

Meeting Held Electronically



**COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 19, 2021**
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- Petition 21-04: Gerald Hyundai Expansion
- Petition 21-03: Randall Terrace Apartments
- Humane Pet Sales
- North Aurora Days

EXECUTIVE SESSION

1. Pending Litigation

ADJOURN

Initials: SB

**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 21-04: GERALD HYUNDAI EXPANSION SPECIAL USE

AGENDA: APRIL 19, 2021 COMMITTEE OF THE WHOLE MEETING

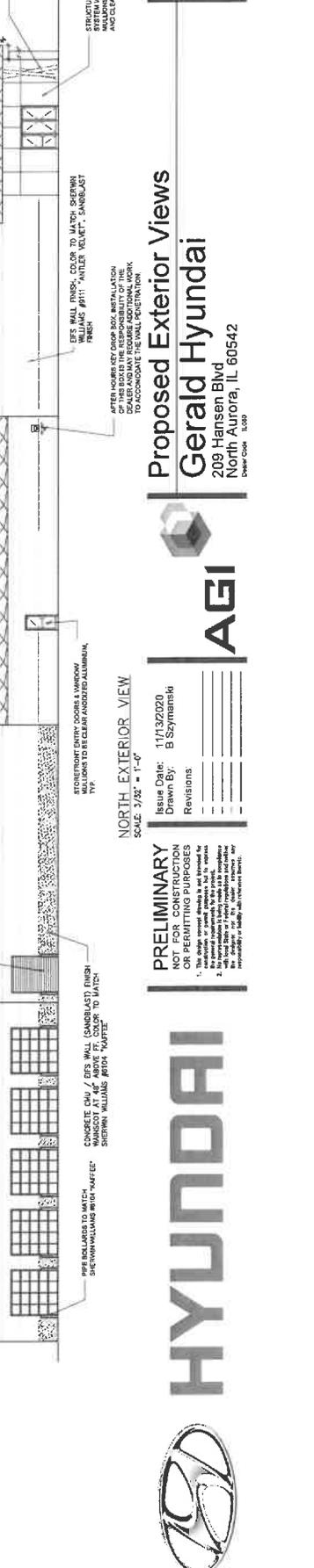
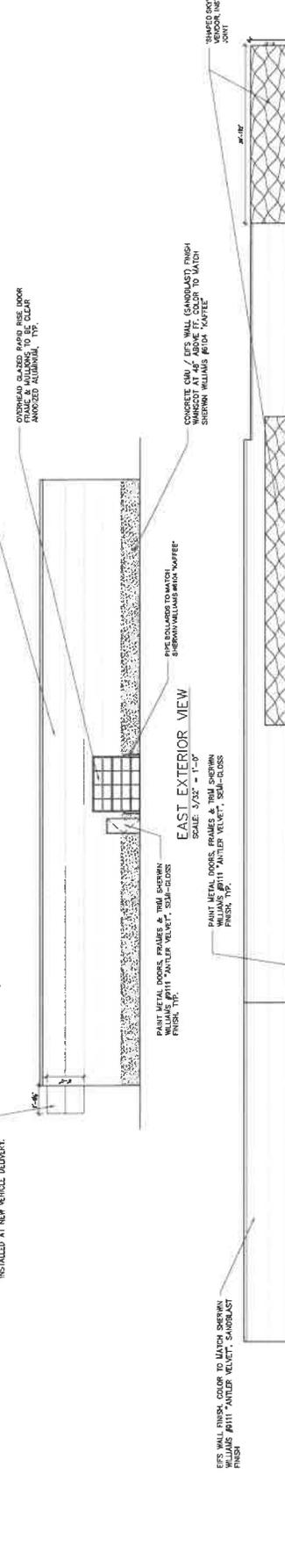
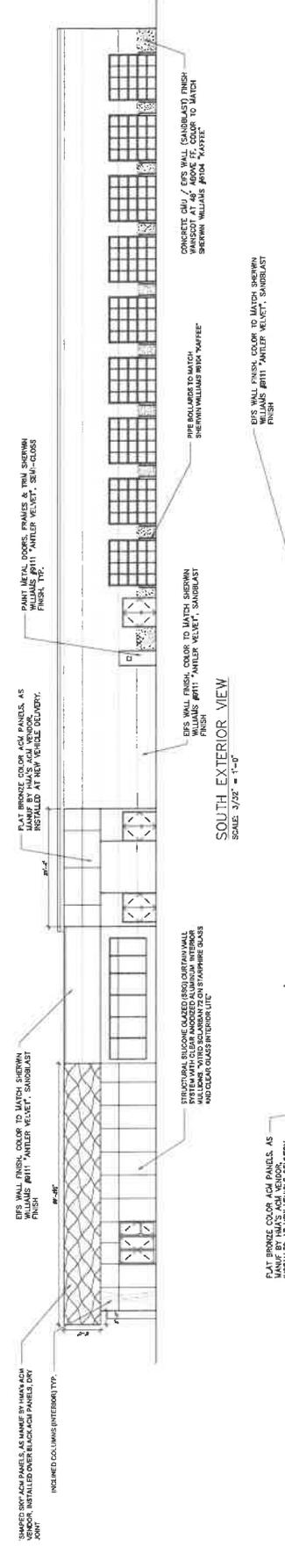
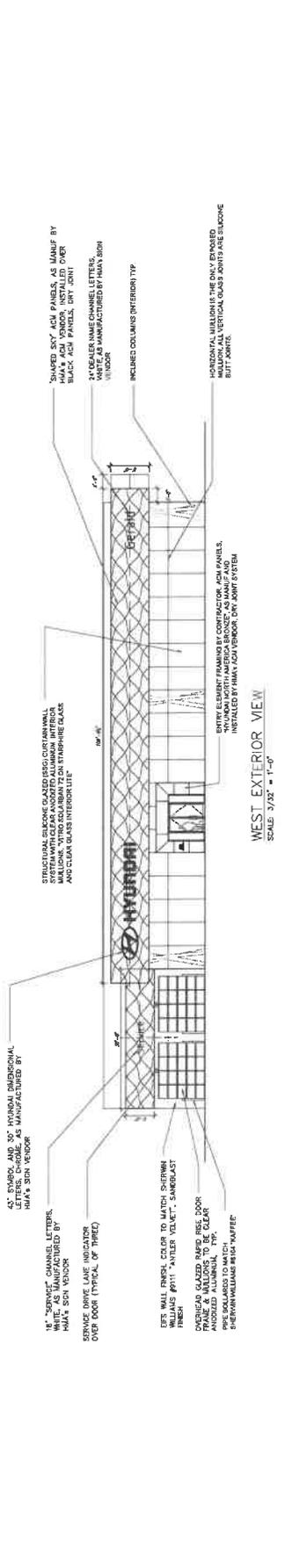
DISCUSSION

Gerald Hyundai is proposing to construct a 12,220 square foot addition to increase motor vehicle service capabilities at their 209 Hansen Boulevard location. Motor Vehicle Sales and/or Service is classified as a special use in the B-2 General Business District.

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.* Gerald Hyundai 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.

Site plan review is also required as the commercial addition constitutes more than twenty-five (25) percent of total square footage of the existing structure.

This petition is scheduled for public hearing before the Plan Commission on May 4, 2021. Staff is requesting feedback from the Village Board on the site plan and use expansion now to allow for final consideration from the Village Board on May 17, 2021 so the petitioner can obtain building permit approval and commence construction in a timely manner.



HYUNDAI

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR PERMITTING PURPOSES
 1. This design is preliminary and is not intended for construction. It is subject to change without notice. The contractor shall verify all dimensions and materials with the manufacturer and supplier. The manufacturer and supplier shall be responsible for any errors or omissions.

Issue Date: 11/13/2020
 Drawn By: B Szymanski
 Revisions



Proposed Exterior Views
Gerald Hyundai
 208 Hansen Blvd
 North Aurora, IL 60542
 CONTACT: AGI

A-6
 of 6 sheets

**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 21-03: RANDALL TERRACE APARTMENTS

AGENDA: APRIL 19, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

On April 9, 2001, the Village Board approved an Ordinance approving a special use for a B-2 District Planned Unit Development for the Randall Road Commercial Center. As the Randall Road Commercial Center was established as a B-2 District commercial development, multi-family residential use is currently prohibited within the development.

On December 17, 2018, the property owner presented the proposed multi-family residential concept plan to the Village Board at their Committee of the Whole meeting. The Village Board was supportive of the proposed multi-family residential use on Lot 2 at that time.

A public hearing was later held before the Plan Commission at their June 4, 2019 meeting. At that time the petitioner requested a special use to amend the PUD to allow multi-family residential dwellings as a permitted use *on Lot 2 only*. A preliminary site plan was presented to the Plan Commission at that time and while a final site plan was not being formally considered the Plan Commission did have some suggestions for the site plan, which included additional dumpsters, reevaluating the internal sidewalk network for better connectivity and adding a walkway that would connect to the sidewalk along the west side of Miller Drive. After discussion regarding the proposed use of Lot 2, the Plan Commission recommended approval of the special use amendment to allow multi-family residential on Lot 2 of the Randall Road Commercial Center. The Village Board discussed the petition at their August 5, 2019 Committee of the Whole meeting and again confirmed their support of the project.

The petitioner has now to come back for final review and consideration of the site plan. Through a final review of the PUD Ordinance and Zoning Ordinance, it was determined that there were additional deviations needed for final approval of the project, which required another public hearing. The deviations below are being requested. Further explanation of each deviation can be found in the attached staff report to the Plan Commission.

- Floor Area Ratio (PUD Ordinance)
- Building Materials and Finish (PUD Ordinance)
- Front Yard Fence (Zoning Ordinance)

A public hearing was held before the Plan Commission at their April 6, 2021 meeting. The Plan Commission unanimously recommended approval of the site plan and associated deviations.

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

GENERAL INFORMATION

Meeting Date: April 6, 2021

Petition Number: 21-03

Petitioner: Randall Terrace Health Care Center LLC

Requests: 1) Special Use - Amendment to a Planned Unit Development with deviations to the Zoning Ordinance 2) Site Plan Approval

Parcel Number(s): 12-32-379-003

Size: 5.2 acres

Current Zoning: B-2 General Business District PUD

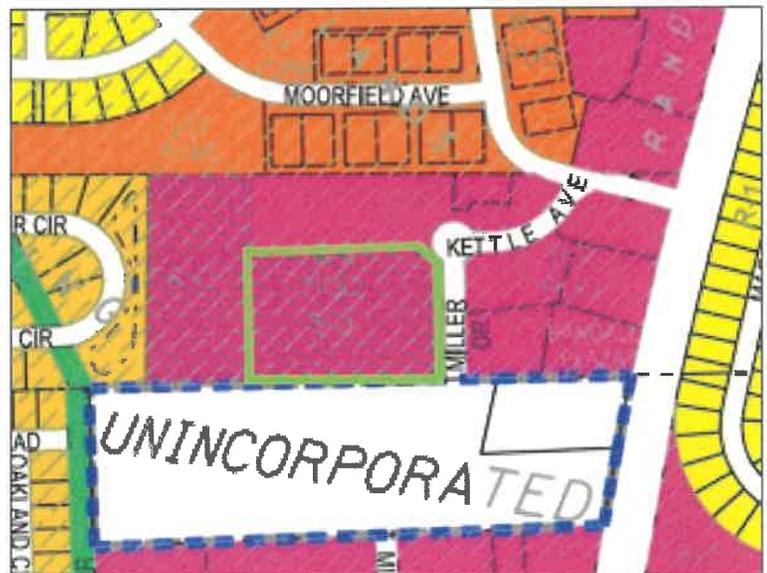
Current Land Use: Vacant Land

Contiguous Land Use: North: Self Service Storage Facility; South: Vacant Land; East: Daycare Facility; West: Detention Pond

Comprehensive Plan Designation: 'Regional Commercial'

BACKGROUND

Lot 2 of the Randall Road Commercial Center is a vacant 5.23 acre property situated west of Miller Drive, south of Extra Space Storage, north of the unincorporated 'Shodeen Property' and east of the detention pond located on Lot 4. The submitted plans include four (4), three-story residential buildings containing a total of sixty-six (66) residential units and a clubhouse.



On April 9, 2001, the Village Board approved the Annexation Agreement between the Village of North Aurora and Mark Sorrentino Trustee of Mark Sorrentino Trust No. 1 and Brian L. Stresney.

Approval of Ordinance 01-04-09-05, an Ordinance approving special use for a B-2 District Planned Unit Development for the Randall Road Commercial Center, was also granted.

On December 17, 2018, the petitioner presented the multi-family residential concept plan to the Village Board at their Committee of the Whole meeting. The Village Board was supportive of the proposed residential use on Lot 2.

A public hearing was later held before the Plan Commission at their June 4, 2019 meeting. While the final site plan was not being formally considered at that time, the Plan Commission did have some suggestions for the site plan, which included additional dumpsters, reevaluating the internal sidewalk network for better connectivity and adding a walkway that would connect to the sidewalk along the west side of Miller Drive. After discussion regarding the proposed use of Lot 2, the Plan Commission recommended approval of the special use amendment to allow multi-family residential on Lot 2 of the Randall Road Commercial Center. The Village Board discussed the petition at their August 5, 2019 Committee of the Whole meeting and again confirmed their support of the project.

The petitioner was to come back at a later date for final review and consideration of the site plan, which is now being presented. Through a final review of the PUD Ordinance and Zoning Ordinance, it was determined that there were additional deviations needed for final approval of the project. Staff notes that the project is consistent with the previous plans; however, additional provisions were discovered after the public hearing.

CURRENT REQUESTED ACTIONS

Special Use – Amendment to a Planned Unit Development with deviations to the Zoning Ordinance

Staff reviewed the yard and bulk regulations of the B-2 General Business District and underlying PUD and determined the following deviations would be required:

Floor Area Ratio (PUD Ordinance)

- According to the Zoning Ordinance, the Floor Area Ratio (FAR) is defined as: *The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located, as measured from the outside face of the walls.*
- Per the PUD Ordinance, the maximum floor area ratio for Lot 2 is 0.3 (30%).
- According to the submitted plans, a proposed floor area ratio of 0.47 (47%) is being proposed on Lot 2.
- Per Section 8.3 of the Zoning Ordinance, the maximum floor area ratio for the B-2 General Business District is 2.0 (200%).

