

Meeting Held Electronically



COMMITTEE OF THE WHOLE MEETING

Monday, March 1, 2021

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- Orchard Gateway and Hansen Boulevard Streetlight Replacement Project
- Petition 21-01: Opus I-88 Corporate Park

EXECUTIVE SESSION

ADJOURN

Initials: SB

Memorandum

To: Mark Gaffino, Village President and Board of Trustees

Cc: Steven Bosco, Village Administrator

From: John Laskowski, Public Works Director

Date: February 18, 2021

Re: Orchard Gateway & Hansen Boulevard Streetlight Replacement Project

The 43 steel street light poles on Orchard Gateway are approximately 18 years old. The paint on the poles is flaking off and the exposed steel is rusting. One of these poles has even blown over during severe weather conditions creating a hazard in the roadway. The poles are located close to the roadway where they are exposed to road salt in the winter which accelerates corrosion. This project will be the final phase of the LED replacement program, after which all Village owned lights will have been converted to LEDs



Orchard Gateway steel light poles: paint flaking from poles and rusted bolt covers.

On Hansen Drive, the 16 steel street light poles are approximately 25 years old. They are rusting, the bolt shields are damaged, and the electrical handhole covers on the poles are missing. The concrete foundations that support these poles are showing signs of distress in the form of cracking and concrete spalling. Also, instead of being circular in shape they are oblong and irregular. The bolts that connect the foundation to the pole are smaller than on Orchard Gateway, which limits the types of poles that can be mounted. If the existing base with the existing bolt pattern were selected, it would only support a square steel pole; the bolts are not strong enough to support a round steel or aluminum 20 foot pole.



Hansen Blvd: spalled base, rusting pole, damaged bolt shield, missing handhole cover.

Staff is recommending the replacement of these poles and luminaires, and seeking Committee input on the replacement poles. In both cases staff evaluated three options for the replacement poles: aluminum, steel, and concrete. The factors used to evaluate the three options are outlined in detail on the attached sheets for reference. Pictures of each of these options are also included in this memo.

On Orchard Gateway, staff is recommending the replacement of the 35-foot tall steel poles and their 65 high pressure sodium luminaires with 30-foot tall aluminum poles and 65 LED luminaires using the existing concrete foundations. The bases and the existing bolts are in good condition and can be reused. The poles will match the others already in place on Orchard Gateway from Orchard east of Hansen to the Sherwin Williams. Steel poles are not being recommended because of their propensity to rust; the direct burial poles are not tall enough and would also require the demolition of the existing concrete foundation. Aluminum poles are corrosion resistant and when unpainted have very limited maintenance requirements.

On Hansen the solution is more complex. Staff believes there is some life left in these poles and bases, and would like to receive alternate pricing to explore options. The first alternate would be an aluminum pole with either a new concrete base or a helical base. The second alternate would be for a concrete direct burial pole. If the pricing comes back unfavorable

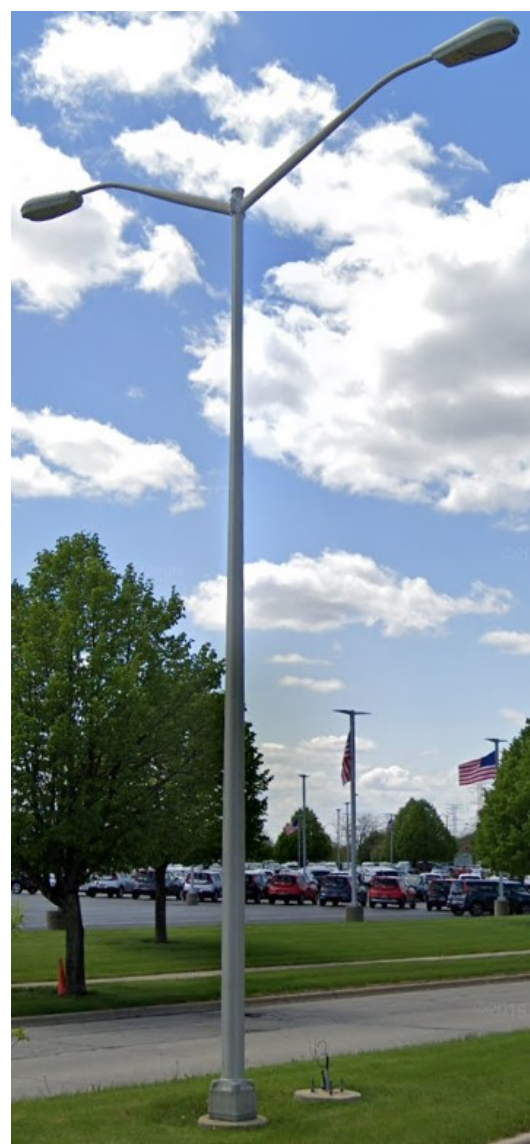
it is possible to eliminate this part of the project and simply exchange the existing luminaires with LEDs and hire a contractor to sandblast and paint the existing pole.

In addition to getting Board input on pole materials, staff is bringing forward this project to inform the Board that the existing lighting and almost all of the proposed street lights do not comply with existing Municipal Code. Currently, it appears the only street poles allowed in the Village would be the concrete direct burial poles and the steel ornamental poles seen in the Timber Oaks Subdivision. Staff would be requesting a deviation from the Municipal Code if the selected option at the time of award is not in compliance with Code. In the future we would anticipate updating this part of the Code to current standards.

Option 1

Option 2

Option 3



Aluminum Pole



Steel Pole



Concrete Pole

Orchard Gateway (43 Poles 65 Luminaires)

		<u>Existing</u>	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
1	Pole Material	Steel	Aluminum	Steel	Concrete
2	Number of Replacements	43 (2 already down)	43	43	43
3	Foundation	Concrete	Existing Base	Existing Base	Direct Burial
4	Foundations Removal	N/A	No	No	Yes, demolish 18" below grade
5	Bolt Circle	12-1/2"	12-1/2"	12-1/2"	None
6	Bolt Size [inches]	1"	1"	1"	None
7	Pole Arm	None / Shoebox	4-10 feet	4-10 feet	8 feet per code
8	Pole Arms Number	65	65	65	65
9	Pole Color	Brown	Aluminum or Painted	Painted	Brownish Gray
10	Municipal Code Compliant	No	No	No	Yes
11	Lifespan	19 years	50+ years	15-30 years	50 Years w/protective coat
12	Maintenance	None Performed	None or Painting	Painting	None
13	Height [feet]	35'	30'	30'	23'
14	Spacing [feet] (200' max. per MC)	Varies 116'-200'	Existing Spacing	Existing Spacing	Existing or New Spacing
15	Luminaire	High Pressure Sodium	LED GE Evolve Series	LED GE Evolve Series	LED GE Evolve Series
16	Luminaire Model	Unknown	ERL2-5-23-B3-30-D-GRAY-AGR	ERL2-5-23-B3-30-D-GRAY-AGR	ERL2-5-23-B3-30-D-GRAY-AGR
17	Number of Luminaire	65	65	65	65
18	Estimated Luminaire Unit Cost [\$]	Unknown	\$500	\$500	\$500
19	Voltage Supply [Volts]	480V	480V	480V	480V
20	Lumen Output	110000	22100	22100	22100
21	Distribution	Unknown	Type 2 Wide	Type 2 Wide	Type 2 Wide
22	Correlated Color Temperature	1900K - 2100K warmer yellowish	3000 K warmer yellow light	3000 K warmer yellow light	3000 K warmer yellow light
23	Power [Watts]	1000W?	196W	196W	196W
24	Lifespan assume 12hr/day use [year]	4 years	5 - 10 years	5 - 10 years	5 - 10 years
25	Average Photometric Requirement per IES	1-1.2 fc	1-1.2 fc	1-1.2 fc	1-1.2 fc
26	Estimated Min. Photometric Achieved @ Grade	Unknown	min .8 fc; avg > 1.2	min .8 fc; avg > 1.2	min .8 fc; avg > 1.2
27	Estimated Installation Cost [\$]	N/A	\$8,000.00	\$8,000.00	\$4,000.00

Hansen Blvd (8 poles 16 Luminaires)

		<u>Existing</u>	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>	<u>Option 4</u>
1	Pole Material	Steel	Aluminum	Steel	Concrete	Paint Existing
2	Number of Replacements	8	8	8	8	8
3	Foundation	Concrete	Concrete or Helix	Concrete or Helix	Direct Burial	N/A
4	Foundation Removal	N/A	Yes, demolish 18" below grade	Yes, demolish 18" below grade	Yes, demolish 18" below grade	N/A
5	Cost Demolition below grade	\$500	\$500	\$500	\$500	N/A
6	Bolt Pattern	Varies 10.61"-11.31"	11"-12.125"	Unknown	None	N/A
7	Bolt Size [inches]	3/4" (limited to square pole)	1"	1"?	None	N/A
8	Pole Arm	None / Shoebox	4	4	8 feet per code	N/A
9	Pole Arm Number	16	16	16	16	N/A
10	Pole Color	White	Aluminum or Painted	Painted	Brownish Gray	N/A
11	Municipal Code Compliant	No	No	No	Yes	N/A
12	Lifespan [yr]	25 years	50+ years	15-30 years	50 Years w/ protective coat	5 to 7 years
13	Maintenance	1998 & 2003	None or Painting	Painting	None	N/A
14	Height	20'	20'	20'	23'	20'
15	Spacing [feet] (200' max. per MC)	150'	150'	150'	Existing or New Spacing	Existing
16	Luminaire	High Pressure Sodium	LED GE Evolve Series	LED GE Evolve Series	LED GE Evolve Series	Compatible LED
17	Luminaire Model	Unknown	ERL2-5-23-B3-30-D-GRAY-AGR	ERL2-5-23-B3-30-D-GRAY-AGR	ERL2-5-23-B3-30-D-GRAY-AGR	TBD
18	Luminaire Number	16	16	16	16	16
19	Estimated Luminaire Cost [\$]	Unknown	\$500	\$500	\$500	Special Order
20	Voltage Supply [Volts]	Unknown	TBD	TBD	TBD	Unknown
21	Lumen Output	Unknown	6800	6800	6800	Unknown
22	Distribution	Unknown	Type 2 Wide	Type 2 Wide	Type 2 Wide	Type 2 Wide
23	Correlated Color Temperature	1900K - 2100K warmer yellowish	3000 K warmer yellow light	3000 K warmer yellow light	3000 K warmer yellow light	3000 K warmer yellow light
24	Power [Watts]	1000W	196W	196W	196W	1000W
25	Lifespan assume 12hr/day use [yr]	4 years	5 - 10 years	5 - 10 years	5 - 10 years	5 - 10 years
26	Average Photometric Requirement IES	.8 fc	.8 fc	.8 fc	.8 fc	.8 fc
27	Estimated Min. Photometric Achieved @ Grade	Unknown	.6 fc min ; avg > 1.2 fc	.6 fc min ; avg > 1.2 fc	.6 fc min ; avg > 1.2 fc	.6 fc min ; avg > 1.2 fc
28	Estimated Installation Cost	N/A	\$8,000.00	\$8,000.00	\$2,635-\$3,926	N/A

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 21-01: OPUS I-88 CORPORATE PARK
AGENDA: MARCH 1, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

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 developers are labeling the project the 'Opus I-88 Corporate Park'.

