



Meeting Held Electronically

**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, MARCH 15, 2021 – 7:00 P.M.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

AGENDA

Due to the current COVID-19 pandemic, Village Board meetings will be conducted live remotely via telecommunications to help prevent the spread of COVID-19. The public is invited to attend the board meeting remotely via telecommunications. The Village Board meeting will be conducted on Zoom. The public can access the meeting as follows:

Website Address: <https://us02web.zoom.us/j/84980650093>

Meeting ID: 849 8065 0093

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.

CALL TO ORDER - SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

AUDIENCE COMMENTS

TRUSTEES COMMENTS

CONSENT AGENDA

1. Village Board Minutes dated 03/01/2021 and Committee of the Whole Minutes dated 03/01/2021
2. Bills List Dated 03/15/2021 in the Amount of **\$352,170.45**

NEW BUSINESS

1. Approval of Ordinance Amending the North Aurora Code Section 5.08.350 To Increase the Number of Class B Liquor Licenses Authorized in the Village Of North Aurora (Ma Maw's Kitchen & Concessions)

2. Approval of an Ordinance Expanding Special Use to allow for the Expansion of a Microbrewery at 1059 Orchard Road in the B-2 General Business District, Village of North Aurora, Illinois (Brother Chimp Brewing)
3. Approval of Ordinance Approving the 1st Budget Amendment for Fiscal Year 2020-21

OLD BUSINESS

VILLAGE PRESIDENT

COMMITTEE REPORTS

TRUSTEES COMMENTS

ADMINISTRATOR'S REPORT

ATTORNEY'S REPORT

VILLAGE DEPARTMENT REPORTS

1. Finance
2. Community Development
3. Police
4. Public Works

EXECUTIVE SESSION

ADJOURN

Initials: 

**NORTH AURORA VILLAGE BOARD MEETING
VILLAGE BOARD MEETING MINUTES
MONDAY, MARCH 1, 2021**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely via telecommunications.

CALL TO ORDER

Mayor Gaffino called the meeting to order.

SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

In attendance: Mayor Mark Gaffino, Trustee Laura Curtis, Trustee Mike Lowery, Trustee Mark Guethle, Trustee Tao Martinez, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Village Attorney Kevin Drendel, Public Works Director John Laskowski, Police Chief Dave Fisher.

AUDIENCE COMMENTS – None

CONSENT AGENDA

1. Village Board Minutes dated 02/15/2021 and Committee of the Whole Minutes dated 02/15/2021
2. Bills List Dated 03/01/2021 in the Amount of \$265,724.66

Motion for approval made by Trustee Lowery and seconded by Trustee Martinez. **Roll Call Vote:** Trustee Lowery – yes, Trustee Salazar – yes, Trustee Guethle – yes, Trustee Martinez – yes, Trustee Curtis – yes. **Motion approved (5-0).**

NEW BUSINESS

1. **Approval to Award Contract to Precision Pavement Markings, Inc. for Pavement Striping in the Amount of \$26, 375.00**

Public Works Director John Laskowski explained this contract will be to touch up the street markings due to normal wear and tear.

Motion for approval made by Trustee Curtis and seconded by Trustee Guethle. **Roll Call Vote:** Trustee Curtis – yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Salazar – yes, Trustee Martinez – yes. **Motion approved (5-0).**

2. **Approval to Award Contract to Patriot Pavement Maintenance for Crack Sealing in the Amount of \$72,760.00.**

Two of the low bidders had tied, the low bidder was determined by a coin toss held on February 23. The winner of the coin toss was Patriot Pavement.

Motion for approval made by Trustee Lowery and seconded by Trustee Curtis. Roll Call Vote: Trustee Guethle – yes, Trustee Curtis –yes, Trustee Martinez – yes, Trustee Lowery – yes, Trustee Salazar – yes. **Motion approved (5-0).**

3. Approval of Motor Fuel Tax (MFT) Resolution for Construction of the 2021 Road Program

This resolution appropriates the MFT funds to the Construction of the 2021 Road Program.

Motion for approval made by Trustee Guethle and seconded by Trustee Martinez. Roll Call Vote: Trustee Lowery – yes, Trustee Salazar –yes, Trustee Curtis – yes, Trustee Martinez – yes, Trustee Guethle – yes. **Motion approved (5-0).**

4. Approval of Agreement with MDS Technologies, Inc. for Pavement Condition Index (PCI) Study in the Amount of \$24,000

Director Laskowski stated that staff hopes this study will give more insights as to the rate which the roads are deteriorating and which roads to target for future maintenance. The company chosen to conduct the study is the same company as used in the past which staff believe will provide consistency in results. This contract is budgeted for next year, beginning June 1.

Motion for approval made by Trustee Curtis and seconded by Trustee Lowery. Roll Call Vote: Trustee Curtis – yes, Trustee Martinez –yes, Trustee Salazar – yes, Trustee Guethle – yes, Trustee Lowery – yes. **Motion approved (5-0).**

5. Approval to Award Five-Year Waste Hauler Contract with Groot, Inc.

Administrator Bosco explained that the five year contract with Waste Management is nearing expiration. After the RFP process the Board has settled on a five year contract with Groot, Inc. with the possibility of a two year extension.

Trustees asked for clarification of the 6am start time. Administrator Bosco explained that the new start time will be 6am, currently the time is 7am however previous to that the time had been 6am which as he explained is a common waste removal start time.

Trustee Lowery expressed approval, although he pointed out that the service will be more expensive. Administrator Bosco explained that it will be a small increase in sticker pricing compared to the current price, however the best sticker price of the proposals and a decrease in price for the toter rental.

Trustee Guethle asked to confirm the two weeks of yard waste pick up, Administrator Bosco confirmed that they would be the first two weeks in April.

Motion for approval made by Trustee Martinez and seconded by Trustee Curtis. Roll Call Vote: Trustee Martinez – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Salazar – yes. **Motion approved (5-0).**

OLD BUSINESS – None

VILLAGE PRESIDENT – None

COMMITTEE REPORTS – None

TRUSTEES COMMENTS – Trustee Curtis asked if there are going to be any opportunities for vaccinations, if the Village could offer an online list of availability.

Administrator Bosco stated that the Village could offer that service.

ADMINISTRATOR’S REPORT – Administrator Bosco stated that Waste Management has good to work with for the past five years. The Village will offer a comprehensive way for the residents to transition.

ATTORNEY’S REPORT – None

VILLAGE DEPARTMENT REPORTS

1. **Finance** – None
2. **Community Development** – None
3. **Police** – None
4. **Public Works** – None

EXECUTIVE SESSION – None

ADJOURNMENT

Motion to adjourn was made by Trustee Curtis and seconded by Trustee Guethle. All in favor. **Motion approved.**

Respectfully Submitted,

Jessica Watkins
Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
March 1, 2021**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely via telecommunications.

CALL TO ORDER

Mayor Gaffino called the meeting to order.

ROLL CALL

In attendance: Mayor Mark Gaffino, Trustee Laura Curtis, Trustee Mike Lowery, Trustee Mark Guethle, Trustee Tao Martinez, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Village Attorney Kevin Drendel, Public Works Director John Laskowski, Police Chief Dave Fisher.

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS - None

DISCUSSION

1. Orchard Gateway and Hansen Boulevard Streetlight Replacement Project

Public Works Director Laskowski explained that the current lights are 35' in height, currently high pressure sodium bulbs, concrete bases with steel poles. Maintenance has not been kept up, the concrete bases are in good condition but the poles are rusty. The staff feels that the best options for Orchard Gateway would be to be replaced with either steel, aluminum or concrete.

The staff suggests lowering the height of the poles by 5', decreasing the price and increasing the optimal brightness on the ground.

At a point closer to the Auto mall on Orchard Gateway, the poles transition from steel to aluminum. The staff suggests to replace the poles on Orchard Gateway with aluminum for consistency as well as the benefit of the aluminum being salt resistant.

Within the auto mall there have been requests to change the bulbs from high pressure sodium to LED, the auto mall bulbs have been replaced, Hansen Blvd. is now to be replaced. The current poles on Hansen are 20', concrete bases in questionable condition, and steel poles with rusting. Director Laskowski made the suggestion of demoing the existing concrete bases and installing new concrete bases and poles. This would be different than the steel or aluminum poles within the private property of the auto mall.

Staff would like to get alternate bids for aluminum poles and concrete bases as well as aluminum poles with helical bases due to space limitations. Another alternative would be to leave the poles that the staff feels have an additional five to seven years life left and just change the bulbs.

Mayor Gaffino and Director Laskowski spoke about the reason the staff recommend replacing the Hansen Blvd. concrete bases.

Trustee Lowery asked if the concrete poles would fit in the space available on Hansen Blvd. Director Laskowski explained that the concrete poles would be an option for the space and he would like to get bids on that option as well.

