



## Meeting Held Electronically

### **NORTH AURORA VILLAGE BOARD MEETING MONDAY, MAY 3, 2021 – 7:00 P.M. NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

#### **AGENDA**

Due to the current COVID-19 pandemic, Village Board meetings are being conducted live remotely via telecommunications to help prevent the spread of COVID-19 and also now with limited attendance at Village Hall. Given the limited seating and for best safety practices, the public is encouraged to attend the board meeting remotely via telecommunications using Zoom. The public can access the meeting remotely as follows:

**Website Address:** <https://us02web.zoom.us/j/89207364639>

**Meeting ID:** 892 0736 4639

**Dial In:** +1 312 626 6799

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

**Please be advised seating for the public is limited to 15 people in the Board Room. Face masks will be required.**

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

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

#### **CONSENT AGENDA**

1. Village Board Minutes dated 04/19/2021 and Committee of the Whole Minutes dated 04/19/2021
2. Bills List Dated 05/03/2021 in the Amount of **\$142,731.39**

**VILLAGE PRESIDENT REPORT**

**OLD BUSINESS**

## **ACKNOWLEDGE OUTGOING BOARD MEMBERS**

## **ADJOURN**

## **INSTALLATION OF NEWLY ELECTED OFFICIALS**

1. Oath of Office for Newly Elected Officials
  - a. Mark Gaffino, Village President
  - b. Michael Lowery, Village Trustee
  - c. Todd Niedzwiedz, Village Trustee
  - d. Carolyn Bird Salazar, Village Trustee
2. Appointment of Village Clerk
  - a. Jessica Watkins, Village Clerk

## **NEW BOARD RECONVENES THE BOARD MEETING**

## **CALL TO ORDER**

## **ROLL CALL**

## **APPOINTMENT OF MAYOR PRO TEM**

## **NEW BUSINESS**

1. Approval of Ordinance Adopting the Budget of the Village of North Aurora for the Fiscal Year Beginning June 1, 2021 and Ending May 31, 2022
2. Approval of Ordinance Regarding The Humane Sale of Cats And Dogs in the Village of North Aurora
3. Approval of Ordinance Approving a Special Use Amending the B-2 General Commercial Planned Unit Development and Site Plan for the Randall Road Commercial Center to Allow A Multi-Family Development On Lot 2

## **VILLAGE PRESIDENT**

## **COMMITTEE REPORTS**

## **TRUSTEE COMMENTS**

## **ADMINISTRATOR'S REPORT**

## **ATTORNEY'S REPORT**

## **VILLAGE DEPARTMENT REPORTS**

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

## **EXECUTIVE SESSION**

## **ADJOURN**

Initials: SR

**NORTH AURORA VILLAGE BOARD MEETING  
VILLAGE BOARD MEETING MINUTES  
Monday, April 19, 2021**

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

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

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

**PROCLAMATION-** Arbor Day

Mayor Gaffino read a Proclamation explaining the many benefits of trees and declared April 30, 2021 Arbor Day.

**PUBLIC HEARING-** FY 2021-22 Draft Budget

Mayor Gaffino opened the Public Hearing for the 21-22 Draft Budget.

Finance Director Bill Hannah explained that the Draft Budget has gone through minimal modifications since previously discussed. The end result a total of \$25,119,530 in revenue and \$29,258,839 in expenditures.

There were no comments.

Mayor Gaffino closed the Public Hearing.

**AUDIENCE COMMENTS** – None

**TRUSTEE COMMENTS** – None

**CONSENT AGENDA**

1. Village Board Minutes dated 04/05/2021 and Committee of the Whole Minutes dated 04/05/2021
2. Interim Bills List Dated 04/08/2021 in the amount of \$38,251.00
3. Bills List Dated 04/19/2021 in the Amount of \$245,977.63
4. Travel and Expenses for Business Purposes in the Amount of \$40.00

Motion for approval made by Trustee Curtis and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Curtis – yes, Trustee Salazar – yes, Trustee Martinez – yes, Trustee Lowery – yes, Trustee Guethle – yes, Trustee Carroll – yes. **Motion approved (6-0).**

## **NEW BUSINESS**

### **1. Approval of Ordinance Fixing a Time and Place for a Public Hearing for the Establishment of the United Tax Increment Financing District**

Director Mike Toth established the Public Hearing Date of June 21, 2021 at 7:00pm, within the regularly scheduled Board Meeting.