Building Materials and Finish (PUD Ordinance)

The Randall Road Commercial Center PUD contains materials standards that specify primary exterior materials and finishes. Originally planned as a commercial development 20 years ago, the materials standards list does not take into consideration more modern materials used in residential development. The petitioner is requesting the following actions with respect to the materials standards:

- Add the following to Item “E”: the ability to use Fiberglass Shingle Roofing to the list of approved Exterior Materials.
- Add Item # 4 “Exterior Siding Materials”: allowing the Use of a Fiber Cement ‘Hardie Board’ Siding as an allowable Exterior Material.
- The Material Standards Exhibit includes three categories for color ranges – Light End, Midrange and Dark End. According to the submitted building elevation plans: *All color selections for exterior materials shall be all earth tones.* The Light End and Midrange color examples include earth tones, such as tan, taupe and greens. The Dark End includes earth tones and some red samples.

Front Yard Fence (Zoning Ordinance)

- Per Section 12.3.C of the Zoning Ordinances, fences are prohibited in front yards when located in business districts.
- The developer has contemplated placing a gate around the entire development, including the front yard.
- As a condition of approval, staff is recommending that any perimeter fencing be black, metallic (non-chain link) construction and limited to six (6) feet in height.

Site Plan Approval

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

As previously mentioned, the Plan Commission did have some suggestions for the proposed site plan, which included additional dumpsters, reevaluating the internal sidewalk network for better connectivity and adding a walkway that would connect to the sidewalk along the west side of Miller Drive. Staff notes that all Plan Commission suggestions were applied to the updated site plan being considered at this time.

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

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

Material Standards and Roof Design: The Material Standards and Roof Design shall be in compliance with the standards set forth on Schedule C attached hereto.

Circulation: The traffic circulation for the one or more pods is deemed adequate for the use contemplated for such one or more pods. (Note: “Pod” refers to one or more lots resulting from the resubdivision of Lots 1, 2 and 3 respectively.)

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

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

COMPREHENSIVE PLAN

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

FINDINGS & RECOMMENDATION

The Community Development Department finds that the information presented **meets** the Standards for Specials Uses as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. The proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance and Randall Road Commercial Center PUD. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #21-03, subject to the following conditions:

1. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
2. Each parking space shall be a minimum of nine (9) feet in width.
3. Perimeter fencing shall be black, metallic (non-chain link) construction and limited to six (6) feet in height.
4. One (1) shade tree should be provided in every parking lot island.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-03

FILE NAME RANDALL TERRACE II

DATE STAMP

RECEIVED

MAR 15 2021

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA:

March 13, 2021

Name of Applicant: Randall Terrace Health Care Center LLC

Applicant Address: 1051 Ketel Avenue Suite 200 North Aurora IL. 60542

Applicant Telephone #: 630- 907-8600

Email Address: mark.s@richmarrelty.com

Property Owner(s): Randall Terrace Health Care Center LLC (Mark Sorrentino)

Owner Address: 1051 Ketel Avenue Suite 200 North Aurora Il 60542

Owner Telephone #: 630 907 8600

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property: Southwest Corner of Ketel Avenue and Miller Drive
(indicate location if no common address)

Legal Description: See Attached

Parcel Size: 5.2 Acres

Present Use: Vacant -

(business, manufacturing, residential, etc.)

Present Zoning District: See attached.

(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use: Residential- Multi – Family
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

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

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed: Residential Multi – Family
See Attached Drawings

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

Vacant Residential Commercial

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain): Yes Per the Market Study.

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

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 (\$4,300 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

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.

Yes, we have an existing PUD, and our intention is to amend the PUD to accommodate the special use.

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

The location is centrally located in the core of various Residential, and Commercial properties making this location extremely convenient. We conducted a comprehensive Market Study, that study identified this as an ideal 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.

Amending to allow this special use will not create any additional or excessive impacts. This proposed project will defiantly be beneficial to the Occupants and the property owners in the nearby community, by its convenient location to many existing commercial retail properties, and by adding additional population to support new retail and commercial development.

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan

Yes we are currently governed by an existing PUD, our intention is to amend the PUD that will allow the proposed residential uses.

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.

Absolutely, we are proposing 66 well-appointed modern, boutique style residence located in 4 separate elevator equipped buildings. The architecture is designed to complement the character of the area.

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.

We are surrounded by a variety of uses in the general area. Safety, and property values, are paramount in the overall concept in this development

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

Yes to the North is a self-storage facility, with multi-family just north of them. To the West is a 4 acre retention pond owned by the Randall Road Commercial Center Association, to the north of that is another detention pond that serves the residential community. To the East is the Goddard Day Care Center, and to the South is vacant land.

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

This property lies within the Randall Road Commercial Center Subdivision, fronting on Randall Road at the Signalized intersection of Randall and Comiskey Avenue. This property will be located on Miller Drive just South of Ketel Avenue with the traffic movements located off of Miller Drive at a single controlled access point with a separate access for emergency vehicles only.

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

The required parking per the Ordinance seems to be excessive, however the parking required is 132 spaces. We have planned a 137 parking places 5 spaces more than the ordinance requires. 30 of them will be fully enclosed garages

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

This planed project is part of an existing PUD. When the overall development was originally built all utilities sewer, and water were installed and stubbed to each individual lot within the subdivision, including a common Retention pond separate and off this site in addition to the public access to the site which will be Miller Drive.

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

This is part of an existing PUD and we are only asking for the current PUD Ordinance to be amended to accommodate a residential use.

Randall Terrace Residence
North Aurora Il.
5/28/19

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

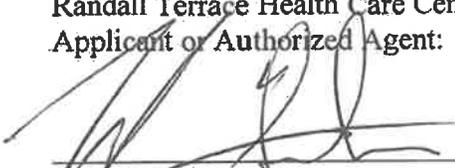
The Applicant is responsible for publishing a legal notice in the newspaper, sending United States mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of 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.

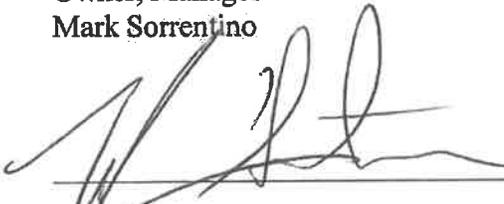
Randall Terrace Health Care Center LLC
Applicant or Authorized Agent:

3/13/21
Date


Mark Sorrentino Manager

Randall Terrace Health Care Center LLC
Owner, Manager
Mark Sorrentino

3/13/21
Date


Mark Sorrentino

Sworn Affidavit

I, Mark Sorrentino, of Randall Terrace Health Care Center LLC, 1051 Kettle Ave., Suite 200, North Aurora, IL 60542, being first duly sworn on oath depose and state as follows:

1. Following are the names and addresses of all property owners ("Adjacent Property Owners") within 250 feet of the property commonly known as Lot 2 of the Randall Road Commercial Center, generally described as the property located at the southwest corner of Kettle Ave., and Miller Dr. in the Village of North Aurora, Kane County, Illinois, Property Index Number:12-32-370-003 (the "Property"):

See attached Exhibit A.

2. On March 15, 2021, I sent by regular mail the Legal Notice attached as Exhibit B to the Adjacent Property Owners.
3. On March 12, 2021, I posted a public hearing sign for Petition #21-03 on the Property. A photo of the sign is attached as Exhibit C.


Mark Sorrentino

SUBSCRIBED and SWORN TO before me

this 15th day of March, 2021


(Notary Public)



PARCEL NUMBER	PROPERTY OWNER	ADDRESS
15-05-100-018	North Aurora Land Company, LLC	17 N. First St., Geneva, IL 60134
15-05-100-016	North Aurora Land Company, LLC	17 N. First St., Geneva, IL 60134
12-32-380-005	PMR Holding, LLC	39W551 S. Hyde Park, Geneva, IL 60134
12-32-380-006	Randall Holdings, LLC	1051 Kettle Ave., North Aurora, IL 60542
12-32-380-004	Randall M.C.B.D, LLC	1051 Kettle Ave., North Aurora, IL 60542
12-32-452-001	Randall Road Commercial Center Association, Inc.	1051 Kettle Ave., North Aurora, IL 60542
12-32-380-002	TCF National Bank	800 Burr Ridge Pkwy., Burr Ridge, IL 60527
12-32-380-003	Randall Holdings, LLC	1051 Kettle Ave., North Aurora, IL 60542
12-32-404-005	Synergy Property Holding, LLC	8750 W Bryn Mawr Ave, Ste. 1300 Chicago, IL 60631
12-32-404-003	Randall Plaza, LLC	6N320 Crescent Ln. St. Charles, IL 60175
12-32-404-004	Synergy Property Holdings, LLC	8750 W Bryn Mawr Ave, Ste. 1300 Chicago, IL 60631
12-32-377-006	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-377-007	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-379-006	Randall Self Storage, LLC Mark Sorrentino	1051 Kettle Ave, Ste. 200 North Aurora, IL 60542
12-32-378-008	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-378-007	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-378-006	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-378-005	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523

PARCEL NUMBER	PROPERTY OWNER	ADDRESS
12-32-378-004	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-378-003	JVM Randall Highlands, LLC Sam Lichtenfeld	903 Commerce Dr., Ste. 250 Oak Brook, IL 60523
12-32-378-001	Randall Highlands Condo Assoc.	438 N. Weber Rd., Romeoville, IL 60446
12-32-379-001	Randall Road Commercial Center Assoc., Inc. (Mark E. Sorrentino)	1051 Kettle Ave., Ste. 200, North Aurora, IL 60542
12-32-379-007	MHC 26 (Aurora, IL), LLC Extra Space Management, Inc.	2795 E Cottonwood Pkwy, Ste. 400 Salt Lake City, UT 84121

Adjacent Property Owner Public Hearing Notice Letter

March 15, 2021

Re: Village of North Aurora Petition #21-03

Dear Property Owner:

Enclosed please find a Public Hearing Notice Letter from the Village of North Aurora. This notice is being sent to you as an owner of adjacent property.

Respectfully,

Randall Terrace Health Care Center LLC

By: 

Mark Sorrentino

**BEFORE THE PLAN COMMISSION OF
THE VILLAGE OF NORTH AURORA**

**IN THE MATTER OF THE APPLICATION OF
RANDALL TERRACE HEALTH CARE CENTER LLC
FOR SPECIAL USE/PUD AMENDMENT**

LEGAL NOTICE

Notice is hereby given in compliance with the local ordinance and state law that a public hearing will be held at the request of Randall Terrace Health Care Center LLC (“Applicant”) before the North Aurora Plan Commission on Tuesday, April 6, 2021, at 7:00 p.m. Due to the current COVID-19 pandemic, the Plan Commission meeting will be conducted live remotely using the Zoom telecommunications platform to help prevent the spread of COVID-19. The public is invited to attend the meeting and participate remotely as follows:

Website Address: <https://us02web.zoom.us/j/89387892319>
Meeting ID: 893 8789 2319
Dial In: +1 312 626 6799

The Applicant requests amendment to the Special Use granted by Ordinance No. 01-04-09-05, being an Ordinance Granting a Special Use as B-2 General Commercial Planned Unit Development for the Randall Road Commercial Center (“PUD Ordinance”), with deviations to the Zoning Ordinance for Lot 2 of the Randall Road Commercial Center, generally described as the property located at the southwest corner of Kettle Avenue and Miller Drive in the Village of North Aurora, Kane County, Illinois identified by Property Index Number: 12-32-379-003.

The Applicant has applied for the Special Use for Planned Unit Development with deviations to the Zoning Ordinance to accommodate a multi-family residential development.

The address of the Applicant, is 1051 Kettle Avenue, Suite 200, North Aurora, Illinois 60542 and the Applicant’s phone number is (630) 907-8600.

An application has been filed by the petitioner and is known as Petition #21-03. The application for special use is on file at the office of the North Aurora Community Development Department and is available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-1457.

DATED: This 9th day of March, 2021.

/s/ Michael Toth

Community and Economic Development Director

Mark Sorrentino

From: Mark Sorrentino
Sent: Monday, March 15, 2021 3:05 PM
To: Mark Sorrentino
Subject: RRCC Sign Notice



Sent from my iPhone
Mark E Sorrentino



January 25, 2021

McNees & Associates
195 Hiawatha Drive
Carol Stream, IL 60188

Attn: Kim

RE: FTC# : 9002721co
 BUYER : Aspen Venture Group, Inc.
 SELLER : Randall Terrace Health Care Center LLC
 ADDRESS : Lot 2, Randall Road Commercial Center, North Aurora, IL 60542

Enclosed is our Title Commitment for the above captioned matter, together with a copy of our invoice.

Thank you for allowing us the opportunity to handle your title insurance needs.

Sincerely,

FOX TITLE COMPANY

mv
enc.

Kane County Office
1525 West Main Street
St. Charles, IL 60174
Phone: 630-584-9330
Fax: 630-377-6768

DeKalb County Office
3248 Sycamore Road
DeKalb, IL 60115
Phone: 815-899-3333
Fax: 815-899-3865

We appreciate your business!