Mayor Gaffino asked the longevity of the concrete poles. Director Laskowski said that the lifespan of a concrete pole is between 20-30 years as opposed to 50 for aluminum.

Trustee Guethle said the aluminum is corrosive resistant.

Director Laskowski and Trustee Salazar discussed the cost savings verses the longevity of different pole options.

Trustee Lowery asked about the structural integrity of the “corkscrew” style of the base. Director Laskowski explained that while he hasn’t worked with them the Village Engineer has and has had success with them.

Director Laskowski asked the Board what they would like to see estimates for in regard to which style of poles, and bases.

The Board agreed with Director Laskowski’s recommendations of options for seeking pricing.

2. Petition 21-01: Opus 1-88 Corporate Park

Administrator Bosco explained that this petition has previously been discussed in January by the Plan Commission and in February with the Committee of the Whole. The staff addressed the recommendations made during previous meetings and the petition was once again in front of the Board.

Community & Economic Development Director Mike Toth explained that he was asking for feedback from the Board on the petition as well as the changes made to the landscaping plan.

Director Toth introduces Josh Bauer from Opus Development. Mr. Bauer explained that since both the Plan Commission Meeting and the COW meeting, Opus has been working on the directions given to them in order to comply with the requests.

Opus requested that two conditions be removed from the SUP Ordinance:

- All on site trucking activities shall be effectively monitored and regulated to minimize any light, sound and odor emissions.
- 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 developer explained that their concerns are that the properties will be difficult to lease with these conditions. Their users must be able to access the buildings 24 hours a day.

Opus had taken into consideration the request made by the Village for amplifying the landscape plan. Mr. Bauer introduced a developed landscape plan which included the addition of 74 trees beyond what currently exist on the property.

Trustee Lowery asked about the possibility of adding to the buffer by adding shrubs along with the trees. Mr. Bauer explained that there is currently shrubbery existing on the property.

Mayor Gaffino stated that he would like to see adding more evergreen trees instead of deciduous trees. The evergreens would conceal more light and sound in the winter after trees have lost their leaves.

Trustee Salazar asked what type of conifers will be added to the landscape. Mr. Bauer explained that there would be a variety of species planted.

Director Toth explained that a tree survey will be done and a more informed discussion on tree choices can be had. Mr. Bauer suggested working with staff to select appropriate trees based on the tree survey.

Discussion took place about implementing current code and the tree survey to developing an optimal plan for landscaping that will create an appropriate buffer between the development and the residential area on the north side of the development.

Trustee Curtis stated that her concern is with what recourse the Village would have if there are noise, odor and light problems if the conditions are removed. Director Toth explained that there are environmental performing standards in the zoning ordinance that pertain to odor, dust, noise emissions.

Trustees Guethle and Martinez, agreed that adding the evergreen trees is a good idea to increase the protection of emissions from the site to the residential area.

Trustee Salazar said that she felt that the request to eliminate the condition to have limited hours is reasonable, however to combat any noise, light, odor add more trees.

EXECUTIVE SESSION – None

ADJOURNMENT

Motion to adjourn made by Trustee Salazar and seconded by Trustee Guethle. All in favor. **Motion approved.**

Respectfully Submitted,

Jessica Watkins
Village Clerk

Accounts Payable

To Be Paid Proof List

User: ablasr
 Printed: 03/10/2021 - 9:37AM
 Batch: 00502.03.2021



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Adam Weiss						
468101						
Water Credit Refund	30.03	60-320-3340	Water Collections	03012021-01	3/1/2021	03/15/2021
Sewer Maint Credit Refund	1.02	18-320-3350	Sewer Collection	03012021-02	3/1/2021	03/15/2021
Total:	31.05	*Vendor Total				
AIM						
046510						
Flex 125- Feb 2021	154.00	01-430-4267	Finance Services	00034102	3/1/2021	03/15/2021
Total:	154.00	*Vendor Total				
Anna Helene Tuohy						
044040						
Plan/ Zoning Commision Meeting 3/1	50.00	01-410-4016	Per Diem - Plan Commission	03012021	3/1/2021	03/15/2021
Total:	50.00	*Vendor Total				
APWA						
031630						
Membership Fees- Laskowski	215.00	01-445-4390	Dues & Meetings	03022021	3/2/2021	03/15/2021
Total:	215.00	*Vendor Total				
Aurora Area Convention						
003770						
NA Lodging Tas/ Jan 2021	485.32	15-430-4752	90% Tourism Council	0212021	2/1/2021	03/15/2021
NA Hotel Tax/ Jan 2021	1,310.26	15-430-4752	90% Tourism Council	02162021	2/16/2021	03/15/2021
Total:	1,795.58	*Vendor Total				
Aurora Fastprint						
029610						
Village Trustee Desk Placecards (2)	51.00	01-410-4411	Office Expenses	31980	2/16/2021	03/15/2021
Total:	51.00	*Vendor Total				
B & F Construction						
015600						
Building Inspections- Jan 2021	2,687.20	01-441-4276	Inspection Services	14017	2/5/2021	03/15/2021
SFR Plan Review	765.10	01-441-4276	Inspection Services	55682	2/23/2021	03/15/2021
Total:	3,452.30	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Beacon News						
025450						
Newspaper Renewal Thru 4/3/21	55.50	01-410-4799	Misc. Expenditures	02062021	2/6/2021	03/15/2021
Newspaper Renewal Thru 5/19/21	60.00	01-410-4799	Misc. Expenditures	02172021	2/17/2021	03/15/2021
Total:	115.50	*Vendor Total				
Brackett, Michael						
005890						
Plan/ Zoning Commission Meeting 3/1	50.00	01-410-4016	Per Diem - Plan Commission	03012021	3/1/2021	03/15/2021
Total:	50.00	*Vendor Total				
Cintas Corporation						
041590						
Towel & Rug Cleaning- PW Garage	32.55	01-445-4520	Public Buildings Rpr & Mtce	4077364629	3/2/2021	03/15/2021
Total:	32.55	*Vendor Total				
Clarke Environmental Mosquito						
000300						
Mosquito Control- April/ Pay #1 of 4	14,858.00	01-445-4521	Mosquito Control	001014490	2/23/2021	03/15/2021
Total:	14,858.00	*Vendor Total				
CODE 4, Public Safety Emblems						
047940						
Challenge Coins	675.00	01-440-4498	Community Service	C4-1010	2/3/2021	03/15/2021
Total:	675.00	*Vendor Total				
Coffman Truck Sales, Inc.						
000320						
Safety Sticker- Truck #185	40.00	01-445-4511	Vehicle Repair and Maint	215061	2/23/2021	03/15/2021
Total:	40.00	*Vendor Total				
Commonwealth Edison						
000330						
Well #9 1/20 - 2/18	6,399.76	60-445-4662	Utility	0543120261	2/18/2021	03/15/2021
Street Lights/ 355 Moorfield	10.60	10-445-4660	Street Lighting and Poles	0795092063	2/18/2021	03/15/2021
Street Lights/ 1197 Comiskey	10.60	10-445-4660	Street Lighting and Poles	0903075187	2/18/2021	03/15/2021
Street Lights/ 1193 Comiskey	10.60	10-445-4660	Street Lighting and Poles	1743032047	2/18/2021	03/15/2021
Street Lights	2,645.33	10-445-4660	Street Lighting and Poles	3771153008	2/18/2021	03/15/2021
Street Lights/ 211 River Road	2,623.37	10-445-4660	Street Lighting and Poles	4007024020	2/17/2021	03/15/2021
Total:	11,700.26	*Vendor Total				
Communications Direct Inc.						
468043						
Overhead Light Bar For Truck- Kick	1,084.49	60-445-4511	Vehicle Repair and Maint	10846	2/16/2021	03/15/2021
Total:	1,084.49	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Compass Minerals America Inc.						
467908						
Road Salt	13,604.94	10-445-4439	Salt	777396	2/25/2021	03/15/2021
Road Salt	15,941.89	10-445-4439	Salt	778416	2/26/2021	03/15/2021
Total:	29,546.83	*Vendor Total				
Constellation NewEnergy, Inc.						
034130						
Well #4/ WTP 1/11 - 2/10	3,418.03	60-445-4662	Utility	19397800501	2/10/2021	03/15/2021
Well #6 1/11 - 2/10	4,161.54	60-445-4662	Utility	19407995501	2/11/2021	03/15/2021
Well #7 1/11 - 2/10	3,877.36	60-445-4662	Utility	19408204501	2/11/2021	03/15/2021
Well #5 1/11 - 2/10	8,755.03	60-445-4662	Utility	19408304501	2/11/2021	03/15/2021
Total:	20,211.96	*Vendor Total				
D&A Powertrain Components, INC						
467649						
Hyd Hose Replacement- Truck #147	113.01	01-445-4511	Vehicle Repair and Maint	235201	2/19/2021	03/15/2021
Total:	113.01	*Vendor Total				
Doug Botkin						
047330						
Plan/ Zone Commission Meeting 3/1	50.00	01-410-4016	Per Diem - Plan Commission	03012021	3/1/2021	03/15/2021
Total:	50.00	*Vendor Total				
Dreisilker Electric Motors						
467749						
TP Heater Motors	840.00	60-445-4567	Treatment Plant Repair/Maint	1176150	2/12/2021	03/15/2021
Total:	840.00	*Vendor Total				
Drendel & Jansons Law Group						
028580						
Legal Svcs- PD/ Dec 2020	1,067.50	01-440-4260	Legal	87280	12/31/2020	03/15/2021
Legal Svcs- Airport Rd Vacation/ Dec 2020	96.25	01-445-4260	Legal	87281	12/31/2020	03/15/2021
Legal Svcs- Gen Admin, Fin/ Dec 2020	6,256.25	01-430-4260	Legal	87399	12/31/2020	03/15/2021
Legal Svcs- Gen Admin, Fin/ Jan 2021	1,986.25	01-430-4260	Legal	87855	1/31/2021	03/15/2021
Legal Svcs- Liquor/ Jan 2021	393.75	01-430-4260	Legal	87856	1/31/2021	03/15/2021
Legal Svcs- PD/ Jan 2021	673.75	01-440-4260	Legal	87857	1/31/2021	03/15/2021
Legal Svcs- Bid Process Discussion/ Jan 2021	35.00	01-445-4260	Legal	87858	1/31/2021	03/15/2021
Legal Svcs- Valley Green/ Jan 2021	3,167.50	90-000-E250	Opus - Valley Green Project	88061	1/31/2021	03/15/2021
Legal Svcs- Forest Ridge TH/ Feb 2021	210.00	90-000-E242	Oak St Townhome Development	88400	2/28/2021	03/15/2021
Legal Svcs- Gen Admin, Fin/ Feb 2021	4,768.75	01-430-4260	Legal	88401	2/28/2021	03/15/2021
Legal Svcs- Liquor/ Feb 2021	586.25	01-430-4260	Legal	88402	2/28/2021	03/15/2021
Legal Svcs- PD/ Feb 2021	1,277.50	01-440-4260	Legal	88403	2/28/2021	03/15/2021
Legal Svcs- Valley Green Dev/ Feb 2021	577.50	90-000-E250	Opus - Valley Green Project	88405	2/28/2021	03/15/2021
Total:	21,096.25	*Vendor Total				
Energenecs, Inc						
035320						