A public hearing was conducted on this item before the Plan Commission at their January 5, 2021 meeting. The Plan Commission recommended approval of all items associated with Petition #21-01, subject to the 12 conditions listed in the staff report, along with four added conditions. One of the conditions added by the Plan Commission required the petitioner to open dialogue regarding access with the property owner to the east.

The Village Board discussed the Opus I-88 Corporate Park development at the February 1, 2021 Committee of the Whole meeting. The Village Board was supportive of the development, but did voice their concerns over potential impacts on the residential properties to the north. The Village Board also discussed the request from the property owner to the east to require that access be granted to them through the golf course property to Overland Drive. The Village Board was not supportive of a condition requiring access through the golf course property and stated that any access agreement be handled by both property owners as a private agreement as both properties, including the respective access drives, would be private drives. The Village Board added three additional conditions of approval, which are outlined below. With respect to the sidewalk and landscaping conditions, those conditions would be satisfied by updating the plans accordingly.

- A public sidewalk shall be added along Overland Drive, connecting to the sidewalks to the east and west. ***The sidewalk has been added to the final site plan.***
- Additional evergreen trees shall be added to the northern boundary of the Valley Green Parcel to provide additional year-round screening. ***The landscape plan has been updated to include additional screening along the northern property line.***
- The petitioner shall limit the hours of operation on site to minimize the impact of the business operations on adjacent properties and cooperate with Village staff to address neighboring property concerns. ***The petitioner is requesting the removal of this condition.***

Staff would like to take this opportunity to solicit feedback from the Village Board on the draft ordinance approving a map amendment and special use as an industrial planned development for 67 acres of property to be known as the Opus I-88 Corporate Park. The ordinance is also inclusive of the site plan and preliminary plat approval.



**VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS**

Ordinance No. _____

**APPROVING A MAP AMENDMENT AND SPECIAL USE AS AN
INDUSTRIAL PLANNED DEVELOPMENT FOR 67 ACRES OF
PROPERTY TO BE KNOWN AS THE OPUS I-88 CORPORATE PARK
IN THE VILLAGE OF NORTH AURORA**

**Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2021**

**Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2021
by _____.**

Signed _____

ORDINANCE NO. _____

**APPROVING A MAP AMENDMENT AND SPECIAL USE AS AN
INDUSTRIAL PLANNED DEVELOPMENT FOR 67 ACRES OF
PROPERTY TO BE KNOWN AS THE OPUS I-88 CORPORATE PARK
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, a petition for a Special Use as a Planned Development for certain real estate described herein (the “Petition”) has been filed with the Village of North Aurora, an Illinois municipal corporation (“Village”) by Opus Development Company, L.L.C., (“Developer”) with the consent of the owners Just Golf, Inc. and (“JG”) and Summit Enterprises, LLC (“Summit”) (together JG and Summit are the “Owners”) for the real estate describer below; and

WHEREAS, the parcels of land known as the Valley Green Golf Course located at 314 Kingswood Drive and legally described in the document attached hereto and incorporated herein as Exhibit A (“Valley Green Parcels”) and the vacant property located north of Overland Drive and legally described in the document attached hereto and incorporated herein as Exhibit B (“Summit parcels”) (which properties in the aggregate are the “Subject Property”) are currently, zoned R-1 Single Family Residential and O-R-I Office Research and Light Industrial District respectively; and

WHEREAS, the North Aurora Plan Commission (“Plan Commission”) has held public hearings on the Petition for Map Amendment for the Valley Green Property and Petition for a Special Use – Planned Unit Development for both properties as a unified three-building warehousing, storage and distribution development to be known as the Opus I-88 Corporate park and site plan review in accordance with State and local laws, including the notice requirements for the public hearings; and

WHEREAS, the North Aurora Village Board (“Village Board”) has received and reviewed the favorable recommendation of the Plan Commission with certain conditions in keeping with all the factors required to be considered for map amendments and special use/PUDs and has determined that granting the map amendment and special use/PUD requests is warranted and in the best interests of the Village.

NOW, THEREFORE, be it ordained by the President and Trustee of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: MAP AMENDMENT

That the Village of North Aurora Zoning Ordinance (the “Zoning Ordinance”) as amended from time to time, and as set forth in the Zoning District Map as described therein and on file in the office of the Village Clerk, is hereby amended by granting for the Valley Green Parcels the following the zoning classification of O-R-I Office Research and Light Industrial District.

SECTION 2: DEVELOPMENT OF SUBJECT REALTY

Development of the Subject Realty shall be in conformity with all applicable ordinances of the Village as now in effect, including the provisions for O-R-I Office Research and Light Industrial District zoning, except as otherwise provided or specifically varied herein and in accordance with the additional procedures, definitions, uses, and restrictions contained herein.

A. ZONING AND LAND USE REQUIREMENTS

Except to the extent of the express and specific deviations contained in this Ordinance and the attachments hereto, the Subject Property shall be developed in compliance with the setbacks; yards distance requirements, parking spaces, and other terms and conditions of the O-R-I Office Research and Light Industrial District and other applicable zoning, subdivision, building and other provisions of the North Aurora Code as the same exists on the effective date hereof.

(1) Deviations. The following deviations and exceptions to O-R-I Office Research and Light Industrial zoning, the generally applicable provisions of the North Aurora Zoning Code, and the Subdivision Control Code are hereby approved:

(a) The Developer shall plant and maintain a minimum of 528 trees, being at least one tree per 1,000 square feet of available site area;

(b) The minimum lot width of 150 feet at the minimum horizontal distance between the side lot lines of Lot 2 as measured at the required front yard setback line, is hereby reduced to 70 feet;

(c) The loading spaces for the buildings on Lot 2 and Lot 3 are hereby allowed to be oriented toward the adjacent streets and properties;

(d) The requirement that buildings have frontage on a public road is hereby waived;

(e) The requirement that sanitary sewers to be extended to the property lines of the tract under development, sized to provide sanitary service to the limit of the projected service area, is hereby waived as all surrounding properties are development except one, and sanitary sewer is already available to that undeveloped property; and

(f) All other provisions of this Ordinance that deviate from the O-R-I Office Research and Light Industrial zoning, the generally applicable provisions of the North Aurora Zoning Code, and the Subdivision Control Code are hereby approved to the extent of the deviation identified herein.

(2) Conditions. The following conditions of the special use/PUD are hereby imposed:

(a) Site plan review (non-public hearing) shall be obtained from the Plan Commission and Village Board prior to building permit issuance for Building C;

(b) 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;

(c) All business activities shall be conducted completely within the confines of the buildings;

(d) A photometric plan shall be submitted and approved by the Village prior to building permit issuance;

(e) Any tree of good quality larger than six inches (6”) 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;

(f) The hedge of trees and shrubs currently located along the north property line of the Valley Green Parcel shall be preserved to the greatest extent possible to maintain natural landscape buffering;

(g) Vehicular access, including construction traffic, shall be limited to Overland Drive with restricted, emergency access only at Willow Way;

(h) All motor vehicles, including trucks, shall be prohibited from parking or idling in any area designated as a truck or car bypass lane;

(i) All on-site trucking activities shall be effectively monitored and regulated to minimize any light, sound and odor emissions; **[NOTE: Developer seeks approval to remove this requirement.]**

(j) Construction traffic and activities shall be conducted at all times so as not to impede access to Village and Fire Protection District emergency services;

(k) All dumpsters located on the Subject Property shall be screened per Section 14.11.A of the Zoning Ordinance;

(l) Any rooftop heating, ventilation, or air conditioning equipment visible from any adjacent property or right of way shall be screened by an

architectural element and located at least six feet (6') from any supporting wall of the building to allow safe access to the roof by the Fire Department;

(m) Site plan approval shall be required by the Plan Commission and Village Board prior to the issuance of a fence permit;

(n) Any dead landscaping shall be removed and replaced in a timely manner with a species of replacement tree or shrub, as the case may be, included on the approved landscaping plan;

(o) A public sidewalk shall be added along Overland Drive, connecting to the sidewalks to the east and west [**Note: Condition can be removed as sidewalk has been added**];

(p) Additional evergreen trees shall be added to the northern boundary of the Valley Green Parcel to provide additional year-round screening [**Note: Condition can be removed upon the Village Board's acceptance of updated landscape plans**]; and

(q) The petitioner shall limit the hours of operation on site to minimize the impact of the business operations on adjacent properties and cooperate with Village staff to address neighboring property concerns. [**NOTE: Developer seeks approval to remove this requirement.**]

B. SITE PLAN, PLAT OF SUBDIVISION, ELEVATIONS, AND LANDSCAPE PLANS

The Preliminary Plan and Landscape Plan for the Subject Realty, and other supporting and explanatory development documents are attached hereto, marked as Exhibits as hereinafter shown, and are incorporated herein. Such Exhibits have been reviewed by the Plan Commission and are hereby approved by the Village Board.

(1) The Preliminary Site Plan for the Subject Realty prepared by _____ dated _____ is attached hereto and incorporated herein as Exhibit C ("Preliminary Site Plan").

(2) The Valley Green Preliminary Plat of Subdivision for the Subject Realty prepared by _____ dated _____ is attached hereto and incorporated herein as Exhibit D, dividing the Subject Property into Lot 1, Lot 2 and Lot 3 ("Preliminary Plat");

(2) The elevations for the Subject Realty prepared by _____ dated _____ is attached hereto and incorporated herein Exhibit E ("Elevations").

(3) The Preliminary Landscaping Plan for the Subject Realty prepared by _____ dated _____ is attached hereto and incorporated herein Exhibit F (“Preliminary Landscape Plan”).

C. PRELIMINARY ENGINEERING PLANS

The Preliminary Engineering Site Improvement Plans for the Subject Realty prepared by _____ and dated _____ is attached hereto and incorporated herein as Exhibit G (“Preliminary Engineering Plans”) and is incorporated herein. All engineering plans are subject to final approval by the Village Engineer and the Village Board.

D. DEVELOPMENT PLANS

Exhibits C through G inclusive, are sometimes referred to collectively herein as the “Development Plans”. The Development Plans are approved by the Village in their entirety and any provisions or requirement contained in any ordinance, regulation, directive or procedure of the Village exclusive of this Ordinance or in conflict with any aspect or element of the development shall be deemed varied hereby so as to conform with and permit the development, use, maintenance and operation of the development described herein. In all other respects, and to the extent they do not conflict with the Development Plans or any provision of this Ordinance, the Zoning Ordinance and other ordinances of the Village, as the same exists and the effective date hereof shall apply to, and be complied with, in the development, use, maintenance and operation of the development of the Subject Realty.

