285, 120-286, 120-287, 120-288, 120-289, 120-290, 120-291, 120-292, 120-293, 120-294, 120-295, 120-296, 120-297, 120-298, 120-299, 120-300, 120-301, 120-302, 120-303, 120-304, 120-305, 120-306, 120-307, 120-308, 120-309, 120-310, 120-311, 120-312, 120-313, 120-314, 120-315, 120-316, 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120-983, 120-984, 120-985, 120-986, 120-987, 120-988, 120-989, 120-990, 120-991, 120-992, 120-993, 120-994, 120-995, 120-996, 120-997, 120-998, 120-999, 120-1000, 120-1001, 120-1002, 120-1003, 120-1004, 120-1005, 120-1006, 120-1007, 120-1008, 120-1009, 120-1010, 120-1011, 120-1012, 120-1013, 120-1014, 120-1015, 120-1016, 120-1017, 120-1018, 120-1019, 120-1020, 120-1021, 120-1022, 120-1023

APPLICATION FOR MAP AMENDMENT

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

PETITION NO. 21-01

FILE NAME Valley Grass Development

DATE STAMP

RECEIVED

OCT 19 2020

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant* OPUS Development Company, L.L.C.

Address of Applicant 9700 Higgins Rd, Suite 900, Rosemont, IL 60018

Telephone Numbers 847-318-1624

Name of Owner(s)* Summitt Enterprises, LLC / Just Golf Inc., f/k/a Campbell and Pierce

Telephone Number _____

Email Address _____

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

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

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 314 Kingwood Drive, North Aurora, IL / TBD Overland Drive, North Aurora, IL
(Indicate location if no common address)

Legal Description: See attached

Parcel Size 314 Kingwood: 60.58 Acres / TBD Overland Drive: 6.59 Acres

Present Use 314 Kingwood: Golf Course / TBD Overland Drive: Vacant land
(Business, manufacturing, residential, etc.)

Present Zoning District 314 Kingwood: R-1 / TBD Overland Drive: D-R-1
(Zoning Ordinance Classification)

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

III PROPOSED MAP AMENDMENT

Proposed Zoning District O-R-1 (Zoning Ordinance Classification)

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

To what zoning district classification? N/A

What type of improvement to the Property is planned? Industrial Buildings

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

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

vacant Golf course and vacant land

IV CHECKLIST FOR ATTACHMENTS

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

1. Legal Description (may be included in items 2 or 5 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Five (5) copies of a plot plan, 8 ½" x 11" or 8 ½ x 14" showing proposed construction if any.
4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested.
5. A copy of owner's title insurance policy commitment or deed for the subject property.
6. Filing fee in the amount of \$300.00; if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit will also be required per Village Code.
7. Letter of authorization letter from owner, if applicable.
8. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application, if applicable:

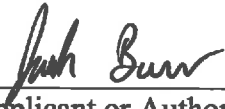
9. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application
10. Visit the Kane DuPage Soil and Water Conservation District's website

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 mail notices to properties within 250 feet and posting a sign(s) 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

10 - 19 - 2020

Date

Owner

Date

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

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Applicant or Authorized Agent

Date



Owner

10-19-20

Date

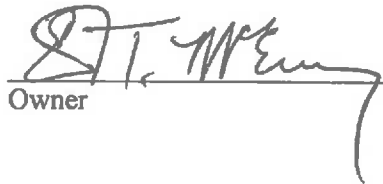
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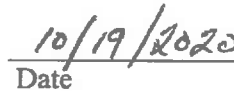
I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Applicant or Authorized Agent



Owner

Date



Date

**MAP AMENDMENT STANDARDS
APPLICATION FOR MAP AMENDMENT**

Please provide a typed response to each of the following standards:

1. Is the proposed amendment consistent with the existing use and zoning of nearby property?
2. Does the proposed amendment diminish the existing zoning of the subject property?
3. Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare?
4. Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?
5. Is the proposed amendment not feasible for development as it is presently zoned?
6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located?
7. Is there evidence of community need for the use proposed by the applicant?
8. Is the proposed amendment consistent with the comprehensive plan?
9. Does the proposed amendment benefit the residents of the Village as a whole and not just the applicant, property owners, neighbors of any property under consideration, or other special interest groups?
10. Does the proposed amendment avoid creating nonconformities?
11. Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?
12. Are adequate public facilities available including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the use which would be permitted on the subject property if the Amendment were adopted.

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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


Trust Officer

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20____

A Notary Public in and for such County.

[illegible]


Applicant Signature



Notary Public



APN	OwnerName	LandUse	Street Number	Compass	Street Name	Road Name	Apartment City	SiteState	Shedip
15-05-478-007	DOAN HEDLEY	LIGHT INDUSTRIAL	189		POPLAR	PL	7 NORTH AURORA IL	60542	
15-04-351-017	SUMMIT ENTERPRISES OF ILLINOIS LTD	VACANT LAND- INDUSTRIAL	200		OVERLAND	DR	NORTH AURORA IL	60542	
15-05-478-006	ANDREW SZAWAY	LIGHT INDUSTRIAL	189		POPLAR	PL	6 NORTH AURORA IL	60542	
15-05-281-003	FOX VALLEY PARK DISTRICT	TAX EXEMPT			POPLAR	PL	NORTH AURORA IL	60542	
15-04-301-013	JOHN & CAROL KIRK	SFR	410		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-003	RONALD & JANICE ORLAND	SFR	504		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-005	DANIEL HANNON	SFR	426		PRINCETON	DR	2 NORTH AURORA IL	60542	
15-05-478-002	STAY IN PROPERTIES LLC SERIES 5	LIGHT INDUSTRIAL	189		POPLAR	PL	NORTH AURORA IL	60542	
15-04-326-029	RICHARD CUMMINGS	SFR	309		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-019	2IA & KHAMISI KATANEH	SFR	323		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-019	2IA & KHAMISI KATANEH	SFR	323		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-05-400-036	NICOLE REGIS	LIGHT INDUSTRIAL	195		POPLAR	PL	NORTH AURORA IL	60542	
15-04-301-012	FINX & KIMBERLY SOVER	SFR	412		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-326-033	BUFFY STEVENS	LIGHT INDUSTRIAL	28	S	WILLOW	WAY	3 NORTH AURORA IL	60542	
15-05-478-003	MICHAEL ROTHER	LIGHT INDUSTRIAL	195		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-035	NICOLE REGIS	LIGHT INDUSTRIAL	195		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-006	205 POPLAR PLACE LLC	LIGHT INDUSTRIAL	205		POPLAR	PL	NORTH AURORA IL	60542	
15-04-351-002	NORTH AURORA VILLAGE OF	TAX EXEMPT			WATER TOWER	DR	NORTH AURORA IL	60542	
15-04-301-006	KAREN PRITCHARD	SFR	424		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-326-017	ENRIQUEZ OAZ	SFR	377		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-352-011	USA KILMURDEE	LIGHT INDUSTRIAL	501		AIRPORT	RD	NORTH AURORA IL	60542	
15-05-380-005	MARIA BENSON	SFR	602		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-001	NORTH AURORA VILLAGE OF	TAX EXEMPT	201		POPLAR	PL	8 NORTH AURORA IL	60542	
15-05-400-039	SPRINGS WESTERN & DMB MARINO	LIGHT INDUSTRIAL	197-199-19		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-038	1160 LLC	LIGHT INDUSTRIAL	189	S	LINCOLNWAY	DR	NORTH AURORA IL	60542	
15-04-326-004	ZOPHIA GEBAUER	LIGHT INDUSTRIAL	236	S	KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-351-004	SLAKER & ROBERT SLAKER FAMILY	AGRICULTURAL (NEC)	313	N	RANDALL	RD	NORTH AURORA IL	60542	
15-04-226-002	BRYAN VARGAS & MARIA ROSA	SFR	422		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-400-001	COMMONWEALTH EDISON CO	COMMERCIAL (NEC)	400		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-351-018	CHRISTINE JOHNSON	TAX EXEMPT	501		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-352-008	DAVID WOLFF	LIGHT INDUSTRIAL	203		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-005	203 POPLAR PLACE LLC	LIGHT INDUSTRIAL	189		POPLAR	PL	1 NORTH AURORA IL	60542	
15-05-478-001	D & S 11 PROPERTIES INC	LIGHT INDUSTRIAL	195		POPLAR	PL	NORTH AURORA IL	60542	
15-05-400-037	NICOLE REGIS	LIGHT INDUSTRIAL	195		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-014	NANCY REID	SFR	321		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-020	SHARON SKAGGS	SFR	321		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-018	JOSEPH & ROBERTA BLODEAU	SFR	325		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-018	DAVID & SJISAN TYORAN	SFR	325		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-301-016	YANIRA REYES & VICTOR CARABALLO	SFR	23		CEGAR	DR	NORTH AURORA IL	60542	
15-05-280-002	PALL & CORINNA YOUNG	SFR	608		PRINCETON	DR	NORTH AURORA IL	60542	
15-05-280-004	SARAH CANNON	SFR	604		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-011	KENNETH SADOWSKI	SFR	414		CEGAR	DR	NORTH AURORA IL	60542	
15-04-155-006	MELISSA BURNETT	SFR	21		POPLAR	PL	5 NORTH AURORA IL	60542	
15-05-478-005	ANDREW SZAWAY	LIGHT INDUSTRIAL	189		KINGSWOOD	WAY	NORTH AURORA IL	60542	
15-04-351-001	COMMONWEALTH EDISON CO	COMMERCIAL (NEC)	26	S	WILLOW	WAY	NORTH AURORA IL	60542	
15-04-326-002	EMERSON & CARA BANDEMER	LIGHT INDUSTRIAL	101		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-352-013	ALIEN REAL ESTATE INVESTMENTS LLC	LIGHT INDUSTRIAL	301		AIRPORT	RD	NORTH AURORA IL	60542	
15-04-401-022	CORE JUPITER NEMW 1 LLC	LIGHT INDUSTRIAL	24	S	CHERRYTREE	CT	NORTH AURORA IL	60542	
15-04-301-017	JESUS CRUZ	SFR	502		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-004	ROSEMARY ORBEGOSO	SFR	418		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-009	HOWARD & EVELYN REPP	SFR	406		WILLOW	WAY	NORTH AURORA IL	60542	
15-04-351-015	BURLINGTON NORTHERN & SANTA FE RAILWAY	VACANT - RESIDENTIAL LAND		S	WILLOW	WAY	NORTH AURORA IL	60542	
15-04-301-015	MARIA SANCHEZ	SFR	317		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-022	JUDITH ENGLISH & DICK SELF	SFR	314		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-351-024	CAMPBELL & PIERCE INC	COMMERCIAL (NEC)	309		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-006	BRYAN ORDOZCO	SFR	506		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-301-002	ANDRES & DIANE VARGAS	LIGHT INDUSTRIAL	610		AIRPORT	RD	NORTH AURORA IL	60542	
15-05-280-001	VAT PROPERTIES LLC SERIES 610 PRINCETON	SFR	102		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-351-021	METROPOLITAN & ROBERT B FOOTLUK	LIGHT INDUSTRIAL	25	S	OVERLAND	DR	NORTH AURORA IL	60542	
15-04-326-003	CHEVYLL GORLEY	SFR	191		CHERRYTREE	CT	NORTH AURORA IL	60542	
15-05-400-034	M & L INDUSTRIES LLC	LIGHT INDUSTRIAL	26	S	POPLAR	PL	NORTH AURORA IL	60542	
15-04-301-018	ANGELINA PEDRAZA	SFR	26	S	CHERRYTREE	CT	NORTH AURORA IL	60542	
15-04-401-021	SLAKER & ROBERT SLAKER FAMILY	AGRICULTURAL (NEC)	500	S	LINCOLNWAY	CT	NORTH AURORA IL	60542	
15-04-351-022	SP REAULTY LLC	LIGHT INDUSTRIAL	416		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-301-010	DAVID B. CYNTHIA COOK	SFR	100		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-351-013	100 OVERLAND DRIVE LLC	LIGHT INDUSTRIAL	201	S	OVERLAND	DR	NORTH AURORA IL	60542	
15-05-400-059	NORTH AURORA VILLAGE OF	TAX EXEMPT	201	S	RANDALL	RD	NORTH AURORA IL	60542	
15-04-351-020	SUMMIT ENTERPRISES OF ILLINOIS LTD	LIGHT INDUSTRIAL	200		OVERLAND	DR	NORTH AURORA IL	60542	
15-04-326-027	BRIAN EDEPATTI	SFR	307		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-326-002	ROBERTO MONCADA	SFR	28	S	CHERRYTREE	CT	NORTH AURORA IL	60542	
15-04-326-021	ALEJANDRO & RAMON RAMIREZ	SFR	319		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-05-400-040	203 POPLAR PLACE LLC	LIGHT INDUSTRIAL	203		POPLAR	PL	NORTH AURORA IL	60542	
15-05-478-004	MICHAEL ROTHER	LIGHT INDUSTRIAL	189		POPLAR	PL	4 NORTH AURORA IL	60542	
15-04-355-001	STATE BANK OF GENEVEA 555	COMMERCIAL (NEC)	220		JOHN	ST	NORTH AURORA IL	60542	
15-04-326-025	AL LEHMANN	SFR	311		KINGSWOOD	DR	NORTH AURORA IL	60542	
15-04-301-008	DAVID & PHYLIS POPPLEWELL	SFR	420		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-401-003	COMMONWEALTH EDISON CO	COMMERCIAL (NEC)	186	S	LINCOLNWAY	DR	NORTH AURORA IL	60542	
15-05-380-003	ELIZABETH MAURIN	SFR	608		PRINCETON	DR	NORTH AURORA IL	60542	
15-04-401-025	FIRST INDUSTRIAL INVESTMENT I LLC	LIGHT INDUSTRIAL	241		AIRPORT	RD	251-26 NORTH AURORA IL	60542	

PROPERTY LEGAL DESCRIPTION

EUCLID BEVERAGE (TBD @ Overland Drive)

PARCEL 1:

THAT PART OF LOT 2 IN TOLLWAY PARK OF COMMERCE LYING WESTERLY OF THE WESTERLY LINE OF LOT 1 OF TOLLWAY PARK OF COMMERCE RESUBDIVISION NUMBER 3, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN TOLLWAY PARK OF COMMERCE RESUBDIVISION NO. 1 LYING EASTERLY AND NORTHEASTERLY OF THE EASTERLY LINE OF LOT 1, IN TOLLWAY PARK OF COMMERCE RESUBDIVISION NUMBER 2, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PROPERTY LEGAL DESCRIPTION

VALLEY GREEN GOLF COURSE

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER, 175.02 FEET; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 85 DEGREES, 40 MINUTES, 0 SECONDS TO THE LEFT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 100.29 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH SAID WEST LINE 200 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 100 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG SAID WEST LINE TO A POINT 20 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 32 MINUTES, 0 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE 2263.02 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 349.26 FEET, A DISTANCE OF 383.68 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH ALONG SAID WEST LINE 745.27 FEET TO A POINT 390.15 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WESTERLY IN A DIRECT LINE 2465.49 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 1325.80 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 FOR THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 20 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 28 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 2,263.02 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 349.26 FEET, A DISTANCE OF 383.68 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE 190.35 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE, BEING A LINE FORMING AN ANGLE OF 89 DEGREES 49 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 2573.67 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Map Amendment Standards

Application for Map Amendment

1. Is the proposed amendment consistent with the existing use and zoning of nearby property? Yes, we are requesting a change in the zoning from the R-1 Single Family Residence to the O-R-I Office, Research, Light Industrial District. Many of the adjacent and surrounding properties are already zoned ORI, and we would be contiguous with that zoning designation.

2. Does the proposed amendment diminish the existing zoning of the subject property? No, the proposed amendment will not diminish the existing zoning of the subject property because the development will be a first class industrial building that will be adequately shielded as necessary from the single family zoned property that is across the street to the north. The amendment will allow the development to occur immediately.

3. Does the proposed amendment promote the public health, safety, comfort, convenience and general welfare? Yes, the proposed amendment shall allow for the project to be built in conformance with all applicable laws and codes and shall have no negative effects on public, safety or the general welfare.

4. Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant? Yes, the proposed amendment provides a relative gain to the public as it will provide significant tax revenues, potential employment opportunities and shall increase commerce to the already existing businesses in the community.

5. Is the proposed amendment not feasible for development as it is presently zoned? The proposed amendment is not feasible for development as it is presently zoned because industrial development is not allowed on property zoned R-1.

6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located? The petitioner is looking to assemble two properties, one of which has been vacant forever, and one of which was vacant until the current owner received a Special Use for a golf course. By assembling these two properties and completing the map amendment, the properties will be developed with best in class industrial buildings, which will create perpetual value for these two land sites based on the fact that an owner can build improvements on them.

7. Is there evidence of community need for the use proposed by the applicant? The community will benefit from development due to the increase in taxes that are generated. There is also strong demand for Class A industrial buildings in this particular location due to the proximity to I-88.