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Well #6 Repair	1,112.50	60-445-4565	Water Well Rpr & Mtce	0041602-IN	2/18/2021	03/15/2021
Total:	1,112.50	*Vendor Total				
Engineering Enterprises, Inc.						
467917						
2020 Road Program Construction Inspections	664.25	21-450-4255	Engineering	70867-01	2/16/2021	03/15/2021
Water Main Construction Inspection- Maple &	895.25	60-460-4255	Engineering	70867-02	2/16/2021	03/15/2021
2021 Road Program- Orch Gateway/ Phase 1	4,217.25	21-450-4255	Engineering	70868	2/16/2021	03/15/2021
RRA/ERP Study	5,300.25	60-445-4255	Engineering	70869	2/16/2021	03/15/2021
2021 Road Program Design Engineering	27,169.00	21-450-4255	Engineering	70873	2/16/2021	03/15/2021
Total:	38,246.00	*Vendor Total				
Entenmann-Rovin Co.						
000450						
FTO Pins	125.75	01-440-4160	Uniform Allowance	0156841-IN	2/25/2021	03/15/2021
Total:	125.75	*Vendor Total				
ESRI						
467685						
GIS User License	782.00	01-430-4510	Equipment/IT Maint	93989231	2/16/2021	03/15/2021
Total:	782.00	*Vendor Total				
Eye For Design						
040200						
Business Cards- Gaffino, Salazar, Watkins	200.00	01-410-4411	Office Expenses	EFD5806	2/23/2021	03/15/2021
Total:	200.00	*Vendor Total				
Feece Oil						
031060						
Mid-Grade Fuel	2,652.38	71-000-1340	Gas/Diesel Escrow	3768353	2/26/2021	03/15/2021
Diesel Fuel	1,368.07	71-000-1340	Gas/Diesel Escrow	3768354	2/26/2021	03/15/2021
Total:	4,020.45	*Vendor Total				
Fiix Inc.						
467626						
Annual Sub CMMS Software Program	363.01	60-445-4510	Equipment/IT Maint	INV36505	1/15/2021	03/15/2021
Total:	363.01	*Vendor Total				
FOX METRO						
045480						
Sewer Maint 11/25 - 1/31	45.71	01-445-4662	Utility	N02-0164	2/22/2021	03/15/2021
Sewer Maint 11/25 - 1/31	26.12	01-445-4662	Utility	N02-5182	2/22/2021	03/15/2021
Sewer Maint 11/25 - 1/31	58.77	01-445-4662	Utility	N02-5784	2/22/2021	03/15/2021
Total:	130.60	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Frederick Dearborn Trust Co. Of IL- JLS						
468099						
Water Credit Refund	12.27	60-320-3340	Water Collections	03012021	3/1/2021	03/15/2021
Total:	12.27	*Vendor Total				
Fulton Siren Services						
467664						
Siren Monitoring	476.60	01-445-4520	Public Buildings Rpr & Mtce	1935	3/8/2021	03/15/2021
Total:	476.60	*Vendor Total				
Hach Company						
014100						
Lab/ Monitor Equipment & Reagents	1,704.61	60-445-4567	Treatment Plant Repair/Maint	12326790	2/15/2021	03/15/2021
Total:	1,704.61	*Vendor Total				
Hammad Aziz						
036510						
Public Improvement Surety 80% Rebate	22,993.00	90-000-2226	Deposits Lieu of LOC's	02252021	2/25/2021	03/15/2021
Total:	22,993.00	*Vendor Total				
ILLCO Inc.						
040110						
WTP Repair Parts	17.64	60-445-4567	Treatment Plant Repair/Maint	1381210	2/10/2021	03/15/2021
PVC, Nipples, Check Valves- HMO WTPs	163.84	60-445-4567	Treatment Plant Repair/Maint	1381823	2/24/2021	03/15/2021
Total:	181.48	*Vendor Total				
Impressions International						
03890						
New Signature Plate/ Check Signer	258.50	01-430-4411	Office Expenses	43065	2/25/2021	03/15/2021
Total:	258.50	*Vendor Total				
Interiors For Business						
028100						
Chain Repairs	1,280.00	01-440-4510	Equipment/IT Maint	980205	3/2/2021	03/15/2021
Total:	1,280.00	*Vendor Total				
Jennifer Duncan						
032260						
Plan/ Zoning Commission Meeting 3/1	50.00	01-410-4016	Per Diem - Plan Commission	03012021	3/1/2021	03/15/2021
Total:	50.00	*Vendor Total				
Kathryn Feltes						
468102						
Water Credit Refund	19.70	60-320-3340	Water Collections	3012021-01	3/1/2021	03/15/2021
Sewer Maint Credit Refund	0.60	18-320-3350	Sewer Collection	3012021-02	3/1/2021	03/15/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	20.30	*Vendor Total				
KnowBe4, Inc.						
467951						
IT Training	772.65	01-430-4380	Training & Testing	INV112873	12/13/2020	03/15/2021
IT Training	409.05	01-430-4380	Training & Testing	INV112874	12/13/2020	03/15/2021
Total:	1,181.70	*Vendor Total				
Lauderdale Electric, Inc.						
468103						
Ballast & Light Repair/ Hansen Blvd	594.00	10-445-4661	Street Light Repair/Maint	7685-F	1/29/2021	03/15/2021
Total:	594.00	*Vendor Total				
Layne Christensen Company						
025170						
Well #4 Rehab- Pay Req #3	148,112.68	60-462-4875	Capital Improvements	1966121	2/24/2021	03/15/2021
Total:	148,112.68	*Vendor Total				
LTM Water Treatment Inc						
468097						
Eval & Seal Replacement On Softner/ ETP	184.00	60-445-4567	Treatment Plant Repair/Maint	1643	2/25/2021	03/15/2021
Total:	184.00	*Vendor Total				
Menards						
016070						
Conference Table & Chairs/ ETP	262.88	60-445-4567	Treatment Plant Repair/Maint	59997	3/3/2021	03/15/2021
Sponges	3.36	01-445-4421	Custodial Supplies	60005-01	3/3/2021	03/15/2021
Bulletin Board, Hanging Wire	75.40	01-445-4520	Public Buildings Rpr & Mtce	60005-02	3/3/2021	03/15/2021
Total:	341.64	*Vendor Total				
METRONET						
467874						
Phone, Internet 2/24 - 3/23	768.07	01-430-4652	Phones and Connectivity	02242021-01	2/24/2021	03/15/2021
Phone, Internet 2/24 - 3/23	627.08	01-445-4652	Phones and Connectivity	02242021-02	2/24/2021	03/15/2021
Phone, Internet 2/24 - 3/23	715.39	60-445-4652	Phones and Connectivity	02242021-03	2/24/2021	03/15/2021
Phone, Internet 2/24 - 3/23	566.81	01-441-4652	Phones and Connectivity	02242021-04	2/24/2021	03/15/2021
Phone, Internet 2/24 - 3/23	1,753.63	01-440-4652	Phones and Connectivity	02242021-05	2/24/2021	03/15/2021
Phone, Internet- Silo 2/24 - 3/23	92.20	01-430-4652	Phones and Connectivity	02242021-06	2/24/2021	03/15/2021
Total:	4,523.18	*Vendor Total				
MNJ Technology Services						
047310						
Firewall For Silo	1,605.83	12-480-4875	Capital Improvements	0003746529	9/16/2020	03/15/2021
Total:	1,605.83	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Multisystem Management Company						
467966						
COVID Cleaning- Feb 2021	606.00	01-445-4520	Public Buildings Rpr & Mtce	2509	3/1/2021	03/15/2021
Total:	606.00	*Vendor Total				
Municode						
038650						
Municipal Code Updates	315.07	01-410-4260	Legal	00354928	2/26/2021	03/15/2021