E. SANITARY AND WATER MAIN EXTENSIONS

Sanitary sewer and water main extensions shall be constructed in accordance with the approved Preliminary Engineering Plan.

SECTION 3: FINAL PLAT

A. FINAL PLAT APPROVAL

Developer shall be entitled to approval of a final plat of subdivision and final engineering plans for the Subject Realty so long as such final plat, final engineering plans and other submissions substantially conform to Development Plans herein approved. The Community and Economic Development Director has the authority to approve any final plans that are substantial conformance with the Development plans as confirmed by the Village Engineer for technical provisions. The final platting and development of the Subject Realty may be done in Phases.

Developer hereby releases and discharges the Village, its officers, other officials, agents and employees, past, present and future, from any liability, losses, judgments, costs, fees, including

reasonable attorney's fees, and expenses arising out of or in connection with the Village's good faith failure to approve final plans within the time limits hereafter provided. Without limiting the foregoing release, however, Developer does not relinquish its rights to receive approval of such final plans, including a final plat of subdivision and final engineering plans, and to such extent Developer retains the right to legal or equitable action against the Village for declaratory judgment, injunctive relief and mandamus with respect thereto.

The Village shall approve or disapprove the final Development Plans as provided in this Ordinance. Changes to the Development Plans shall approved as provided in Section 4 of this Ordinance, and the Developer shall cooperate with the Community and Economic Development Director and Village Engineer in the creation of an Engineer's Estimate Opinion of Probable Cost in keeping with the approved Development Plans.

B. FINAL PLAT REQUIREMENTS

The final plat and final engineering plans shall be prepared and submitted in accordance with the Village's Subdivision Regulations, except as specifically amended or otherwise provided herein.

C. SITE PLAN APPROVAL ON LOT 3

The site plan for Building C on Lot 3 shall be prepared and submitted for approval the Plan Commission for its recommendation, and then to the Village Board for final approval when the Developer applies for site plan approval for Building C on Lot 3.

SECTION 4: CHANGES TO THE PLANNED UNIT DEVELOPMENT

The Subject Realty shall be developed in compliance with this Ordinance. Technical and minor changes may be approved by the Community and Economic Development Director with the advice and recommendation of the Village Engineer and/or Fire Chief of the North Aurora and Countryside Fire Protection District as appropriate. Technical changes shall include any change to the engineering plans and specifications, and any change to the building plans, which is determined by the Community and Economic Development Director, or Building Inspector, as the case may be (i) in substantial compliance with the Preliminary Development Plans as approved by the Village Board; (ii) in compliance with the Village ordinances, except as specifically varied herein; and (iii) in compliance with good engineering practice. Such technical and minor changes may be approved by the Community and Economic Development Director, or Building Inspector, as the case may be without Board approval. Any other changes that are not of a technical or minor nature must be approved in accordance with the procedures and provisions set forth in Chapter 5 of the North Aurora Zoning Ordinance.

SECTION 5: ON-SITE EASEMENTS AND IMPROVEMENTS

A. GRANT OF EASEMENTS

At the time of recordation of the final plat for the Subject Realty, Developer shall grant to the Village, at no cost to the Village, on-site easements necessary for the provision of public improvements, including but not limited to easements for sanitary sewer, water main, electric utility, storm sewer, storm water detention and retention, and drainage facilities of sufficient capacity and elevation to provide free flowing and unobstructed outfall of storm water from areas tributary to the Subject Realty, as depicted on the Development Plans or as required by the Village Ordinance. Except for such time to effectuate the reconnection of any public utility system, there shall be no disruption or discontinuation of the operation of any public utility system, or storm or surface water drainage system by virtue of establishing new easements and vacation of any of existing easements.

B. ABROGATION OF UNUSED EASEMENTS

Subject to the requirements of this Section and at the time of recordation of the final plat for the Subject Realty, the Village shall vacate or fully cooperate with Developer in causing the vacation of any easements currently located upon portions of the Subject Realty that are no longer of use or required by the Village, if any ("Vacated Easements"). During the development of the Subject Realty, if Developer determines that any other existing utility easements and/or lines require relocation to facilitate development of the Subject Realty in accordance with the applicable approved plans, the Village shall fully cooperate with the Developer in causing the vacation and relocation of such additional existing easements. If any easement granted to the Village as a part of the development of the Subject Realty is subsequently determined to be in error or located in a manner inconsistent with the intended development of the Subject Realty as reflected on any of the approved plans or in this Ordinance, the Village shall fully cooperate with Developer in vacating and relocating such easement and utility facilities located therein, which costs shall be borne by the Developer having responsibility therefor. Notwithstanding the foregoing, and as a condition precedent to any vacation of any easement, the responsible Developer shall pay for the cost of design and relocation of any such easement and the public utilities located therein.

SECTION 6: GUARANTY FOR PUBLIC IMPROVEMENTS

After approval of the final plat and prior to signature by the President, Developer shall present a corporate surety bond or letter of credit to guarantee completion of water distribution lines, sanitary sewer lines, storm water sewer lines, detention and retention facilities, and other applicable subdivision improvements identified in the Development Plans to be dedicated to the Village or other governmental body ("Public Improvements") for the development so platted as required by this Ordinance (guaranteeing completion and payment of the Public Improvements),

herein sometimes collectively referred to as the “Guarantee for Completion”, naming the Village as beneficiary or obligee, as required and in keeping with the Village Code requirements.

SECTION 7: BUILDING CODE AND SUBDIVISION CONTROL ORDINANCE

Developer shall comply in all respects with the generally applicable provisions of Village of North Aurora Subdivision provisions, Building Code provisions, and other provisions of the North Aurora Municipal pertaining to the development and construction, except as amended by the provisions of this Ordinance.

SECTION 8: MAINTENANCE OF COMMON FACILITIES

Developer shall either establish covenants and an owners’ association or some other mechanism designed, at a minimum, to provide for the maintenance of the following improvements after completion and approval by the Village: stormwater detention and retention basins, stormwater sewer lines directly serving such basins, and surface drainage facilities; the landscaping located on the perimeter and common areas, including trees; any entry monuments; and any sidewalks (“Common Facilities”). The Village shall establish a back-up special service area for the purpose of maintaining the Common Facilities in the event the owners’ association and/or the property owners fail to do so. The covenant or other mechanism for providing for the maintenance of the Common Facilities benefitting a particular Lot shall be established and submitted to the Community Development and Economic Development Director for confirmation of compliance with this provision before the first occupancy permit for that Lot shall be approved. The cost to maintain such common facilities by way of the back-up special service area shall be determined by the cost of contracted services approved by the Village pursuant to a public bidding process.

SECTION 9: COMPLIANCE WITH STATE STATUTES

In the event that any one or more provisions of this Ordinance do not comply with any one or more provisions of the Illinois Compiled, the Village and Developer, and all of their respective successors and assigns, agree to cooperate to comply with said provisions which shall include, but not limited to, the passage of resolutions and ordinances to accomplish such compliance.

SECTION 10: CONFLICT IN REGULATIONS AND ORDINANCES

The provisions of this Ordinance shall supersede the provisions of any ordinance, code, or regulation of the Village which may be in conflict with the provisions of this Ordinance.

However, all ordinances which are not inconsistent with or contrary to this Ordinance shall be applicable to the Subject Realty.

SECTION 11: INCORPORATION OF EXHIBITS

All exhibits attached to this Ordinance are hereby incorporated herein and made a part of the substance hereof.

SECTION 23: EFFECTIVE DATE

This Ordinance shall become effective from and after its passage and approval in accordance with law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2021, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2021, A.D.

Mark Carroll _____

Laura Curtis _____

Mark Guethle _____

Michael Lowery _____

Carolyn Bird Salazar _____

Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2021, A.D.

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

Exhibit A
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.

Exhibit B
Summit Enterprises

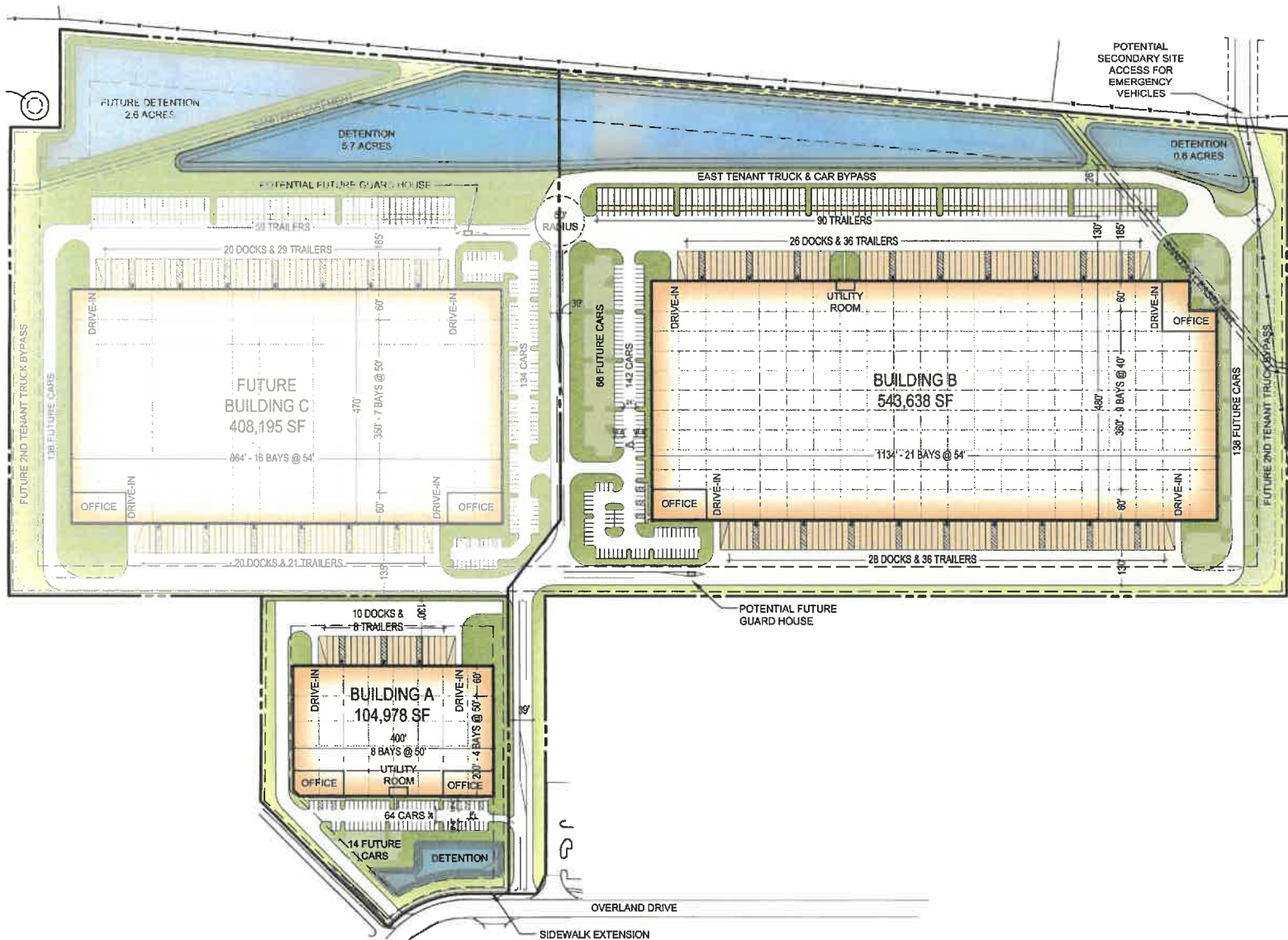
PARCEL 1:

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.