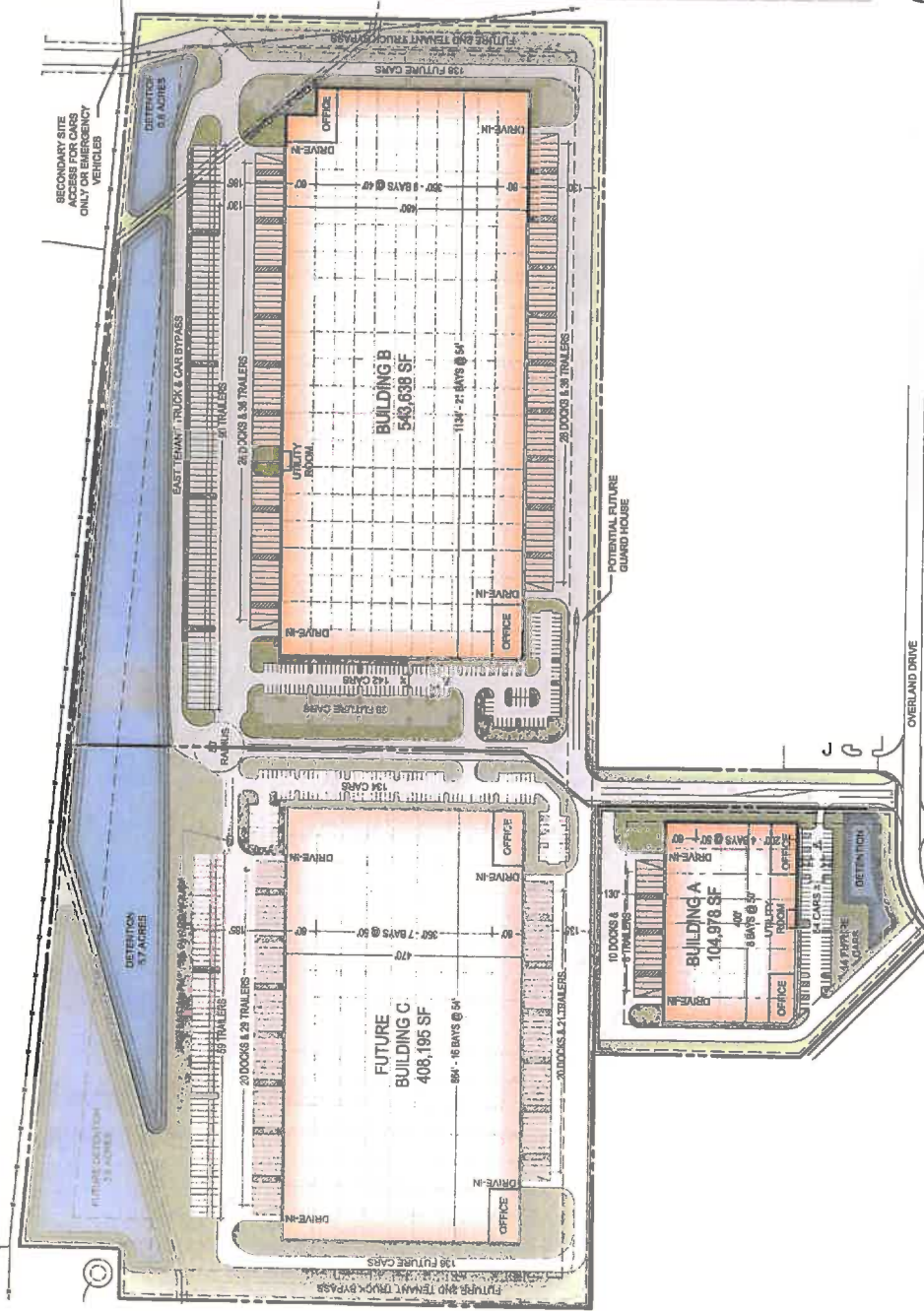
8. Is the proposed amendment consistent with the comprehensive plan? The proposed amendment is consistent with the comprehensive plan. The properties shall be developed adjacently to properties currently zoned in the Office Research Industrial District and in the Limited Industrial District and the General Industrial District. The project shall enhance the overall community with the development of first class industrial buildings that will provide significant tax revenue for the community.

9. Does the proposed amendment benefit the residents of the Village as a whole and not just the applicant, property owners, neighbors of any property under consideration, or other special interest groups? Yes, the proposed amendment provides a relative gain to the Village as a whole as it will generate significant property taxes, potential employment opportunities and shall increase commerce to the already existing businesses in the community.

10. Does the proposed amendment avoid creating nonconformities? Yes. The petitioner has worked to develop a project that complies with the O-R-I zoning code, avoiding as many nonconformities as possible.

11. Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question? The proposed amendment remains consistent with the trend of development in the general area as the property to the south and to the west have already been developed similarly to the proposed amendment.

12. Are adequate public facilities available including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the use which would be permitted on the subject property if the Amendment were adopted. The project shall create very little demand on public facilities. Since this is not a residential use, schools, parks, police and fire will have minimal impact by this project. The project will utilize the existing sanitary and storm sewers that run adjacent to the property. The petitioner is also conducting a traffic study to assure that the roads are able to handle the traffic generated by the project.



PROJECT INFORMATION	
Site Area	6715 Acres
Total Building Area	1,056,811 SF
FAR	0.36
Detention	6.7 Acres
Provided	2.8 Acres
Future	9.3 Acres
Total	9.3 Acres
BUILDING A - PHASE 1	
Building A Site	6.58 Acres
Building A Area	104,978 SF
Docks	10
Trailers	8
Drive-In Doors	2
Parking	64
Provided	14
Future	78
Total	78
BUILDING B - PHASE 1	
Building B Site	33.77 Acres
Building B Area	540,638 SF
Docks	54
Trailers	72
Quick Wall	90
Across Dock	182
Total	4
Drive-In Doors	142
Parking	204
Provided	348
Future	
Total	
BUILDING C - PHASE 2	
Building C Site	26.78 Acres
Building C Area	408,195 SF
Docks	40
Trailers	50
Quick Wall	58
Across Dock	108
Total	4
Drive-In Doors	134
Parking	138
Provided	270
Future	
Total	



0 100 200 400
Concept Site Plan
 12.22.2020

North Aurora Golf Course
 North Aurora, IL

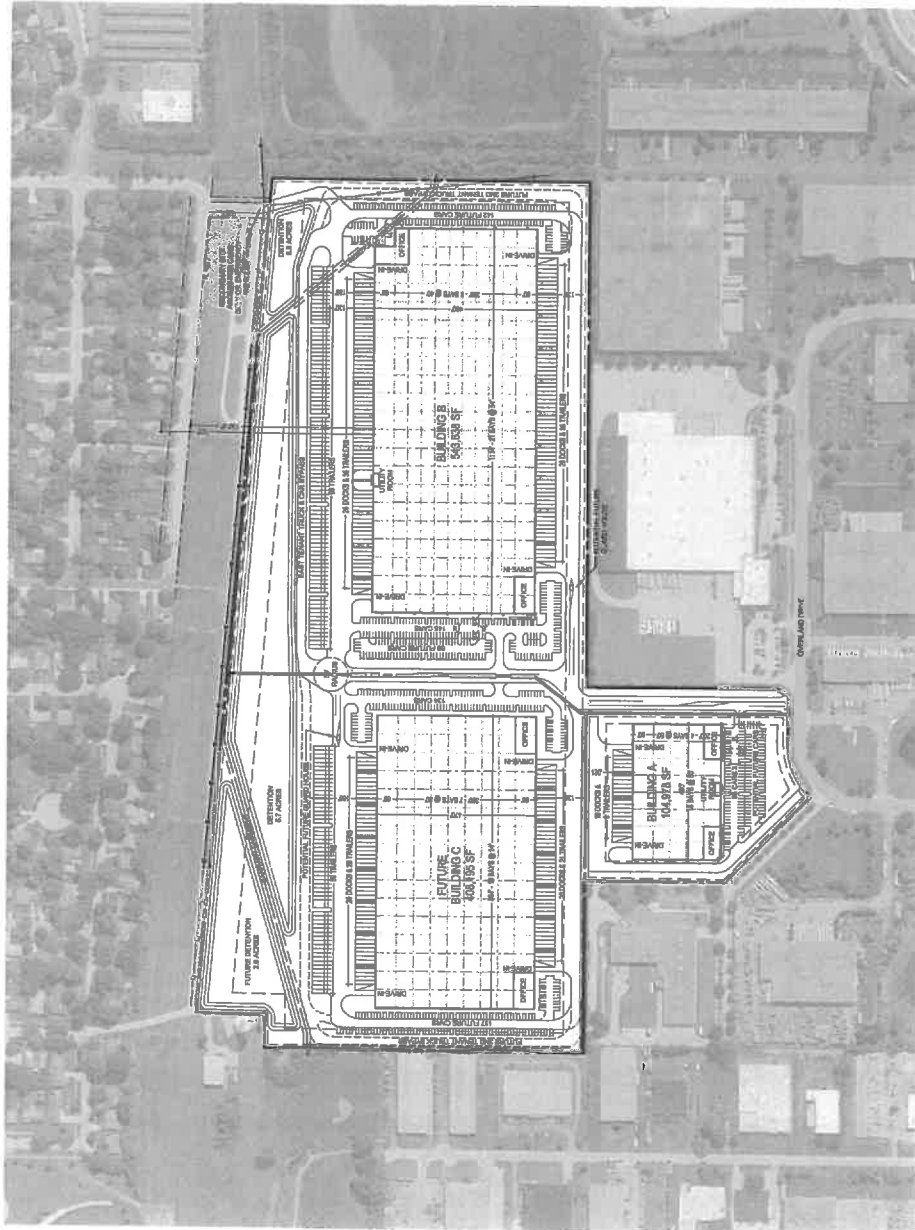


Site Area	67.15 Acres
Total Building Area	1,056,811 sf
FAR	0.36
Detention	
Provided	6.3 Acres
Future	2.6 Acres
Total	8.9 Acres

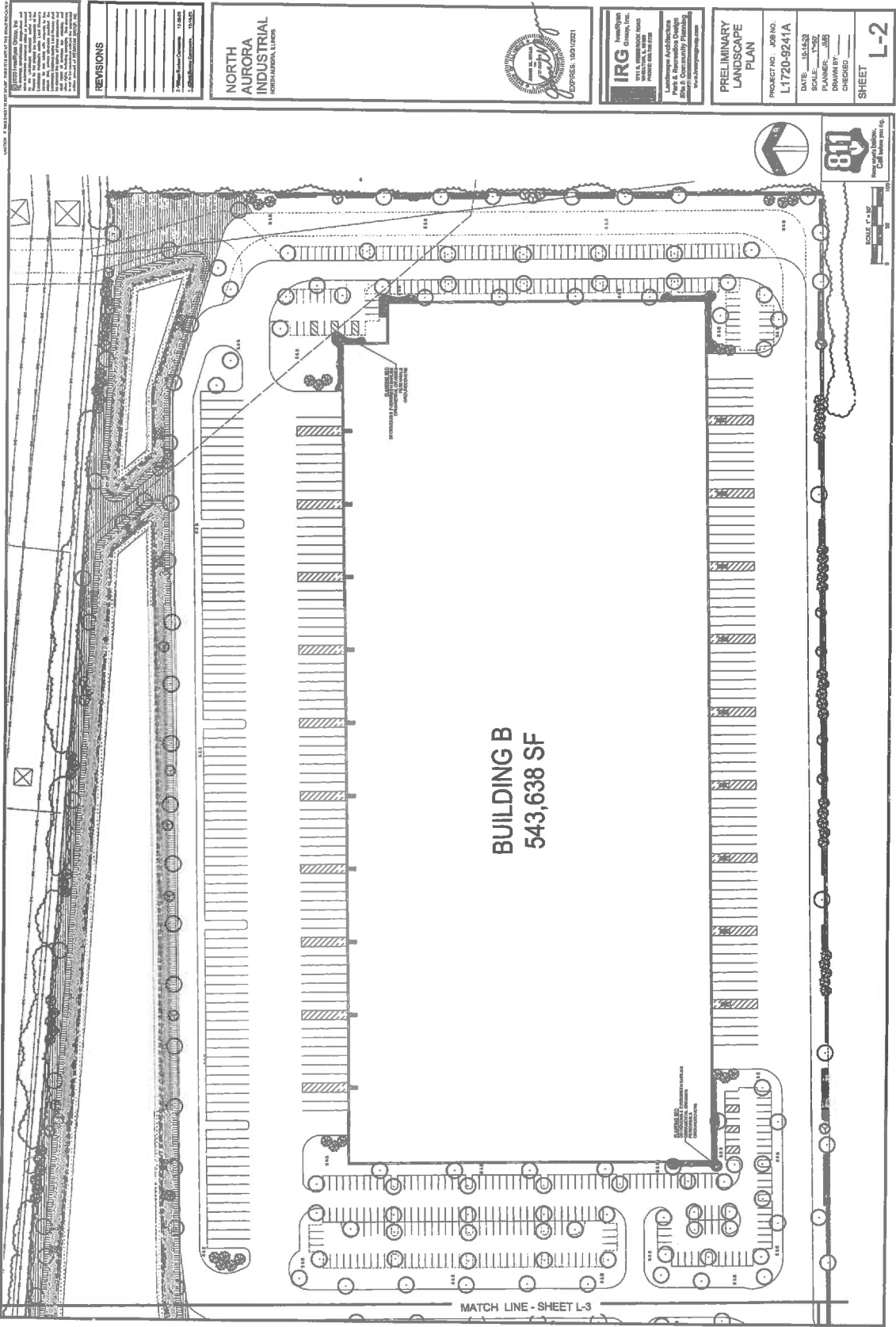
BUILDING A - PHASE 1	
Building A Site	6.59 Acres
Building A Area	104,978 sf
Docks	10
Trailers	8
Drive-In Doors	2
Cars	65
BUILDING B - PHASE 1	

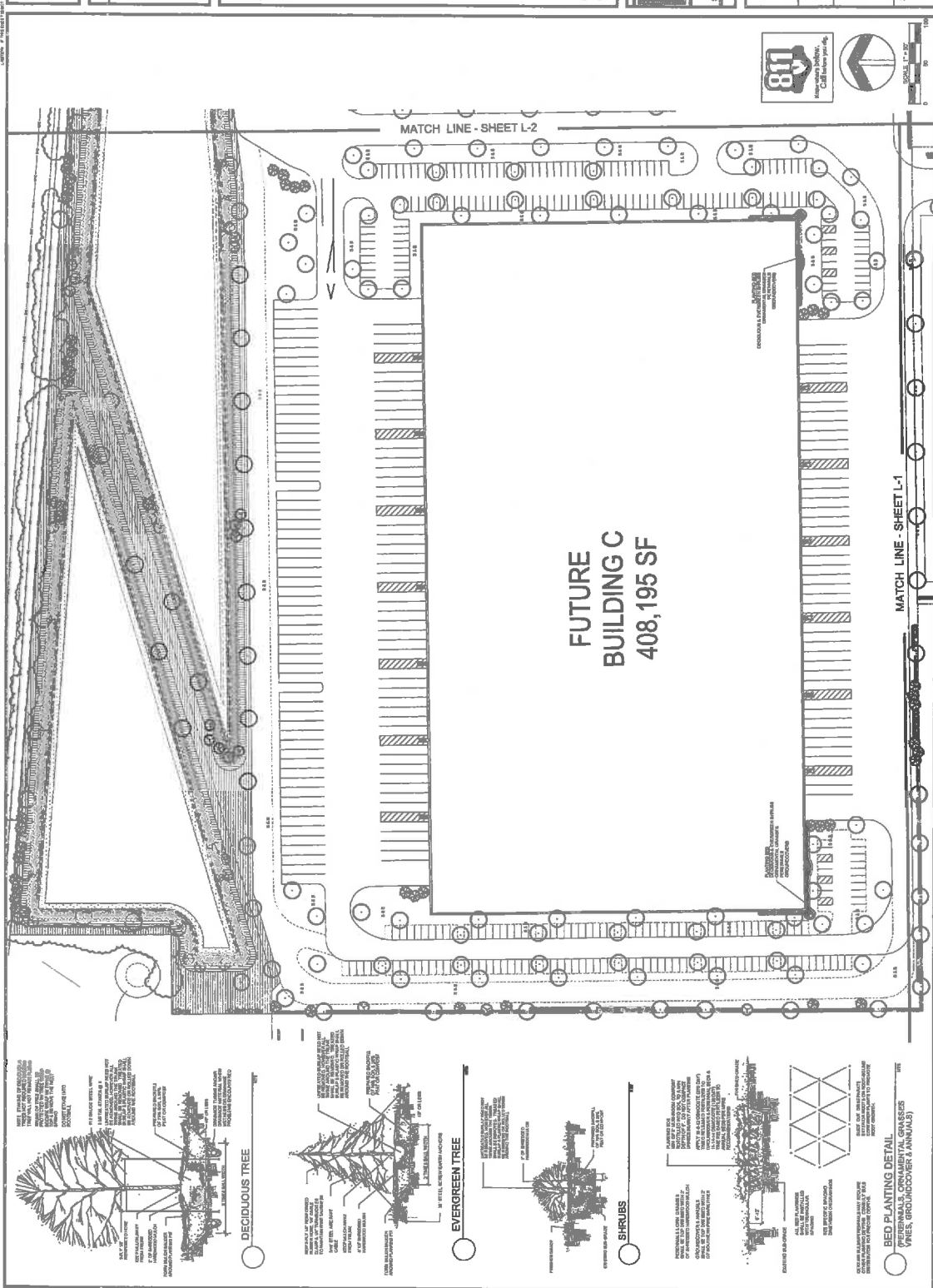
BUILDING B - PHASE 1	
Building B Site	33.77 Acres
Site Area	543,638 sf
Building B Area	54
Docks	
Trailers	72
Dock Wall	90
Across Dock	162
Total	4
Drive-In Doors	
Cars	
Provided	145
Future	216
Total	363

BUILDING C - PHASE 2	
Building C Site	26,78 Acres
Building C Area	408,195 sf
Docks	40
Trailers	
Dock Wall	50
Across Dock	58
Total	109
Drive-In Doors	4
Cars	
Provided	134
Future	137
Total	271



North Aurora Golf Course
North Aurora, IL





REVISIONS	DATE	BY	DESCRIPTION
1	11/10/00	11/10/00	11/10/00
2	11/10/00	11/10/00	11/10/00
3	11/10/00	11/10/00	11/10/00
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9	11/10/00	11/10/00	11/10/00
10	11/10/00	11/10/00	11/10/00

1

**NATIVE
LANDSCAPE
SPECIFICATIONS**

1. The work consists of the Contractor conducting

- #### PERFORMANCE CRITERIA

shall be maintained there for 180 days. This shall

- www.parkerhannifin.com



PAVING THE SURROUNDING

- plantings.

following rationale:

- **Engagement Aquatic Program**

- center in various
illustrated on the L

[illegible][illegible]

www.oxfordjournals.org/advance-article

EXPENDITURE SUMMARY	
Item	Amount
Salaries (Fixed Cost)	300.00
Variable Costs	323.00
Fixed Costs	488.00
TOTAL	1111.00



188

- 행동

TOTAL	2.55	22.60
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[illegible]