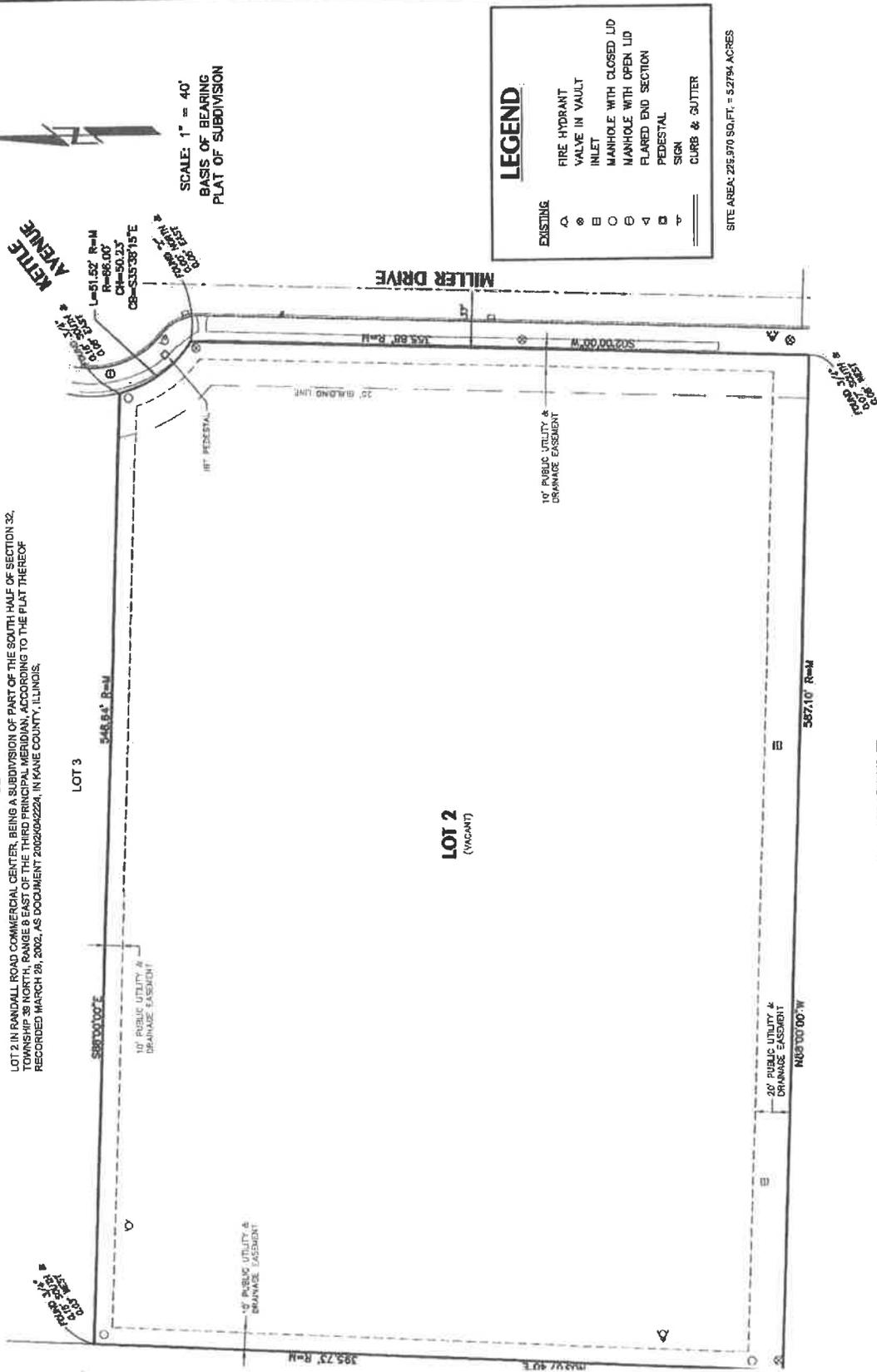
PLAT OF SURVEY

OF

LOT 2 IN RANDALL ROAD COMMERCIAL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2002, AS DOCUMENT 2002042224, IN KANE COUNTY, ILLINOIS.

LOT 3

LOT 2
(VICINITY)



SCALE: 1" = 40'
BASIS OF BEARING
PLAT OF SUBDIVISION

LEGEND

EXISTING

- FIRE HYDRANT
- VALVE IN VAULT
- INLET
- MANHOLE WITH CLOSED LID
- MANHOLE WITH OPEN LID
- ◁ FLARED END SECTION
- △ PEDESTAL
- △ SIGN
- ▬ CURB & GUTTER

SITE AREA: 225,970 SQ. FT. = 5.2794 ACRES

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1889 UNIVERSITY LANE, SUITE 100, Lisle, ILLINOIS
TEL: (630) 951-5888 FAX: (630) 951-5652
E-MAIL: CAD@TECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 184-001040

SHEET No. 1 of 1 JOB No.: 6609-2

PREPARED: 7-25-12

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR # _____
LICENSE EXPIRATION/RENEWAL DATE: _____

NO AND REPORT ANY DISCREPANCY IN DIMENSIONS AT ONCE, BASED UPON A REVIEW FROM ORIGINAL RECORDS SUBMITTED TO THE PLAT FOR THE TITLE POLICY, NEED NOT INTRUMENT, CREATING SALES

47

Survey Lot 2 / 5.2794 ACRES RRLC

Randall Terrace Residence
A
Market Rate Multi-Family Development
Located in
North Aurora Illinois

Project Description

Randall Terrace is conveniently located in the Western Suburbs of Chicago approximately 2 miles North - East of Interstate I 88, and the Full Interchange of Orchard Road. Lying just West of Randall Road, between Oak Street and Orchard Roads in the Randall Road Commercial Center Subdivision, within the City limits of North Aurora IL

The Site surrounded by newer Single Family, Multi-Family Residences, and a Variety of Commercial Development, serving the needs of the residence in a clean and safe environment.

Located on
5.2+ acres of flat level land with all utilities to the site, lying within the City limits of North Aurora IL.

We are proposing 66 well-appointed, modern, boutique style residences for lease, located in 4 separate 3 story elevator equipped buildings.

Consisting of 1, 2, and 3 bedroom centrally air conditioned units ranging in size from 830 sq. to almost 1,400. sf. with a unit mix to meet the market demand.

All Residence will have a Balcony or Patio overlooking a landscaped courtyard designed to provide a natural area that will include sitting, walking, and grilling areas, that are intended to promote gathering and socializing for residence of all ages, both adult and children.

All residents will contain granite countertops, a stainless steel kitchen appliance package, tile, wood, and carpeted floors, large operable windows, modern LED

lighting fixtures, smart lock technology, large Balconies or Patios and units with vaulted Ceilings.

Oversized Garages are available for select Residence.

Accompanied by a clubhouse, fitness, and Recreational Center, which will include a full time Leasing and Management office.

Attached is a swimming pool and Hot tub. All will include free Wi-Fi.

The goal is to include smart technology features into each unit.

Set up to accommodate wireless internet and several USB ports throughout the units

The Clubhouse will Be Equipped with a full kitchen, and bar area, multiple wall mounted flat screen TVs, along with a professional sound system for both inside and outside use and will be open and available to the Residents for either scheduled events or simply a gathering place to lounge by one of the two fireplaces with friends and family watching your favorite sports event or a pre scheduled movie of the day.

A Business Center fully equipped with free Wi-Fi, a copy machine, scanner, Fax machine, UPS, FedEx, and Amazon pick up and deliver area for tenants to recover packages.

All accompanied with a large Conference Room for scheduled meetings.

Indoor /outdoor washrooms will be located in the clubhouse for use by residents using either the pool or clubhouse.

There will be BBQ grills located in several areas including adjacent to the pool with an outdoor dining patio for use by all the residents.

A well designed children's playground area will also be located on site.

A designated automobile wash Bay Area for use by the residents

A Dog Park will be located on site

We are planning a Groundbreaking in Spring of 2021 with Rental Units available in early 2022.

RANDALL ROAD

C O M M E R C I A L C E N T E R

LOT 2 FOR SALE

350 N. Randall Road, North Aurora, IL 60542

• 5.28 ac., 230,000 s.f.

• Off site detention

• Will divide

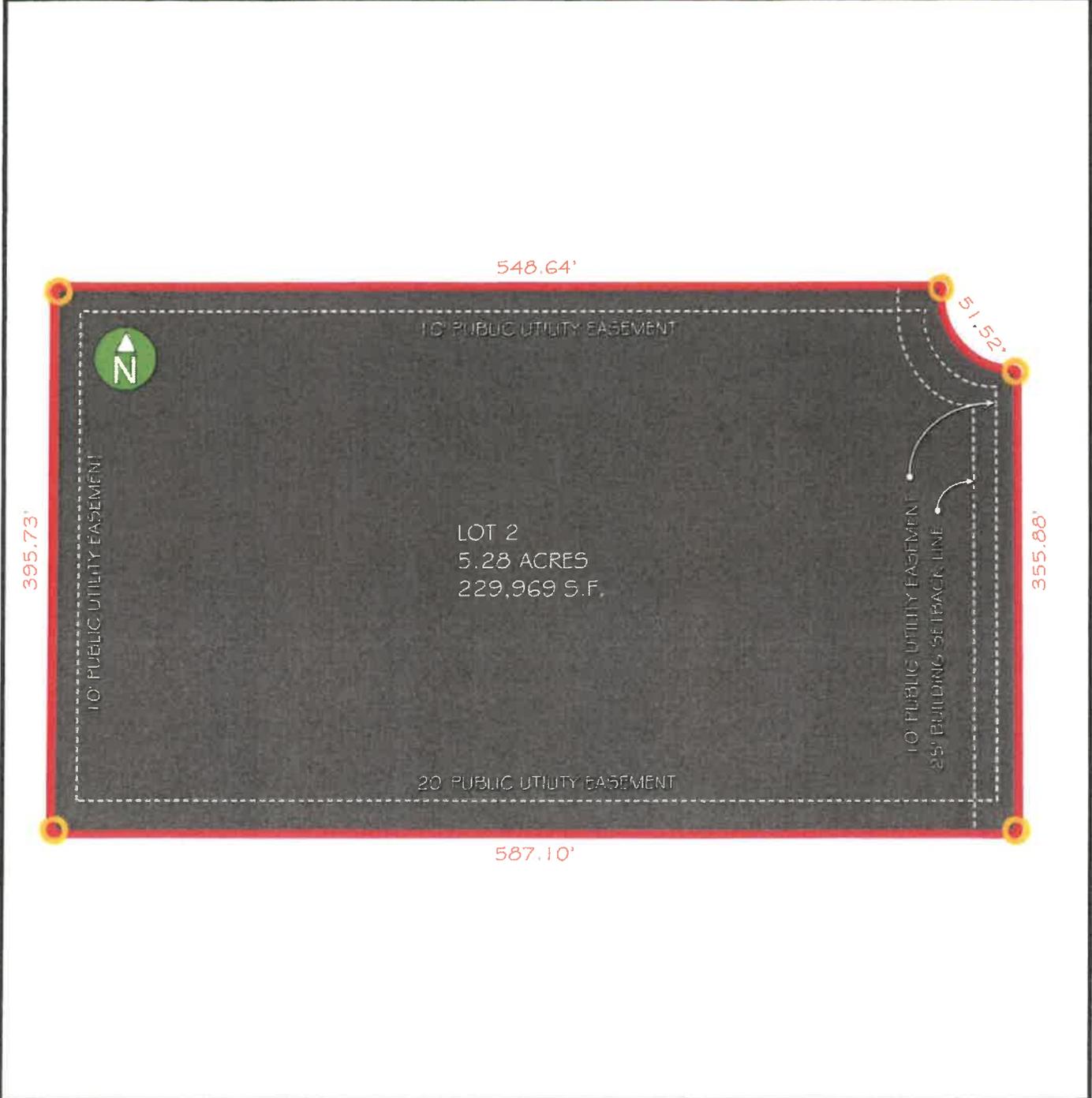
• Suitable for a hotel/assisted care living facility/
show room/medical/dental/light assembly

• Pad ready, all utilities to the site



PROJECT	RANDALL ROAD COMMERCIAL CENTER LOT 2 - DETAILED SITE PLAN LAND 5.28 ACRES / 229,969 S.F.	LOCATION	LOT 2 WITHIN RANDALL ROAD COMMERCIAL CENTER ON THE WEST SIDE OF RANDALL ROAD AT COMISKEY AVENUE IN THE VILLAGE OF NORTH AURORA	RRCC LOT 2 LAND <small>THIS DRAWING IS A CONCEPTUAL ARTIST RENDERING. RICHMAR REALTY AND DEVELOPMENT EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ALL DIMENSIONS, FEATURES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.</small>
DEVELOPMENT	RANDALL ROAD COMMERCIAL DEVELOPMENT		ICON KEY	
DEVELOPER	RICHMAR REALTY & DEVELOPMENT COMPANY		PROPERTY LINE 	
PROPERTY MGR	RICHMAR REALTY & DEVELOPMENT COMPANY / PROPERTY MANAGEMENT & LEASING DIVISION 1051 KETEL AVENUE SUITE 200 NORTH AURORA, ILLINOIS 60542 P:630-907-8600 F:630-907-9620		 CONCRETE SIDEWALK  LANDSCAPED AREAS	
CONTACT	DAWN GALLUCCI C:630-346-2220 DAWN,G@RICHMARREALTY.COM	MARK SORRENTINO C:630-253-3103 MARK,S@RICHMARREALTY.COM		

LOT 2 = 5.28 ACRES / 229,969 S.F.



Richmar Realty & Development Co.
1051 Ketel Ave.
Suite 200
North Aurora, IL 60542

www.richmarrealty.com

Ph: 630-907-8600

Fx: 630-907-9620

Contact:

Mark Sorrentino

mark.s@richmarrealty.com

Cell: 630-253-3103

Dawn Galluci

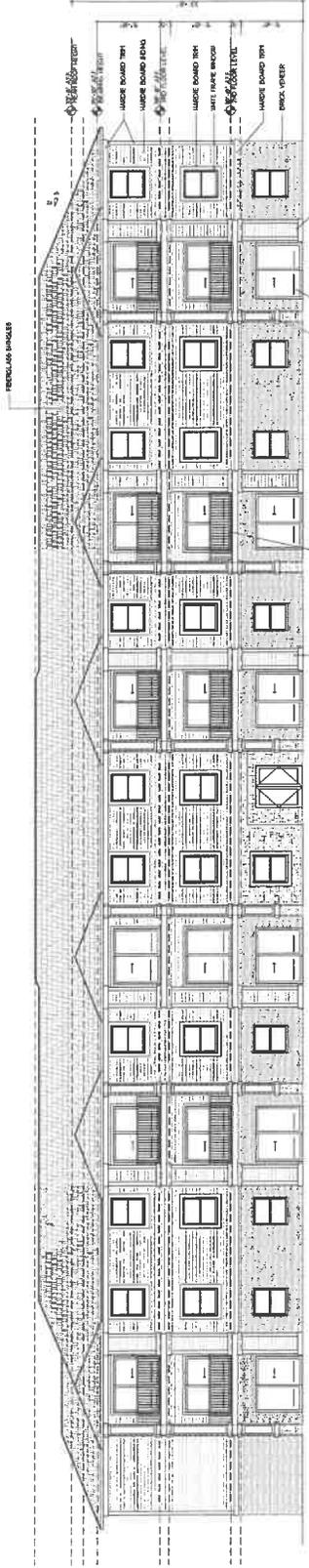
dawn.g@richmarrealty.com

Cell: 630-346-2220

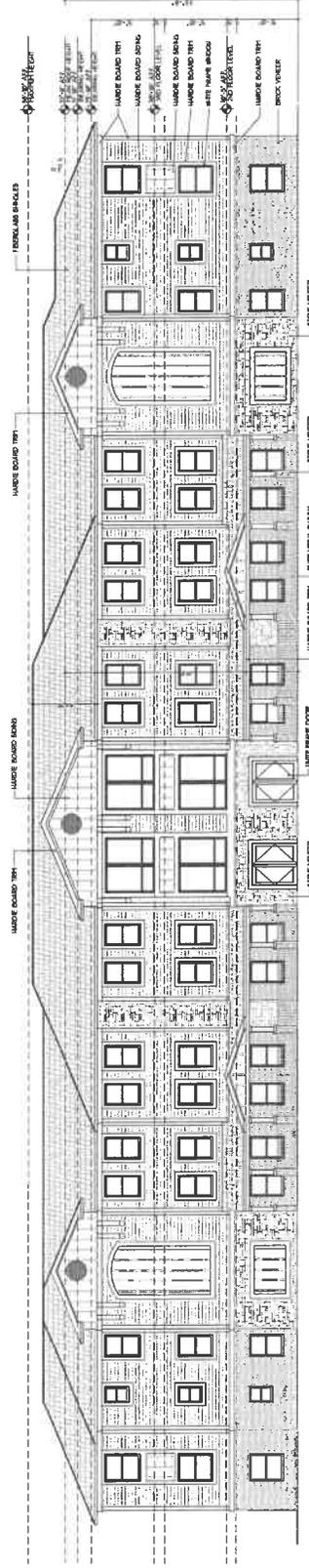






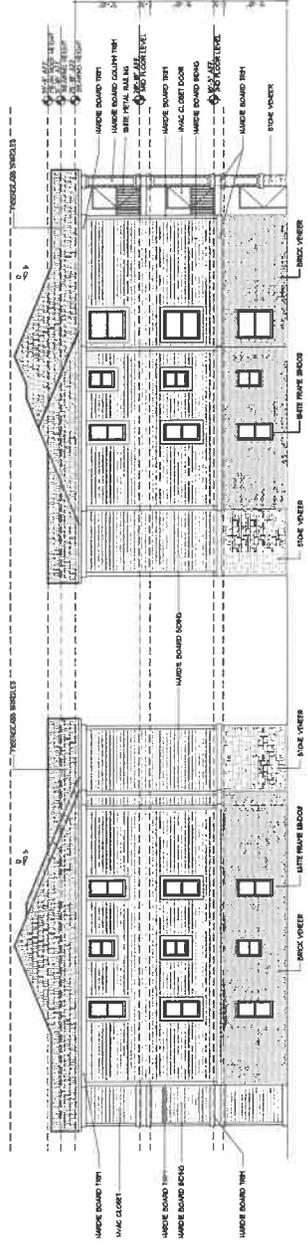


REAR ELEVATION
 1/8" SCALE



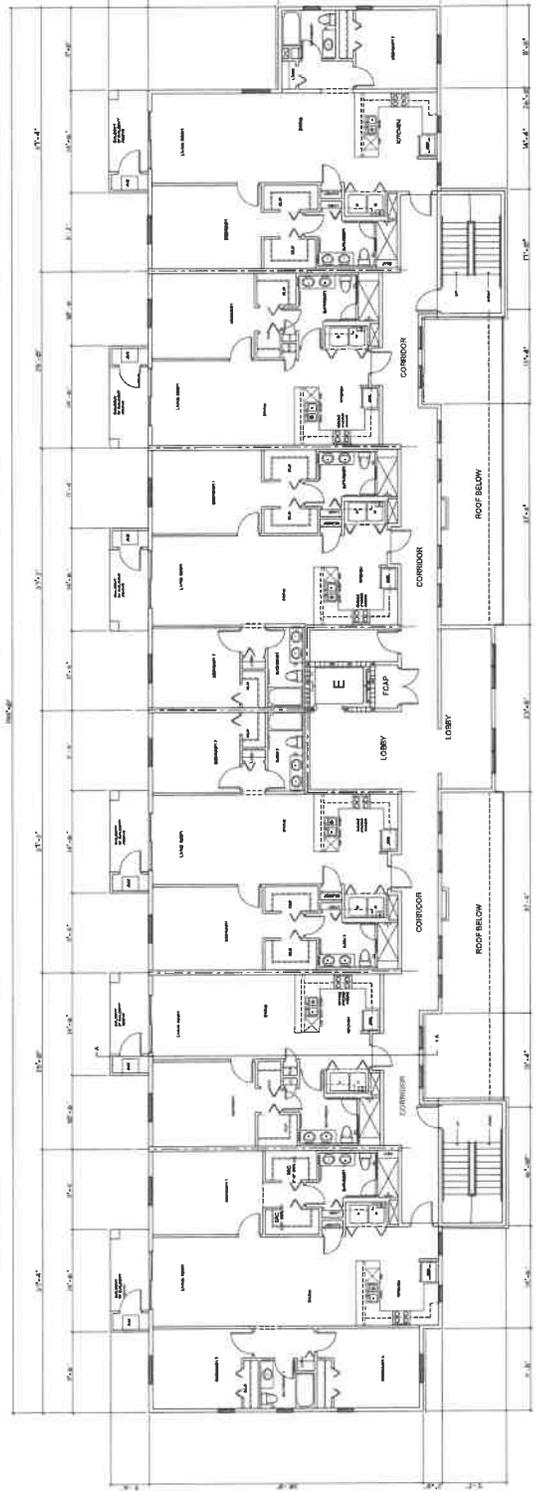
FRONT ELEVATION
 1/8" SCALE

ALL COLOR SELECTIONS FOR EXTERIOR MATERIALS SHALL BE ALL EARTH TONES

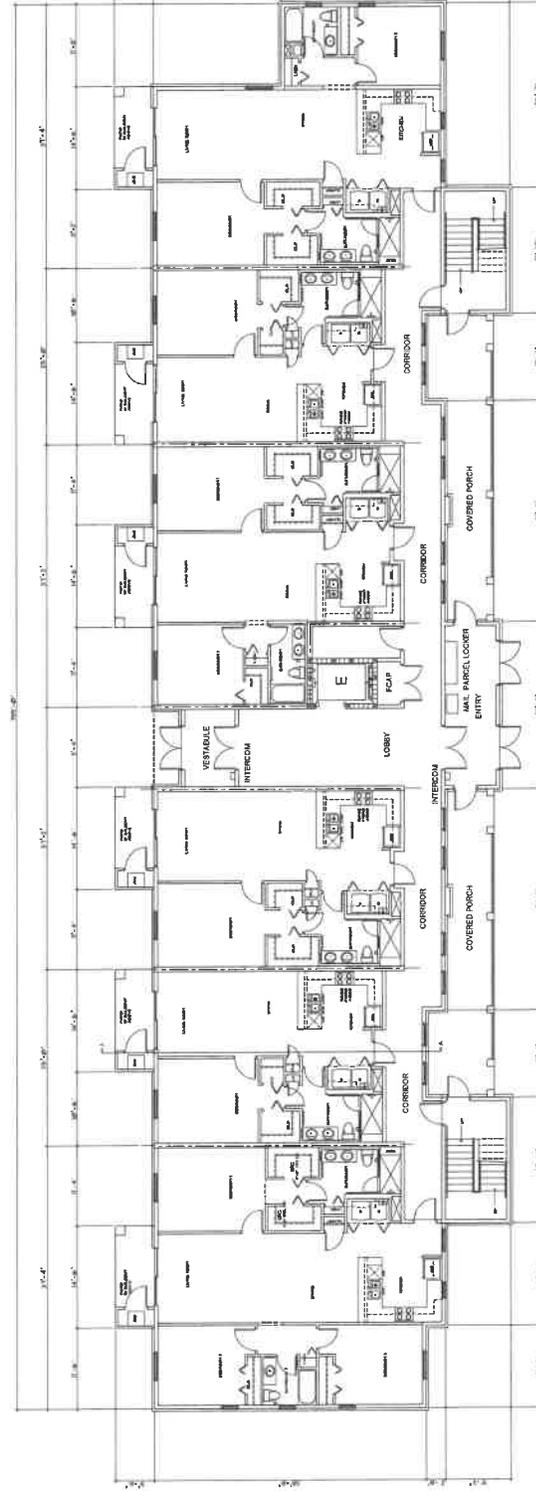


LEFT ELEVATION
 1/8" SCALE

RIGHT ELEVATION
 1/8" SCALE



SECOND FLOOR PLAN
1/8" SCALE

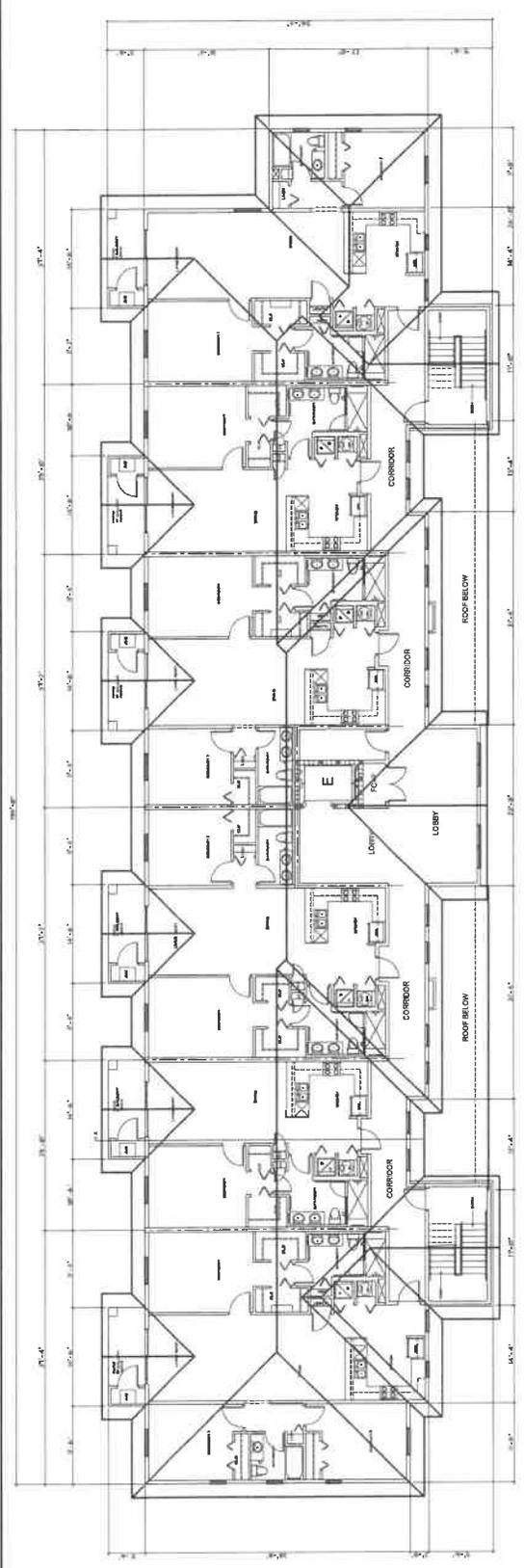


GROUND FLOOR PLAN
1/8" SCALE

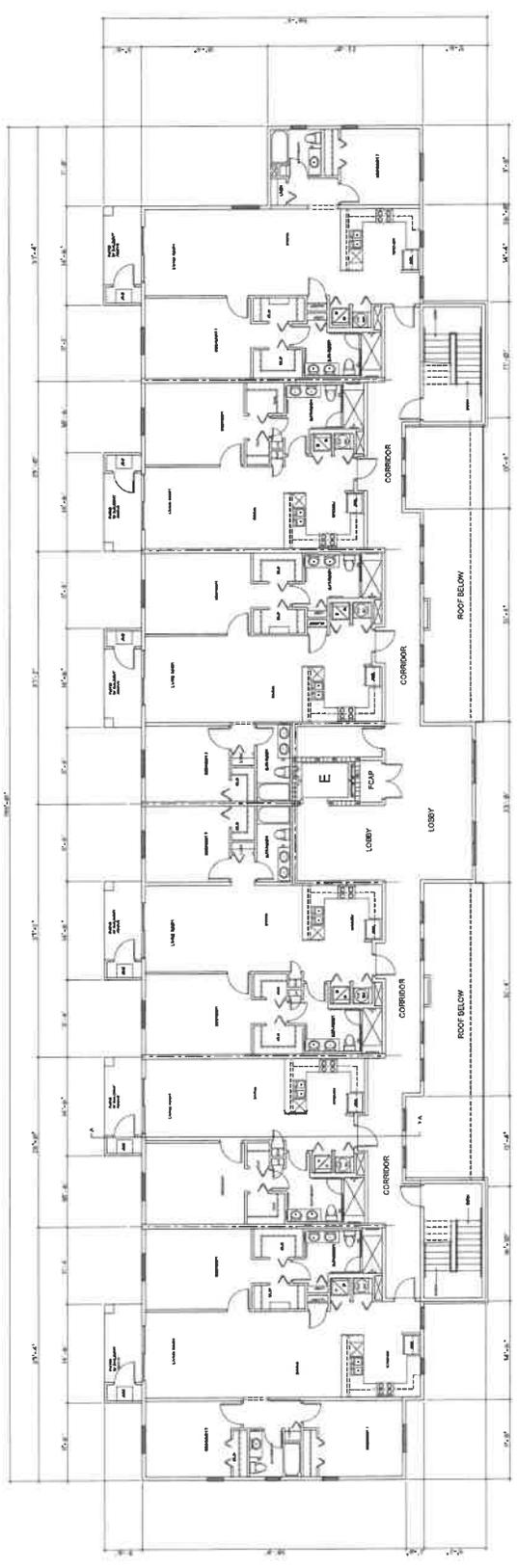
D'ANGELO
DESIGN STUDIO, LLC
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DANGELODS.COM

RANDALL TERRACE RESIDENCE
ARCHITECT: J.D.A.
DATE: 3-15-2021
PROJECT NO: A-2
JOB NO: 21-008

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D'ANGELO DESIGN STUDIO
ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF D'ANGELO DESIGN STUDIO, LLC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF D'ANGELO DESIGN STUDIO, LLC.
DATE: 3-15-2021
PROJECT NO: A-2
JOB NO: 21-008