Exhibit C
Preliminary Site Plan



PROJECT INFORMATION

Site Area	67.15 Acres
Total Building Area	1,056,811 SF
FAR	0.36
Detention	
Provided	6.7 Acres
Future	2.6 Acres
Total	9.3 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
Parking	
Provided	64
Future	14
Total	78

BUILDING B - PHASE 1

Building B Site	33.77 Acres
Building B Area	543,638 SF
Docks	54
Trailers	
Dock Wall	72
Across Dock	90
Total	162
Drive-In Doors	4
Parking	
Provided	142
Future	204
Total	346

BUILDING C - PHASE 2

Building C Site	26.79 Acres
Building C Area	408,195 SF
Docks	40
Trailers	
Dock Wall	50
Across Dock	59
Total	109
Drive-In Doors	4
Parking	
Provided	134
Future	136
Total	270




0 100 200 400

Exhibit D

Valley Green Preliminary Plat of Subdivision

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

GRAPHIC SCALE, 1"=100'



A horizontal scale bar with alternating black and white segments. It is marked with '0', '50'', '100'', and '200''.

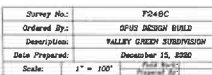
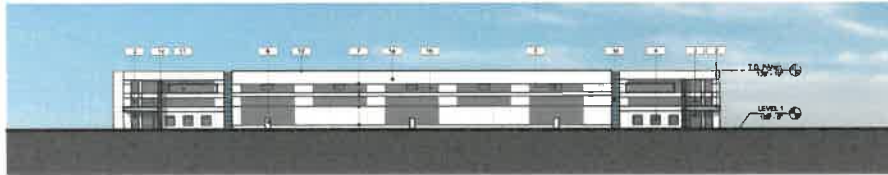


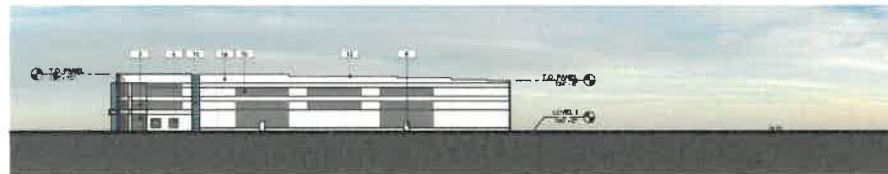
Exhibit E
Elevations



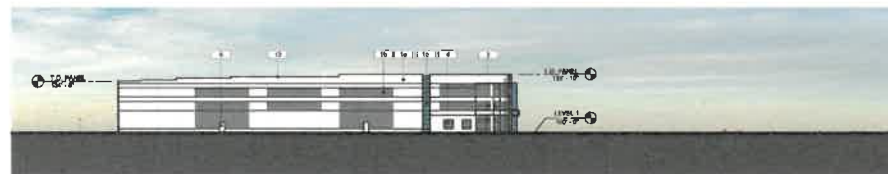
1 SOUTH ELEVATION
1" = 80'



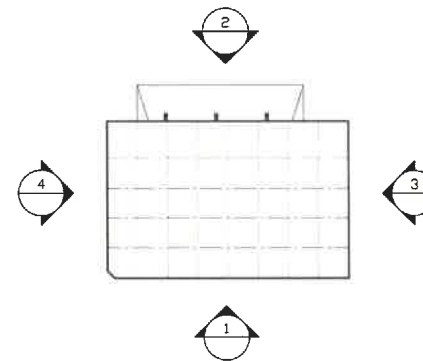
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1" = 80'



3 EAST ELEVATION
1" = 80'



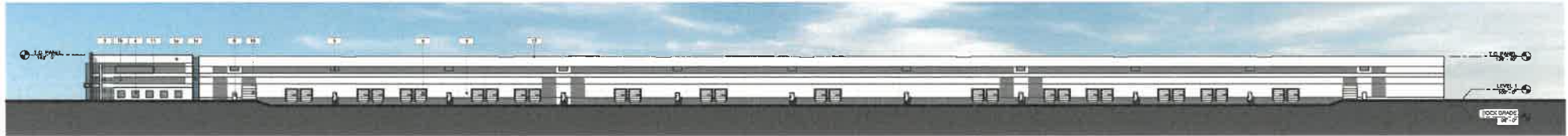
4 WEST ELEVATION
1" = 80'



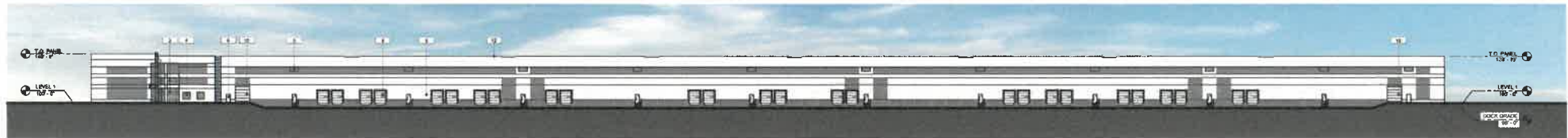
5 KEY PLAN
NOT TO SCALE

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

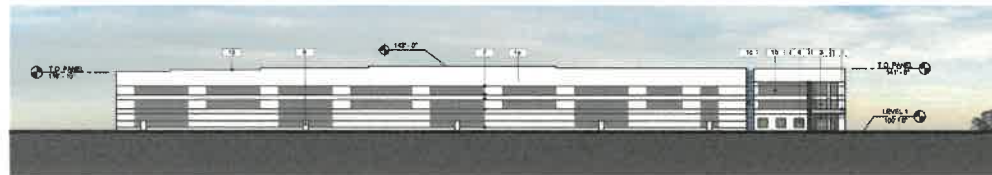
	PAINT A - SW 6525 RARIFIED AIR
	PAINT B - SW 7075 WEB GREY
	PAINT C - SW 6530 REVEL BLUE



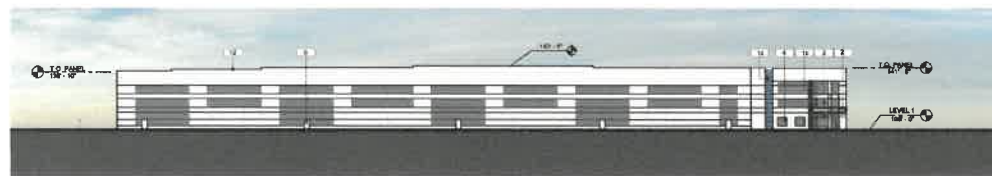
1 SOUTH ELEVATION
1" = 80'



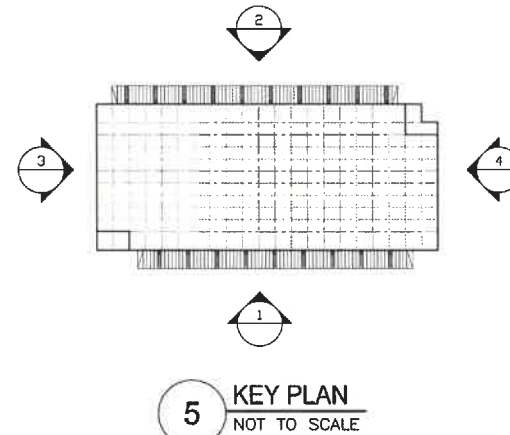
2 NORTH ELEVATION
1" = 80'



3 WEST ELEVATION
1" = 80'



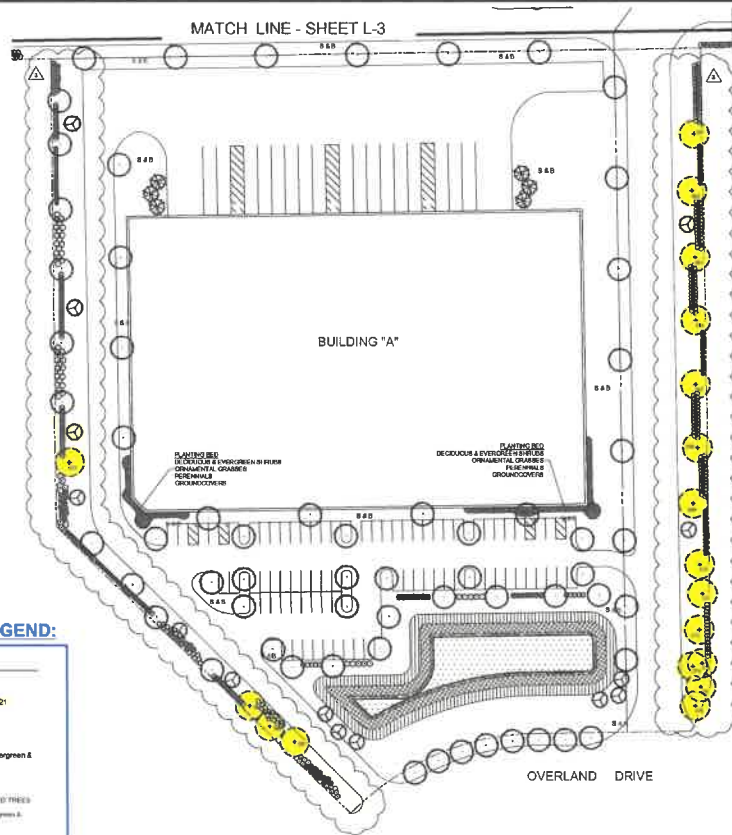
4 EAST ELEVATION
1" = 80'



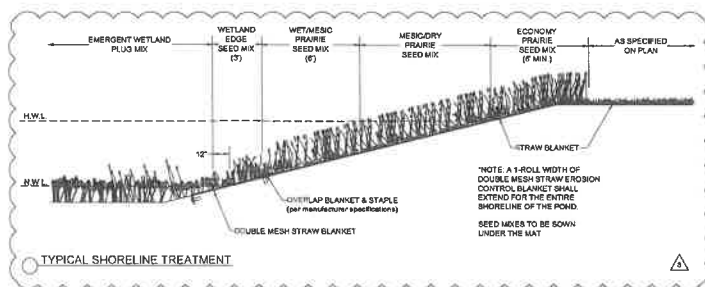
ELEVATION KEYNOTE LEGEND	
Key	
1a	PRECAST PANEL - PAINT A
1b	PRECAST PANEL - PAINT B
1c	PRECAST PANEL - PAINT C
2	PREFINISHED MTL. CANOPY
3	CLEAR ANODIZED ALUM. STOREFRONT
4	CLEAR ANODIZED ALUM. WINDOW
5	CLERESTORY WINDOW
6	HOLLOW METAL DOOR
7	4" REVEAL
8	9'x10' DOCK DOOR
9	FUTURE DOCK DOOR KNOCK-OUT
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