Total:	315.07	*Vendor Total				
North Aurora NAPA, Inc.						
038730						
Windshield Wipers	127.90	01-445-4511	Vehicle Repair and Maint	372980	2/17/2021	03/15/2021
Flormrkr	67.94	01-445-4511	Vehicle Repair and Maint	373190	2/19/2021	03/15/2021
Latex Gloves- COVID	39.34	01-445-4870	Equipment	373377	2/23/2021	03/15/2021
Batt Cable Terminal	6.24	01-445-4511	Vehicle Repair and Maint	373706	2/26/2021	03/15/2021
B Fluid Dot	14.98	01-445-4511	Vehicle Repair and Maint	373792	3/1/2021	03/15/2021
Lock Cylinder	46.80	01-445-4511	Vehicle Repair and Maint	373804	3/1/2021	03/15/2021
Locking Plier	47.48	01-445-4870	Equipment	373823	3/1/2021	03/15/2021
Spring Sensor Wiper Blades	435.13	01-445-4511	Vehicle Repair and Maint	373981	3/3/2021	03/15/2021
Tie Down, Slip Hooks	33.10	01-445-4511	Vehicle Repair and Maint	373983	3/3/2021	03/15/2021
Belt	63.95	01-445-4511	Vehicle Repair and Maint	374180	3/5/2021	03/15/2021
Total:	882.86	*Vendor Total				
Office Depot						
039370						
1099 NEC Tax Forms	87.16	01-430-4411	Office Expenses	15568310500	2/26/2021	03/15/2021
Office Supplies	3.08	01-430-4411	Office Expenses	15633830900	2/15/2021	03/15/2021
Office Supplies	44.08	01-445-4411	Office Expenses	15633830900	2/15/2021	03/15/2021
Office Supplies	3.09	60-445-4411	Office Expenses	15633830900	2/15/2021	03/15/2021
Office Supplies	3.09	01-441-4411	Office Expenses	15633830900	2/15/2021	03/15/2021
Total:	140.50	*Vendor Total				
Ottosen DiNolfo						
031590						
Legal Fee Credit	-67.50	01-440-4260	Legal	125727	4/20/2020	03/15/2021
Legal Fees	607.50	01-440-4260	Legal	132765	1/31/2021	03/15/2021
Total:	540.00	*Vendor Total				
Paddock Publications, Inc.						
026910						
Crackfill Bid	92.00	01-445-4506	Publishing	170885	2/7/2021	03/15/2021
Public Hearing Notice	75.90	90-000-E245	Microbrewery Orch Cross 1059	171296	2/14/2021	03/15/2021
Total:	167.90	*Vendor Total				
Paddock Publications						
044240						
Subscription 3/3 - 4/27	69.60	01-430-4411	Office Expenses	03032021	3/3/2021	03/15/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	69.60	*Vendor Total				
Sauber Mfg. Co.						
032820						
Key Rack Installed- Hake	771.00	60-445-4511	Vehicle Repair and Maint	PSI216500	3/4/2021	03/15/2021
Total:	771.00	*Vendor Total				
Sherlyn Williamson						
468100						
Water Credit Refund	16.00	60-320-3340	Water Collections	03012021	3/1/2021	03/15/2021
Total:	16.00	*Vendor Total				
Sugar Grove Development						
039730						
Squad Washes- Feb 2021	230.50	01-440-4511	Vehicle Repair and Maint	159	3/5/2021	03/15/2021
Total:	230.50	*Vendor Total				
Superior Asphalt Materials LLC						
031440						
Cold Patch	180.00	01-445-4540	Streets & Alleys Rpr & Mtce	20210033	2/24/2021	03/15/2021
Total:	180.00	*Vendor Total				
Technology Management Rev Fund						
007390						
IWIN	723.32	01-440-4652	Phones and Connectivity	T2119120	2/16/2021	03/15/2021
Total:	723.32	*Vendor Total				
Teska Associates, Inc.						
024820						
Route 31 TIF	600.00	12-438-4280	Professional/Consulting Fees	10941	2/25/2021	03/15/2021
Total:	600.00	*Vendor Total				
Third Millennium Assoc. , Inc.						
033470						
February Newsletter	1,276.37	01-430-4507	Printing	25958-01	2/28/2021	03/15/2021
February Water Bills	1,925.25	60-445-4507	Printing	25958-02	2/28/2021	03/15/2021
Total:	3,201.62	*Vendor Total				
Thomas Lenkart						
032550						
Plan/ Zoning Commission Meeting 3/1	50.00	01-410-4016	Per Diem - Plan Commission	03012021	3/1/2021	03/15/2021
Total:	50.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Tollway Park of Commerce Owners Assn.						
045180						
Tollway Park HOA Dues	1,403.43	01-440-4799	Misc.	03092021	3/9/2021	03/15/2021
Total:	1,403.43	*Vendor Total				
Tri-County						
027350						
Snow Removal 2/22	1,405.00	01-445-4538	Snow Removal	21-02-7181	3/1/2021	03/15/2021
Total:	1,405.00	*Vendor Total				
Verizon Wireless						
025430						
Cell Phone 1/13 - 2/12	36.01	01-430-4652	Phones and Connectivity	9873302757-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	46.43	01-445-4652	Phones and Connectivity	9873302757-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	68.80	01-440-4652	Phones and Connectivity	9873302757-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	45.82	01-430-4652	Phones and Connectivity	9873302758-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	150.63	01-445-4652	Phones and Connectivity	9873302758-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	72.16	60-445-4652	Phones and Connectivity	9873302758-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	61.87	01-441-4652	Phones and Connectivity	9873302758-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	164.53	01-440-4652	Phones and Connectivity	9873302758-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	61.42	01-430-4652	Phones and Connectivity	9873302759-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	151.33	01-445-4652	Phones and Connectivity	9873302759-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	865.54	60-445-4652	Phones and Connectivity	9873302759-(2/12/2021		03/15/2021
Cell Phone 1/13 - 2/12	241.34	01-440-4652	Phones and Connectivity	9873302759-(2/12/2021		03/15/2021
Total:	1,965.88	*Vendor Total				
Water Products Company						
001170						
Hydrant Flags	576.00	60-445-4563	Fire Hydrant Repair/maint	0301104	2/19/2021	03/15/2021
Repair Clamps	281.30	60-445-4568	Watermain Rprs. & Rplcmts.	0301219	3/2/2021	03/15/2021
Total:	857.30	*Vendor Total				
WBK Engineering, LLC						
467655						
Eng Svcs- 1101 Ritter/ Jan 2021	1,125.29	90-000-E056	Randall Crossing Mixed Use	21860	3/19/2021	03/15/2021
Eng Svcs- Valley Green/ Jan 2021	344.00	01-441-4255	Engineering	21861	3/19/2021	03/15/2021
Eng Svcs- 307 Banbury/ Jan 2021	1,892.00	90-000-E255	Chapelstreet Church	21862	3/19/2021	03/15/2021
Total:	3,361.29	*Vendor Total				
Zach or Kaitlyn Bonnell						
468098						
Water Credit Refund	20.30	60-320-3340	Water Collections	03012021	3/1/2021	03/15/2021
Total:	20.30	*Vendor Total				
Report Total:	352,170.45					