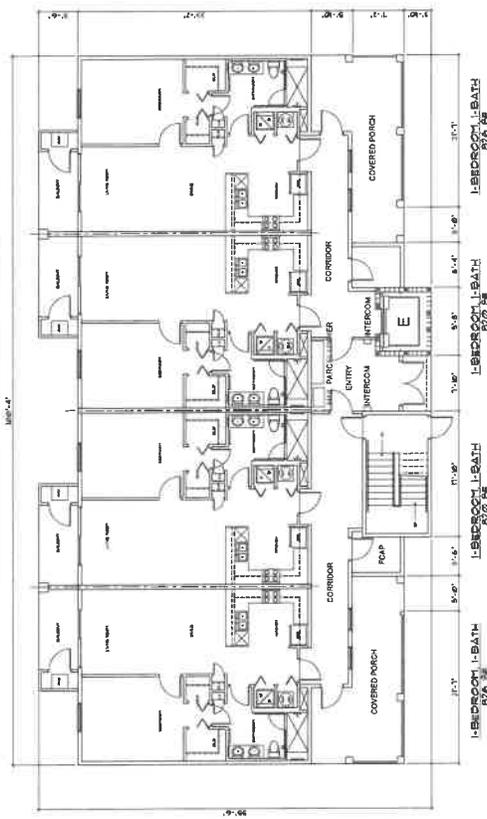


ROOF PLAN
 1/8" SCALE

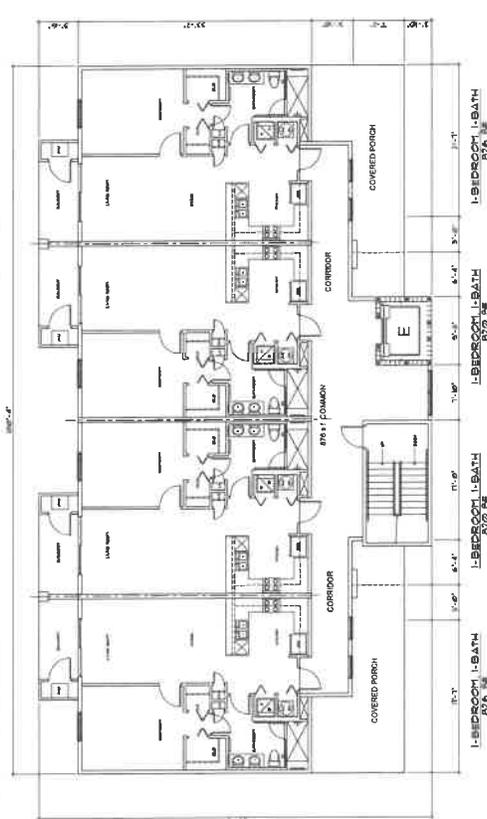


THIRD FLOOR PLAN
 1/8" SCALE

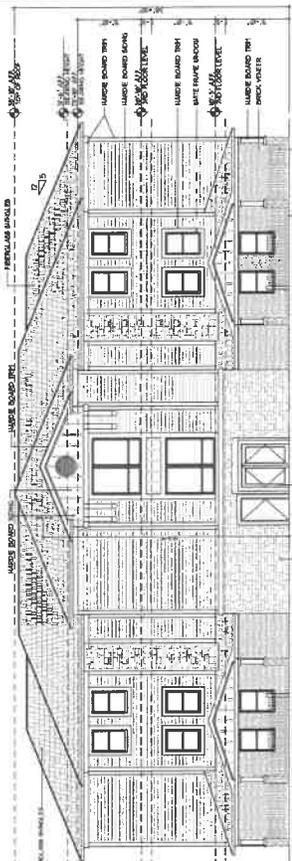
- 3-BEDROOM 3-BATH 1452 SF
- 2-BEDROOM 1-BATH 919 SF
- 2-BEDROOM 2-BATH 1167 SF
- 2-BEDROOM 2-BATH 1167 SF
- 1-BEDROOM 1-BATH 919 SF
- 2-BEDROOM 2-BATH 1168 SF



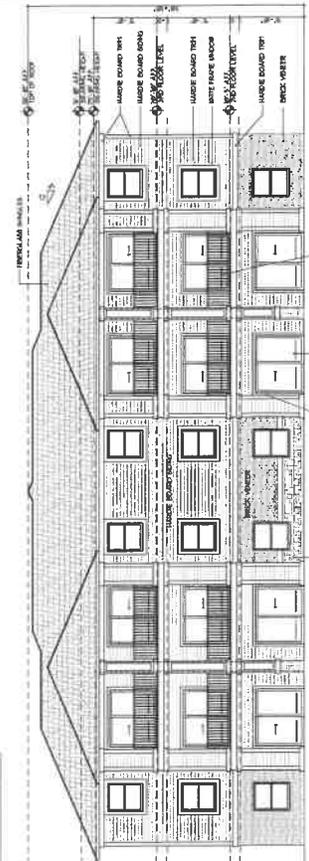
BUILDING #4 GROUND FLOOR PLAN
1/8" SCALE



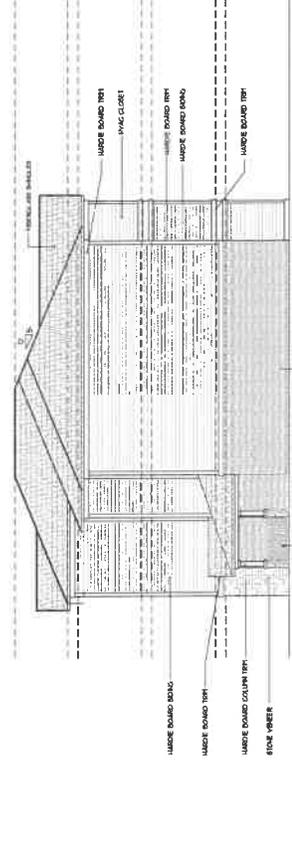
BUILDING #4 SECOND FLOOR PLAN
1/8" SCALE



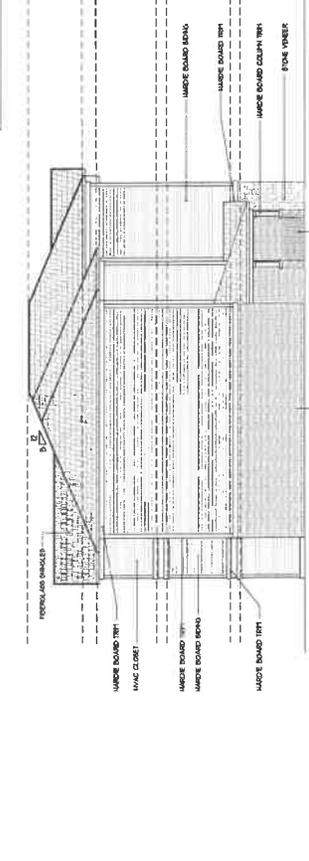
FRONT ELEVATION
1/8" SCALE



REAR ELEVATION
1/8" SCALE

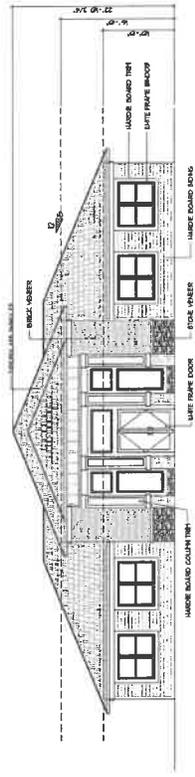
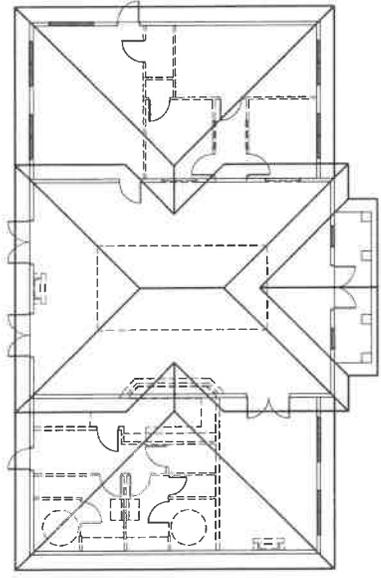
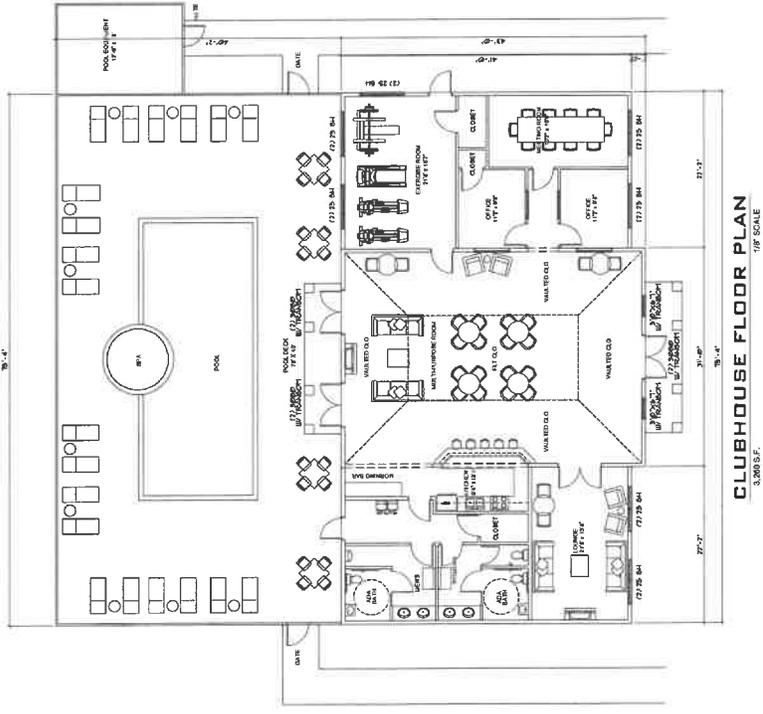


RIGHT ELEVATION
1/8" SCALE

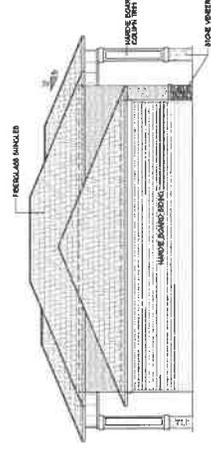
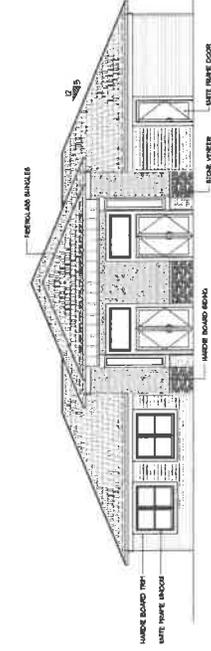
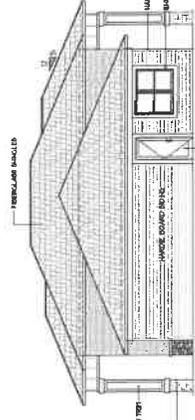


LEFT ELEVATION
1/8" SCALE

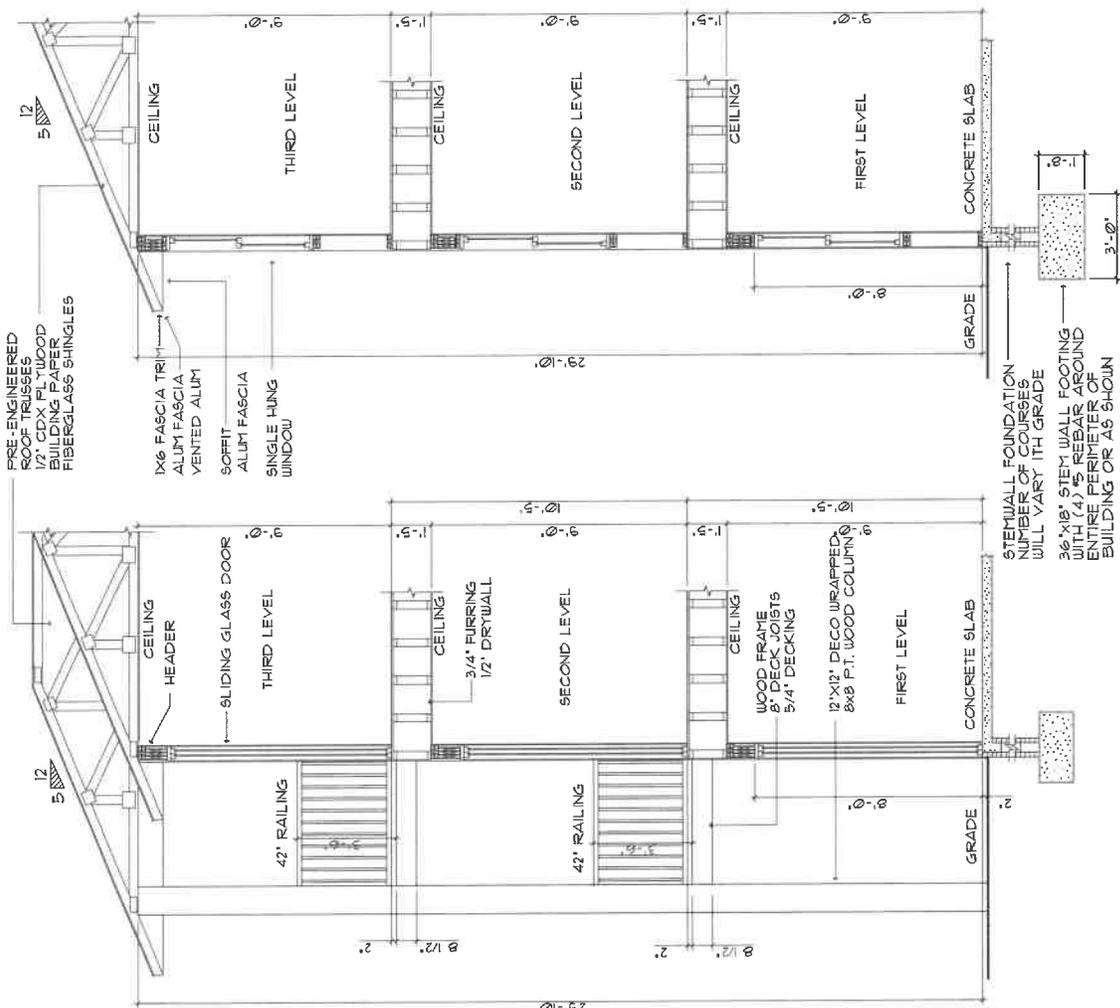
ALL COLOR SELECTIONS FOR EXTERIOR MATERIALS SHALL BE ALL EARTH TONES



ALL COLOR SELECTIONS FOR EXTERIOR MATERIALS SHALL BE ALL EARTH-TONES



ALL COLOR SELECTIONS FOR EXTERIOR MATERIALS SHALL BE ALL EARTH-TONES



1 WALL SECTION
 1/2" SCALE

2 WALL SECTION
 1/2" SCALE

BUILDING AREAS		TOTAL BUILDING AREAS	
BUILDING 1,2,3		BUILDING #1	= 27,334 S.F.
		TOTAL	= 27,334 S.F.
LEVEL 1 = 9,538 S.F.		BUILDING #3	= 27,334 S.F.
LIVING = 6,420 S.F.		TOTAL	= 27,334 S.F.
BALCONY = 480 S.F.		BUILDING #4	= 13,938 S.F.
COMMON = 1,774 S.F.		TOTAL	= 13,938 S.F.
PORCH = 682 S.F.		CLUB HOUSE BUILDING	
ENTRY = 162 S.F.		TOTAL	= 3,260 S.F.
		GARAGES	
LEVEL 2 = 8,898 S.F.		TOTAL	= 8,106 S.F.
LIVING = 6,680 S.F.			
BALCONY = 480 S.F.			
COMMON = 1,738 S.F.			
LEVEL 3 = 8,898 S.F.		SITE TOTAL	= 107,306 S.F.
LIVING = 6,680 S.F.			
BALCONY = 480 S.F.			
COMMON = 1,738 S.F.			
BUILDING 4			
LEVEL 1 = 4,984 S.F.			
LIVING = 3,292 S.F.			
BALCONY = 304 S.F.			
COMMON = 842 S.F.			
PORCH = 556 S.F.			
LEVEL 2 = 4,472 S.F.			
LIVING = 3,292 S.F.			
BALCONY = 304 S.F.			
COMMON = 876 S.F.			
LEVEL 3 = 4,472 S.F.			
LIVING = 3,292 S.F.			
BALCONY = 304 S.F.			
COMMON = 876 S.F.			