Exhibit F
Preliminary Landscape Plan



HIGHLIGHT LEGEND:



LANDSCAPE CALCULATIONS

On-Plot Landscaping

Total Landscape Area = 528,245 SF
Requirement: 1 tree per 1,000 SF
528,245 divided by 1,000 = 528
Trees Provided: 528 Trees

Parkway Trees

Overland Drive = 329 Feet
Requirement: 1 tree per 40'
329 divided by 40 = 8.2
Provided: 8 Trees

Parking Lot Landscaping

Parking Lot Frontage = 261 Feet
Requirement: 1 tree per 40' & 6 shrubs per 40'
Trees - 261 divided by 40 = 6.5
Shrubs - 6.5 x 6 = 32.5
Provided: 7 Trees
Provided: 34 Shrubs

Perimeter Landscaping

Requirement: 1 tree per 40' & 1 shrub per 3 foot of perimeter

Building A

East property line = 506 Feet
Trees - 506 divided by 40 = 14.0
(14 Existing, 6 Ornamental)
Shrubs - 506 divided by 3 = 168.7
Provided: 16 Trees
Provided: 169 Shrubs

West property line = 773 Feet
Trees - 773 divided by 40 = 19.3
(4 Existing, 10 Shade & 6 Ornamental)
Shrubs - 773 divided by 3 = 257.6
Provided: 20 Trees
Provided: 258 Shrubs

Building B

South property line = 1,534 Feet
Trees - 1,534 divided by 40 = 38.4
(8 Shade, 6 Ornamental & 25 Evergreen)
Shrubs - 1,534 divided by 3 = 511.3
Provided: 39 Trees
Provided: 512 Shrubs

East property line = 930 Feet
Trees - 930 divided by 40 = 23.4
(7 Shade, 4 Ornamental & 13 Evergreen)
Shrubs - 930 divided by 3 = 312.0
Provided: 24 Trees
Provided: 312 Shrubs

Building C

South property line = 460 Feet
Trees - 460 divided by 40 = 12.0
(8 Shade & 6 Evergreen)
Shrubs - 460 divided by 3 = 153.3
Provided: 12 Trees
Provided: 150 Shrubs

West property line = 943 Feet
Trees - 943 divided by 40 = 23.6
(8 Shade, 3 Ornamental & 13 Evergreen)
Shrubs - 943 divided by 3 = 314.3
Provided: 24 Trees
Provided: 315 Shrubs

* Evergreen Trees were moved to the north property line

LEGEND

- EXISTING TREES
- DECIDUOUS SHADE TREE - 2.5"
- ORNAMENTAL TREE - 2.5"/8" d.
- EVERGREEN TREE - 6"
- DECIDUOUS SHRUB - 30" TO 36"
- DECIDUOUS SHRUB - 24"
- EVERGREEN SHRUB - 24"
- UPRIGHT EVERGREEN SHRUB - 4'
- EMERGENT PLUG MIX
- WETLAND SEED MIX & DOUBLE NET STRAW BLANKET
- WET TO MESIC SEED MIX & STRAW BLANKET
- MESIC TO DRY & STRAW BLANKET
- ECONOMY PRAIRIE SEED MIX & STRAW BLANKET
- TURF SEED & STRAW BLANKET

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum measurements.

The requirements for measurement, branding and ball size shall conform to the latest edition of ANSI Z60.1, AMERICAN STANDARD OF HURRICANE STOCK by the American Nursery & Landscape Association.

Any material with damaged or crooked/damaged leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-trunk or crotch (S.C.).

If any mistakes, omissions, or discrepancies are found in the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity take is supplied as a convenience. However, Bidder and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding site, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "4-1-1" (Joint Utility Location for Excavators) 1-800-802-6123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mulchroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennial and ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaced edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Soil shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified material (mulch or manufacturer's, species or hydro-mulch).

All plant material shall be guaranteed for one (1) year from the date of acceptance.

CAUTION: IF THIS SHEET IS NOT 200%, THERE IS NOT AT THE SCALE INDICATED

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REVISIONS

1. Client Review Comments	10-18-20
2. Village Review Comments	12-23-20
3. North Property Line Buffer	02-19-21

NORTH AURORA INDUSTRIAL
NORTH AURORA, ILLINOIS

IRG Ives/Ryan Group, Inc.
1741 S. WESSBROOK ROAD
WHEATON, IL 60189
PHONE: 630.338.4725

Landscape Architecture
Park & Recreation Design
Site & Community Planning
www.ivesryan.com

PRELIMINARY LANDSCAPE PLAN

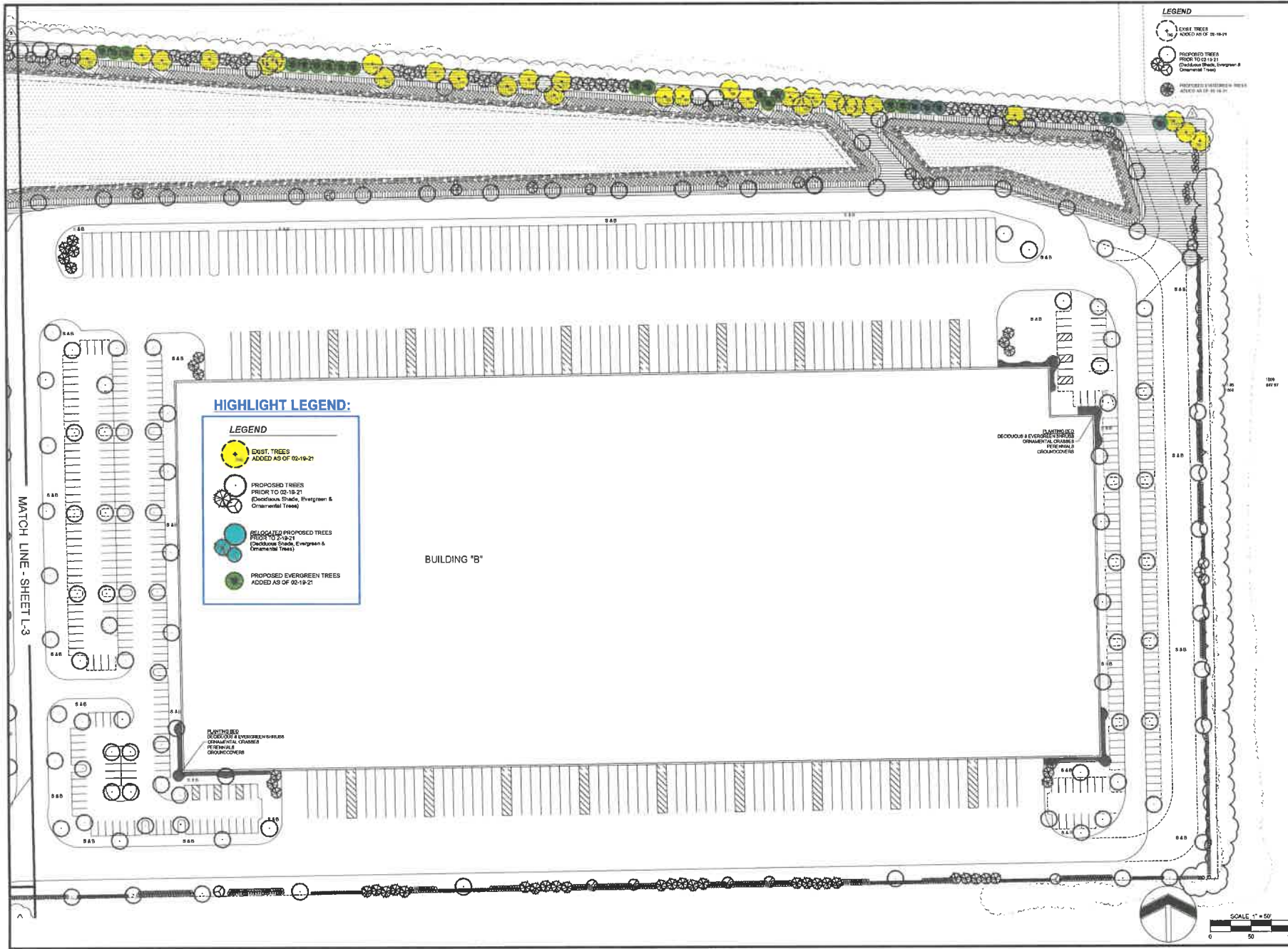
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L1720-9241A

DATE: 10-14-20
SCALE: 1"=50'
PLANNER: JMR
DRAWN BY:
CHECKED:

SHEET
L-1

REVISED LANDSCAPING DRAWINGS - HIGHLIGHTED

CAUTION: IF THIS SHEET IS NOT OPEN, THEN IT IS NOT AT THE SCALE INDICATED



HIGHLIGHT LEGEND:

LEGEND

- EXIST. TREES
ADDED AS OF 02-19-21
- PROPOSED TREES
PRIOR TO 02-19-21
(Deciduous Shade, Evergreen & Ornamental Trees)
- RELOCATED PROPOSED TREES
PRIOR TO 02-19-21
(Deciduous Shade, Evergreen & Ornamental Trees)
- PROPOSED EVERGREEN TREES
ADDED AS OF 02-19-21

LEGEND

- EXIST. TREES
ADDED AS OF 02-19-21
- PROPOSED TREES
PRIOR TO 02-19-21
(Deciduous Shade, Evergreen & Ornamental Trees)
- PROPOSED EVERGREEN TREES
ADDED AS OF 02-19-21

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REVISIONS

NO.	DESCRIPTION	DATE
1	Client Review Comments	10-15-20
2	Utility Review Comments	11-18-20
3	North Property Line Buffer	02-10-21

NORTH AURORA INDUSTRIAL
NORTH AURORA, ILLINOIS

JOHN M. RYAN
Landscape Architect
EXPIRES: 10/9/2021

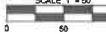
IRG IvesRyan Group, Inc.
1701 S. WILSON ROAD
WHEATON, IL 60188
PHONE: 630.758.8728
Landscape Architecture
Park & Recreation Design
Site & Community Planning
www.ivesryangroup.com

PRELIMINARY LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L1720-9241A

DATE: 10-14-20
SCALE: 1"=50'
PLANNER: JMR
DRAWN BY:
CHECKED:

SHEET
L-2



REVISIONS	
5 - North Property Line Buffer	02-10-21
2 - Village Review Comments	12-28-20
1 - Client Review Comments	05-15-20