Lupinus sativus (Green Broad Bean)
Lupinus albus (White Broad Bean)
Lupinus termis (Chestnut Broad Bean)
Lupinus luteus (Yellow Broad Bean)
Lupinus linifolius (Lupin Linseed)
Lupinus hispidus (Wild Lupine)
Lupinus holosericeus (Silky Broad Bean)
Lupinus varius (Mixed Broad Beans)
Lupinus angustifolius (Fava Beans)
Lupinus orientalis (Oriental Broad Bean)
Lupinus anatolicus (Anatolian Broad Bean)
Lupinus siculus (Sicilian Broad Bean)
Lupinus hispanicus (Spanish Broad Bean)
Lupinus italica (Italian Broad Bean)
Lupinus gallicus (Gallic Broad Bean)
Lupinus turkestanicus (Turkmen Broad Bean)
Lupinus caucasicus (Caucasian Broad Bean)
Lupinus persicus (Persian Broad Bean)
Lupinus arabicus (Arabian Broad Bean)
Lupinus syriacus (Syrian Broad Bean)
Lupinus libanensis (Lebanese Broad Bean)
Lupinus israeliensis (Israeli Broad Bean)
Lupinus yemenensis (Yemenite Broad Bean)
Lupinus somaliensis (Somali Broad Bean)
Lupinus ethiopius (Ethiopian Broad Bean)
Lupinus sudanicus (Sudanese Broad Bean)
Lupinus malabaricus (Malabar Broad Bean)
Lupinus chinensis (Chinese Broad Bean)
Lupinus japonicus (Japanese Broad Bean)
Lupinus indicus (Indian Broad Bean)
Lupinus australis (Australian Broad Bean)
Lupinus africanus (African Broad Bean)
Lupinus americanus (American Broad Bean)
Lupinus europaeus (European Broad Bean)
Lupinus asiaticus (Asiatic Broad Bean)
Lupinus oceanicus (Oceanic Broad Bean)
Lupinus antarcticus (Antarctic Broad Bean)
Lupinus arcticus (Arctic Broad Bean)
Lupinus antarcticus (Antarctic Broad Bean)
Lupinus arcticus (Arctic Broad Bean)

PERCUTANEOUS NEUROMODULATION

THE POLARITY COVER:

Ascaris suum (Round Worm)
Loa loa (Threadworm) (Eye)

[illegible]

OPUS DESIGN BUILD

11/16/20

00	COVER
01	PRELIMINARY GEOMETRIC PLAN 1
02	PRELIMINARY GEOMETRIC PLAN 2
03	PRELIMINARY GEOMETRIC PLAN 2
04	PRELIMINARY GEOMETRIC PLAN 1
05	PRELIMINARY GRADING PLAN 1
06	PRELIMINARY GRADING PLAN 2
07	PRELIMINARY GRADING PLAN 3
08	PRELIMINARY UTILITY PLAN 1
09	PRELIMINARY UTILITY PLAN 2
10	PRELIMINARY UTILITY PLAN 3



No.	Description	Date
2	CREDIT REVISIONS	11/16/20
1	ISSUE FOR REVIEW	11/9/20
	REVISIONS	



JACOB & HEFNER
ASSOCIATES

1333 Butlerfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY

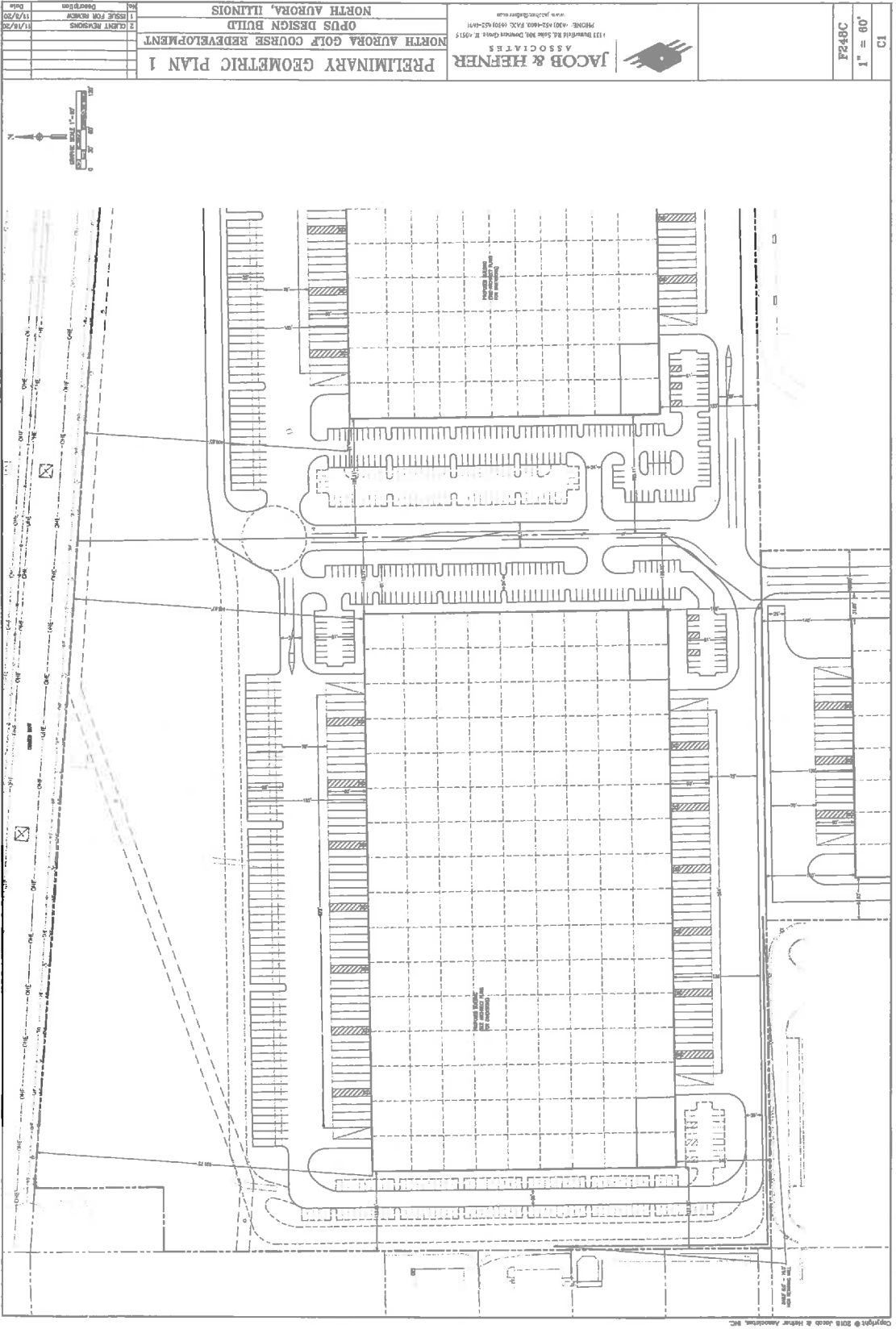
WARNING



**CALL BEFORE
YOU DIG**

On street marked orange lines to dig

Municipality: North Aurora
County:
Township:
Range:
Section:

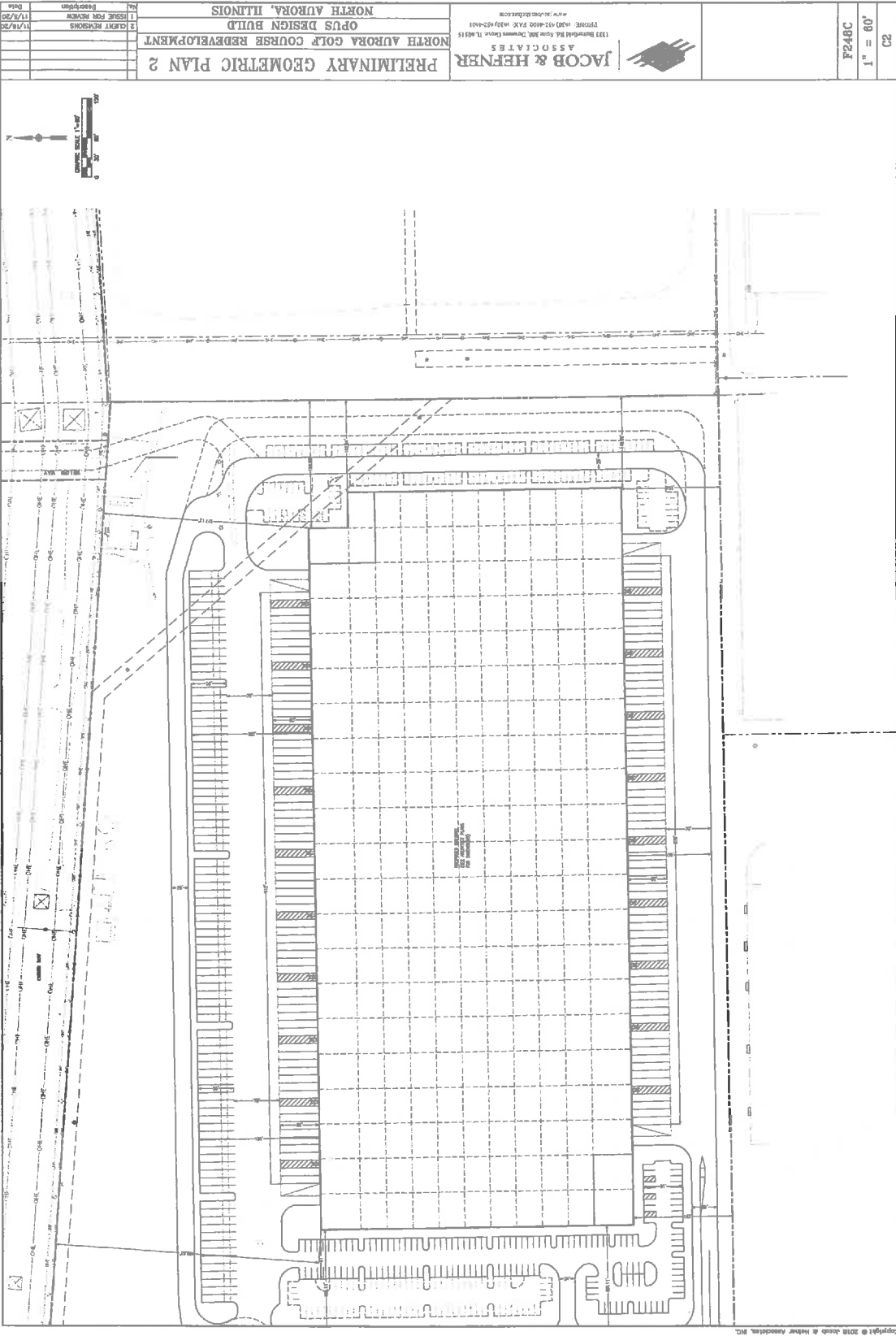



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<p>JACOB & HEFFNER ASSOCIATES</p>	
<p>1331 Shawfield Rd. Suite 100, Downers Grove, IL 60515 PHONE: (630) 452-4400 FAX: (630) 452-4411 www.jacobheffner.com</p>	
<p>PRELIMINARY GEOMETRIC PLAN 1</p>	
<p>NORTH AURORA GOLF COURSE REDEVELOPMENT</p>	
<p>OPUS DESIGN BUILD</p>	
<p>NORTH AURORA, ILLINOIS</p>	
<p>2. CLARITY REVISIONS</p>	<p>11/1/20</p>
<p>1. ISSUE FOR REVIEW</p>	<p>11/1/20</p>
<p>No.</p>	<p>Description</p>