FAR CALCULATION
 107,306 sf / 229,970 sf land = 46.66 %



EcoCAT Ecological Compliance Assessment Tool



Applicant Information

The Applicant entered below should be the organization (or individual) submitting the project to EcoCAT. Any further communication from IDNR will be directed to the Contact Person.

Indicate the applicant category to which you belong:

Non-governmental/Individual Local Government State Agency Federal Agency

Select Applicant Add New Applicant

Applicant *

Address ₁ *

Address ₂

City * State ▾ *

Zip * - (99999-9999)

Phone (999-999-9999)

Select Existing Contact Add New Contact

Mr. Mrs. Ms.

Contact Name ▾ *

Title

Phone * (999-999-9999)

Fax (999-999-9999)

E-mail *

Note: Please enter the applicant name. A list of applicants with that name or a similar name will be displayed along with addresses. Selecting an applicant from the list will automatically fill in the address. Please select an applicant from the list to continue.

*Required fields



Project Location Information

Please enter the county, section, township, range, and meridian of the project site location.

County	Kane	▼
Section	32	▼
Township	39N	▼
Range	8E	▼
Meridian	(Please Select One...)	▼

[Reset Location Information](#)

[Go To Map](#)

The screen will refresh as each selection is made for County, Section, Township, Range, and Meridian. If you have entered your application information and the map link does not work properly, please contact IDNR at 217-785-5500 and indicate that you have a problem with EcoCAT.

[<-Back](#)



Project Information

Project Name *

Enter brief description of the project. ^

Address *

City * State: Illinois

Zip Code Zip Zip + 4

Non-IDNR Project Number

Check here if this project is a resubmittal.

Enter previous IDNR project number:

*Required Fields



General Information

Q1. Why are you submitting the project to EcoCAT?

- To initiate consultation with IDNR (*Title 17 Ill. Admin. Code Part 1075*) to determine potential impacts to Illinois Natural Area Inventory sites or state-listed threatened or endangered species. (Continue to Q2.)
- To obtain information on Illinois T&E species or INAI sites for **project planning**. (Skip to [Applicant Information](#))
- To obtain information on Illinois T&E species or INAI sites for **federal agency** actions (including NEPA compliance).

Please select the Federal agency from the list provided.

Select One (Skip to [Applicant Information](#))

Q2. Indicate the government unit and type of action that has prompted consultation.

- LOCAL GOVERNMENT STATE AGENCY

- Authorization (a unit of local government must issue a permit or other authorization)
- Funding (a unit of local government will provide a grant, loan, or other direct support)
- Performance (a unit of local government is performing the action, such as construction)

Government Unit

*

Check here if the government is a county highway or local roads department.

Contact Name

*

Address 1

*

Address 2

City * State: Illinois

Zip - * (99999-9999)

Phone (999-999-9999)





Search EcoCAT Consultations

Clear Selections

Search by County-TRS

Search by Project Number

Enter city name:

From: To:

Project Number	Project Name	Date Received	Applicant	Jurisdiction	File Status	Measures Results Adopted	City *	County	TRS **
1908064	RANDALL TERRACE L.L.C.	2/22/2019	RANDALL TERRACE L.L.C.	VILLAGE NORTH AURORA	Closed	No T&E species or natural areas in vicinity of the project	NORTH AURORA	Kane	39N8E32
1908004	Chesterfield	2/21/2019	Karen Kase	IL Environmental Protection Agency	Closed	No T&E species or natural areas in vicinity of the project	North Aurora	Kane	38N8E3

* Information in the city field was entered by applicants and has not been proofed or validated by IDNR. The existence of mis-spelled city names may reduce the number of projects found when you search by city.

** Sorting by this field may list repeats for projects that fall into more than one TRS.

LAND USE OPINION APPLICATION

Kane-DuPage Soil and Water Conservation District
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823
(630) 584-7960 Ext. 3

Send report to:

PETITIONER: RANDALL TERRACE L.L.C.

ADDRESS: 1051 KETTLE AVENUE SUITE 200
NORTH AURORA, ILLINOIS 60542

EMAIL: mark.s@richmarrealty.com

CONTACT PERSON: MARK SORRENTINO

TELEPHONE: (630) 253-3103

Please allow 30 days for inspection and processing.

FOR OFFICE USE ONLY	
LUO# _____	Date Due _____
Date initially rec'd _____	
Date all rec'd _____	Date completed _____
Fee Paid _____	Refund Due _____
By _____	Overpayment _____
	No Report Ncc _____
	Gov't Agency _____

Location:
Township 39N
Section(s) 32
Township(s) 39N N Range(s) 8E E

TYPE OF PROPOSAL: Change in Zoning from _____ to _____ Project or Subdivision Name RANDALL ROAD
 Subdivision or Planned Unit Development (PUD) COMMERCIAL CENTER
 Variance-Please describe fully on separate sheet
 Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits VILLAGE OF NORTH AURORA Date of Public Hearing _____
Current Use of Site VACANT LAND Proposed Use MULTI - FAMILY RESIDENCE
Surrounding Land Use SELF STORAGE, DAYCARE Number of Acres 5.2
Location address (or nearest intersection) SW CORNER KETTLE AVENUE & MILLER DRIVE NORTH AURORA, IL 60542

PROPOSED IMPROVEMENTS: (check all applicable items)

Planned Structures:
 Dwellings w/o Basements
 Dwellings with Basements
 Commercial Buildings
Other _____

Open Space:
 Park/Playground Areas
 Common Open Space Areas
Other SWIMMING POOL, CLUB HOUSE

Water Supply:
 Individual Wells
 Community Water

Wastewater Treatment:
 Septic System
 Sanitary Sewers
 Other _____

Stormwater Treatment:
 Drainage Ditches or Swales
 Storm Sewers
 Dry Detention Basin

Wet Retention Basin
 No Detention Facilities Proposed
 Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

Ponds or Lakes Floodplain Woodland Drainage Tiles Stream(s)
 Wetland(s) Floodway Cropland Disturbed Land Other VACANT LAND

REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:

- APPLICATION completed and signed
- FEE according to schedule below
- PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
- SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
- LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

IF AVAILABLE - NOT REQUIRED:

- ZONING or LAND USE PETITION filed with unit of government (if relevant)
- TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated November 1, 2013

\$423.00 for 1 - 3 acres or fraction thereof
\$459.00 for 4 - 5 acres or fraction thereof
For 5 - 200 acres see chart

> 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.
\$65.00 processing fee if no report is required

***If there is more than one parcel in question and they are non-contiguous please contact KDSWCD for fee amount. ***

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent _____ **Date** _____

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation District Act, Section 22.02a (Illinois Compiled Statutes, Chapter 70, Paragraph 405, Section 22.02a), enacted December 3, 1971, effective July 1, 1972, we quote this section:

"The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from that municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action."
 Added by Act approved December 3, 1971.

The amendment is designed to assist the unit of government considering the proposal. The natural resources and the environment are the main concerns in the development of the Land Use Opinion.

To facilitate compliance with the Act by land developers and others, Kane-DuPage Soil and Water Conservation District has formulated a set of guidelines and a standardized set of fees, as provided for in section 22.09 of this Act:

"The District may charge fees to any person who makes a request for services or receives benefits rendered by the District, or who causes or undertakes to cause the District to perform a function prescribed by this Act, including but not limited to any function prescribed by Section 22.02a of this Act, provided that such charges are uniform. The Directors shall maintain a uniform schedule for such fees and may from time to time revise such schedule. The charging of any such fees is uniformly charged and in accordance with a uniform schedule by any District to any person for such service or benefits or performance of any such functions prior to the effective date of this amendatory Act of 1975 is ratified."

**LAND USE OPINION FEE SCHEDULE
 EFFECTIVE NOVEMBER 1, 2013**

\$423.00 for 1-3 acres or fraction thereof

\$459.00 for 4-5 acres or fraction thereof

For 5 - 200 acres see chart

For over 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.
 \$65.00 processing fee if no report is required

Acres	Fee								
21	769	61	1558	101	2333	141	3128	181	3911
22	788	62	1577	102	2360	142	3148	182	3930
23	809	63	1597	103	2379	143	3167	183	3949
24	828	64	1616	104	2398	144	3188	184	3969
25	847	65	1636	105	2418	145	3207	185	3989
26	866	66	1656	106	2438	146	3226	186	4008
27	885	67	1675	107	2458	147	3245	187	4028
28	907	68	1694	108	2477	148	3264	188	4047
29	926	69	1713	109	2496	149	3286	189	4068
30	945	70	1734	110	2515	150	3305	190	4087
31	964	71	1754	111	2536	151	3324	191	4106
32	984	72	1773	112	2555	152	3343	192	4125
33	1004	73	1792	113	2574	153	3363	193	4144
34	1023	74	1812	114	2593	154	3383	194	4166
35	1042	75	1831	115	2620	155	3402	195	4185
36	1063	76	1851	116	2640	156	3421	196	4204
37	1082	77	1863	117	2659	157	3442	197	4223
38	1102	78	1884	118	2678	158	3461	198	4242
39	1121	79	1903	119	2699	159	3481	199	4263
40	1140	80	1923	120	2718	160	3500	200	4282



**Randall Terrace Apartments
Market Study**

August, 2018

Metrostudy – Midwest Region
5600 N. River Road, Suite 250
Rosemont, IL 60018
Office: 773-824-2455



August 10, 20189

Mr. Mark Sorrentino
Richmar Realty and Development Co.
1051 Ketel Avenue, Suite 200
North Aurora, IL 60542
Mark.S@richmarrealty.com

RE: Multifamily for Rent Study in North Aurora, IL

Dear Mr. Sorrentino:

Metrostudy is pleased to present this market study to Richmar Realty and Development Co. Metrostudy has reviewed the potential development of 66 multifamily units on the site located in North Aurora, IL. The goal of this study is to provide the Client with pricing and lease up projections for the future development of an apartment community.

This report is conducted by Bill Bailey, Consultant, and John Spies, Senior Advisor, with participation from Mark Gianopoulos. Metrostudy has been engaged in analyzing residential market conditions since 1975 with its proprietary lot-by-lot survey, and locally within the state of Illinois since the 1980's.

Please contact us at your convenience with any comments or questions regarding this report, or any other matter relevant to your real estate market research needs.

Respectfully Submitted,

Metrostudy

metrostudy
A HomeSmart Company

Richmar Realty and Development ▲

RANDALL TERRACE APARTMENTS

Page 2

Table of Contents



Introduction	4
Executive Summary	7
Site Analysis	13
Area Overview	17
Chicago Multifamily Market	27
Kane County / I-88 West Multifamily Market	31
Multifamily Competitive Analysis	35
Profiles of Competitive Multifamily Communities	47
Table of Exhibits	55

Introduction



Richmar Realty & Development is proposing to construct 66 multifamily units for rent in North Aurora, Illinois, referred to as Randall Terrace Apartments. The purpose of this study is to assess the market conditions and supply/demand dynamics within the competitive market area to ascertain the best unit sizes, mix and pricing strategy to achieve the quickest lease up, and to maximize rental revenue. The objective is to provide market-based observations and conclusions that assist in your evaluation of the potential rental demand at this location. The analysis will consist of the following elements:

Demographic and Economic Analysis

Rental Supply and Demand – Competitive Market Area

- Determine the Competitive Market Area (CMA) and provide a map showing the location of the proposed project, and the competitive projects.
- Provide an analysis of historical and existing apartment rental supply.
- Provide an analysis of historical and current demand for rental units, and an estimate of future demand based on demographic trends through 2023.
- Provide an analysis of historical and current rental rate pricing, by unit size and type, and formulate a five year projection of rental rates for the 2018 - 2023 period.
- Provide a snapshot of current single family rental rate pricing, inventory and lease up rates for units in the market, using MLS, Zillow, Realtor.com and other public data sources.

Analysis of Competitive Rental Communities

- Identify likely competitive for rent communities for the subject property.
- Provide current occupancy rates for the competitive projects.
- Create a floorplan schedule to include floorplan designation, square footage, and monthly rental rate in dollars and per square foot.

Subject Property Analysis

- Discuss the strengths and weakness of the site location.
- Recommend rental rates based on the subject property's competitiveness within the market.

Limiting Conditions

It is understood by Client that Metrostudy can make no guarantees about the recommendations in this study. Conclusions are based on estimates, assumptions and other information developed by Metrostudy from its independent research effort, general knowledge of the industry, and consultations with the Client and its representatives. Reasonable efforts have been made to ensure that data contained in this study is as accurate and timely as possible, and the data is believed to be reliable. There will usually be differences between projected and actual results, because events and circumstances frequently do not occur as expected. Metrostudy has no responsibility to update our report for events and circumstances occurring after the date of our report. It is understood by the Client that payment of any and all Metrostudy fees and expenses for this study is not in any way contingent upon the specific conclusions reached or the nature of the advice given in this report.