**NORTH
AURORA
INDUSTRIAL**
NORTH AURORA, ILLINOIS



**Landscape Architecture
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PRELIMINARY
LANDSCAPE
PLAN

PROJECT NO.: JOB NO.:
11730 0241A

DATE: 10-14-20

PLANNER: JMR

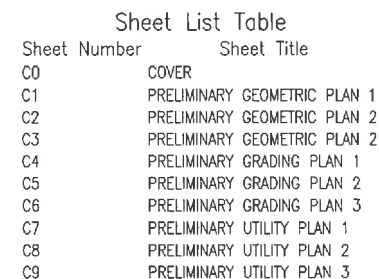
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SHEET 1 OF 2

20

Exhibit G
Preliminary Engineering Plans

F248C
GOLF COURSE REDEVELOPMENT
11/16/20

[illegible]

PROPOSED	DESCRIPTION	EXISTING
—C—	STORM SEWER	—C—
—DW—	WATER MAIN WITH SIZE	—DW—
—S—	SEWAGE SEWER	—S—
—H—	ROAD-AS-BUILT/PROPERTY LINE	—H—
—GAS—	COURTAIN	—GAS—
—GAS—	SPOT GRADE	—GAS—
—GAS—	SEWAGE MANHOLE	—GAS—
—GAS—	STORM MANHOLE	—GAS—
—GAS—	STORM VALVE	—GAS—
—GAS—	SEWAGE CHECK VALVE	—GAS—
—GAS—	FIRE HYDRANT	—GAS—
—GAS—	PRESSURE CONNECTION	—GAS—
—GAS—	CASE VALVE W/MOUNT	—GAS—
—GAS—	LEAK POLE	—GAS—
—GAS—	STREET LIGHT W/MOUNT	—GAS—
—GAS—	UTILITY POLE	—GAS—
—GAS—	SALT FORCE	—GAS—
—GAS—	OVERFLOW DIRECTION	—GAS—
—GAS—	SURFACE/GRITCH FLOW DIRECTION	—GAS—
—GAS—	ROAD SIGN	—GAS—
—GAS—	CASE & OUTER	—GAS—
—GAS—	EXPRESSED CURB FOR RAMP/DOWNGRADE	—GAS—
—GAS—	TOP OF FOUNDATION	—GAS—
—GAS—	GRADE FLOOR 10 FEET OF CHANGE	—GAS—
—GAS—	TOP OF CURB, DEPRESSSED	—GAS—
—GAS—	TOP OF RETAINING WALL	—GAS—
—GAS—	FEET FOR STRUCTURES	—GAS—
—GAS—	HIGH/NORMAL WATER LEVEL	—GAS—
—GAS—	TRANSFORMER	—GAS—
—GAS—	FORCE LINE	—GAS—
—GAS—	GRAVE TAIL	—GAS—
—GAS—	FORCE MAIN	—GAS—
—GAS—	UNDERGROUND TELEPHONE	—GAS—
—GAS—	UNDERGROUND ELECTRIC	—GAS—
—GAS—	OVERHEAD ELECTRIC	—GAS—
—GAS—	UNDERGROUND GAS LINE	—GAS—



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



JACOB & HEFNER
ASSOCIATES

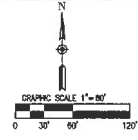
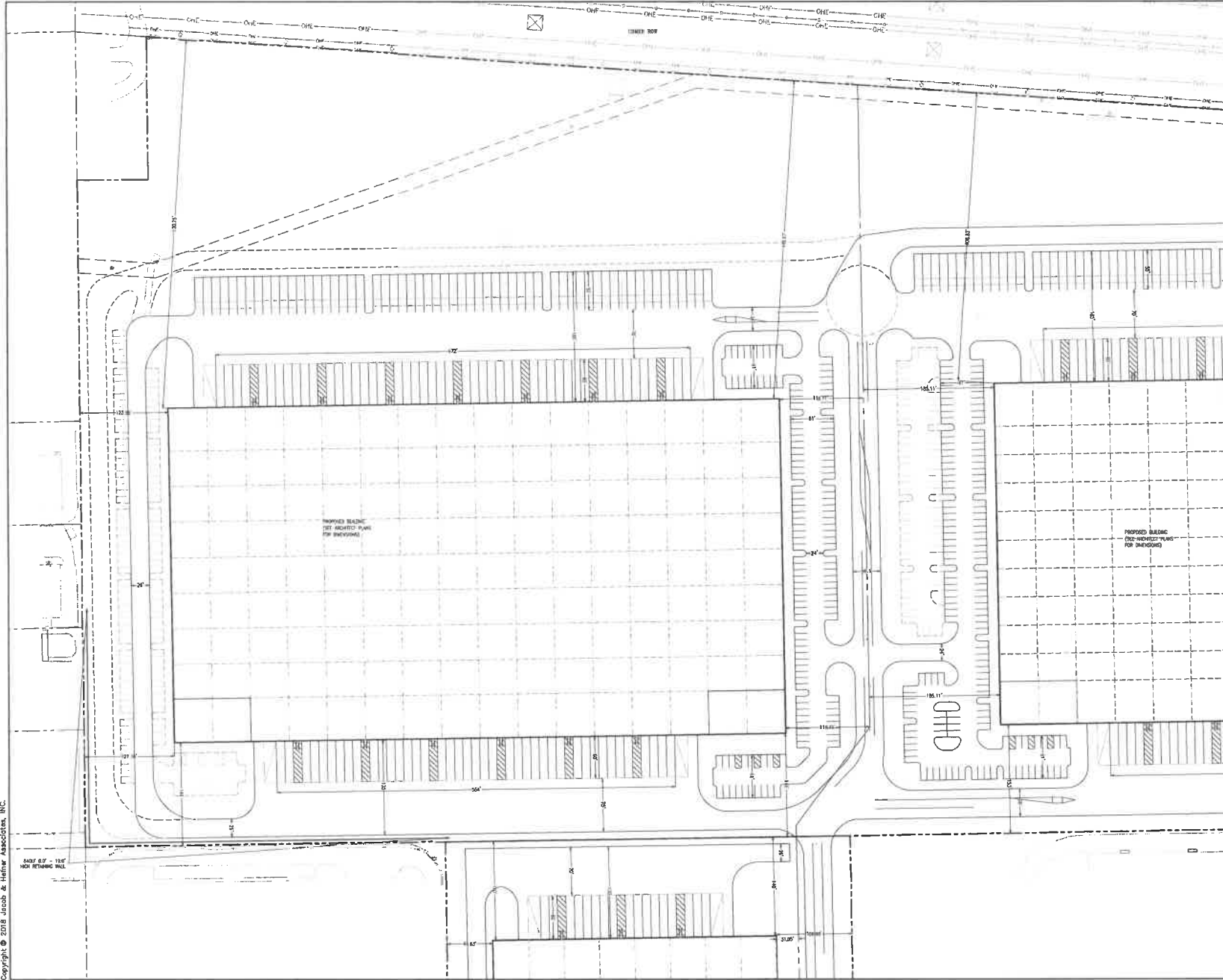
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515

PHONE: (630) 652-4600, FAX: (630) 652-4601

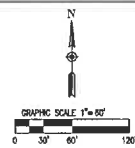
www.jacobandhefner.com

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

FOR REVIEW PURPOSES ONLY



	JACOB & HEFNER ASSOCIATES 1111 Butterfield Rd, Suite 100, Downers Grove, IL 60515 PHONE: (630) 634-0000, FAX: (630) 634-0001 www.jacobhefner.com	PRELIMINARY GEOMETRIC PLAN 1			
		NORTH AURORA GOLF COURSE REDEVELOPMENT			
		OPUS DESIGN BUILD			
		NORTH AURORA, ILLINOIS			
		No.	Description	Date	
		1	1/1/20		
		2	1/1/20		
		3	1/1/20		

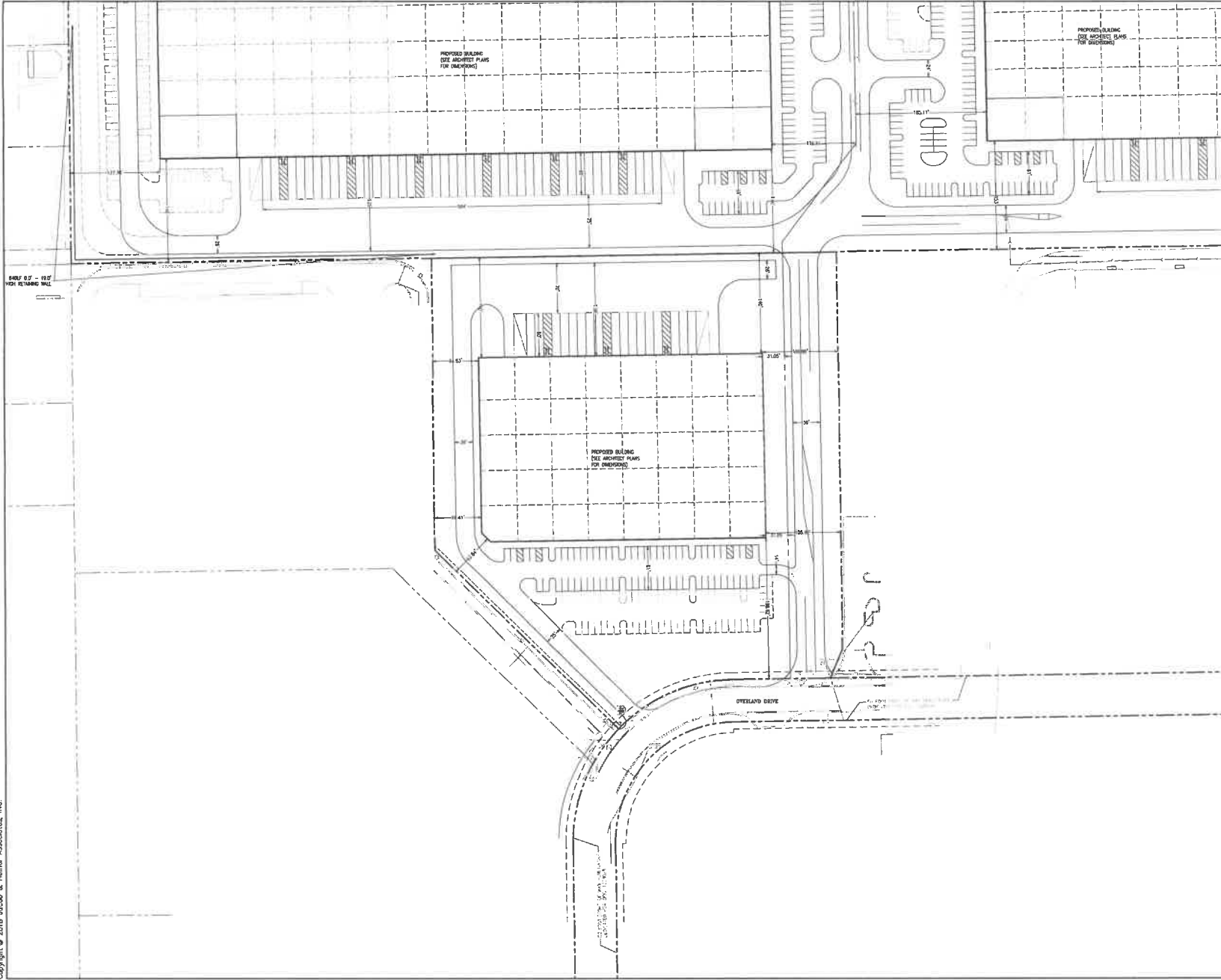


PRELIMINARY GEOMETRIC PLAN 2

JACOB & HEFNER
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PHONE: (610) 652-4600, FAX: (610) 652-4601
www.jacobandhefner.com