Memorandum

To: Village President and Village Board of Trustees
Cc: Steve Bosco, Village Administrator
From: Natalie Stevens, Executive Assistant
Date: March 9, 2021
Re: Ordinance Increasing the Number of Class B Liquor Licenses to Six

With the arrival of a new restaurant business in town, the Village will need to amend Title 5, Section 5.08.350 of the Village Code to increase the number of Class B Liquor Licenses (Small Restaurant) by one (1) to a new total of six (6).

The new restaurant, Ma Maw's Kitchen & Concessions, is located at 227 Lincolnway, and will be a full service catering restaurant business as well as cooking with a "twist of soul" for breakfast, lunch and dinner. The applicant has submitted a Liquor License application. Approval of the Liquor License is dependent upon receiving the proof of liquor liability insurance and the pending background investigation results.

Attached is the ordinance for amending the number of Class B Liquor Licenses issued.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE NORTH AURORA CODE SECTION
5.08.350 TO INCREASE THE NUMBER OF CLASS B LIQUOR LICENSES
AUTHORIZED IN THE VILLAGE OF NORTH AURORA
(Ma Maw's Kitchen & Concessions, LLC)**

BE IT ORDAINED by the President and the Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: Section 5.08.350 of Chapter 5.08 of Title 5 of the North Aurora Municipal Code is hereby amended to read as follows:

5.08.350 Number of Licenses.

The number of licenses to be issued by the Village Liquor Commissioner for any given license year is hereby restricted as follows:

- A. Six Class "A" licenses,
- B. Six Class "B" licenses;**
- C. Two Class "C" licenses;
- D. Four Class "D" licenses;
- E. One Class "E" license;
- F. Four Class "F" licenses;
- G. Five Class "G" licenses;
- H. One Class "H" license;
- I. One Class "J-1" license;
- J. One Class "J-3" license;
- K. One Class "M" license; and
- L. One Class "T" license

SECTION 2: No other portion of the Village of North Aurora Municipal Code is amended or modified by this Ordinance.

SECTION 3: This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form by the Village Clerk, and such other acts as required by 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 _____

Carolyn Bird Salazar _____

Michael Lowery _____

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.

Village President

ATTEST:

Deputy Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 21-02: 1059 ORCHARD ROAD MICROBREWERY EXPANSION
AGENDA: MARCH 15, 2021 REGULAR VILLAGE BOARD MEETING

ITEM

An Ordinance expanding a Special Use to allow for the expansion of a Microbrewery at 1059 Orchard Road in the B-2 General Business District, Village of North Aurora, Illinois

DISCUSSION

On June 3, 2019, the Village Board approved Ordinance #19-06-03-02 granting a special use to allow a Microbrewery, known as Brother Chimp Brewing, at 1059 Orchard Road in the B-2 General Business District. The original special use approval allowed use of the 1,640 square foot tenant space located in the Orchard Crossing Shopping Center for the production and sales of beer.

The owner of Brother Chimp Brewing is now requesting use of the adjacent indoor tenant space (1057 Orchard Road) and also the use of an outdoor beer garden to be located behind both tenant spaces along the southern portion of the building. According to the petitioner, the indoor and outdoor expansion areas would serve as seating for patrons and not be used for any brewing production.

Chapter 4.3 of the Zoning Ordinance states: any modification or intensification of a special use that alters the essential character or operation of the use in a way not approved at the time the special use was granted, as evidenced by the record or by the text of this Ordinance, shall require new special use approval in accordance with this section. Brother Chimp has the right to conduct business in their existing space; however, expansion of the business is deemed an intensification of the use, thus requiring special use approval.

Staff requested feedback from the Village Board on this petition at their February 15, 2021 Committee of the Whole meeting. The Village Board was in favor of the expansion, but raised the idea of adding safety barriers by the outdoor seating area.

A public hearing was conducted on this item at the March 2, 2021 Plan Commission meeting. The Plan Commission recommended approval of Petition #21-01, subject to the three conditions listed in the staff report, along with four conditions and one added condition:

- *The petitioner shall work with Village staff to determine the number, size and location of bollards required adjacent to the outdoor seating area for protective purposes.*

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**AN ORDINANCE EXPANDING A SPECIAL USE TO ALLOW FOR THE EXPANSION OF A
MICROBREWERY AT 1059 ORCHARD ROAD IN THE B-2 GENERAL BUSINESS
DISTRICT, VILLAGE OF NORTH AURORA, ILLINOIS**

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 _____

VILLAGE OF NORTH AURORA

ORDINANCE NO. _____

AN ORDINANCE EXPANDING A SPECIAL USE TO ALLOW FOR THE EXPANSION OF A MICROBREWERY AT 1059 ORCHARD ROAD IN THE B-2 GENERAL BUSINESS DISTRICT, VILLAGE OF NORTH AURORA, ILLINOIS

(Petition #21-02; 1057 & 1059 Orchard Road)

WHEREAS, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B-2 – General Business District, and a special use to allow a Microbrewery was granted for the property located at 1059 Orchard Road, North Aurora, Illinois by Ordinance No. 19-06-03-02 on June 3, 2019; and,

WHEREAS, an application has been filed requesting approval of an expansion to the special use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance to allow for the outdoor beer garden expansion of the Microbrewery and indoor expansion into the adjacent tenant space located at 1057 Orchard Road, North Aurora, Illinois; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on March 2, 2021 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

WHEREAS, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special uses and is in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

SECTION 2: That an expanded special use for a Microbrewery is hereby granted for the property located at 1057 and 1059 Orchard Road, North Aurora, Illinois that is legally described in Section 3 (“the Subject Property”) allowing, in addition to the expansion of the Microbrewery, a designated outdoor beer garden covering no more than four parking spaces in the back (south) of the Subject Property immediately adjacent to the Subject Property consistent with the plans that were submitted with the application with an entrance from inside the Subject Property. The special use shall be subject to the issuance of an appropriate outdoor liquor license with whatever terms and conditions are imposed with the issuance of the liquor license, and the special use is further subject to the special use limitations in Section 3 below and the conditions specified in Section 4 below.

VILLAGE OF NORTH AURORA

SECTION 3: That this Ordinance is limited and restricted to the property located at 1057 and 1059 Orchard Road, North Aurora, Illinois and legally described as follows:

LOT 1 IN THE SHOPPES AT RANDALL CROSSING, BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 2007 AS DOCUMENT NO. 2007K117671, IN KANE COUNTY ILLINOIS.

Parcel Number: 12-32-327-007

SECTION 4: The expanded Microbrewery special use granted by this Ordinance is subject to compliance with conditions of the original special use and the following conditions:

1. A building permit shall be secured from the Village for any applicable building improvements.
2. The outdoor seating area enclosure will be subject to review per the supplemental outdoor liquor license.
3. The outdoor beer garden shall not extend beyond the parking area into the drive aisle.
4. The petitioner shall work with Village staff to determine the number, size and location of bollards required adjacent to the outdoor seating area for protective purposes.

SECTION 5: Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by 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 _____

VILLAGE OF NORTH AURORA

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

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: March 2, 2021

Petition Number: 21-02

Petitioner: Stephen Newman

Request: Special Use to allow for the indoor and outdoor expansion of a Microbrewery

Location: 1057 & 1059 Orchard Rd.

Parcel Number(s): 12-32-327-007

Property Size: Approximately 2.84 acres

Current Zoning: B-2 PUD – General Business District Planned Unit Development

Contiguous Zoning: North – Unincorporated Property, East – B-2 PUD – General Business District Planned Unit Development, South – B-2 PUD – General Business District Planned Unit Development, West – B-2 PUD – General Business District Planned Unit Development

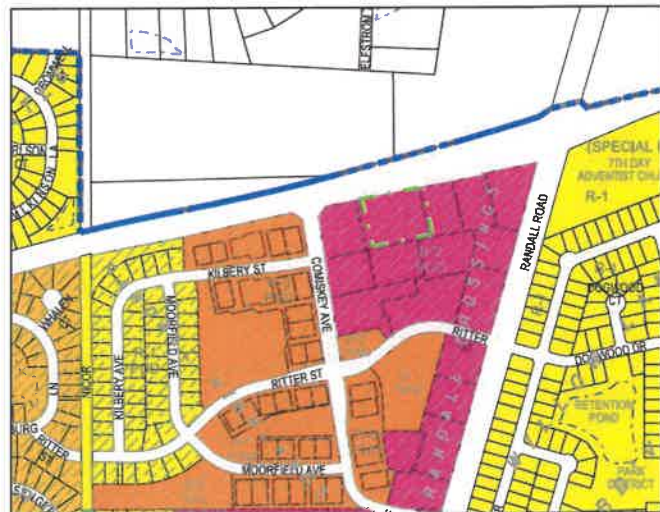
Contiguous Land Use: North – large tract vacant land, South – restaurant, East – multi-tenant commercial building West – vacant parcel

Comprehensive Plan Designation: Commercial /Retail

PROPOSAL

On June 3, 2019, the Village Board approved Ordinance #19-06-03-02 granting a special use to allow a Microbrewery, known as Brother Chimp Brewing, at 1059 Orchard Road in the B-2 General Business District. The original special use approval allowed use of the 1,640 square foot tenant space located in the Orchard Crossing Shopping Center for the production and sales of beer.