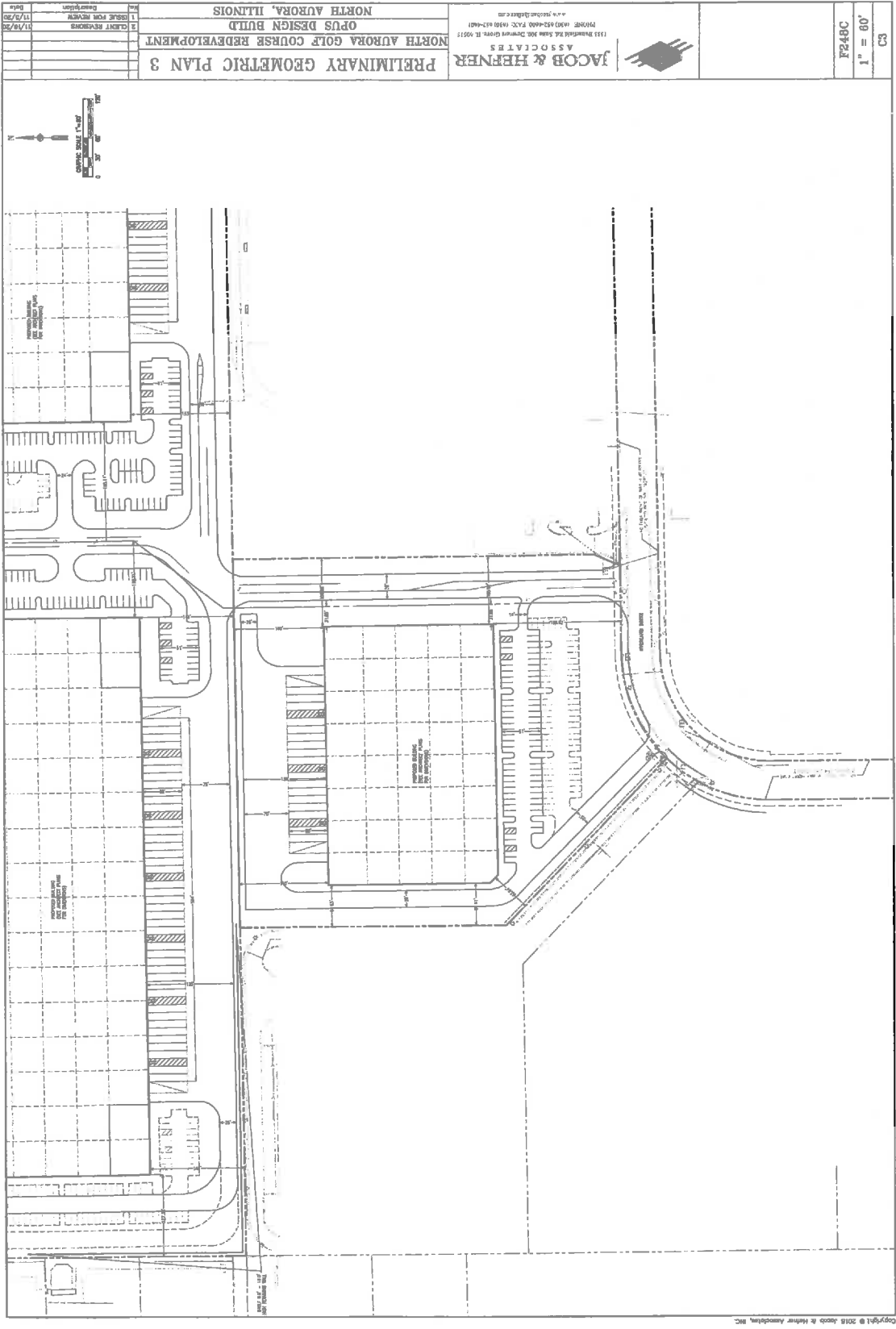
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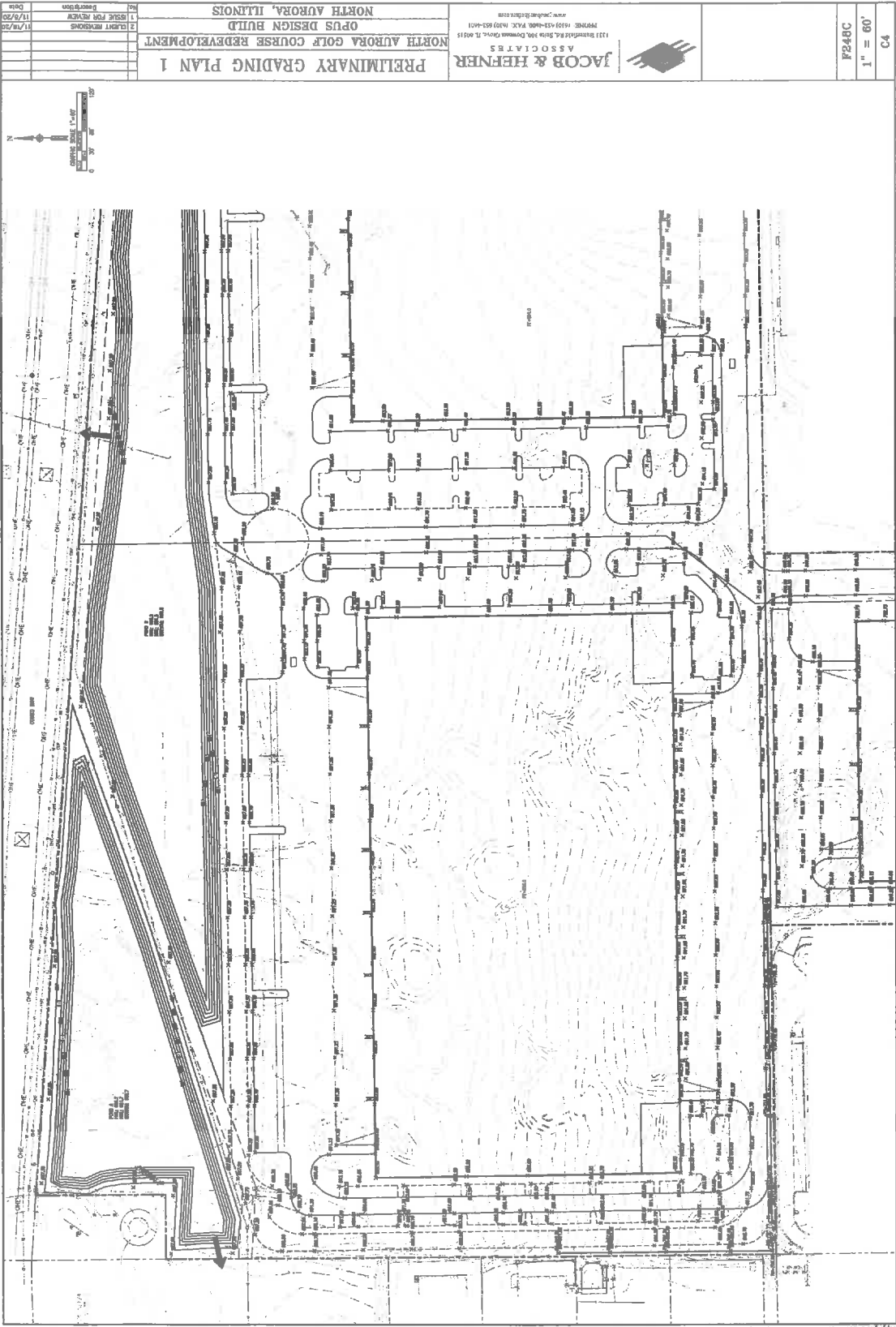
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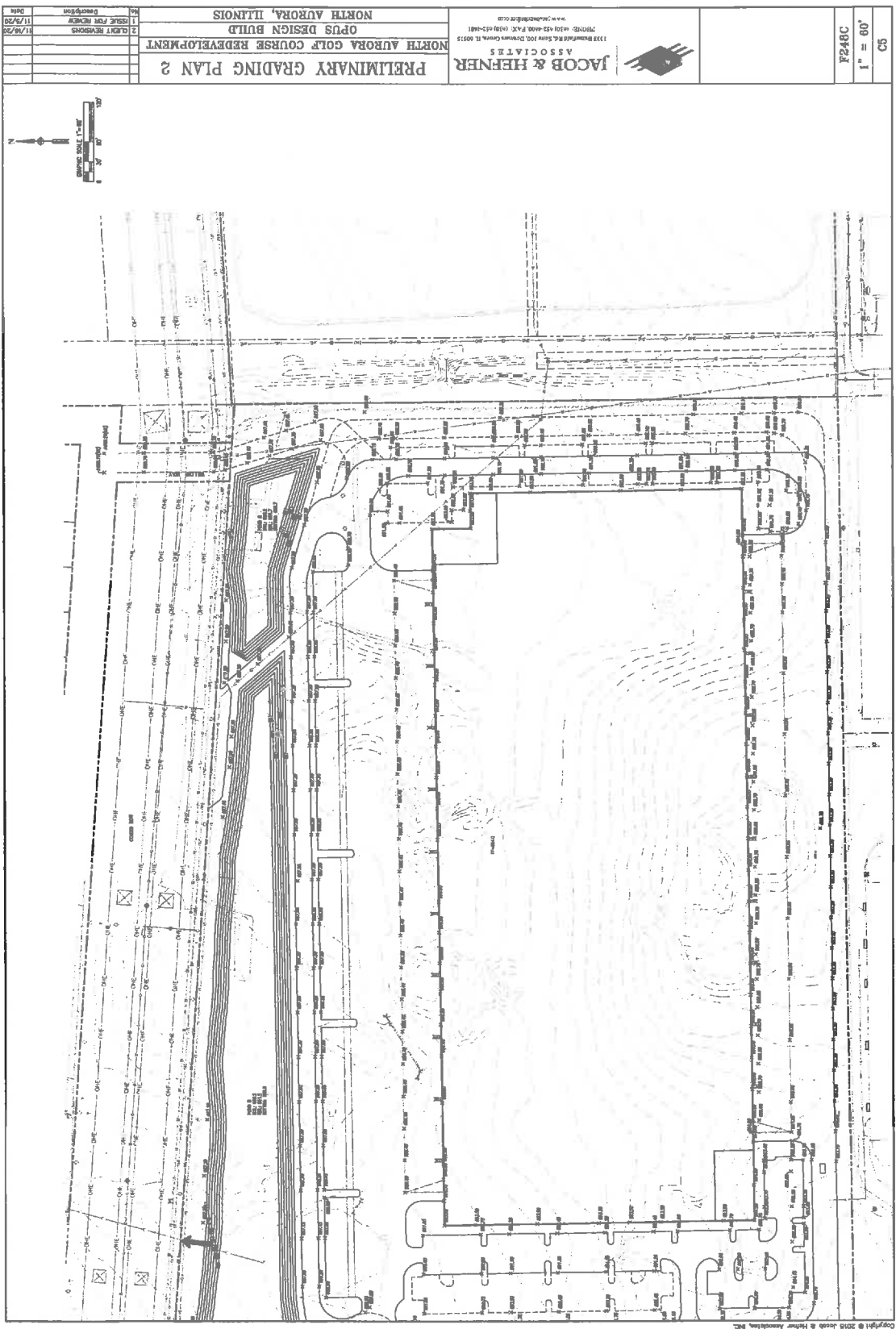
F248C			JACOB & HEFFNER ASSOCIATES 1331 Broadway, Suite 200, Chicago, Illinois 60611 PHONE: (312) 467-4400 FAX: (312) 467-4401 www.jacobheffner.com	PRELIMINARY GEOMETRIC PLAN 2 NORTH AURORA GOLF COURSE REDEVELOPMENT OPUS DESIGN BUILD NORTH AURORA, ILLINOIS	11/19/20	
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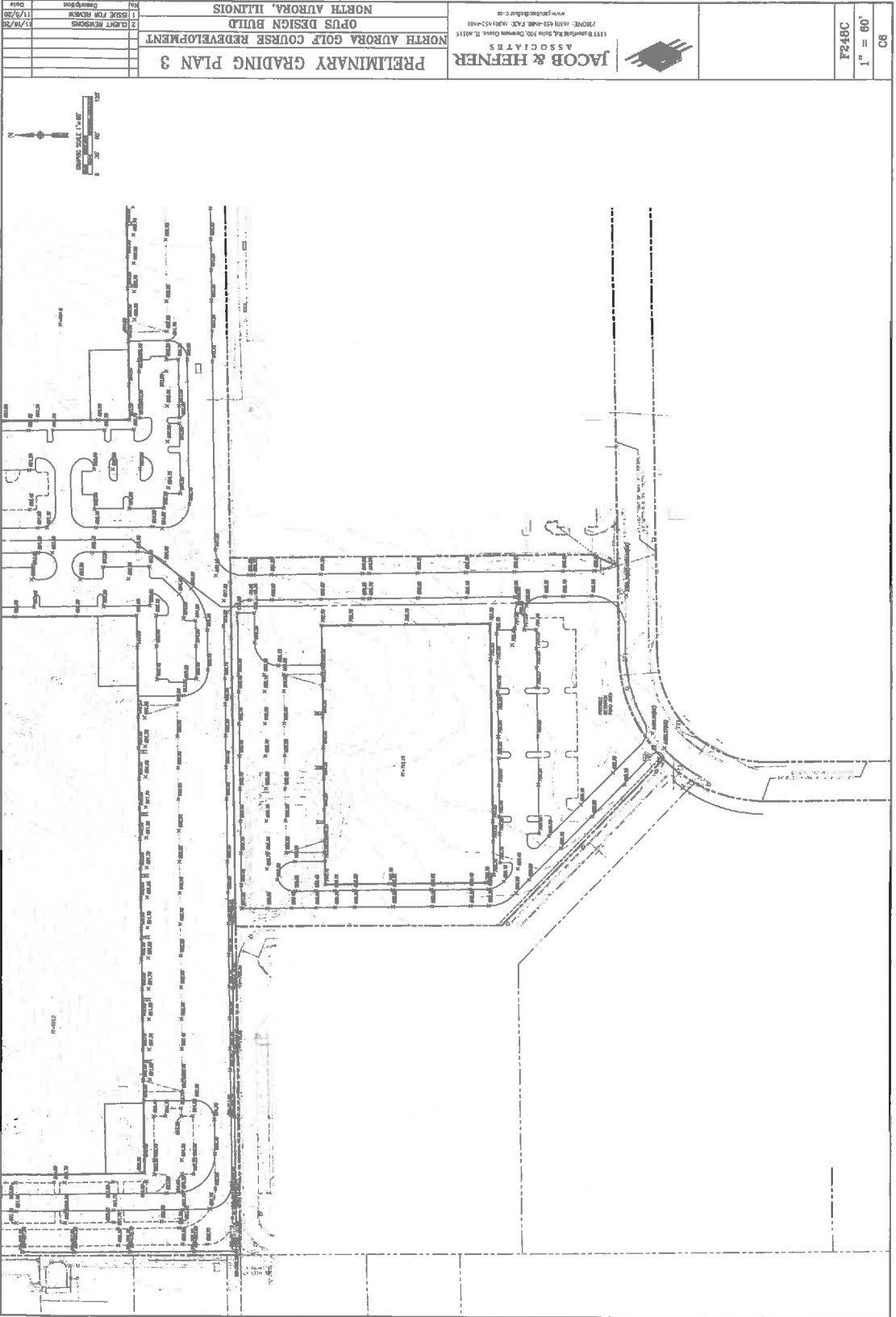


F248C		1" = 60'		C3
		<p>JACOB & HEFFNER ASSOCIATES 1131 Broadway, Suite 300, Chicago, Illinois 60611 PHONE: (312) 467-1100 FAX: (312) 467-1101 A-97 (Professional Seal)</p>		
<p>PRELIMINARY GEOMETRIC PLAN 3 NORTH AURORA GOLF COURSE REDEVELOPMENT OPUS DESIGN BUILD NORTH AURORA, ILLINOIS</p>				
Rev	Description	Date		
1	ISSUE FOR REVIEW	11/19/20		
2	CLIENT REVIEWING	11/19/20		



F248C	
1" = 60'	
C4	
	
JACOB & HEFFNER ASSOCIATES 1221 Riverside & 30th St., Downers Grove, IL 60545 PHONE: 630-433-4400 FAX: 630-433-4415 www.jacobandheffner.com	
PRELIMINARY GRADING PLAN 1	
NORTH AURORA GOLF COURSE REDEVELOPMENT	
OPUS DESIGN BUILD	
NORTH AURORA, ILLINOIS	
NO.	DESCRIPTION
1	ISSUE FOR REVIEW
2	CLIENT REVISIONS
11/8/20	





1	DATE FOR REVIEW	11/19/20
2	CLIENT RESPONSE	
3	REVISION	
4	DATE	

PRELIMINARY GRADING PLAN 3
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPTUS DESIGN BUILD
NORTH AURORA, ILLINOIS

JACOB & HEFFNER
ASSOCIATES
1111 BROADWAY, SUITE 100, CHICAGO, ILLINOIS 60601
PHONE: (312) 467-1000 FAX: (312) 467-1001
WWW.JACOBANDHEFFNER.COM

BS
1" = 60'
P248C

C7

1" = 60'

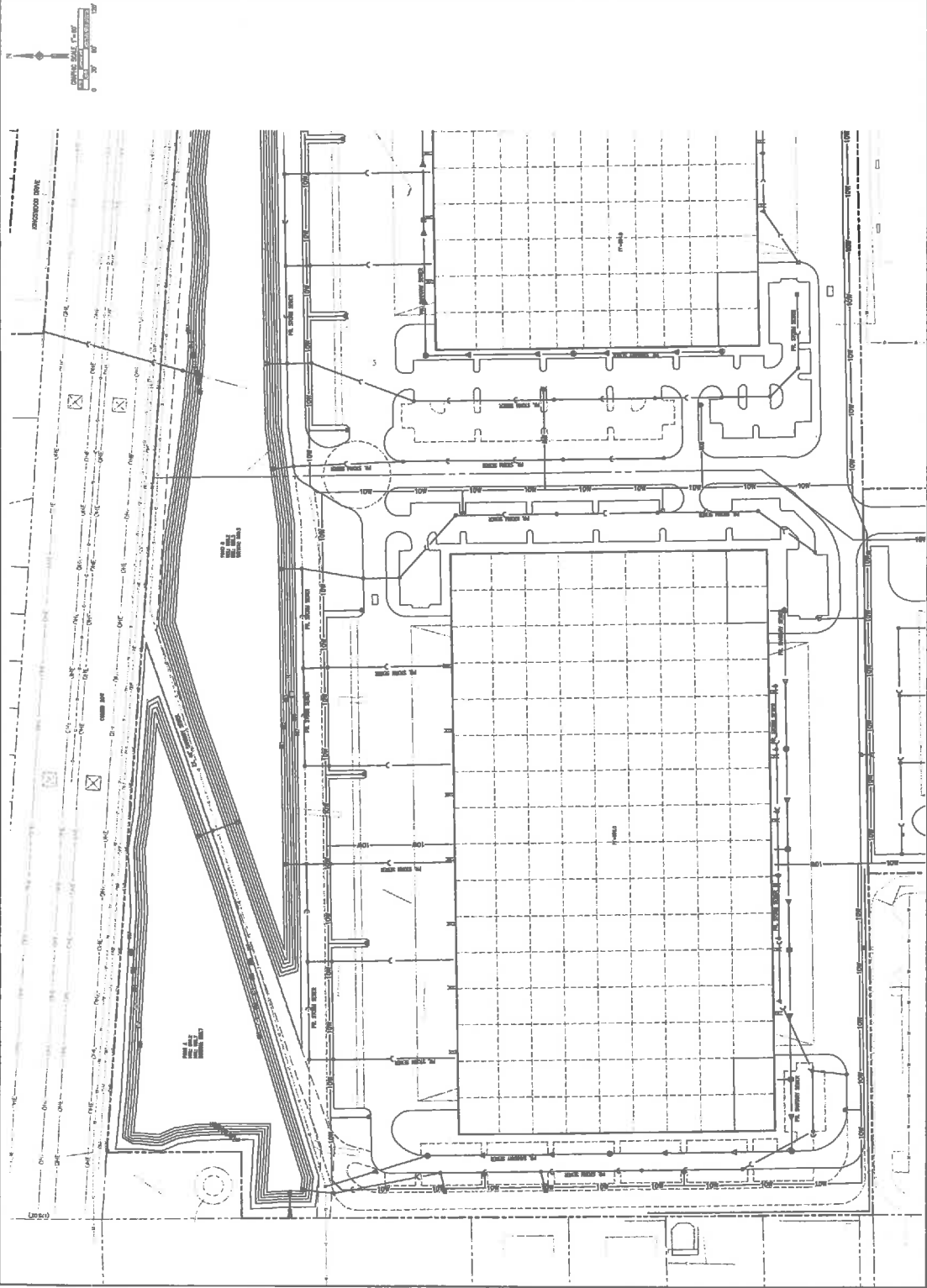
P248C



JACOB & HEFFNER
ASSOCIATES
1131 Riverside Plaza, Suite 100, Downers Grove, IL 60155
PHONE: 630.417.4444 FAX: 630.417.4445
www.jacobheffner.com

PRELIMINARY UTILITY PLAN 1
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPUS DESIGN BUILD
NORTH AURORA, ILLINOIS

No.	Description	Date
1	ISSUE FOR REVIEW	11/9/20
2	CLIENT REVISIONS	11/18/20
3		
4		
5		

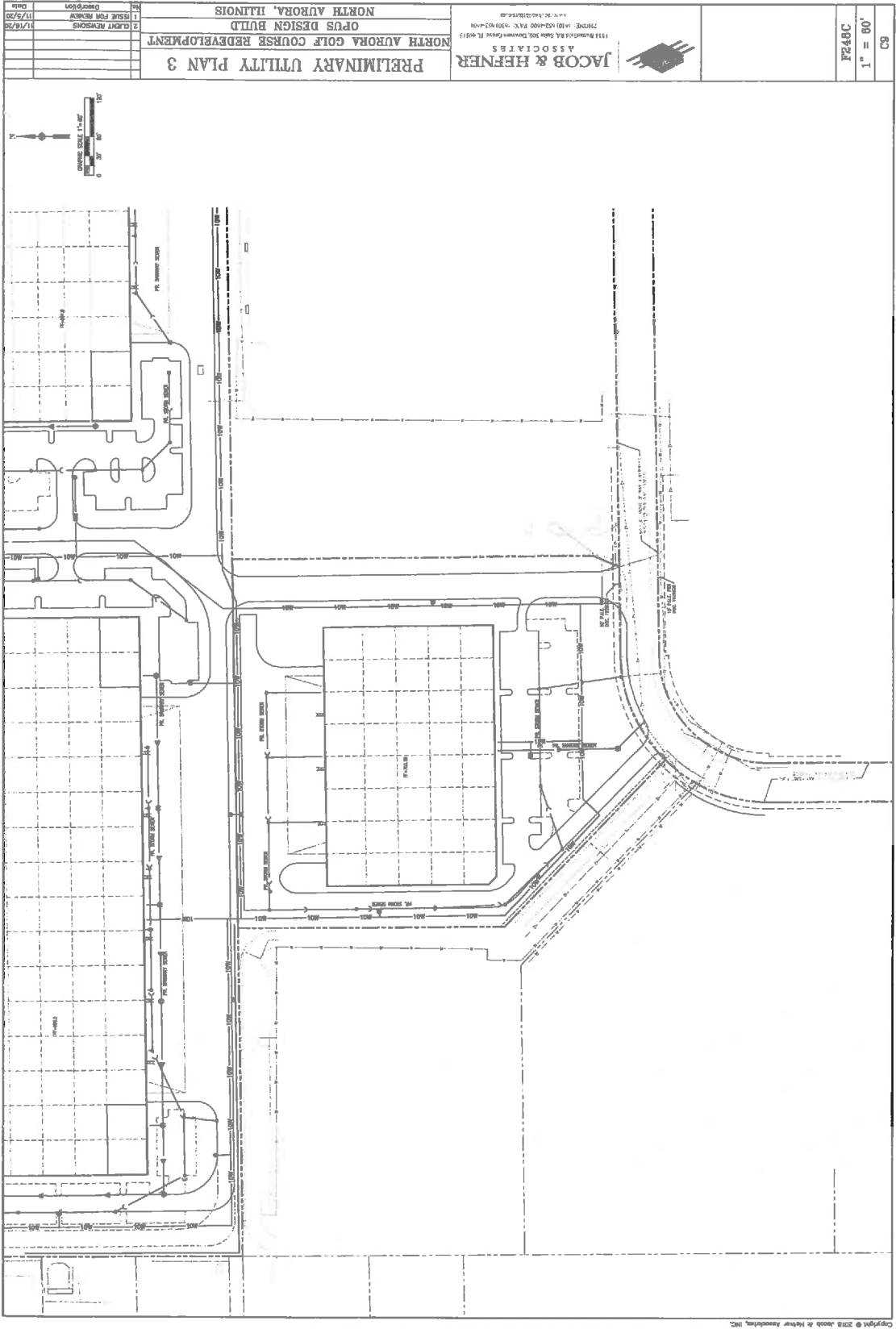





JACOB & HEFNER ASSOCIATES
 4433 Hummerfield Rd., Suite 300, Downers Grove, IL 60515
 PHONE: (630) 512-4400, FAX: (630) 502-4400
 e-mail: jacob@hefner.com