F248C
1" = 60'
C2

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

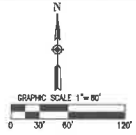
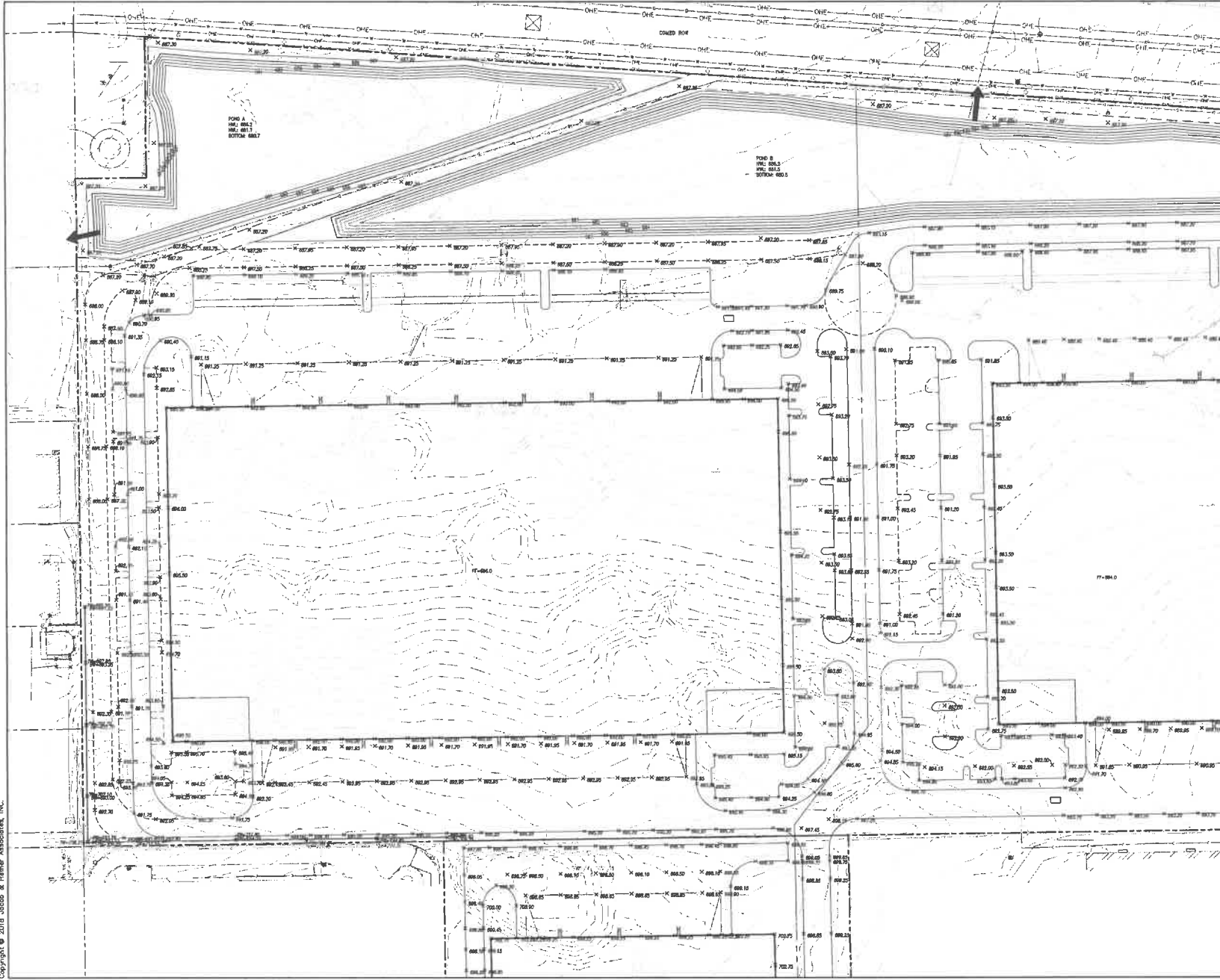


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PRELIMINARY GEOMETRIC PLAN 3
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPUS DESIGN BUILD
NORTH AURORA, ILLINOIS

Rev.	Description	Date
2	CLIENT REVISIONS	1/16/25
1	ISSUE FOR REVIEW	11/2/20

F248C
1" = 60'
C3



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

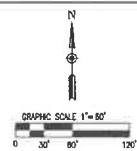
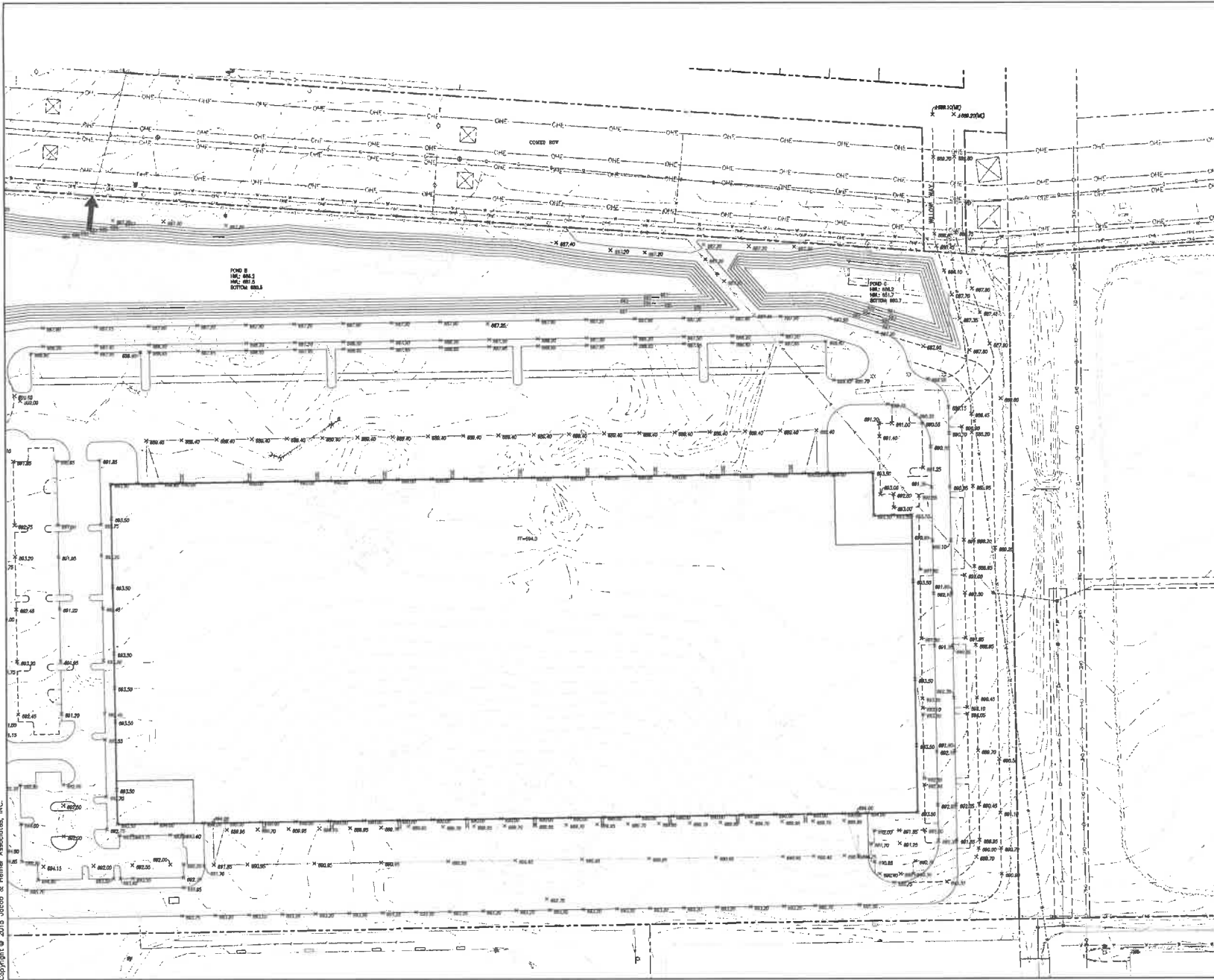
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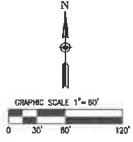
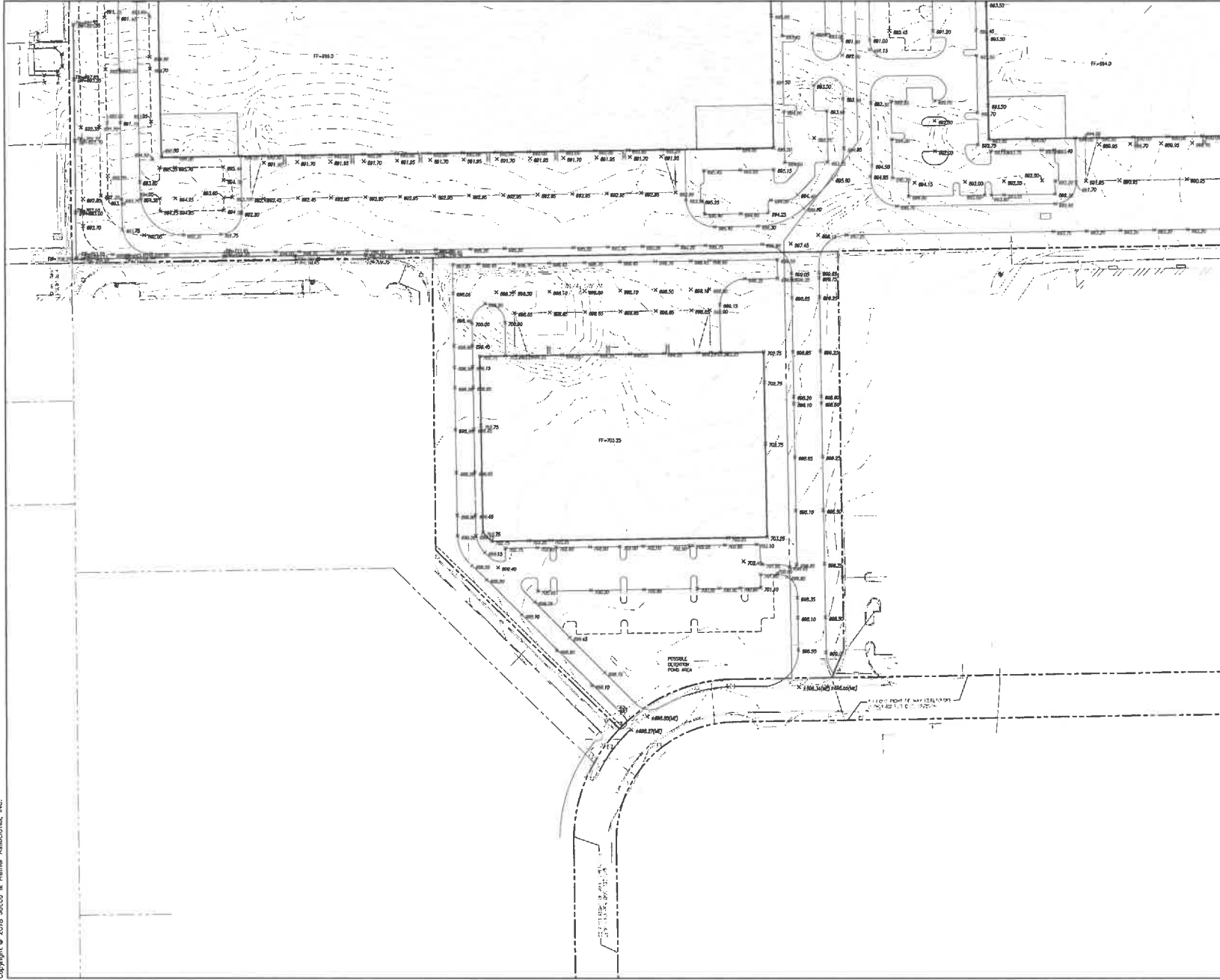
F248C
1" = 60'
C4