The owner of Brother Chimp Brewing is now requesting use of the adjacent indoor tenant space (1057 Orchard Road) and also the use of an outdoor beer garden to be located behind both tenant spaces



along the southern portion of the building. According to the petitioner, the indoor and outdoor expansion areas would serve as seating for patrons and not be used for any brewing production.

The outdoor dining area would be approximately 36 ft. x 28 ft. (1,008 sq. ft.) and consume a total of four available parking spaces. As one of the spaces is an accessible parking space, a condition of approval would require that the accessible parking space be relocated on the subject property also adjacent to the building. According to the petitioner, the outdoor seating area would be covered with a canopy and be contained by plastic walls. Staff notes the enclosure will be subject to review per the supplemental outdoor liquor license. A concrete slab would be poured to accommodate the outdoor seating area to allow for transition from the walkway adjacent to the building and provide a raised curb around the area.

Chapter 4.3 of the Zoning Ordinance states: *any modification or intensification of a special use that alters the essential character or operation of the use in a way not approved at the time the special use was granted, as evidenced by the record or by the text of this Ordinance, shall require new special use approval in accordance with this section.* Brother Chimp has the right to conduct business in their existing space; however, expansion of the business is deemed an intensification of the use, thus requiring special use approval.

Staff requested feedback from the Village Board on this petition at their February 15, 2021 Committee of the Whole meeting. The Board review was done prior to the public hearing to allow for final consideration from the Village Board on March 15, 2021 so the petitioner can open the expanded areas for business as soon as possible. The Village Board was in favor of the expansion, but raised the idea of potentially adding safety barriers by the outdoor seating area.

RECOMMENDATIONS

Staff finds that the information presented **meets** the Standards for Specials Uses as submitted by the petitioner and 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 #21-02, subject to the following conditions:

1. A building permit shall be secured from the Village for any applicable building improvements.
2. The outdoor seating area enclosure will be subject to review per the supplemental outdoor liquor license.
3. The outdoor expansion area shall not extend into the adjacent drive aisle.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-02

FILE NAME BROTHER CHIMP EXPANSION

DATE STAMP

RECEIVED

FEB 02 2021

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant Stephen Newman

Applicant Address 345 N Batavia Ave, Batavia IL 60510

Applicant Telephone # 312 339-9180

Email Address Steve@brotherchimpbrewing.com

Property Owner(s) Orchard Crossing Bceline, LLC

Owner Address 511 Broadway, Denver, CO 80203

Owner Telephone # 303 974-9200

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 1035-1061 West Orchard Road
(indicate location if no common address)

Legal Description: 12-32-327-007

Parcel Size 2.92

Present Use Vacant (mixed)
(business, manufacturing, residential, etc.)

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

III. PROPOSED SPECIAL USE

Proposed Special Use Microbrewery
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

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

If so, when? April 2019 to what district? _____

Describe briefly the type of use and improvement proposed _____

Microbrewery (See attached letter for more details)

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

Retail, Personal training facility, liquor store, credit union, dentist, Microbrewery

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Space is needed to expand

capacity for existing Microbrewery

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

2/5/21
Date


Owner

2/5/21
Date

Alysa Scalisi agent

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 Attachment 1)

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


Applicant Signature

2/5/2021
Date

SUBSCRIBED AND SWORN TO

Before me this 5th day of February, 2021.


Notary Public



Attachment I

Parcel	Address	City	State	Zip
1232327007	ORCHARD CROSSING BACELINE LLC, 1391 SPEER BLVD STE 800	DENVER	CO	80204-2555
1232100013	LOYAL ORDER OF MOOSE	MOOSEHEART	IL	60539
1232200014	LOYAL ORDER OF MOOSE	MOOSEHEART	IL	60539
1232300017	LOYAL ORDER OF MOOSE	MOOSEHEART	IL	60539
1232327001	SYNERGY PROPERTY HOLDINGS LLC, 8750 W BRYN MAWR AVE STE 1300	CHICAGO	IL	60631-3655
1232327010	NA TOWNHOMES LLC, 123 W WASHINGTON ST STE 214	OSWEGO	IL	60543-8204
1232403001	DENVER CAPITAL LLC, 123 W WASHINGTON ST STE 214	OSWEGO	IL	60543-8204
1232403008	TURF ROOM LLC, PARKER GRABOWSKI 1033 FOREST TRL	SUGAR GROVE	IL	60554-9252
1232403010	SYNERGY PROPERTY HOLDINGS LLC, 8750 W BRYN MAWR AVE STE 1300	CHICAGO	IL	60631-3655
1232403019	NA LODGING 1 LLC, DECADE GROUP - RANDALL LLC 564 S WASHINGTON ST STE 200	NAPERVILLE	IL	60540-6674
1232403021	PL6 LLC, 123 W WASHINGTON ST STE 214	OSWEGO	IL	60543-8204

Letter in Support of special use permit

To Whom It May Concern:

Brother Chimp Brewing proposes to increase the footprint of its current operation by expanding into the unit directly to the east (unit 1057) and erecting a permanent beer garden directly behind both units (1059 and 1057). Please see the attached diagrams for the proposed additional and existing seating plans. The expected long-term hours of operation would be Mon – Thur 2pm -9pm, Friday – Sat 12 – 10 pm and Sundays 12-7 pm. If there is demand, we may open early on the weekends for international rugby and soccer matches. Patrons would be able to beers brewed and premise and guest beers and ciders. We will also offer pre-packaged snacks and non-alcoholic beverages. Customers would be permitted to bring their own food and encouraged to order form local restaurants. We would also cater food through licensed food vendors from time to time.

This would be an expansion of our current special use permit approved in 2019. The brewery has been well received by the community, but in the current COVID 19 it is important to have enough space to allow patrons to be properly socially distant. There is no need for additional infrastructure, and the project fits within the Village's Comprehensive Plan, which suggest regional commerce for the property. There will be not changes to the front of the outside structure aside form additional signage, which will comply with any applicable regulations. In back we would establish a permanent beer garden (see attached diagram). The permanent beer garden would take away fewer parking spaces than have been used during the current executive order and there have been no parking issues even during our busiest hours. There will not be any changes to existing traffic patterns. All necessary utilities are already in place. The brewery already has all necessary Federal, State and Local licensing and would make the necessary amendments to cover the additional space.

Thank you for your consideration on this matter.

A handwritten signature in black ink, appearing to read 'Stephen C Newman', with a long horizontal flourish extending to the right.

Stephen C Newman
CEO Brother Chimp Brewing

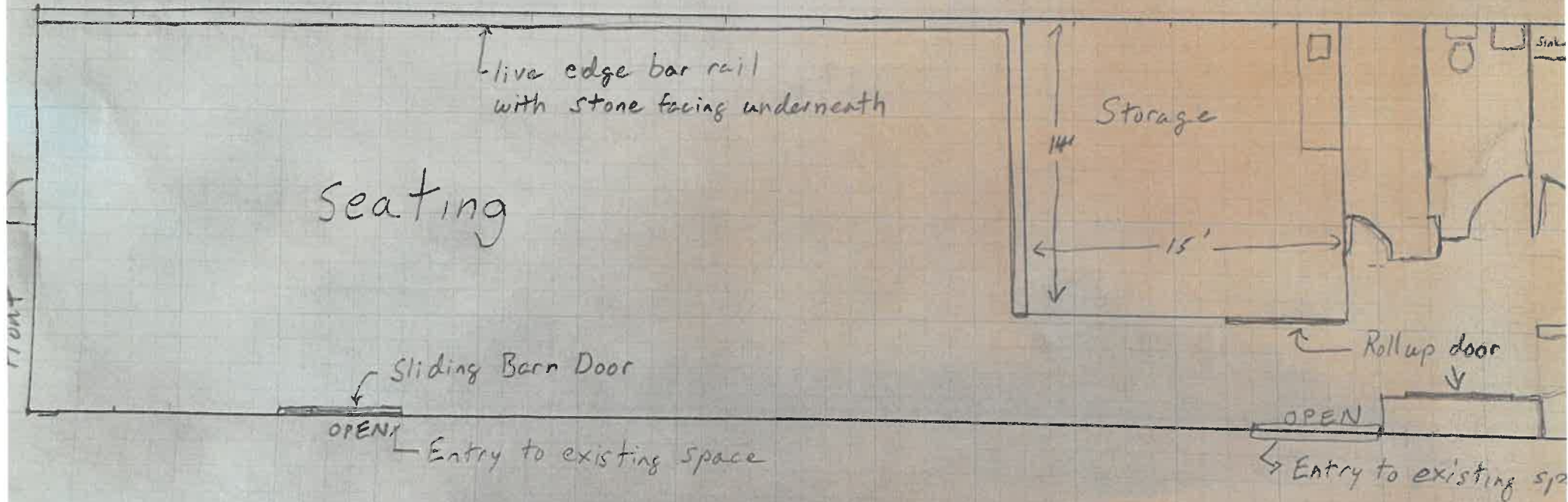
Proposed Special Use Permit conformance with standards:

1. The Village has previously approved a special use permit for the Microbrewery at 1059 West Orchard Rd.
2. There are currently no other microbreweries in the immediate area
3. The necessary infrastructure to the microbrewery already exists and the expansion of the microbrewery would provide additional employment and tax revenue.
4. The Comprehensive Plan suggests regional commerce for this property, making the expansion a good fit.
5. It is not necessary to make any changes to the front outside of the building and the addition of the beer garden to the back of the building would be an improvement over the current temporary structure.
6. The adjacent neighboring properties are commercial and should have their business enhanced by the additional patrons attracted to the microbrewery
7. As previously stated, the microbrewery should help increase customer flow to the neighboring commercial businesses and will provide a comfortable place for local residents to meet.
8. The microbrewery will have no impact on traffic movement at the site.
9. The location already provides adequate parking
10. The necessary utilities, drainage, access and other facilities already exist.
11. The microbrewery already has all necessary Federal, State and Local licensing and we make the necessary amendment to incorporate the additional space

Approximate dimension 36ft x 28ft height 10-12ft
Base would be a concrete pad with at least a 6" curb
There would be 3'-4' side walls on clear ~~upset~~ plastic that
can be zipped up there would be doors at the side walk to
deliniate the drinking area.

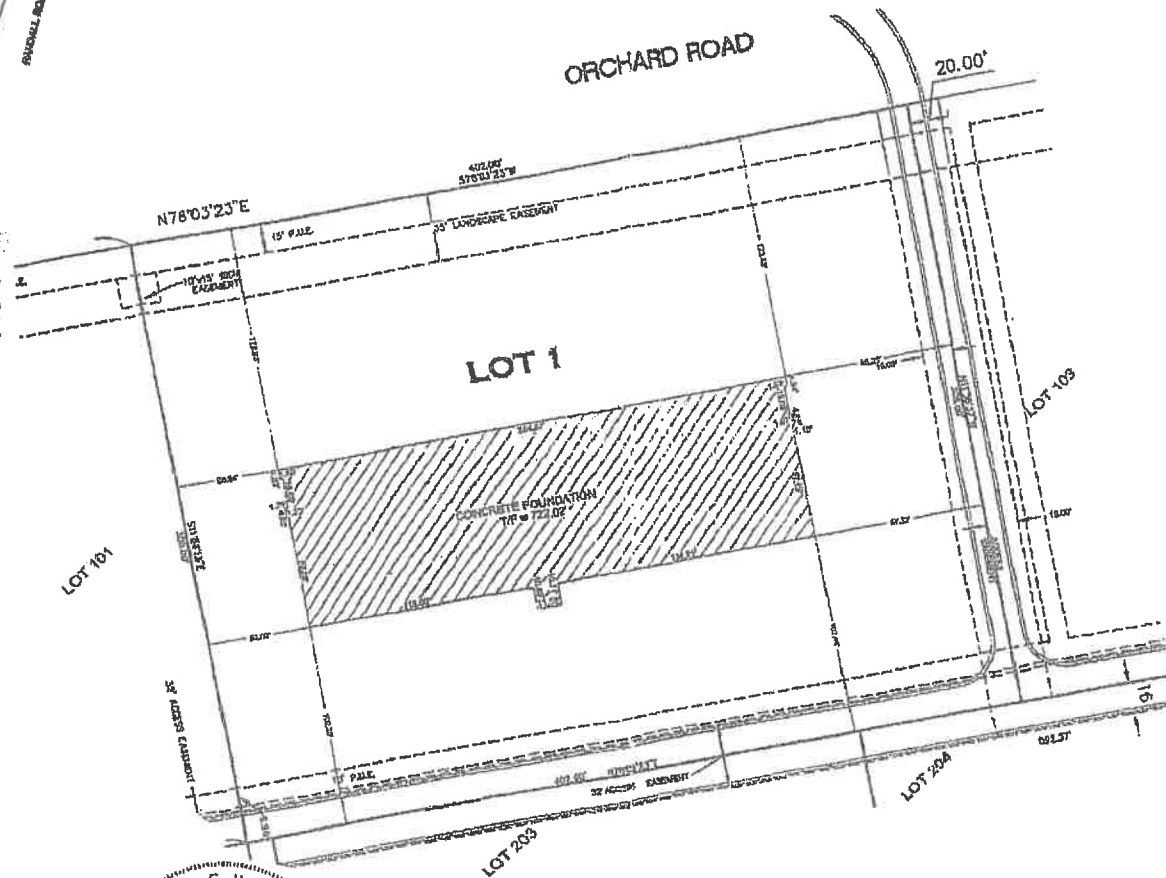
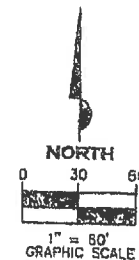
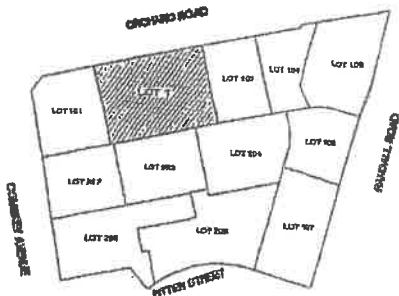


1057 West Orchard Rd



PLAT OF SURVEY

LOT 1 IN THE SHOPPES AT RANDALL CROSSING,
BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 35 NORTH,
RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 28, 2007 AS DOCUMENT No. 2007K117671, IN KANE COUNTY, ILLINOIS.



SURVEYOR'S CERTIFICATE

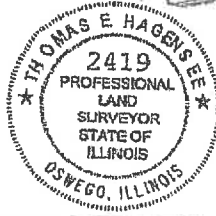
STATE OF ILLINOIS)
COUNTY OF KENDALL)

WE, MERITCORP, PC, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE
HEREON DESCRIBED PROPERTY, UNDER THE DIRECTION OF AN ILLINOIS
PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A
CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF March A.D. 2008

Thomas E. Hagense
THOMAS E. HAGENSBEL
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2419

LICENSE EXPIRES NOVEMBER 30, 2008



COPYRIGHT © 2008
MeritCorp, PC

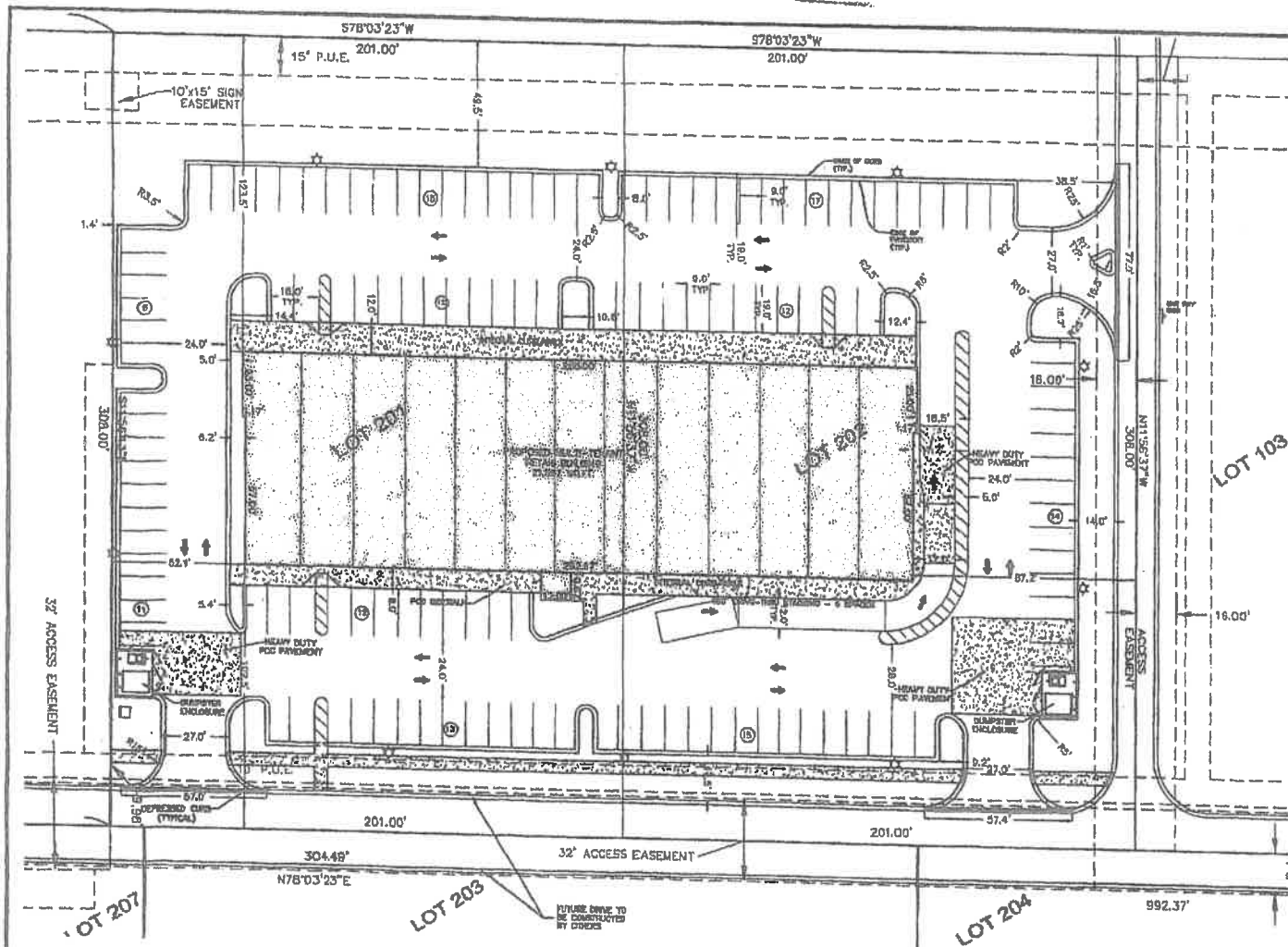
SCALE: 1"=60'
DRAWN BY: ADE
CHECKED BY: TEN