Definition of the CBSA and Competitive Market Area



Exhibit 3: Chicago-Naperville-Arlington Heights - CBSA Map

The Chicago-Naperville-Arlington Heights CBSA is shown on the map, and, it represents a distinct demographic and economic area that is defined by the US Census Bureau. The CBSA, also referred to as the 'Market Area' in this report, is used as a comparison to the CMA, defined below, as the metrics and trends are consistent year over year with a lengthy history of data.

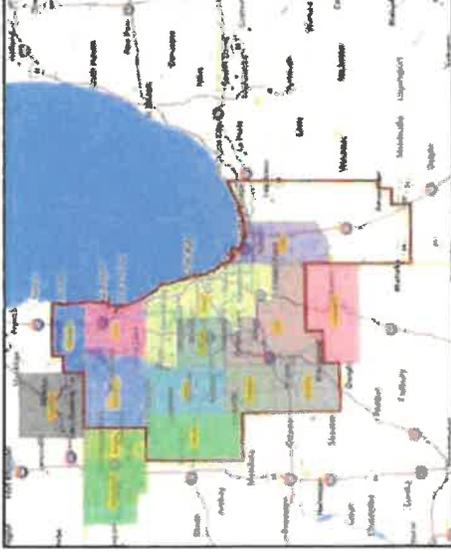


Exhibit 4: Randall Terrace CMA Map

The Randall Terrace Competitive Market Area ("CMA") has been defined to encompass an area of Kane County that generally is bounded on the north by Batavia, extends east to the Fox Valley River, to the south by Galena Blvd., and then to the north along partially the western the Village of North Aurora boundary line Batavia.

The CMA boundary takes into account the location of other multifamily projects comparable to the proposed subject development, as well as other considerations such as drive time, infrastructure, and socioeconomic indicators.



An aerial photograph of a city street grid, showing buildings, roads, and green spaces. The image is slightly blurred and has a yellowish tint.

metrostudy
A hanleywood Company

Executive Summary



Site Analysis

- The shape of the site allows for an internal greenspace visible by all units, which provides a pleasing view from the balconies that are planned to face toward it. While there are a mix of uses on each side from a man-made lake, to self storage facility, a road, and a vacant parcel with the potential for a variety of uses, the internal greenspace and layout of the buildings mitigates the surrounding uses by creating an enclosed space of landscaping and amenity potential.
- The immediate neighborhood is an advantage as it offers a wide variety of shopping and dining opportunities within walking distances and by a short car ride.

Demographics

- The CBSA is projected to decrease by a very minor amount of -.1% though the CMA is projected to grow by 3.8% for 2018 to 2023. The CMA is aging with increases in the proportion of those over 55 growing. The largest increases are seen in the 65 to 74 and 75 to 85 age brackets which are projected to increase in proportion by 3.9% and 5.7%, respectively, by 2023. Randall Terrace Apartments could expect to see more senior and retiree renters. According to Nuestar/ElementOne, the household incomes are projected to increase very slightly in 2023 to an average of \$78,587 and a median of \$59,443. Using the range of housing costs relative to income of 25% to 30% and the 2018 estimate of average and median in comes, the amount expected to be available for housing expense is as follows:

Monthly Rent Calculated by Housing Ratios

Housing Cost Ratio	CMA Household Income	
	Average	Median
25%	\$1,621	\$1,183
30%	\$1,946	\$1,419

Consumer Segmentation

- The consumer segmentation analysis reveals that, among the fourteen categories, consumers are fairly evenly spread by proportion of the population among five categories of Renters Near Term Buyers (13%), Elite (12.5%), Entry Level Suburban (11%), Active Adult Feature and Location (11%), and Renters (11%). With these broad and varied categories, Randall Terrace Apartments can expect to see a wide range of potential renters as measured by the consumer segmentation analysis.



Employment

- Employment by large employers has held steady, although the type of major employer has changed from 2008 to 2017. The manufacturers of Caterpillar, Daco, Inc., and Air Rite Heating & Cooling have reduced staff or have left Aurora / North Aurora while the medical centers of Rush Copley and Prevena Mercy Center have added employees. There are two new North Aurora employers since 2008, One Source Industries and Dovenmuehle Mortgage that employ 159 and 125 people, respectively.
- The employment by business sector analysis shows Health Care and Social Assistance as the largest category, in terms of proportion of the population, at 20%, followed by Public Administration and Other Services at 14% each. While these categories are considered stable, the pay is not as high as pay for jobs in the categories of Finance and Insurance, Professional /Scientific / Technical Services, and Manufacturing for a combined proportion of 18%.

Multifamily Apartment Market

- The Chicago apartment market has a healthy occupancy rate for the conventional property type of 90.7%. While occupancy has dropped over the past 18 months from 92% to 90.7, which is only by 1.4%, the average and effective monthly rental rates are higher, though these rates have fluctuated during the past 18 months. The average monthly rent is \$1,565 as of June, 2018.
- Submarket trends indicate that the Kane County / I-88 West dropped in average occupancy by 1.1% from July, 2017 to June, 2018. Further, among the submarkets, this submarket has the fourth lowest occupancy at 86.9% out of 26 submarkets. These metrics are reflective of the addition of 1,759 units from 2015 to 2018, which has negatively impacted over-all average occupancy in the short run.
- For the submarket of Kane County / I-88, a similar trend to the greater Chicago apartment market is an increase in average monthly rent.

Competitive Set

- Five apartment communities are selected to form the competitive set. The communities are selected based on type of community (garden style vs. mid/high rise), location, age, and level of amenities.
- The average rents/SF range from \$1.32 to \$1.71, with the average size of the unit having a material impact on the rental rate range. The newest community, Springs at Orchard Road, commands the highest average rent/SF of \$1.71 due to its level of amenities and the smaller average unit size of 976 SF. While there are two other communities with similar average size of units, they were constructed in 2001 and do not allow for shopping and services within walking or short car ride distances, and they both have detached garages as opposed to the more desirable attached garages.



Competitive Set (continued)

- For mix of floor plans, the two most recent rental projects, Springs at Orchard Road and Randall Highlands, have very different mixes as the former seeks to attract a broader range of renter while the latter seeks to attract more families with more of the larger, 3/2 size unit.
- An analysis of overall occupancy by floorplan for the competitive set shows that all floorplan types are well leased in the range of 95.6 to 97.0%. The floorplan types by community are well leased with the exception of the 1/1's at Kirkland Crossing (78%) and the 3/2's at Springs at Orchard Road (93%).
- Kirkland Crossing has only 9% of its units as 1/1's, and it charges rents/SF of \$1.78 to \$1.90, which are at the upper end of the range. When compared to Springs at Orchard Road's monthly rents for 1/1's, an upper limit of monthly rent appears to be \$1,155 or \$1.82. Therefore, the rents for 1/1's at Kirkland Crossing may be too high.
- The rapid lease-up to stabilization (90%+) for Springs at Orchard Road of 12 months indicates a good level of demand.
- Over the past 24 months, rents among the competitive set have held fairly steady, except for the temporary reduction from October, 2017 to March, 2018, which was a direct result of the addition of 300 units from Springs at Orchard Road.
- An analysis of amenities show a trend of offering a car wash area, pet park, a jogging trail, and a catering kitchen. The base level of amenities remains a club house, fitness room, and pool. Additional amenities would include a playground, grille areas, and extra storage. Granite Counter tops and stainless steel appliances are not offered in all of the communities in the competitive set, which may indicate they may be optional for the proposed units at Randall Terrace Apartments.
- The price positioning matrices show the following:
 - For 1/1's, the Springs at Orchard Road, developed in 2017, achieves the highest rents while the Orchard Village, developed in 2004 and located south of I-88, achieves the lowest rents. Rents at Butterfield Oaks and Kirkland Crossing fall in between these two.
 - For 2/2's, Randall Highlands has to offer a larger unit (by approximately 24%) to achieve rents/SF competitive with Springs at Orchard Road. Orchard Village represents the low end of the matrix for this floorplan.
 - For 3/2's, the number of garages creates the disparity of rent at the Springs at Orchard Road. Randall Highlands, similar to its 2/2 floorplan, has to offer a larger unit to compete on a price/SF basis. At Kirkland Crossing, the renters appear to not want to pay more for slightly larger units.

Conclusions and Recommendations

- **Projected Lease-up:** Metrostudy estimates that the community should achieve stabilization in 14 to 18 months. An aggressive pre-leasing program may accelerate this projection.

Executive Summary



Conclusions and Recommendations (continued)

The recommend unit mix is as follows:

Floorplan	# of Units	Floorplan Mix	Comments
1/1	28	42%	Yields the highest rent/sf among the floorplan types. Matches the Springs at Orchard Road which achieves relatively high rents/sf of \$2.03.
2/2	28	42%	Exhibits strong demand in the market in terms of developer trends and occupancy by floorplan type.
3/3	10	15%	Yields the lowest rent/sf among the floorplan types. This type is more suited to families and those seeking townhomes, such as Randall Highlands.
66			

The recommend unit size and pricing are as follows:

Floorplan	Size	Monthly Rent Range	Monthly Rent/SF
1/1	725	\$1,250 - \$1,325	\$1.72 - \$1.83
2/2	950	\$1,450 - \$1,550	\$1.53 - \$1.63
3/2	1,300	\$1,750 - \$1,900	\$1.35 - \$1.46

Should detached garages be offered at Randall Terrace Apartments, then the rent may be increase by 5% to 10%.

Rent Increases: Depending on activity, rental rates, based upon our current and projected market assessments, could be increased by an average of .20% per month.

Executive Summary



Conclusions and Recommendations (continued)

Proposed Target Market: The consumer segments that would make up the target market are; a) Renters, b) Renters Near Term Buyers, c) Entry Level Suburban, d) Family Life Young Children, and e) Active Adult Feature and Location. The renters are likely to be employed in health care and social assistance, public administration, and other services (except public administration), as well as education and retail trade. The household income would range from \$50,000 to \$75,000.

Amenities: The Amenities Recommendations chart takes into account; a) the size in terms of number of units of the Randall Terrace Apartments, b) the financial and practical limitation to the full range of amenities offered at communities of over 300 units, and c) the size of the site and the distance from the set backs and driveways. The recommended activity / lifestyle amenities may not involve additional administration, and would be subject to available outdoor space allocations.

While not identified as a specific recommendation, a densely landscaped area in the center of the community may allow for marketing the community as featuring a more natural/undisturbed environment.

Granite/stone countertops and stainless steel appliances could be offered in select units at a rent premium.

Garages, whether detached or attached are offered at all of the competitive set communities. The most recently built communities feature attached garages. Offering detached parking for all, or at the minimum for select units, would increase the asking rents and accelerate the lease-up period.

Exhibit 5: Amenities Recommendations

Activity/Lifestyle	
Pool	Necessary
Fitness Room / Gym	Necessary
Clubroom	Necessary
Catering Kitchen	Recommended
Fire Pit	Recommended
Dog Park	Recommended
Jogging Trail	Recommended
Grill(s)	Recommended
Car Wash Area	Optional
Playground	Optional
Floorplan	
Patio/Balcony	Necessary
W/D Provided	Necessary
Extra Storage	Recommended
Granite/Stone Counters	Select Units
Stainless Steel Appliances	Select Units
Parking	
Attached Garages	N/A
Covered Parking	Select Units
Detached Garages	Select Units
Services	
Fiber Optic Cable	Recommended
Business Center	Optional
Security	
Limited Building Access	Yes
Access Gates (Driving)	N/A

RRCC

ORIGINAL

ANNEXATION AGREEMENT BETWEEN
THE VILLAGE OF NORTH AURORA AND MARK SORRENTINO,
TRUSTEE OF THE MARK SORRENTINO TRUST NO. 1
AND BRYAN L. STRESNEY

THIS AGREEMENT made and entered into this 9th day of April, 2001, by and between the VILLAGE OF NORTH AURORA, Illinois, a municipal corporation, hereinafter called "Village", MARK SORRENTINO, TRUSTEE OF THE MARK SORRENTINO TRUST NO. 1 and BRYAN L. STRESNEY, collectively hereinafter called "Owner".

W I T N E S S E T H:

WHEREAS, Owner is the Owner of Record of the Property legally described in Exhibit A, which is attached hereto and made a part hereof (hereinafter sometimes referred to as "Subject Property"), and which property is located in an unincorporated area of Kane County; and

WHEREAS, the Subject Property constitutes territory which is contiguous to and may be annexed to the Village of North Aurora as provided in Section 7-1-1 et seq of the Illinois Municipal Code (65 ILCS 5); and

WHEREAS, a Petition for Annexation has been filed in accordance with law; and

WHEREAS, the annexation and development of the Subject Property for the use and purposes provided herein will promote sound planning, will aid in developing the Village as a balanced community and will assist the Village in realizing the intent of the Comprehensive Plan of the Village of North Aurora; and

WHEREAS, the Owner desires to have the Subject Property annexed to the Village of North Aurora upon the terms and condition hereinafter set forth; and

WHEREAS, this Agreement is made pursuant to the provisions of 65 ILCS 5/11-15.1-1 through 11-15.1-5; and

WHEREAS, proper legal notice has heretofore been provided pursuant to the provisions of 65 ILCS 5/11-15.1-3;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements herein contained, it is hereby agreed by and between the Village and Owner as follows:

1. ANNEXATION. Owner has made proper application to the Village for annexation of the Subject Property. Village agrees to promptly annex the Subject Property subject to the applicable provisions of statutes and the terms and conditions hereinafter set forth, including the PUD Ordinance attached hereto as Exhibit B.

2. ZONING. The Subject Property shall be classified as B-2 General Commercial District pursuant to the provisions of Exhibit B attached hereto and made a part hereof entitled An Ordinance Granting a Special Use as B-2 General Commercial Planned Unit Development for the Randall Road Commercial Center, herein called the "PUD Ordinance". Paragraph 1 of Exhibit B references a certain Preliminary Plat of Subdivision and Preliminary Improvement Plan prepared by Engineering Resource Associates, Inc., therein and herein referred to as the "Preliminary Plan".

3. IMPROVEMENTS AND RECAPTURES.

A. Westerly Water/Sanitary Sewer Lines. Village states that it has caused the developer of the parcel westerly of the Subject Property: (a) to complete and extend to the boundary of the Subject Property a twelve (12) inch sanitary sewer line to which extensions may be made by Owner within the Subject Property to function for sanitary sewer service, all as shown on the Preliminary Plan and (b) to complete and extend to approximately 300 feet westerly of the Subject Property an eight (8) inch water line (along with an easement to the boundary of the Subject Property within which Owner may extend said water line to the Subject Property). Although Village will cooperate to allow such extension to and onto the Subject Property, Owner shall not be entitled to recapture of the cost of extending the water line from its existing location to the Subject Property.