PRELIMINARY UTILITY PLAN 2
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPUS DESIGN BUILD
NORTH AURORA, ILLINOIS

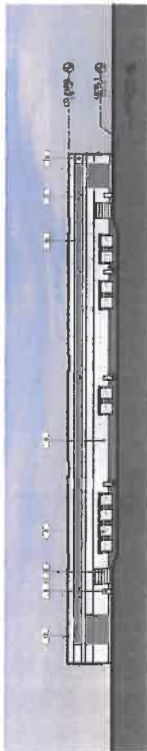
No.	Description	Date
1	ISSUE FOR REVIEW	11/5/20
2	CLIENT REQUESTS	11/16/20



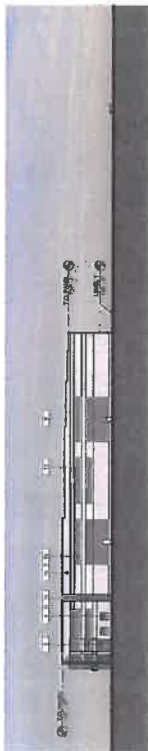
F246C				C3	
1" = 80'					
JACOB & HEFNER ASSOCIATES					
1111 Broadway, Suite 200, Chicago, Illinois 60601					
PHONE: (312) 462-0000 FAX: (312) 462-0001					
WWW.JACOBHEFNER.COM					
PRELIMINARY UTILITY PLAN 3					
NORTH AURORA GOLF COURSE REDEVELOPMENT					
OPUS DESIGN BUILD					
NORTH AURORA, ILLINOIS					
NO.	DESCRIPTION	DATE			
1	ISSUE FOR PERMIT	11/5/20			
2	CLIENT REVISIONS	11/18/20			



1 SOUTH ELEVATION
1" = 80'



2 NORTH ELEVATION
1" = 80'



3 EAST ELEVATION
1" = 80'



4 WEST ELEVATION
1" = 80'

North Aurora Golf Course
North Aurora, IL

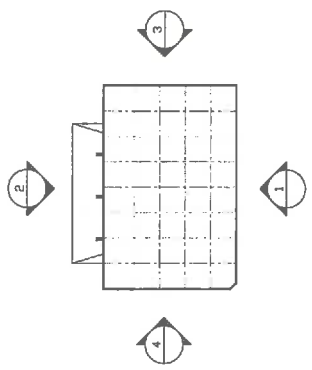


ELEVATION KEYNOTE LEGEND	
Key	
1a	PRECAST PANEL - PAINT A
1b	PRECAST PANEL - PAINT B
1c	PRECAST PANEL - PAINT C
2	PREFINISHED MTL. CANOPY
3	CLEAR ANODIZED ALUM. STOREFRONT
4	CLEAR ANODIZED ALUM. WINDOW
5	CLERESTORY WINDOW
6	HOLLOW METAL DOOR
7	4" REVEAL
8	9'x10' DOCK DOOR
9	FUTURE DOCK DOOR KNOCK-OUT
10	12'x14' DRIVE-IN DOOR
11	POTENTIAL BUILDING SIGNAGE
12	COPING CAP - PREFINISHED TO MATCH

PAINT A - SW 6525 RARIFIED AIR

PAINT B - SW 7075 WEB GREY

PAINT C - SW 6530 REVEL BLUE



5 KEY PLAN
NOT TO SCALE

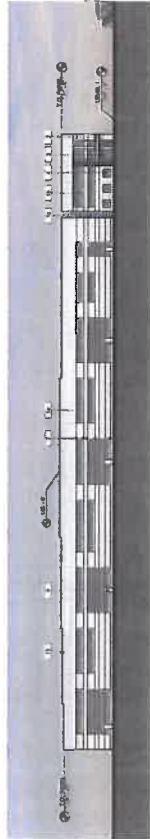
Building A - Exterior Elevations
10.30.2020



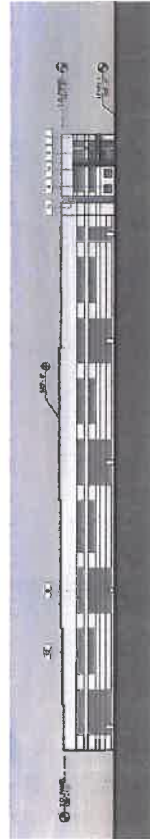
1 SOUTH ELEVATION



2 NORTH ELEVATION

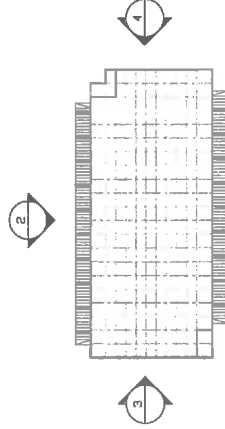


3 WEST ELEVATION



4 EAST ELEVATION

ELEVATION KEYNOTE LEGEND	
Key	
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1b	PRECAST PANEL - PAINT B
1c	PRECAST PANEL - PAINT C
2	PREFINISHED MTL. CANOPY
3	CLEAR ANODIZED ALUM. STOREFRONT
4	CLEAR ANODIZED ALUM. WINDOW
5	CLERESTORY WINDOW
6	HOLLOW METAL DOOR
7	4" REVEAL
8	9"x10" DOCK DOOR
9	FUTURE DOCK DOOR KNOCK-OUT
10	12"x14" DRIVE-IN DOOR
11	POTENTIAL BUILDING SIGNAGE
12	COPING CAP - PREFINISHED TO MATCH



	PAINT A - SW 6525 RARIFIED AIR
	PAINT B - SW 7075 WEB GREY
	PAINT C - SW 6530 REVEL BLUE

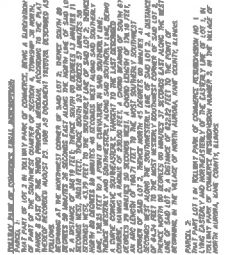
5 KEY PLAN
NOT TO SCALE

Building B - Exterior Elevations
10.30.2020

North Aurora Golf Course
North Aurora, IL



PART OF LOT 2 IN TOLLWAY PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1898, AS DOCUMENT NO. 1089898, AND EAST OF LOT 1 IN TOLLWAY PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1894, AS DOCUMENT NO. 870437888, ALL WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 6 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



REAL CREDIT: LOCAL INCENTIVES. The *Wall Street Journal* reported in its March 10, 1984, issue that the Federal Reserve Bank of Atlanta had been "re-examining the credit policies of its member banks in the Southeast (in the Atlanta, Charlotte, and Dallas areas) to determine whether they were providing incentives to encourage the growth of small businesses." The *Journal* noted that the Atlanta Fed had been "convinced that the credit policies of its member banks were not providing incentives to encourage the growth of small businesses." The *Journal* also noted that the Atlanta Fed had been "convinced that the credit policies of its member banks were not providing incentives to encourage the growth of small businesses."

SURVEYED AREA

LOT 1 - 100' x 100'
 LOT 2 - 100' x 100'
 LOT 3 - 100' x 100'
 LOT 4 - 100' x 100'
 LOT 5 - 100' x 100'
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 LOT 97 - 100' x 100'
 LOT 98 - 100' x 100'
 LOT 99 - 100' x 100'
 LOT 100 - 100' x 100'

Survey No.	P246C
Ordered By	0908 MASON HILL
Description	VALLEY VIEW SUBDIVISION
Date Prepared	December 14, 1989
Scale	1" = 100'
	7/10/1991 10:00 AM

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

[illegible]

100

ask for many



JACOB & HEFNER
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Traffic Impact Study Proposed Warehouse Development

North Aurora, Illinois



Prepared For:



December 28, 2020

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed warehouse/distribution development to be located in North Aurora, Illinois. The site, which is currently occupied by the Valley Green Golf Course, is located on the north side of Overland Drive approximately one-third of a mile west of IL 31 (Lincolnway Street). As proposed, the site will be developed with three warehouse buildings for a combined total of 1,056,811 square feet. Access to the development will be provided via two full access drives off Overland Drive.

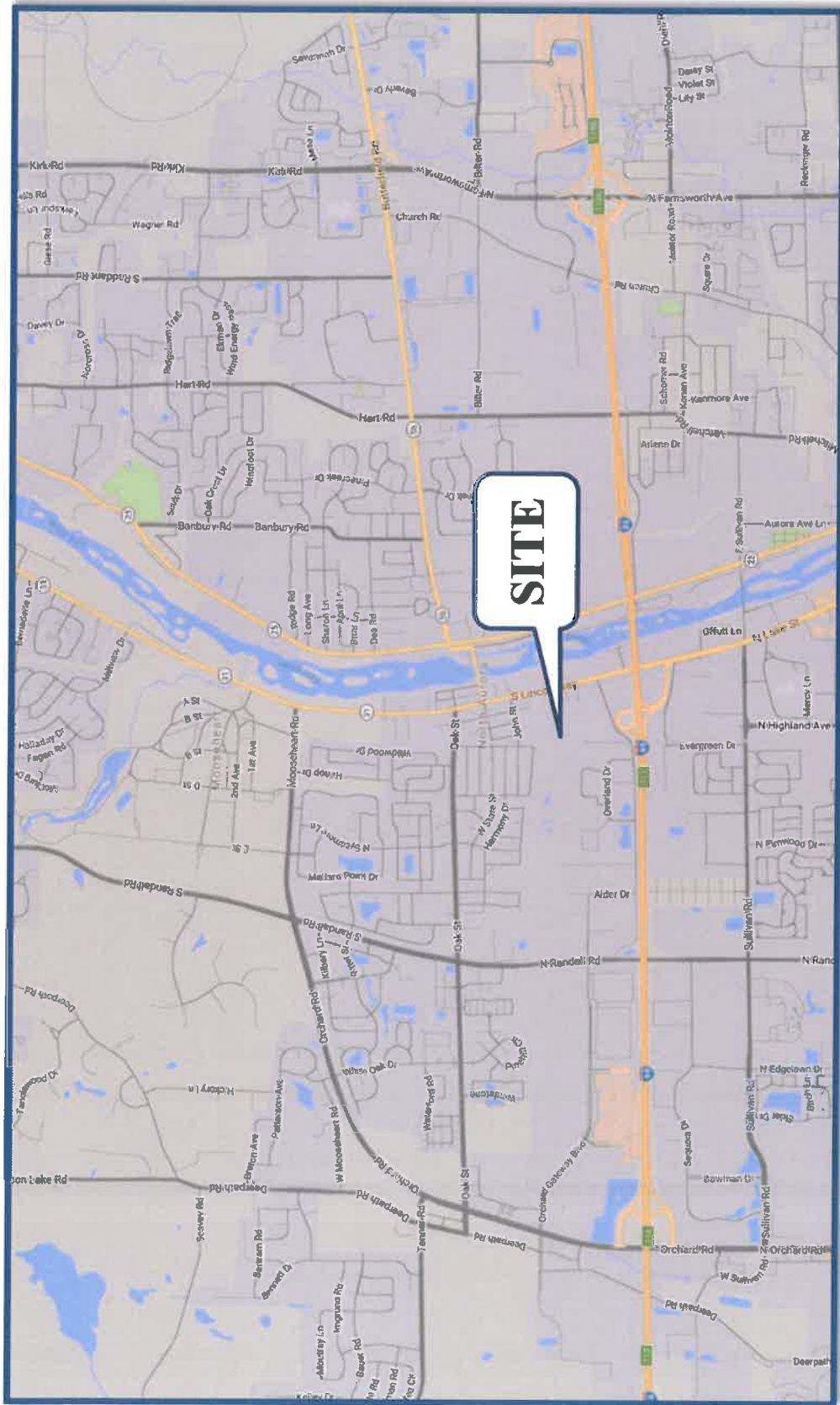
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

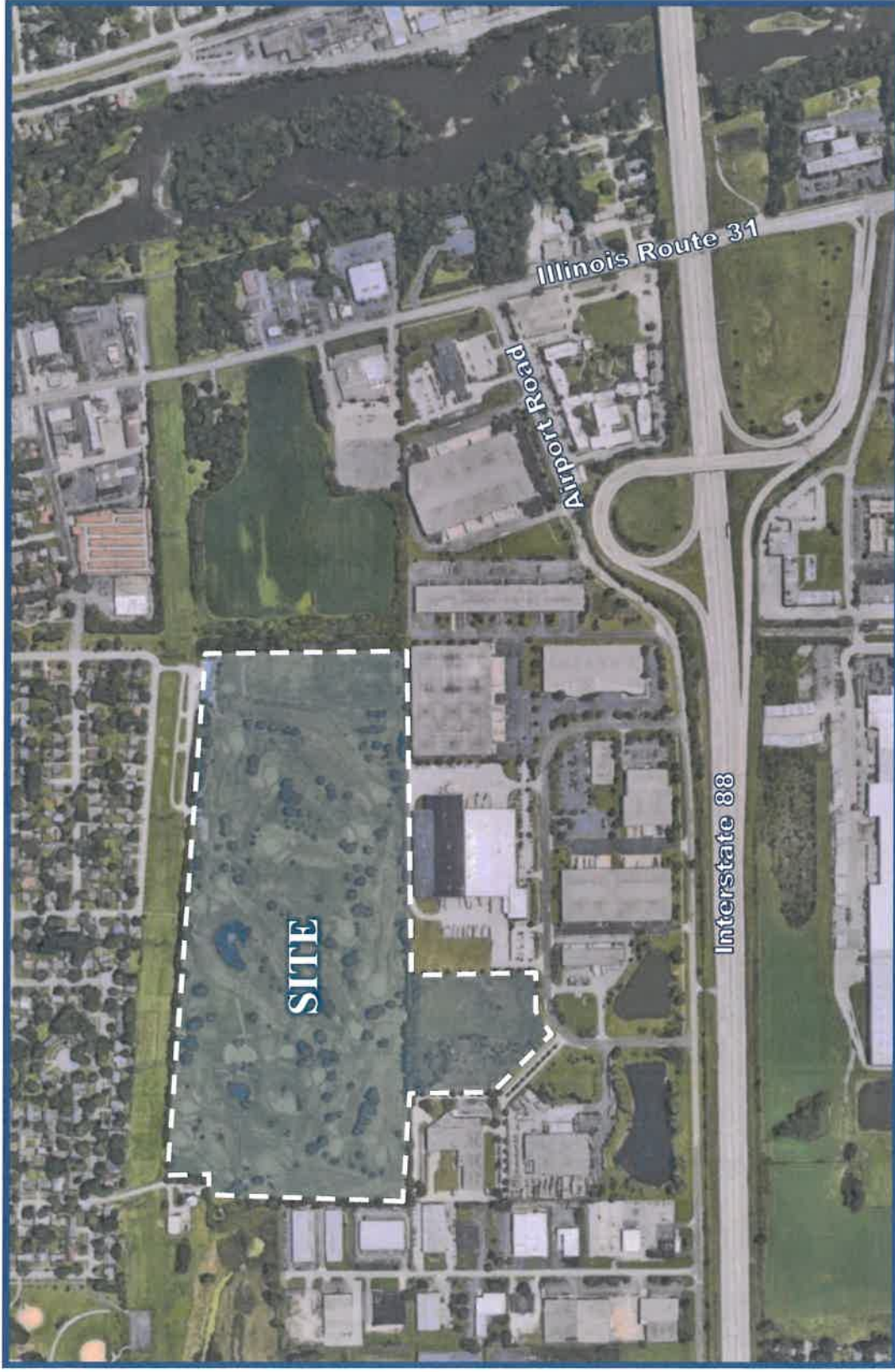
Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is located on the north side of Overland Drive approximately one-third of a mile west of IL 31 and currently contains the Valley Green Golf Course and a vacant lot. Land uses in the vicinity of the site are primarily industrial, with single-family residential homes and a Commonwealth Edison easement to the north, vacant land and the Euclid Beverage warehouse to the east, and the Pace Fox Valley Division building to the west. A three-legged (Trumpet) interchange with I-88 at IL 31 is located approximately one mile southeast of the site.