MeritCorp, PC
Engineering - Planning - Surveying

20 S. Main Street
Chicago, IL 60648
Tel: 312-400-0883
Fax: 312-400-0883

LOT 1
THE SHOPPES AT
RANDALL CROSSING
PLAT OF SURVEY

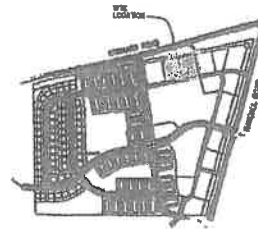
PROJECT NO. M2078
SHEET NO. 1/1



SITE DATA

1. SITE AREA ± 2.84 ACRES
2. PROPOSED USE: 13 UNIT COMMERCIAL CENTER
PROPOSED BUILDING - 21,597 SQ.FT. - 17.45% F.A.R.
PROPOSED PAVEMENT - 62,880 SQ.FT. - 50.6%
3. EXISTING ZONING: O-2 GENERAL COMMERCIAL
PROPOSED USE: COMMERCIAL CENTER/RANDALL CROSSING SUBDIVISION
W/ DRIVE THRU WINDOW ON EAST WALL
4. PARKING CALCULATION
ONE SPACE REQUIRED FOR EACH 300 S.F. OF GROSS FLOOR AREA.
 $1 / 300 \times 21,597 = 72$ SPACES REQUIRED
130 SPACES PROVIDED
6.02 PARKING RATIO
+6 DRIVE THRU STACKING SPACES

NOTE: LOCATION OF BARRIER FREE PARKING SPACES WILL BE DETERMINED BASED ON NUMBER AND LOCATION OF BUSINESSES WITHIN BUILDING



LOCATION MAP

NOTES

1. CROSS-LOT ACCESS TO BE PROVIDED FOR ACCESS TO SITE AND TO ADJACENT SITES.
2. ALL RADII SHOWN TO BACK OF CURB



COPYRIGHT © 2007	
MeritCorp, PC	
SCALE:	1"=80'
DRAWN BY:	REH
CHECKED BY:	JPM
REVIEW:	
DATE: 11/15/07	
BY: JPM	
FOR: THE SHOPS AT RANDALL CROSSING	
PROJECT NO. 1807076	
SHEET NO. 2/8	

THE SHOPS AT RANDALL CROSSING
NORTH AURORA, IL
FINAL SITE PLAN

MeritCorp, PC
Engineering - Planning - Surveying
20 S. Main Street
Chicago, IL 60643
Tel: 312.324.7777
Fax: 312.324.7777
E-mail: info@meritcorp.com

Village of North Aurora Memorandum



To: President and Village Board of Trustees

From: Bill Hannah, Finance Director

Date: March 9, 2021

CC: Steven Bosco, Village Administrator

RE: Budget Amendment for Current FY 2020-21 Fiscal Year

As discussed at the March 1st Operations Committee, staff is recommending several budget amendment items based on the projected financial surplus in the General Fund for the current year. These items were briefly discussed and are summarized below:

Restore Transfers for Future Vehicle and Equipment Replacement Needs

Transfers from various departments for future vehicle and equipment purchases were reduced by 50% back in May, 2020 in response to the uncertainty of fiscal impact of the current pandemic. The attached budget amendment would restore those transfers to the full 100% level, and add an additional \$200,000 for future equipment purchases and IT projects. The total transfers from various departments would increase by \$493,208 or from \$193,231 to \$686,439 for the year.

Increase Transfer from General Fund to Capital Projects Fund for Future Projects

Again, in response to the fiscal uncertainty regarding the pandemic, the transfer from the General Fund to the Capital Projects Fund to support future projects was reduced from \$600,000 to \$200,000 back in May, 2020. Given the positive fiscal results of the last year, and addition of one-time revenues, staff is proposing to increase the transfer from the General Fund to the Capital Projects Fund from the current \$200,000 amount to \$2,500,000 for the year. While the draft budget will show a total transfer of \$2,000,000, a level of \$2,500,000 is being set in case final revenue accruals received after the end of the year come in higher than expected. This part of the amendment will significantly enhance the ability of the Village to fund several capital projects for the future.

Other “Clean-Up” Budget Items

The amendment also addresses two minor clean-up items

- Closing of the Library Debt Service Fund into the General Fund for the remaining amounts of \$5,400 after the final debt service payment was made in January.
- Increase in projected snow removal costs for \$50,000, and increase in building maintenance repair costs for another projects \$50,000 for the year

Ordinance No. _____
An Ordinance Approving the 1st Budget Amendment for Fiscal Year 2020-21

WHEREAS, the Village of North Aurora has adopted the Budget Act, and approved a Budget for the 2020-21 Budget Year (hereinafter “budget year”); and

WHEREAS, the corporate authorities of the Village have the authority to revise the budget without notice as long as the revisions do not increase the total budget of the Village beyond the funds that are available.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. The budget amendment summarized in the document attached hereto and incorporated herein as Exhibit “A” are hereby approved by the corporate authorities.

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 _____

Tao Martinez _____

Carolyn Bird-Salazar _____

Michael Lowery _____

Mark Guethle _____

Laura Curtis _____

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.

Village President

ATTEST:

Village Clerk

Village of North Aurora
FY 2020-2021
Exhibit "A"
Budget Amendment #1

<u>Fund</u>	<u>Division</u>	<u>Account</u>	<u>Account Number</u>	<u>Current Budget</u>	<u>Increase/ (Decrease)</u>	<u>Revised Budget</u>	<u>Note</u>
<u>General Fund</u>							
	<u>Revenues</u>						
	Transfers In	Transfer from Library Debt Fund	01.395.3985	-	5,400	5,400	Close Fund
		TOTAL			5,400		
	<u>Expenditures</u>						
	Admin Finance	Vehicle and Equipment Transfer	01.430.4931	6,173	6,167	12,340	100% Tranfers
	Police	Vehicle and Equipment Transfer	01.440.4931	86,492	386,489	472,981	100% + 300K
	Comm Dev	Vehicle and Equipment Transfer	01.441.4931	6,003	6,002	12,005	100% Tranfers
	Public Works	Snow Removal	01.445.4538	150,000	50,000	200,000	Additional Costs
	Public Works	Building Maintenance Repair	01.445.4520	83,200	50,000	133,200	Additional Costs
	Public Works	Vehicle and Equipment Transfer	01.445.4931	81,975	81,963	163,938	100% Tranfers
	Non-Departmental	Miscellaneous	01.490.4799	-	35,000	35,000	Liquor Refunds
	Transfers	Transfer to Capital Projects Fund	01.495.4970	200,000	2,300,000	2,500,000	Increase Transfer
		TOTAL			2,915,621		
<u>Sanitary Sewer Fund</u>							
	Public Works	Vehicle and Equipment Transfer	18.445.4931	8,438	8,437	16,875	100% Tranfers
		TOTAL			8,437		
<u>Capital Projects Fund</u>							
	Transfers In	Transfer from General Fund	21.395.3955	200,000	2,300,000	2,500,000	Increase Transfer
		TOTAL			2,300,000		
<u>Library Debt Service Fund</u>							
	Admin/Finance	Transfer to General Fund	31.495.4991	-	5,400	5,400	Close Fund
		TOTAL			5,400		
<u>Water Fund</u>							
	Public Works	Vehicle and Equipment Transfer	60.445.4931	4,150	4,150	8,300	100% Tranfers
		TOTAL			4,150		
<u>Vehicle and Equipment Fund</u>							
	Transfers In	Replacement Charges	71.390.3925	193,231	493,208	686,439	100% Tranfers +
		TOTAL			493,208		