B. Public Improvements. Owner shall construct and pay for the improvements utilized in conjunction with the development of the Subject Property as required by the Subdivision Control Ordinance which, subject to modifications as may be required in connection with Final Engineering are identified on the Preliminary Plan and Owner shall grant to the Village, at no cost to the Village, all easements for the public utilities installed by Owner. Prior to the approval of each final plat for the Subject Property or any part of the Subject Property, the Village shall have the right to designate which easements, dedications and land improvements will be accepted by the Village. Owner shall also grant at the time of approval of each final plat such other easements, dedications and land improvements required to

2.

MATERIAL STANDARDS

The range of colors for primary exterior materials and finishes shall be limited to those listed. Tones of the same color family which are within the light and dark range shall be permitted. Requests for alternate, and/or additional materials or alternate finishes beyond the range limits, shall be reviewed by the Village staff for their acceptability. The staff may approve additional colors within the same tone family. If, in the staff's opinion, a request represents a major departure from the approved range or family of tones, they may direct that the request be reviewed and accepted by the Plan Commission and/or Village Board.

	<u>Material</u>	<u>Finish</u>	<u>Color Range</u>		
			<u>Light End</u>	<u>Midrange/Examples</u>	<u>Dark End</u>
A.	Split-Face Block (based on Northfield Block)	Standard Splitface	Premium white	#33 (Tan/Grey) #193 (Light Taupe)	#53(Dk. Taupe)
B.	Standard CMU	Painted	Match to approved block and face brick colors. Limited to non-public exterior areas.		
C.	Face Brick	N/A	#100 (Light brown/red)	Browerston shale, Sandy Rose A (98-50) Belden	#375(Dk. Brown/Red) (Richtex) Navajo Red Velour (10-611-26) (Global Clay Marseilles)
D.	EIFS (Dryvit, or equal)	Sandblast	#310 (White)	#386A, #107	#109
E.	Roofing/Screening (Based on Pac-Clad by Petersen Aluminum) Limited to 1 color per PD	Metal, Standing Seam	Arcadia Green, (Lt. Green)	Hemlock Green, Forest Green	Hartford Green (Dk. Green)
F.	Awnings (Awnings may be different from roofing color)	Metal or Vinyl	Same as the approved roofing colors		
G.	Window/Door Framing	Clad/Metal/ Painted Wood	Painted to match brick/block/EIFS, clear aluminum, anodized bronze, white		
H.	Accent colors(may be used any material)	N/A	No color limits but limited to 10% of the material		

3. **Roofs**

Roofs shall be designed so that when viewed from perimeter of any lot the roof will appear to be a raised pitch roof. "False" pitched perimeter roofs are permitted on lots #1 and #2 provided that they fully screen any roof mounted equipment when viewed from a heights of 6' above the average sidewalk level adjacent to the site along Randall Road.

SCHEDULE C

**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: HUMANE PET SALES

AGENDA: APRIL 19, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

At the January 4, 2021 Village Board meeting, the Village Board noted that the City of Aurora had recently passed an ordinance banning the sales of dogs, cats and bunnies from mills and had concerns with that ordinance now being in place those establishments would attempt to move to North Aurora. The Board mentioned it would be great to be proactive and aware of what was going on in surrounding communities and that staff should look into the matter.

Upon further research on the topic, the City of Aurora has yet to pass an ordinance but are currently discussing the topic. Aurora's Humane Pet Store Ordinance is being discussed in a manner that was approved by the City of Naperville, which would ban the retail sale of dogs and cats sourced from breeders and would allow sales only if the animals came from rescue organizations, Humane Societies or animal control facilities. According to an article sourced from the Chicago Tribune, 17 municipalities and three counties in the state have already adopted such an ordinance. Naperville passed the ordinance in 2019 and DuPage County passed it for unincorporated areas last year.

There are currently two businesses in North Aurora that sell pets, but neither location sells dogs, cats or bunnies in a retail capacity.

The Village Board discussed this topic at the April 5, 2021 Committee of the Whole meeting. The Village Board was supportive of an ordinance that would ban the retail sale of dogs and cats sourced from anywhere other than a rescue organization, Humane Society or animal control facility. Staff has worked in conjunction with the Village Attorney to prepare a draft ordinance for review.



**VILLAGE OF
NORTH
AURORA**

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

Ordinance No. _____

**ORDINANCE REGARDING THE HUMANE SALE OF CATS AND DOGS
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 _____

VILLAGE OF NORTH AURORA

ORDINANCE NO.

AN ORDINANCE REGARDING THE HUMANE SALE OF CATS AND DOGS
IN THE VILLAGE OF NORTH AURORA

WHEREAS, the President and the Board of Trustees of the Village of North Aurora, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety and welfare of its citizens; and

WHEREAS, the Village has monitored the issues in respect to “puppy mills” and what other area municipalities are doing in regard to the humane treatment of pets; and

WHEREAS, a significant number of puppies and kittens sold at pet shops come from commercial breeding facilities where the health and welfare of the animals are not adequately provided for; and

WHEREAS, inadequate care and conditions at commercial breeders can lead to behavioral and health issues in the puppies and kittens and ultimately lead to increased financial and emotional costs for the purchasing consumer and the community; and

WHEREAS, controlling pet overpopulation is a public health and safety concern; and

WHEREAS, the President and Board of Trustees have determined that restricting the retail sale of puppies and kittens to puppies and kittens sourced from shelters, humane or rescue organizations is likely to decrease the demand for puppies and kittens bred at commercial breeders, to increase the demand for animals from animal shelters and rescue organizations, protect consumers and the community 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:

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. Title 6 (Animals) is hereby amending by adding Chapter 6.20 as follows:

6.20 - SOURCING OF ANIMALS SOLD BY PET SHOP OPERATORS

6.20.010 - Restrictions on the sale of dogs and cats

- A. A pet shop operator may offer for sale only dogs and cats that the pet shop operator has obtained from or displays in cooperation with:
 1. Duly incorporated humane society, animal welfare society or other nonprofit organization the purpose of which is to provide for and promote the welfare, protection and humane treatment of animals; or
 2. An animal rescue organization, which is defined as any not-for-profit organization

VILLAGE OF NORTH AURORA

recognized to be tax-exempt under Section 501(c)(3) of the United States Internal Revenue Code, the mission and practice of which is, in whole, or in significant part, the rescue and placement of animals in permanent homes. This term does not include any entity that is, or is housed on the premises of, a breeder or broker, obtains dogs or cats from a breeder or broker in exchange for payment or compensation, or resells dogs, cats or rabbits obtained from a breeder or broker and provides payment or compensation to such breeder or broker.

- B. A pet shop operator shall not offer for sale a dog or cat that is younger than eight weeks old.
- C. Record Keeping and Disclosure: A pet shop operator shall maintain records stating the name address of the animal shelter or animal rescue organization that each dog or cat was obtained for at least two (2) years from the date of acquisition and shall make the records available to the Community and Economic Development Director or his designee upon request.
- D. Each retail pet shop operator shall display on each cage a label stating the name and address of animal shelter or animal rescue organization from which for each dog or cat in the cage was obtained.

3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

4. Codification. The corporate authorities of the Village intend that this Ordinance will be made part of the North Aurora Municipal Code and that sections of this Ordinance can be renumbered or re-lettered and the word "Ordinance" can be changed to "Section," "Article," Chapter" or some other appropriate word or phrase to accomplish codification, and regardless of whether this Ordinance is ever codified, the Ordinance can be renumbered or re-lettered and typographical errors can be corrected with the authorization of the Village Attorney, or his or her designee.

5. Conflict. All parts of the North Aurora Municipal Code in conflict with the terms or provisions of this Ordinance shall be and the same are hereby amended or repealed to the extent of such conflict, and all other provisions of the North Aurora Municipal Code and all other existing ordinances shall otherwise remain in full force and effect.

6. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication 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.

VILLAGE OF NORTH AURORA

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



Memorandum

To: Village President and Village Board of Trustees

Cc: Steve Bosco, Village Administrator

From: David Hansen, Administrative/GIS Analyst

Date: April 19, 2021

Re: North Aurora Days 2021

Background

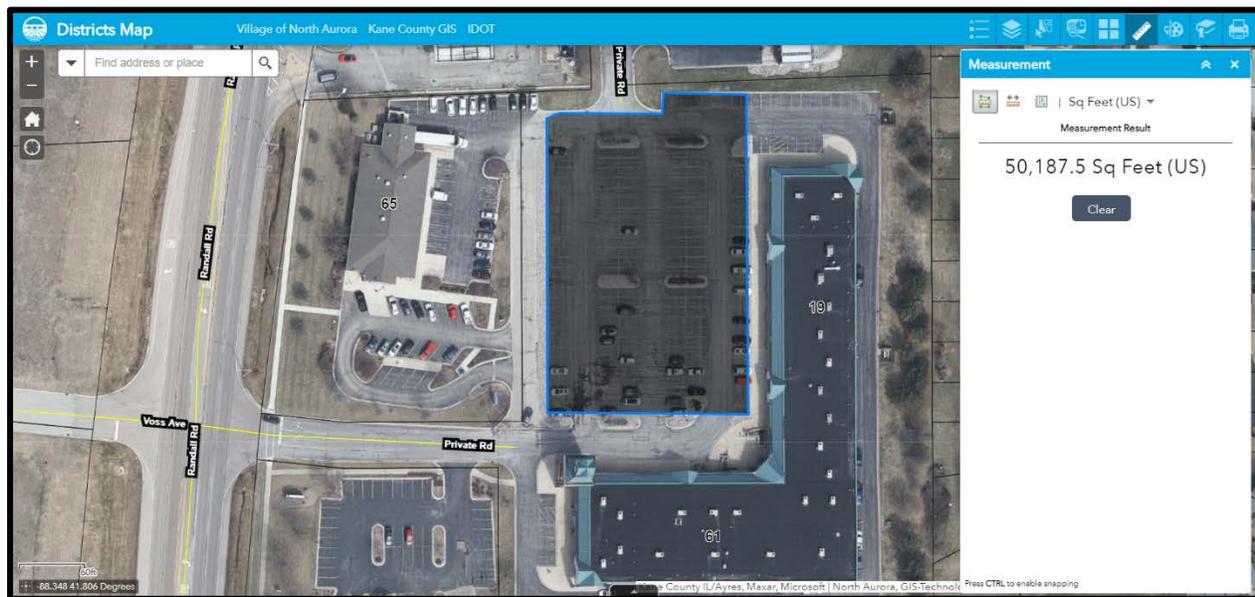
At the March 8, 2021 North Aurora Days Committee meeting the committee discussed whether North Aurora Days 2021 could be held in the same capacity as a normal year. Several committee members raised concerns about social distancing guidelines, the State not distributing special event liquor licenses for festivals, and mask requirements would be difficult to enforce. Members also mentioned their concerns regarding the continued spread of COVID-19 in the region along with the health and operational concerns for employees, volunteers, and attendees. Ultimately, the committee agreed that having a regularly scheduled three day full North Aurora Days event would not be possible at this time. The committee had a long discussion on if a three day event was not held what some options could be. Options included having the event at a lower capacity based off state guidelines, reducing the event to one day, having a virtual event or potentially trying to have a one day event in the fall. Overall, at the March meeting the committee decided to wait to make any formal decision until its May meeting since vaccinations and the current state guidelines could improve over the next month or two.

Present Day

The committee planned to wait until May to make an official decision. To provide some current additional context regarding North Aurora Days, there are some other variables to consider before making a decision. COVID-19 vaccinations are available statewide to anyone 16 and older.

The entire State of Illinois is currently in Phase 4 of 5 for fully reopening the State (no capacity limits). However on March 18, 2021 the Governor announced a bridge phase that serves as a transition period (referred to as Phase 4.5) that requires certain thresholds for capacity limits at places before reaching Phase 5 which would have no

capacity limits. Locally, the Village is part of Region 8 which has recently had an uptick of positivity rate and hospitalizations. If trends continue, the Region may go backwards to Phase 3 or remain in Phase 4 rather than going up to the bridge phase which was anticipated in late March. The phase in which the region is in is significant for planning a festival. Under phase 4, the capacity threshold for outdoor festivals allows 15 people per 1,000 sq. ft, while under the bridge phase outdoor festivals allow 30 people per 1,000 sq. ft. For example, if Clocktower Plaza is utilized as a site again for North Aurora Days, the parking lot is approximately 50,000 sq. ft. Under the two capacity thresholds above either 750 or 1500 people would be able to gather and fencing would have to be put up to help monitor and enforce capacity limits.



The second variable to consider for the event is attaining a special event liquor license for the festival. For community festivals run by governmental agencies, a special event liquor license is required from the Illinois Liquor Control Commission to sell alcohol. However the State of Illinois is currently issuing the licenses on a case by case basis. To qualify, the Village would have to prove it will abide by social distancing requirements and guidelines set by the State. The Illinois Liquor Control Commission site states "generally, special events are not permitted but some outdoor events will be reviewed on a case by case basis to determine if they are in accordance with DCEO guidelines. Special events will not be approved unless the event holder can monitor, control, and restrict the number of persons in a designated area". This information will most likely change depending on what phase the Region is in. If the State does not approve the Village's liquor license request the event would need to be held without liquor aka the Beer Tent.

The third variable is regarding the Village as a governmental entity. Many community festivals, especially in the surrounding area, are ran and operated by non-for-profits aka a local Chamber of Commerce. Non-for-profits have more flexibility for planning events that may go against the State guidelines; whereas, municipalities work directly with the state. The repercussions, if any, of going against state guidelines are unknown at this time.

Lastly, planning the event may be an issue since it is only three months away. It typically takes several months to plan an event like North Aurora Days (Village usually starts planning and locking in contract 6 to 8 months prior). Contracts are typically for bands, fireworks, sound system, various vendors, and amusement. As of now, the Village currently has one band under contract with many more from the 2020 lineup that would be willing to play if necessary. Another concern is that the longer we wait to cancel or decide to have the event, contracts for tents and generators may start to become hard to find over the next few months with so many communities also making last minute decisions about their summer festivals. Staff is still working the new Clocktower Plaza management to work on a similar agreement that was with the original management that allowed the event to occur each year on their property.

The committee mentioned the possibly of a shortened event, but no specifics have been discussed at this time.

Staff is looking for feedback from the Village Board in regards to the 2021 North Aurora Days.