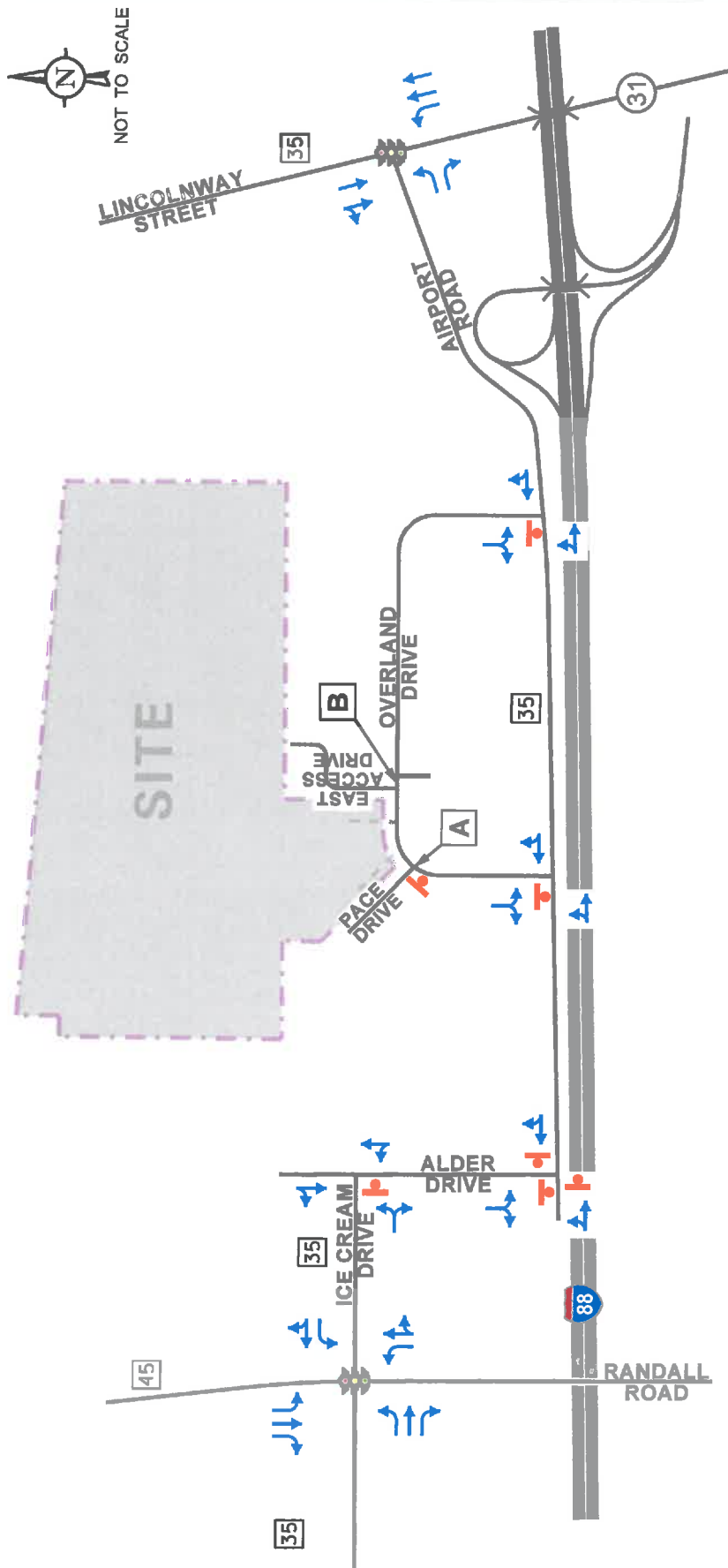
Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

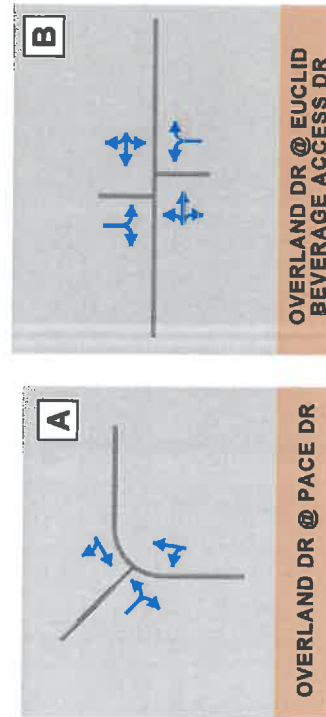
IL 31/IL 56 (Lincolnway Street) is a north-south other principal arterial roadway that provide two lanes in each direction. At its signalized 'T' intersection with Airport Road, IL 31 provides an exclusive left-turn lane and two through lanes on the northbound approach and a through lane and a combined through/right-turn lane on the southbound approach. IL 31 has a posted speed limit of 35 mph, is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not designated as a Strategic Regional Arterial (SRA) and carries an annual average daily traffic (AADT) of 19,400 vehicles (IDOT 2019).

Airport Road is an east-west major collector roadway that extends west from IL 31 and provides one lane in each direction with a flush median in the center of the roadway between Overland Drive (east) and IL 31. At its signalized intersection with IL 31, Airport Road provides an exclusive left-turn lane and an exclusive right-turn lane. No exclusive turn lanes are provided at its unsignalized intersections with Overland Drive East or West. Airport Road has a posted speed limit of 35 mph, is under the jurisdiction of the Village of North Aurora and carries an AADT of 2,400 vehicles (IDOT 2018).

Overland Drive is a two-lane local road that serves the Tollway Park of Commerce business park and intersects Airport Road at two locations (one on the east and another on the west). Pace Bus 802 has two stops on Overland Drive (one on the west leg and another on the east leg). Overland Drive is under stop sign control at both intersections with Airport Road where it provides a shared left/through lane. Overland Drive has no posted speed limit and is under the jurisdiction of the Village of North Aurora.



- LEGEND**
- TRAVEL LANE
 - TRAFFIC SIGNAL
 - STOP SIGN
 - SPEED LIMIT



Warehouse Development
North Aurora, Illinois

Existing Roadway Characteristics

Randall Road is a north-south roadway that in the vicinity of the site provides one-lane in each direction. At its signalized intersection with Ice Cream Drive, Randall Road is widened to provide an exclusive left-turn lane and a shared through/right-turn lane on the northbound approach. The southbound approach provides an exclusive left-turn lane, a through lane and an exclusive right-turn lane. Randall Road has a posted speed limit of 45 mph and carries an AADT of 17,700 vehicles (IDOT 2018).

Ice Cream Drive is an east-west local road that serves the Tollway Park of Commerce to the east and the North Aurora Towne Center and other businesses to the west. At its signalized intersection with Randall Road, Ice Cream Drive provides an exclusive left-turn lane, a through lane and an exclusive right-turn lane on the eastbound the direction. The westbound direction provides an exclusive left-turn lane and a shared through/right-turn lane. Ice Cream Drive has a posted speed limit of 35 mph and carries and AADT of 2,600 vehicles (IDOT 2018) east of Randall Road and 5,150 vehicles (IDOT 2018) west of Randall Road.

Existing Traffic Volumes

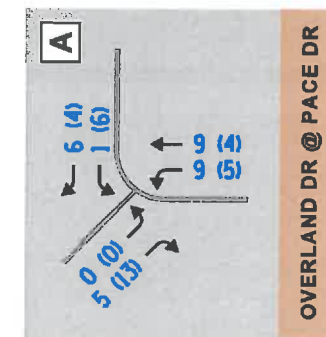
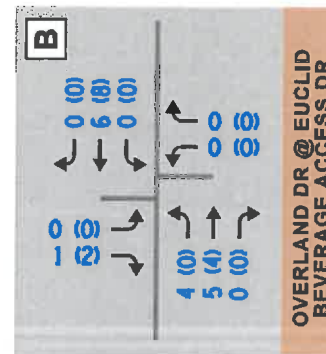
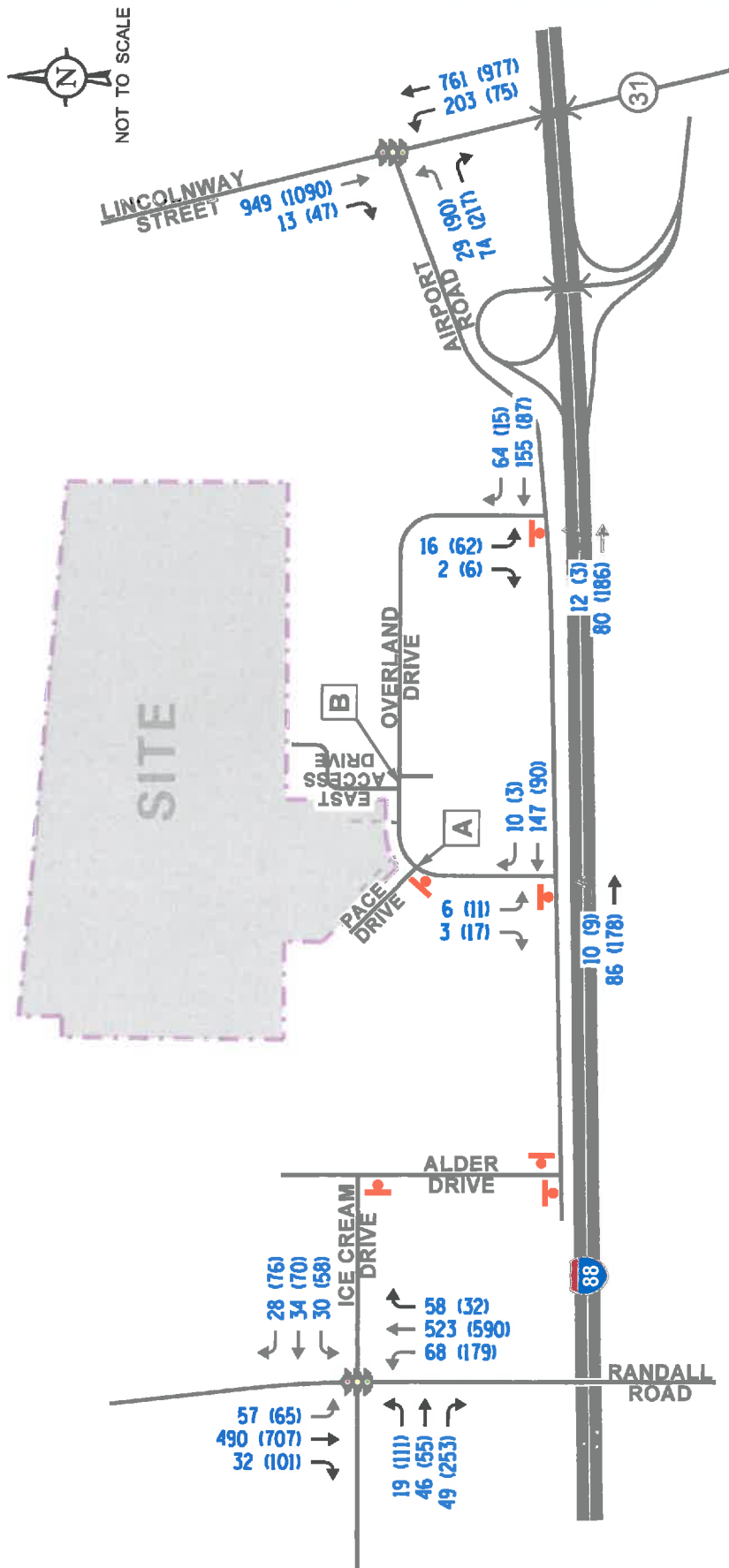
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period classification and traffic counts using Miovision Scout Collection Units on Thursday, October 15, 2020 during the weekday morning (6:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- IL 31 with Airport Road
- Airport Road with Overland Drive East and West
- Randall Road with Ice Cream Drive
- Overland Drive with Pace Fox Valley Drive
- Overland Drive with Euclid Beverage Drive

Given the ongoing COVID-19 pandemic, the 2020 traffic counts were compared with previous traffic counts conducted in 2018 at the intersection of IL 31 with Airport Road which revealed that the 2020 traffic volumes on IL 31 were approximately 16 percent lower during the morning peak and approximately 10 percent lower during the evening peak hour. Traffic volumes on Airport Road were approximately 12 percent lower during the weekday morning peak hour and approximately 19 percent lower during the weekday evening peak hour. As such, the traffic volumes along IL 31 and Randall Road were adjusted by 16 and 10 percent and the traffic volumes along Airport Road were adjusted by 12 and 19 percent during the peak hours, respectively, to reflect normal traffic conditions.

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M. Pedestrian and bicycle activity was observed, and was reported to be relatively low at the studied intersections.

The existing adjusted peak hour vehicle traffic volumes inclusive of heavy vehicles are shown in **Figure 4**. The existing heavy vehicle peak hour volumes are shown in **Figure 5**.

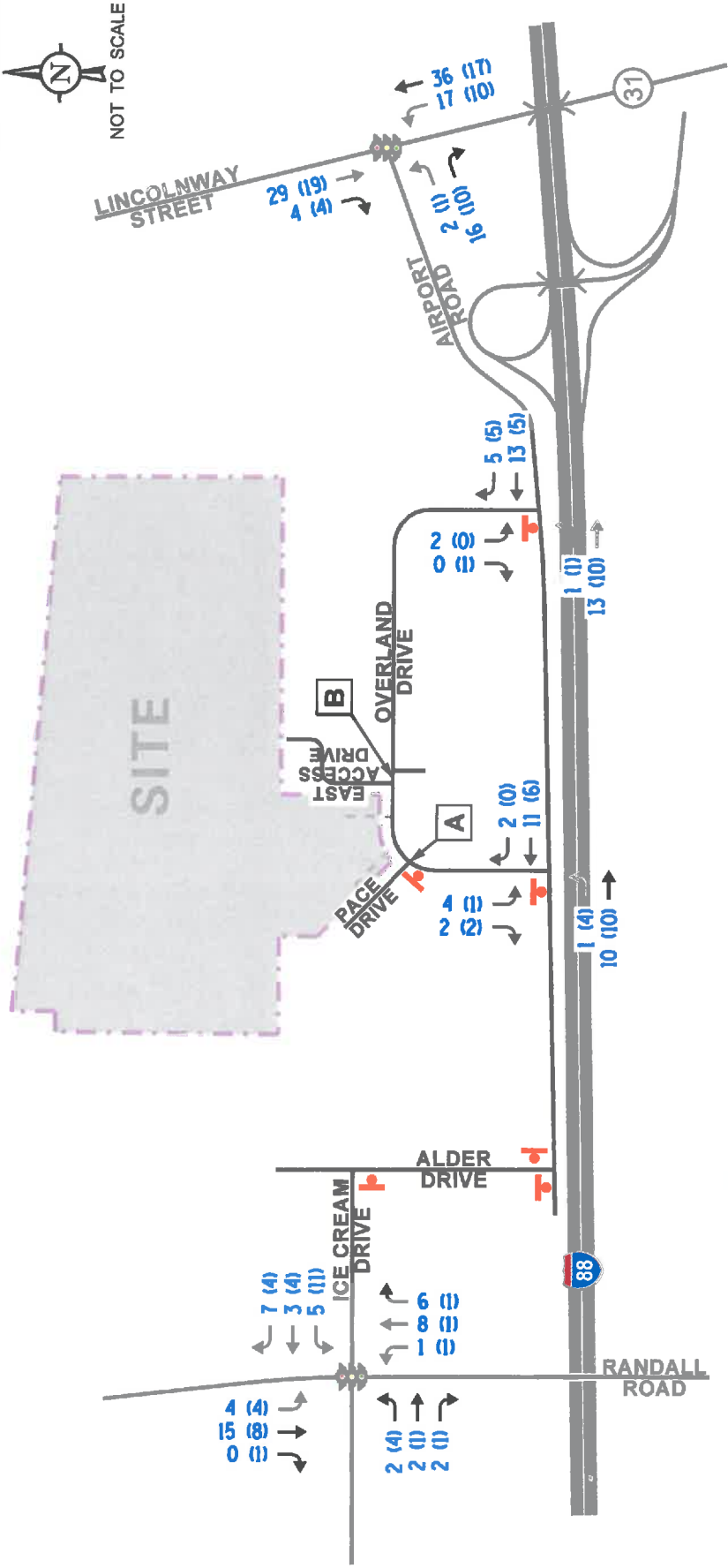
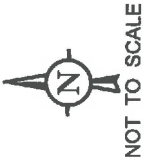


LEGEND

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- (00) - PM PEAK HOUR (4:00-5:00 PM)

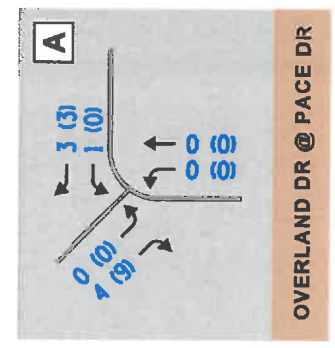
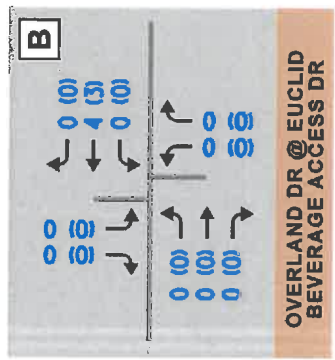
Warehouse Development
North Aurora, Illinois

Existing Traffic Volumes



LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)



Warehouse Development
North Aurora, Illinois

Existing Truck Traffic Volumes

Crash Analysis

KLOA, Inc. obtained crash data from IDOT for the most recent past five years available (2014 to 2018) for the intersections of IL 31 with Airport Road, Airport Road with Overland Drive East and West, and Randall Road with Ice Cream Drive. A review of the crash data indicated that there were no accidents reported at the intersections of Airport Road with Overland Drive (East and West) and no fatalities reported at any of the intersections¹. **Tables 1 and 2** summarize the crash data.

Table 1

IL 31 WITH AIRPORT ROAD ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	1	0	1	0	2
2015	0	0	1	0	1	0	2
2016	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0
2018	0	0	1	0	1	0	2
Total	0	0	3	0	3	0	6
Average/Year	--	--	<1.0	--	<1.0	--	1.2

Table 2

RANDALL ROAD WITH ICE CREAM DRIVE ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	4	0	3	0	7
2015	0	0	8	0	0	0	8
2016	0	1	2	2	1	0	6
2017	0	0	6	0	1	0	7
2018	0	0	7	0	2	0	9
Total	0	1	27	2	7	0	37
Average/Year	--	<1.0	5.4	<1.0	1.4	--	7.4

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the site will be developed with three warehouse buildings for a total of 1,056,811 square feet. The development will provide approximately 69403 passenger parking spaces and approximately 279 trailer parking spaces. A copy of the preliminary site plan is included in the Appendix.