No.	Description	Date
2	CLIENT REVISIONS	1/10/20
1	ISSUE FOR REVIEW	1/10/20

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F248C	
1" = 60'	
C5	
	
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PRELIMINARY GRADING PLAN 2 NORTH AURORA GOLF COURSE REDEVELOPMENT OPUS DESIGN BUILD NORTH AURORA, ILLINOIS	
2 CLIENT REVISIONS	1/19/20
1 ISSUE FOR REVIEW	11/2/20
No.	Description
Date	



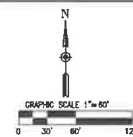
PRELIMINARY GRADING PLAN 3
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPUS DESIGN BUILD
NORTH AURORA, ILLINOIS

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F248C
1" = 60'
C6

2	CLIENT REVISIONS	1/10/20
1	ISSUE FOR REVIEW	11/5/20
	Description	Date



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



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F248C

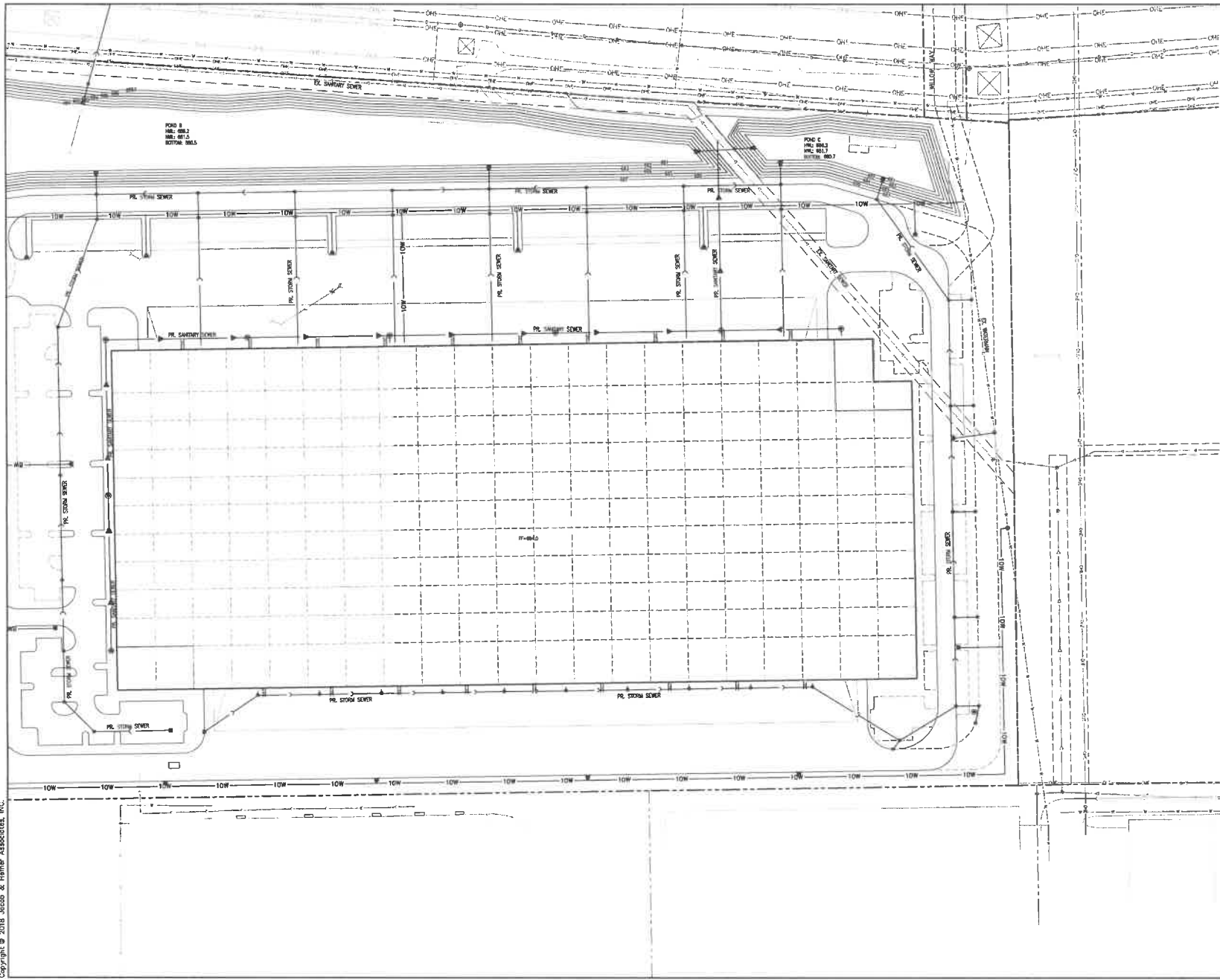
$$1'' = 60'$$

C7

Q.	Description	Date
1	ISSUE FOR REVIEW	11/5/20
2	CLIENT REVISIONS	11/16/20

NORTH AURORA, ILLINOIS

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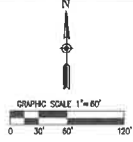
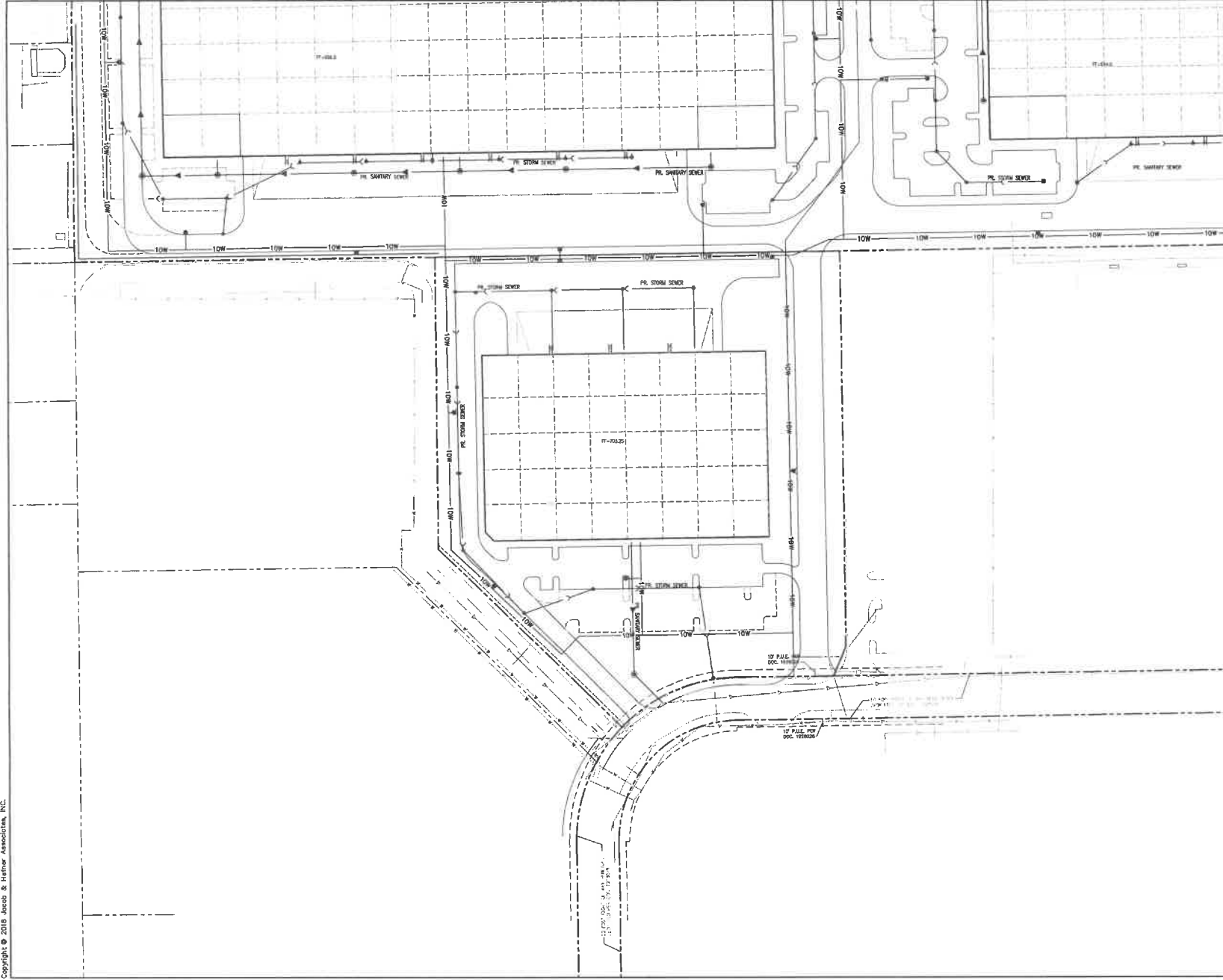
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PRELIMINARY UTILITY PLAN 2
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPUS DESIGN BUILD
NORTH AURORA, ILLINOIS

Revision	Date
2 CLIENT REVISIONS	1/16/20
1 ISSUE FOR REVIEW	1/15/20
1	Date

F248C
1" = 60'
CB



PRELIMINARY UTILITY PLAN 3
NORTH AURORA GOLF COURSE REDEVELOPMENT
OPUS DESIGN BUILD
NORTH AURORA, ILLINOIS

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F248C
1" = 60'
C9

Rev	Description	Date
2	CLIENT REVISIONS	1/16/20
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