Motion for approval made by Trustee Curtis and seconded by Trustee Martinez. **Roll Call Vote:** Trustee Curtis – yes, Trustee Martinez –yes, Trustee Salazar – yes, Trustee Lowery – yes, Trustee Carroll – yes, Trustee Guethle – yes. **Motion approved (6-0).**

**OLD BUSINESS** – (Generally) None

**COMMITTEE REPORTS** – None

**VILLAGE PRESIDENT** – None

**TRUSTEES COMMENTS** – None

**ADMINISTRATOR’S REPORT** – Administrator Bosco explained that the Board will return to the Board Room in a Hybrid model at the next scheduled Board Meeting, May 3, 2021. Administrator Bosco extended thanks to the Village’s IT Manager David Arndt for his efforts in making that possible.

**ATTORNEY’S REPORT** – None

## **VILLAGE DEPARTMENT REPORTS**

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

## **ADJOURNMENT**

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

Respectfully Submitted,

Jessi Watkins  
Village Clerk



**VILLAGE OF NORTH AURORA  
COMMITTEE OF THE WHOLE MEETING MINUTES  
Monday, April 19, 2021**

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

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**ROLL CALL**

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

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

**AUDIENCE COMMENTS** – See below

**TRUSTEE COMMENTS** - None

**DISCUSSION**

**1. Petition 21-04: Gerald Hyundai Expansion**

Administrator Bosco presented the special use for expansion and requested feedback from the Board in regard whether or not to move forward with the Petition.

Community & Economic Development Director Toth further explained that the project will require site plan approval as the expansion exceeds 25% of the square footage of the existing facility. The project is expected to be presented at a public hearing before the Plan Commission May 4, 2021 and then return before the Board for final approval May 17, 2021.

Trustees were in agreement to move forward with the expansion.

**2. Petition 21-03: Randall Terrace Apartments**

Administrator Bosco explained that in 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, therefore prohibiting residential use within the development.

In 2018 the property owner proposed the multi-family residential concept to the Board at a Committee of the Whole meeting, to which the Board was receptive.

In 2019 the petitioner went before the Plan Commission and requested a special use to amend the PUD to allow multi-family residential dwellings as a permitted use on Lot 2 only. The Plan Commission made suggestions for the site plan and recommended approval of the special use amendment. The Village Board discussed the petition at their August 8, 2019 Committee of the Whole meeting and confirmed their support of the project.

The petitioner has returned 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, requiring another public hearing which was held before that Plan Commission at their April 6, 2021 meeting. The Plan Commission unanimously recommended approval of the site plan and associated deviations.

Director Toth added additional details to the history of the proposed development. He stated that the deviations needed for final approval are floor area ratio, building materials and front yard fence. Director Toth introduced Mark Sorrentino.

Mark Sorrentino explained that the property is a 22 acre site, the residential community would be constructed on Lot 2 of that site. It is proposed to have 66 residential units in four buildings, a clubhouse and pool on 5.2 acres. All residential buildings' balconies will be facing inward toward a courtyard.

Trustee Curtis asked about an estimated rental rate. Sorrentino responded that the rates will be competitive with other rentals in the area.

Trustee Martinez stated that he liked the complex.

Trustee Salazar liked the way the balconies open to a courtyard in the center of the complex.

Trustee Lowery stated the Village should move forward with the project.

Trustee Carroll asked if The Springs was at full capacity, his concern being that the Village could become over saturated with rentals. Director Toth stated that they are near capacity. Mr. Sorrentino added that in his market research, area rentals are occupied quickly.

Mayor Gaffino stated that he appreciated the layout and it appears that there is a market for rentals.

### **3. Humane Pet Sales**

Director Toth and Village Attorney Kevin Drendel drafted an ordinance modeled after the recently passed ordinance in Naperville, requiring that the retail sales of cats and dogs are limited to animals sourced from humane rescues or animal control facilities. This ordinance would require the retailers to maintain a record of where the animals sold are sourced from.

Trustees were in agreement with the drafted ordinance.

### **4. North Aurora Days**

Administrator Bosco stated that the Board needed to address and discuss the suggestions of the North Aurora Days committee, which met on March 8, 2021. Committee Members expressed concern with the continued spread of Covid-19 in the region, special event liquor licensing, social distance restrictions and health and operational concerns for those volunteering and working the event as well as attendees.

The current State of Illinois Festival Guidelines are

- Phase 4: 15 people per 1,000 sq. ft. (750 people) (we are currently in phase 4)
- Bridge Phase: 30 people per 1,000 sq. ft. (1,500 people)
- Phase 5: No Capacity Limits

Special Event Liquor Licenses

- Required from Illinois Liquor Control Commission to sell alcohol for community festivals
- Granted on case by case basis

- Village must monitor, control, and restrict attendance
- No beer tent at event, if license request is denied

Administrator Bosco went on to explain that some over variables to consider are that while the Village organizes the event, we partner with local civic groups to run the beer tent. Those local non-for-profits acquire the liquor license.