Site Access

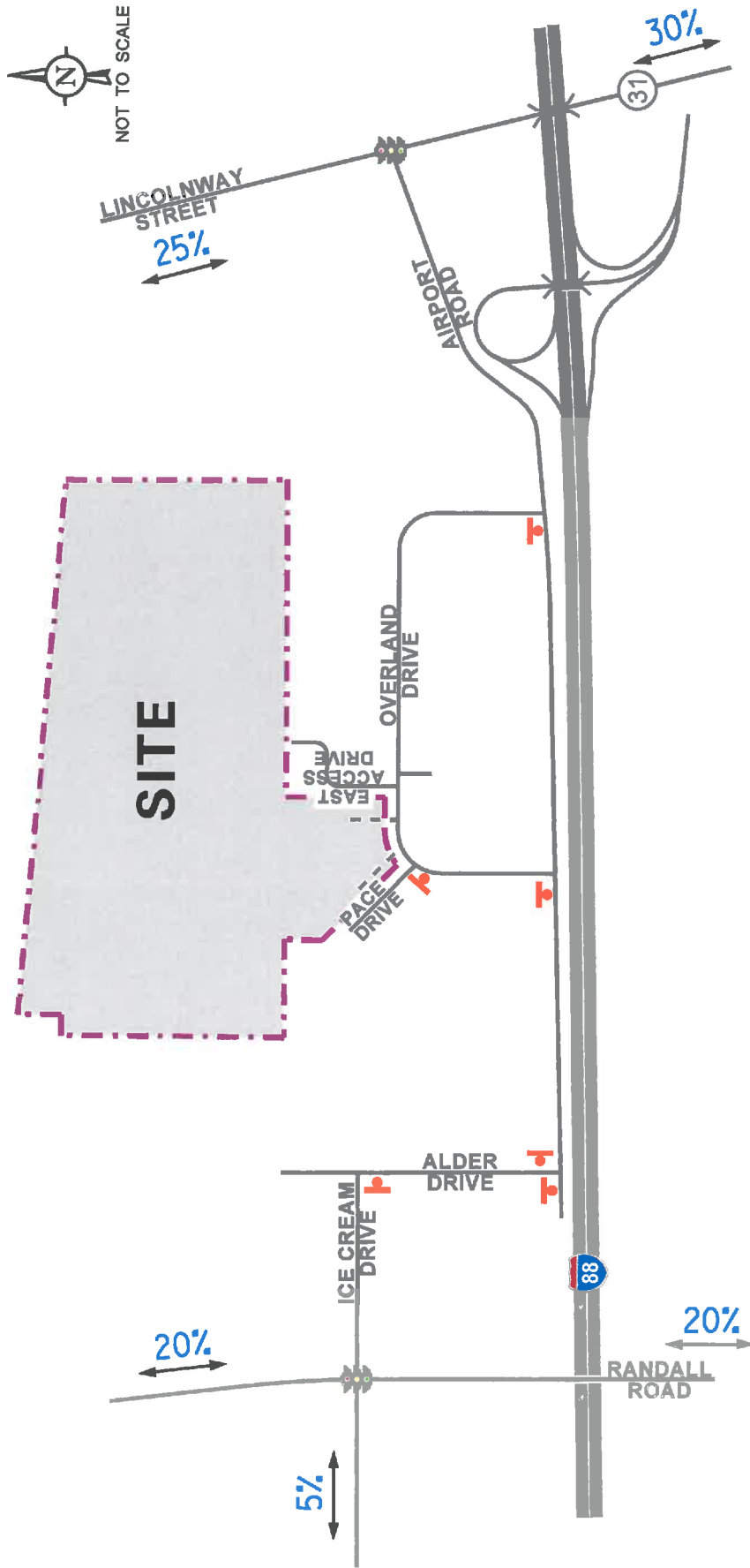
Access to the development is proposed to be provided via the following:

- A full movement access drive on Overland Drive adjacent to the Euclid Beverage warehouse access drive. The access drive will provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control. Two out of the three proposed building will have access to Overland Drive via this access drive while the passenger vehicle parking lot for the smaller building (building A) will have a right-out access drive onto this access drive.
- A full movement access drive on Overland Drive adjacent to the Pace Fox Valley Division building access drive. The access drive will serve exclusively building A and will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

A copy of the site plan is included in the Appendix.

Directional Distribution

The directions from which employees, visitors, and trucks will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distributions of passenger vehicles to/from the proposed development while **Figure 7** shows that of trucks.



LEGEND

00% - PERCENT DISTRIBUTION

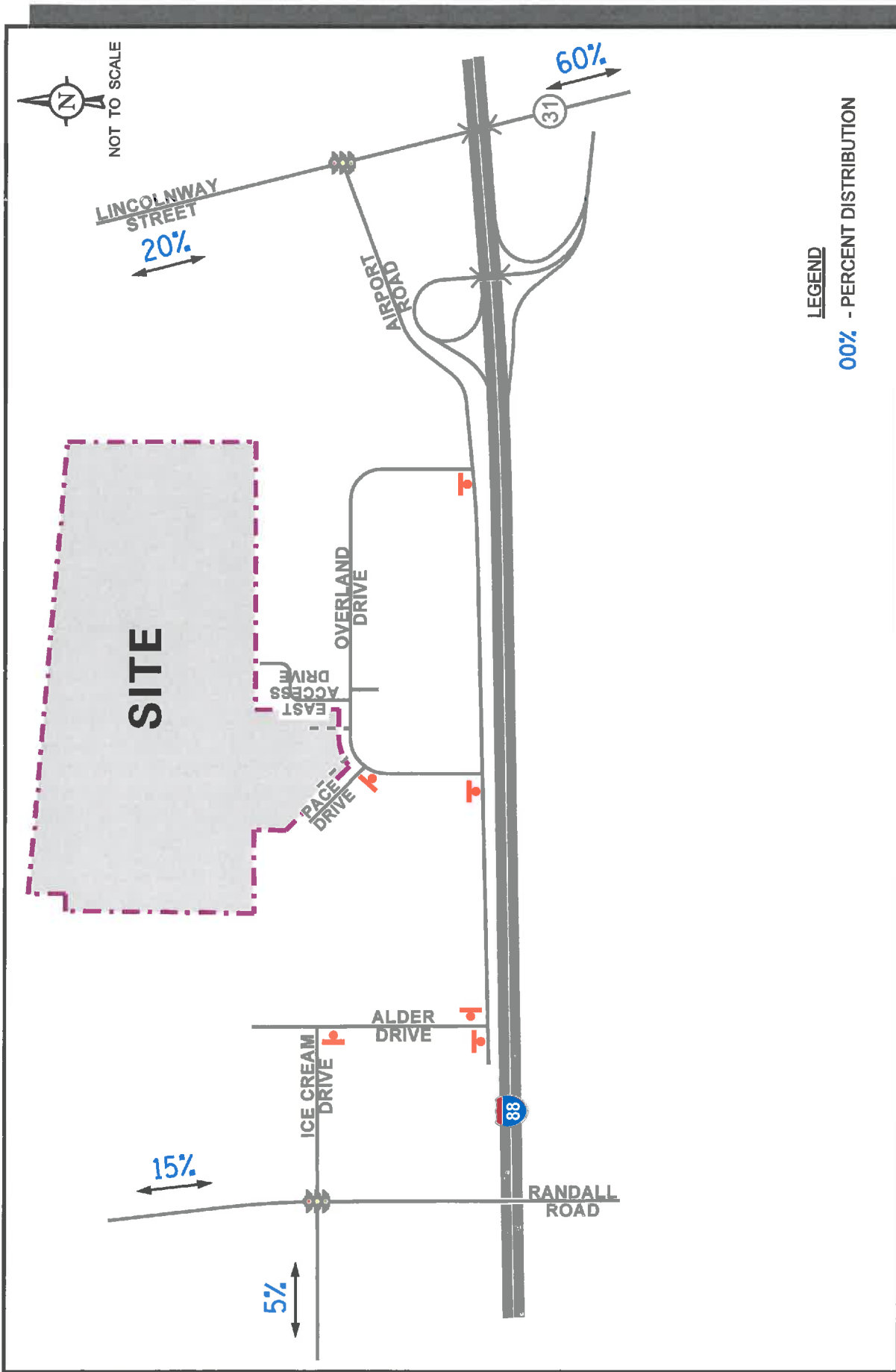
Warehouse Development
North Aurora, Illinois

Passenger Vehicle Estimated Directional Distribution



Job No: 20-207

Figure: 6



Warehouse Development
North Aurora, Illinois

Heavy Vehicle Estimated Directional Distribution

Development-Generated Traffic Volumes

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed warehouse development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). Further, based on other studies of warehouse/distribution centers, it is estimated that approximately 20 percent of the traffic approaching and departing the development during the peak hours of the day are trucks, with the remaining 80 percent being passenger vehicles.

Table 3 shows the truck and passenger vehicle trips estimated to be generated for the proposed development during the weekday morning and weekday afternoon peak hours, as well as the two-way weekday daily traffic volumes.

Table 3

ESTIMATED TRIP GENERATION FOR THE PROPOSED DEVELOPMENT

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
150	Warehouse (1,056,811 s.f.)	117	35	152	42	113	155	1,716
	Passenger Vehicles (80%)	94	28	122	34	90	124	1,372
	Trucks (20%)	23	7	30	8	23	31	344

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

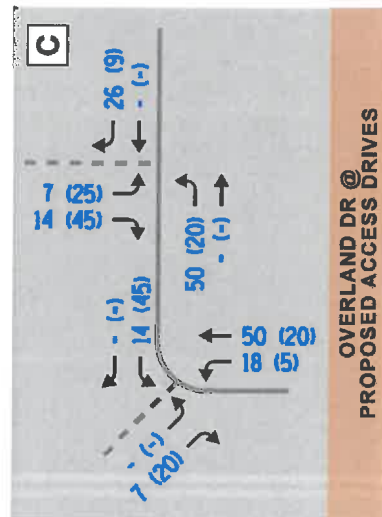
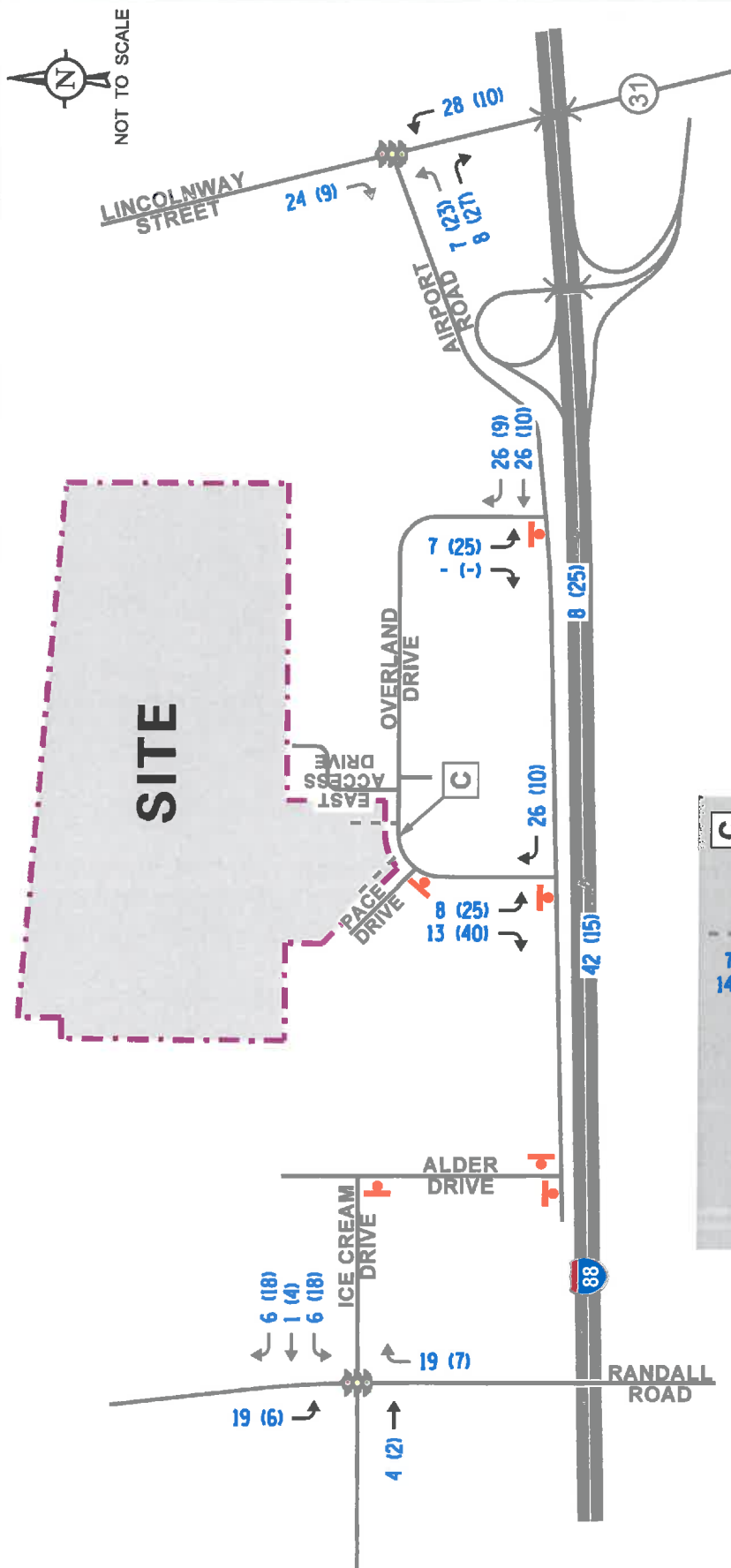
The estimated weekday morning and evening volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figures 6 and 7). The new passenger traffic assignment for the proposed warehouse development is illustrated in **Figure 8** and the new truck traffic assignment is illustrated in **Figure 9**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated October 23, 2020, an increase of approximately 1.6 percent per year compounded is projected. As such, a total background growth of 10.0 percent (buildout year plus five years) was added to project Year 2026 conditions. **Figure 10** shows existing peak hour traffic volumes with the 12 percent increase in order to illustrate Year 2026 no-build conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The development-generated traffic was added to the existing traffic volumes accounting for background growth to determine the Year 2026 total projected traffic volumes, shown in **Figure 11**.



LEGEND

00 - AM PEAK HOUR (7:15-8:15 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)

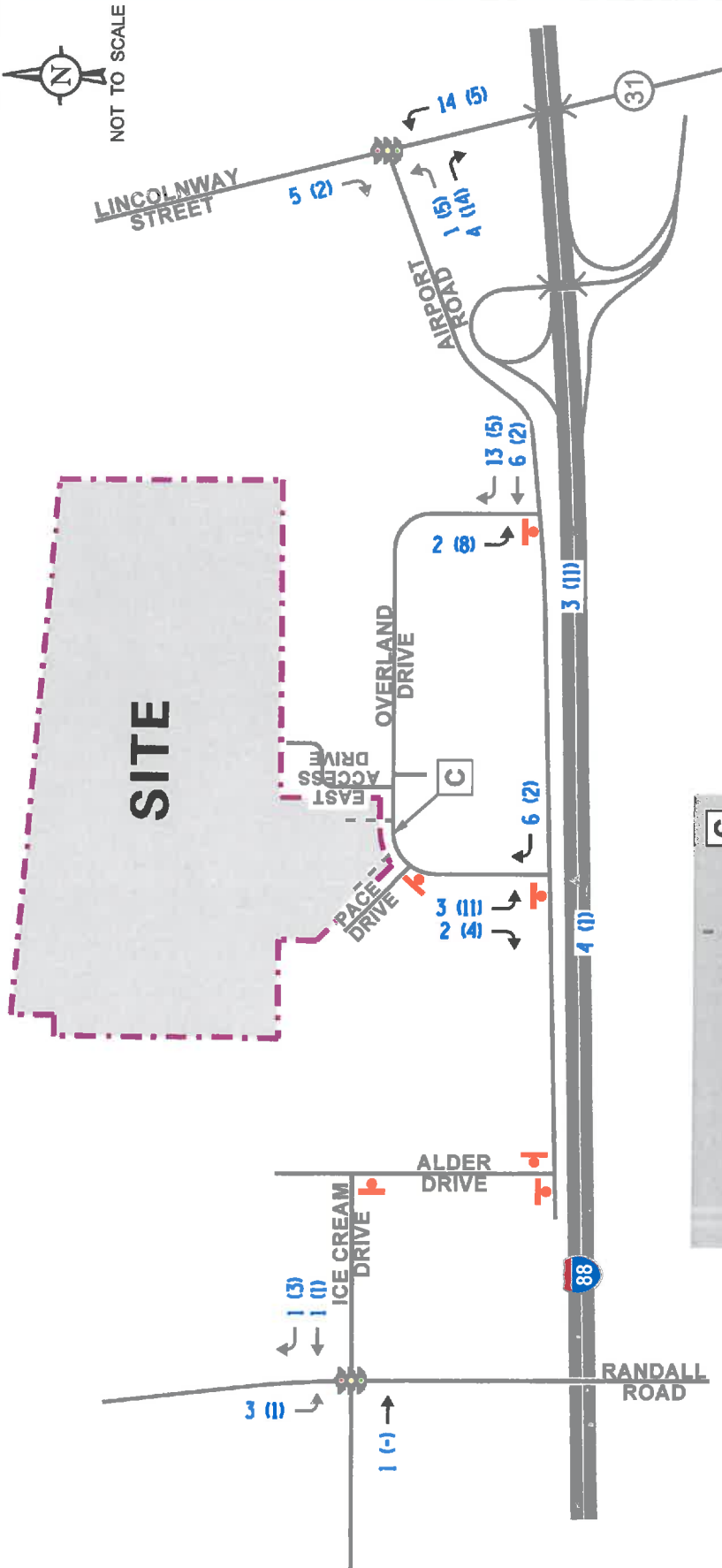
Warehouse Development
North Aurora, Illinois