Planning for the event takes several months and we are currently approximately three months out from the traditional North Aurora Days event dates.

The Village also has yet to secure a contract with the owner of the Clocktower Plaza, the typical site of the event.

The North Aurora Days Committee did not think having North Aurora Days as it is traditionally held, would be a viable option but wanted to wait until May to make an official decision. They suggested the possibility of having an event later in the year. Additional possibilities presented are moving forward with as close to a traditional North Aurora Days as possible, modify or reduce the event in length and location, host a virtual event, have an event later in the year or cancel the event altogether.

Administrator Bosco stated that the Board had the final decision on the fate of North Aurora Days.

Trustee Lowery stated that he thinks putting the event off until early fall would be a better possibility.

Trustee Curtis expressed concern about delaying the event when vaccinations will be available to anyone who desires one in early May additionally, the event is outdoors. Trustee Curtis suggested that moving forward with the event would benefit businesses.

Trustee Lowery restated that the safety of volunteers is a concern as well as pushing the date back allows for additional time to plan. Trustee Lowery also commented that it is unpredictable how the vaccinations will unfold.

Further discussion was had in regard to other local municipalities holding their heavily attended events, with the rebuttal that North Aurora Days is largely staffed by volunteers and the Village needs to keep their health and safety in mind as well as the attendees.

There was additional discussion in regard to the logistics of putting together an event in the limited time available.

The consensus of the Board, based on suggestions from Administrator Bosco, was to investigate options to hold a modified event at possibly later date. Monitor Covid-19 trends and levels of comfort of the civic group volunteers and readdress the possible options of an event after the next North Aurora Days Committee meeting on May 10, 2021.

*Trustee Martinez, upon this his last meeting as trustee, expressed appreciation for his fellow Board Members and Village Staff.*