Estimated Passenger Site Traffic Volumes



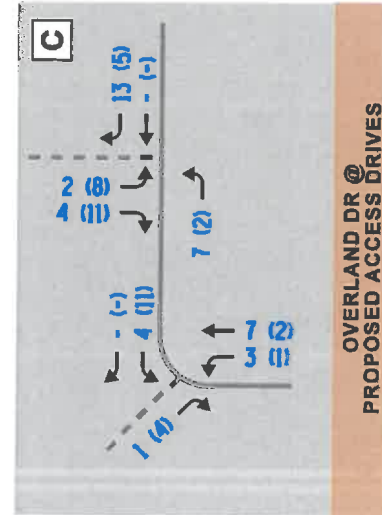
Job No: 20-207

Figure: 8



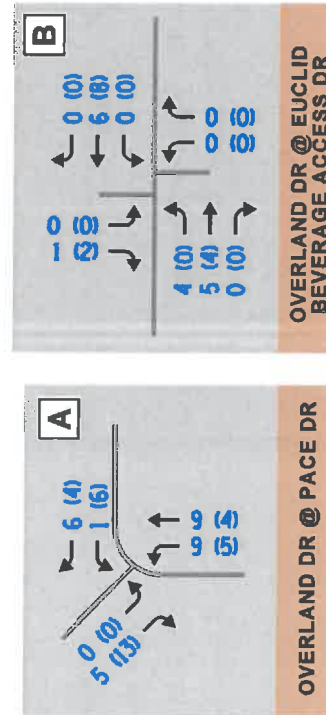
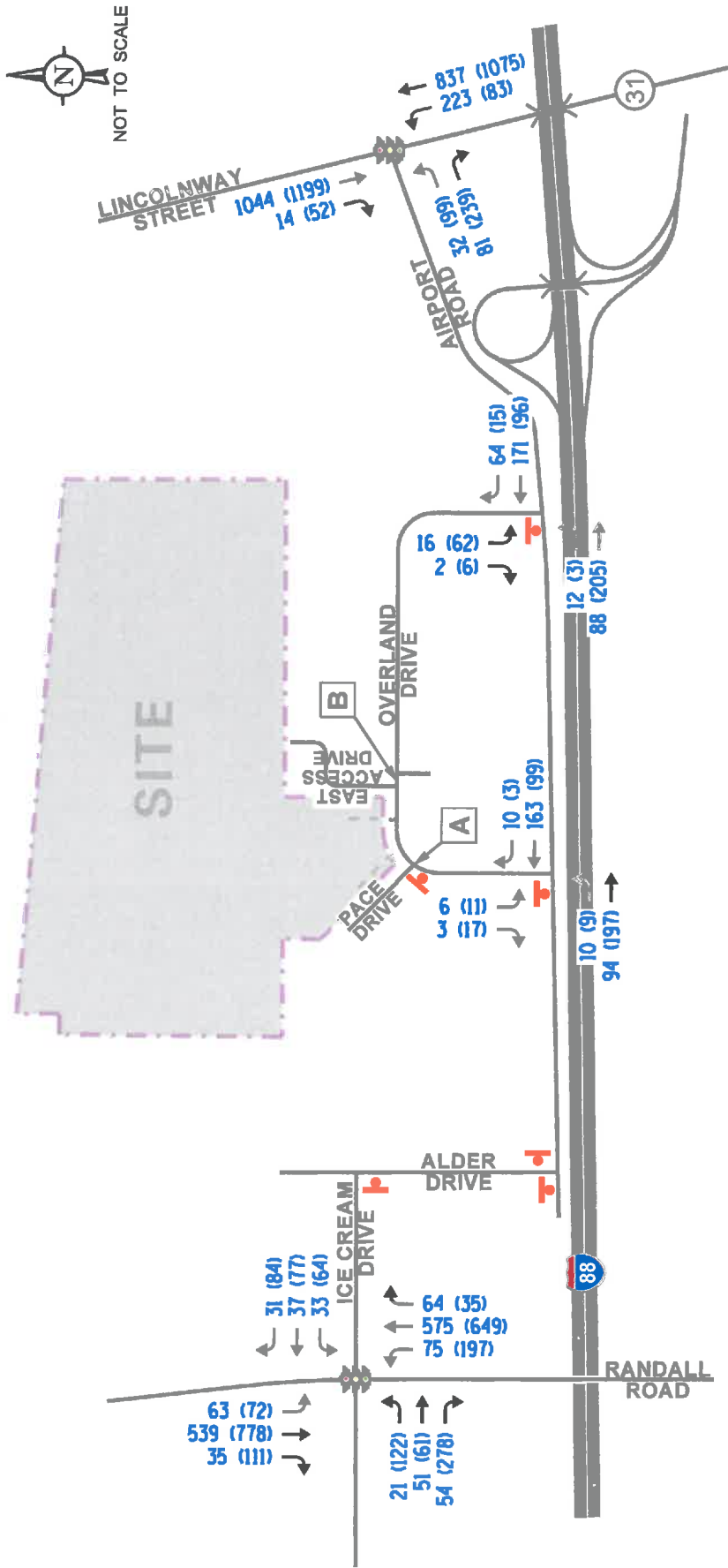
LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)



Warehouse Development
North Aurora, Illinois

Estimated Truck Site Traffic Volumes

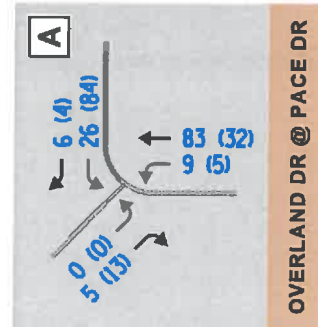
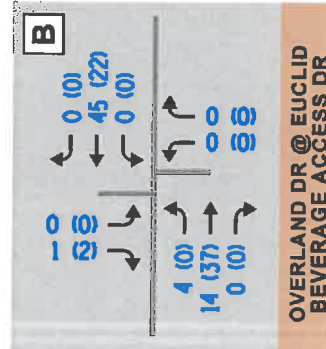
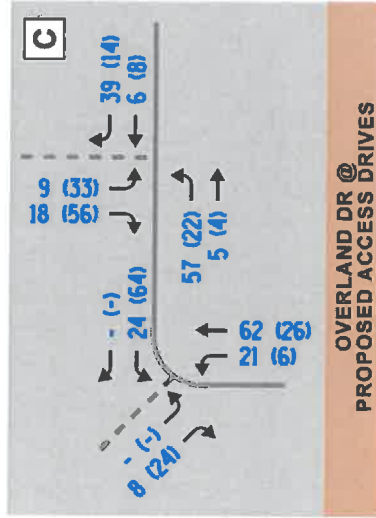
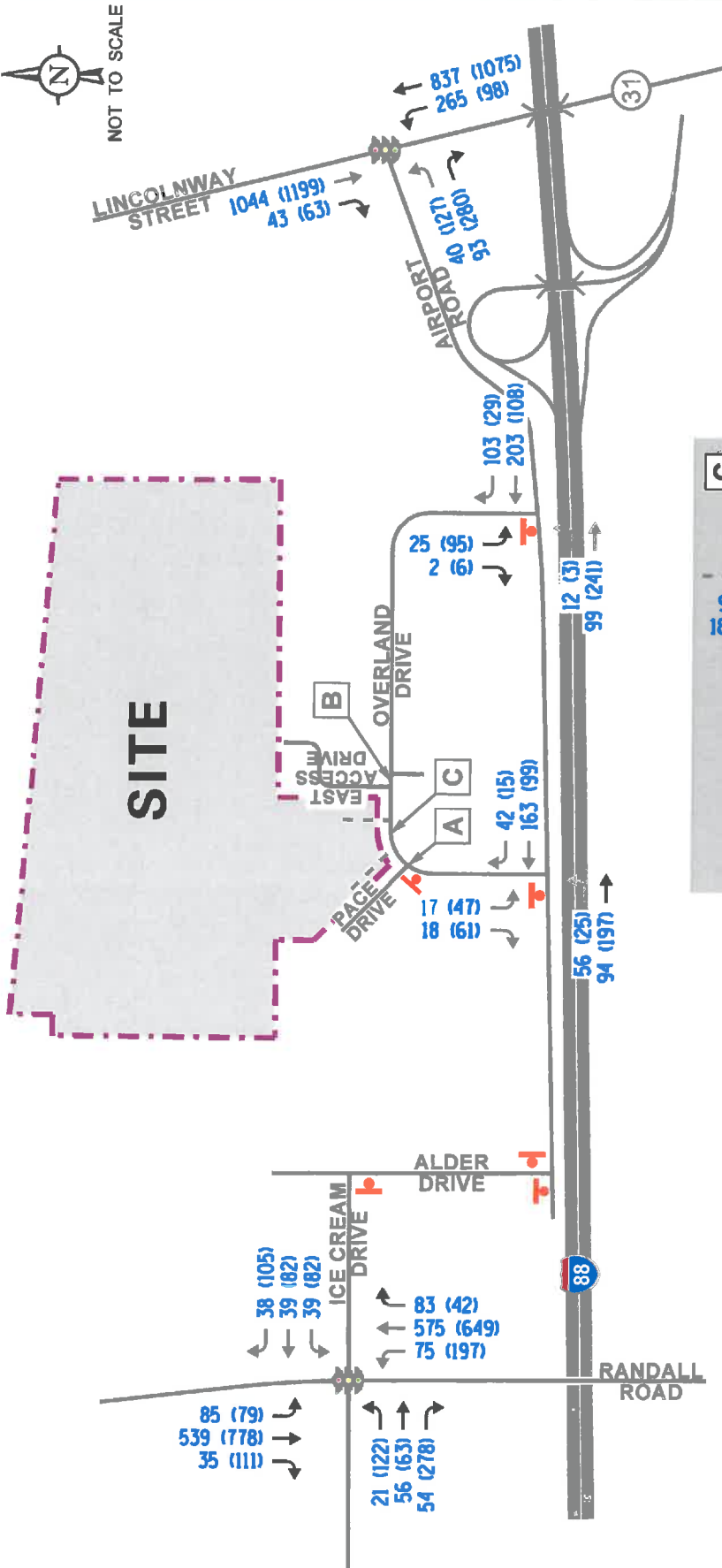


LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)

Warehouse Development
North Aurora, Illinois

Year 2026 No Build Traffic Volumes



LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)

Warehouse Development
North Aurora, Illinois

Year 2026 Total Projected Traffic Volumes

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, and evening peak hours for the existing (Year 2020), no-build (Year 2026), and total projected (Year 2026) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010 and analyzed using Synchro/SimTraffic 10 software. The analysis for the traffic-signal controlled intersections were accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2026 no-build, and Year 2026 total projected conditions are presented in **Tables 4** through **9**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4

CAPACITY ANALYSIS RESULTS – IL 31 WITH AIRPORT ROAD

Peak Hour	Eastbound			Northbound			Southbound Through/Right	Overall
	Left	Right		Left	Through			
Year 2020 Existing Conditions	E 58.7	C 22.1		A 5.2	A 2.3		A 6.4	A 6.0
	C – 32.3			A – 2.9				
	E 74.7	B 16.8		A 3.9	A 3.6		A 7.7	A 9.2
Year 2026 No Build Conditions	C – 33.8			A – 3.6				
	E 59.2	C 21.8		A 7.7	A 2.6		A 8.0	A 7.2
	C – 32.3			A – 3.7				
Year 2026 Projected Conditions	E 72.7	C 26.5		A 5.0	A 4.1		A 8.9	B 10.8
	D – 40.0			A – 4.2				
	E 60.4	C 20.8		B 12.6	A 2.8		A 10.0	A 9.0
Year 2026 Projected Conditions	C – 32.7			A – 5.1				
	E 70.1	C 34.3		A 6.9	A 5.2		B 10.9	B 13.6
	D – 45.5			A – 5.3				

Delay is measured in seconds.

Table 5

CAPACITY ANALYSIS RESULTS – RANDALL ROAD WITH ICE CREAM DRIVE

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		Left	Through	Right	Left	Through/Right	Left	Through/Right	Left	Through	Right			
Year 2020 Existing Conditions	Weekday Morning Peak Hour	C 32.2	D 47.8	A 5.4	C 33.8	D 35.4	A 4.7	B 13.0	A 4.9	B 11.9	A 0.3	B 14.1		
		C – 27.1			C – 34.8			B – 12.1			B – 10.6			
		D 40.9	D 45.3	B 11.4	D 36.0	D 52.5	B 13.4	C 20.3	A 8.6	C 30.3	A 2.2		C 24.8	
	C – 23.7			D – 47.8			B – 18.8			C – 25.4				
Year 2026 No Build Conditions	Weekday Morning Peak Hour	C 31.6	D 45.1	A 6.5	C 32.9	D 35.4	A 5.2	B 15.3	A 5.4	B 13.7	A 0.5	B 15.6		
		C – 26.2			C – 34.6			B – 14.2			B – 12.1			
		D 41.3	D 44.2	B 15.2	D 35.3	D 53.9	D 37.9	C 23.1	A 9.9	D 39.2	A 2.8		C 30.7	
	C – 25.9			D – 48.6			C – 26.4			C – 32.8				
Year 2026 Projected Conditions	Weekday Morning Peak Hour	C 31.2	D 45.3	A 6.4	C 33.1	C 34.3	A 5.3	B 16.4	A 5.8	B 13.9	A 0.5	B 16.3		
		C – 27.0			C – 33.9			B – 15.3			B – 12.1			
		D 40.9	D 43.0	B 16.0	D 35.9	D 54.7	D 45.5	C 24.6	B 10.9	D 40.8	A 2.8		C 32.5	
	C – 26.2			D – 48.9			C – 29.2			C – 34.0				

Delay is measured in seconds.

Delay is measured in seconds.

Table 6

CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Airport Road with Overland Drive East				
• Southbound Approach	B	10.6	B	10.7
• Eastbound Left Turn	A	7.8	A	7.8
Airport Road with Overland Drive West				
• Southbound Approach	B	10.8	A	9.7
• Eastbound Left Turn	A	7.7	A	7.9
Overland Drive with Pace Fox Valley Drive				
• Eastbound Approach	A	9.1	A	8.9
• Northbound Left Turn	A	7.2	A	7.2
Overland Drive with Euclid Beverage Access Drive				
• Northbound Approach	A	0.0	A	0.0
• Southbound Approach	A	8.4	A	8.4
• Eastbound Left Turn	A	7.2	A	0.0
• Westbound Left Turn	A	0.0	A	0.0
LOS = Level of Service Delay is measured in seconds.				

Table 7

**CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2026 NO-BUILD CONDITIONS**

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Airport Road with Overland Drive East				
• Southbound Approach	B	10.8	B	11.0
• Eastbound Left Turn	A	7.9	A	7.8
Airport Road with Overland Drive West				
• Southbound Approach	B	11.0	A	9.8
• Eastbound Left Turn	A	7.7	A	7.9
Overland Drive with Pace Fox Valley Drive				
• Eastbound Approach	A	9.1	A	8.9
• Northbound Left Turn	A	7.2	A	7.2
Overland Drive with Euclid Beverage Access Drive				
• Northbound Approach	A	0.0	A	0.0
• Southbound Approach	A	8.4	A	8.4
• Eastbound Left Turn	A	7.2	A	0.0
• Westbound Left Turn	A	0.0	A	0.0
LOS = Level of Service Delay is measured in seconds.				

Table 8
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2026 FUTURE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Airport Road with Overland Drive East				
• Southbound Approach	B	11.5	B	12.1
• Eastbound Left Turn	A	8.1	A	7.9
Airport Road with Overland Drive West				
• Southbound Approach	B	11.9	B	10.8
• Eastbound Left Turn	A	7.9	A	8.0
Overland Drive with Pace Fox Valley Drive				
• Eastbound Approach	A	9.3	A	9.4
• Northbound Left Turn	A	7.3	A	7.4
Overland Drive with Euclid Beverage Access Drive				
• Northbound Approach	A	0.0	A	0.0
• Southbound Approach	A	8.5	A	8.4
• Eastbound Left Turn	A	7.3	A	0.0
• Westbound Left Turn	A	0.0	A	0.0
Overland Drive with Main Access Drive				
• Southbound Approach	A	9.1	A	9.0
• Eastbound Left Turn	A	7.5	A	7.4
Overland Drive with Secondary Access Drive				
• Southbound Approach	A	8.6	A	8.9
• Eastbound Left Turn	A	7.4	A	7.5
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

IL 31 with Airport Road

The results of the capacity analyses indicate that the intersection currently operates at a LOS A during the weekday morning and evening peak hours. Under Year 2026 no-build conditions, the intersection is projected to continue to operate at the same LOS with minimal increases in delay during both peak hours.

Under total projected conditions the intersection is projected to continue operating at the same LOS as under year 2026 No Build conditions with an increase in overall delay of less than three seconds. It should be noted that although the eastbound left-turn movement operates and will continue operating at a LOS E, this is due to the time vehicles have to wait for the green phase and not due to capacity deficiencies. Inspection of the capacity analyses indicate that the 95th percentile queues for the left-turn lane will be approximately 175 feet and will be contained within the provided storage length. Furthermore, the eastbound queues on Airport Road will not extend beyond the access drive into the Village of North Aurora Police Department access drive. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Randall Road with Ice Cream Drive

The results of the capacity analyses indicate that the intersection currently operates at a LOS B and C during the weekday morning and evening peak hours, respectively. Under Year 2026 no-build conditions, the intersection is projected to continue to operate at the same LOS with minimal increases in delay during both peak hours.

Under total projected conditions the intersection is projected to continue operating at the same LOS as under Year 2026 no-build conditions with an increase in overall delay of less than two seconds. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Airport Road with Overland Drive East and West

The results of the capacity analyses indicate that all of the turning movements at these two intersections are operating at LOS B or better and will continue to do so in the future with the addition of background growth and the site generated traffic. Based on a review of the projected traffic volumes and the results of the capacity analyses, exclusive left and right-turn lanes will not be necessary. Further, inspection of the traffic simulations indicate that these two intersections will operate efficiently with minimal queues and delays. As such, no geometric or traffic control improvements will be required in conjunction with the proposed development.

Overland Drive with Pace Fox Valley Drive and Euclid Beverage Drive

The results of the capacity analyses indicate that all of the turning movements at these two intersections operate at LOS A with minimal delays. Under future conditions and with the addition of the site generated traffic volumes both intersections will continue to operate at the same LOS with minimal increases in delay. As such, no geometric or traffic control improvements will be required in conjunction with the proposed development.

Overland Drive with Main Access Drive and Secondary Access Drive

The results of the capacity analyses indicate that all of the turning movements at these two intersections will operate at LOS A with minimal delays. Based on the projected traffic volumes and given that Overland Drive is a wide road (± 32 feet) there will be no need for providing an exclusive left and/or right-turn lane into the main access drive. As previously discussed, the main access drive will be located adjacent to the Euclid Beverage access drive and the secondary access drive will be located adjacent to the Pace Fox Valley access drive. Based on a review of the traffic simulation, the traffic flow in and out of the proposed access drives as well as those from the Pace Fox Valley access drive and the Euclid Beverage access drive will operate efficiently due to the low volume generated by all of these land uses. Furthermore, this situation is typical of business parks where different businesses have access to a common road such as Overland Drive. In fact, this situation currently occurs on the south side of Overland Drive and on the east side of Overland Drive east. As such, no geometric or traffic control improvements will be required in conjunction with the proposed development.

6. Conclusion

A traffic impact study was conducted for the proposed warehouse-distribution development to be located on the north side of Overland Drive west of IL 31 just north of Airport Road. The plans call for the site to be developed with approximately 1,056,811 square feet of warehouse/distribution space. Access to the development is proposed via two access drives off Overland Drive. One access drive will be located adjacent to the Euclid Beverage access drive while the other will be located adjacent to the Pace Fox Valley access drive. Both access drives will allow full inbound/outbound movements.

Based on the preceding analyses and recommendations, the following conclusions have been made:

- Given that IL 31 is an established truck route serving all of the industrial and manufacturing land uses on the north side of I-88 and given the location of the I-88 ramps, the majority of the truck traffic will be oriented to/from the south on IL 31.
- The results of the capacity analysis indicate that all of the intersections are operating at acceptable LOS and will continue to do so under future conditions, thus indicating that the roadway system has adequate reserve capacity to accommodate the increase in traffic.
- The 95th percentile queues on Airport Road at its signalized intersection with IL 31 will not extend beyond the access drive serving the Village of North Aurora Police Station.
- The proposed access system will be adequate in accommodating the site-generated traffic and will work efficiently with the adjacent access drives.