**Motion to Adjourn for Executive Session** made by Trustee Guethle and seconded by Trustee Martinez.

**EXECUTIVE SESSION –**

1. Pending Litigation

**Committee of the Whole resumes**

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**ROLL CALL**

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

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

**ADJOURNMENT**

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

Respectfully Submitted,

Jessi Watkins  
Village Clerk

# Accounts Payable

## To Be Paid Proof List

User: ablasr  
 Printed: 04/28/2021 - 1:49PM  
 Batch: 00501.05.2021



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
ABC Carpet						
038040						
Carpet Cleaning- VH	1,050.00	01-445-4520	Public Buildings Rpr & Mtce	04162021	4/16/2021	05/03/2021
Total:	1,050.00	*Vendor Total				
Adrian Holloway						
468032						
Water Credit Refund	8.21	60-320-3340	Water Collections	04152021-01	4/15/2021	05/03/2021
Sewer Maint Credit Refund	0.96	18-320-3350	Sewer Collection	04152021-02	4/15/2021	05/03/2021
Total:	9.17	*Vendor Total				
ADT						
048240						
Alarm Service- VH	264.57	01-445-4520	Public Buildings Rpr & Mtce	04112021	4/11/2021	05/03/2021
Total:	264.57	*Vendor Total				
AIM						
046510						
Flex 125- April 2021	161.00	01-430-4267	Finance Services	00034352	5/1/2021	05/03/2021
Total:	161.00	*Vendor Total				
Alarm Detection Systems of IL						
000060						
Alarm System- TPs	798.00	60-445-4652	Phones and Connectivity	183240-1016	4/4/2021	05/03/2021
Alarm Inspections- VH, PD, PW Garage	1,320.00	01-445-4520	Public Buildings Rpr & Mtce	98501-1020	4/16/2021	05/03/2021
Total:	2,118.00	*Vendor Total				
Anderson Pest Solutions						
019770						
Pest Control- VH	103.95	01-445-4520	Public Buildings Rpr & Mtce	8074078	5/1/2021	05/03/2021
Pest Control- PD	98.45	01-445-4520	Public Buildings Rpr & Mtce	8076378	5/1/2021	05/03/2021
Pest Control- TPs	91.95	60-445-4567	Treatment Plant Repair/Maint	8076698	5/1/2021	05/03/2021
Pest Control- Well #5	43.30	60-445-4565	Water Well Rpr & Mtce	8078232	5/1/2021	05/03/2021
Total:	337.65	*Vendor Total				
ASCAP						
041230						
Annual License Fee	368.51	15-430-4751	North Aurora Days Expenses	04202021	4/20/2021	05/03/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	368.51	*Vendor Total				
Aurora Area Convention						
003770						
Akshar Hotel Tax/ Mar 2021	2,111.15	15-430-4752	90% Tourism Council	04052021	4/5/2021	05/03/2021
Total:	2,111.15	*Vendor Total				
B & F Construction						
015600						
Inspections- March 2021	2,578.40	01-441-4276	Inspection Services	14267	4/14/2021	05/03/2021
Commercial Plan Review Manpower- March 2021	895.50	01-441-4276	Inspection Services	56024	4/13/2021	05/03/2021
Total:	3,473.90	*Vendor Total				
Builders Paving						
044930						
2018 Road Program- Final Payment	38,841.41	21-450-4875	Capital Improvements	NA-602	4/26/2021	05/03/2021
Total:	38,841.41	*Vendor Total				
Call One						
043480						
25 E State Street Lines	87.86	01-430-4652	Phones and Connectivity	397975-01	4/15/2021	05/03/2021
25 E State Street Lines	87.87	01-441-4652	Phones and Connectivity	397975-02	4/15/2021	05/03/2021
25 E State Street Lines	87.87	01-445-4652	Phones and Connectivity	397975-03	4/15/2021	05/03/2021
25 E State Street Lines	87.87	60-445-4652	Phones and Connectivity	397975-04	4/15/2021	05/03/2021
314 Butterfield Road Lines	3.21	01-445-4652	Phones and Connectivity	397975-05	4/15/2021	05/03/2021
200 S. Lincolnway Lines	52.33	01-440-4652	Phones and Connectivity	397975-06	4/15/2021	05/03/2021
Total:	407.01	*Vendor Total				
Carus Corporation						
033300						
WTP HMO Chemicals	913.23	60-445-4437	Chlorine	SLS10091327	4/14/2021	05/03/2021
Total:	913.23	*Vendor Total				
Chris Benyo						
468114						
Mailbox Reimbursement- 882 Stratford Dr	98.69	01-445-4799	Misc. Expenditures	04132021	4/13/2021	05/03/2021
Total:	98.69	*Vendor Total				
Cintas Corporation						
041590						
Towel & Rug Cleaning	32.55	01-445-4520	Public Buildings Rpr & Mtce	4081298869	4/13/2021	05/03/2021
Total:	32.55	*Vendor Total				
City of Aurora						
027870						
Boil Order & Well 4 Rehab Samples	279.00	60-445-4562	Testing (water)	213508	4/7/2021	05/03/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	279.00	<b>*Vendor Total</b>				
<b>Coffman Truck Sales, Inc.</b>						
000320						
Safety Test- Truck #178	40.00	01-445-4511	Vehicle Repair and Maint	227143	4/9/2021	05/03/2021
<hr/>						
Total:	40.00	<b>*Vendor Total</b>				
<b>Commonwealth Edison</b>						
000330						
Street Lights/ 4 S. Willowway	82.06	10-445-4660	Street Lighting and Poles	0146092024	4/8/2021	05/03/2021
Street Lights/ 1802 Orchard Gateway	266.60	10-445-4660	Street Lighting and Poles	0562144049	4/8/2021	05/03/2021
Street Lights/ 1901 Orchard Gateway	45.13	10-445-4660	Street Lighting and Poles	0835082016	4/7/2021	05/03/2021
Silo Lighting/ 8 W State Street	86.18	01-445-4660	Street Lighting	1047147081	4/8/2021	05/03/2021
Street Lights/ 1051 Kettle Ave	32.71	10-445-4660	Street Lighting and Poles	1083133047	4/7/2021	05/03/2021
Electric- East Tower	41.27	60-445-4662	Utility	1313136025	4/7/2021	05/03/2021
Street Lights/ 1200 Orchard Gateway	319.47	10-445-4660	Street Lighting and Poles	1344158042	4/8/2021	05/03/2021
Street Lights/ Rt56 & Rt25	77.88	10-445-4660	Street Lighting and Poles	1425064018	4/12/2021	05/03/2021
Street Lights/ Randall & Ice Cream	10.37	10-445-4660	Street Lighting and Poles	1543019148	4/8/2021	05/03/2021
Street Lights/ Orchard Gateway & Deerpath	38.32	10-445-4660	Street Lighting and Poles	1776122038	4/8/2021	05/03/2021
Street Lights/ Orchard & Oak	146.78	10-445-4660	Street Lighting and Poles	1875021089	4/8/2021	05/03/2021
Street Lights/ Comiskey & Orchard	85.96	10-445-4660	Street Lighting and Poles	2313121105	4/8/2021	05/03/2021
Street Lights/ 1600 Orchard Gateway	177.97	10-445-4660	Street Lighting and Poles	2579039064	4/8/2021	05/03/2021
Street Lights/ Orchard & White Oak	73.99	10-445-4660	Street Lighting and Poles	2963079050	4/8/2021	05/03/2021
Street Lights/ 19 N. Lincolnway	59.71	10-445-4660	Street Lighting and Poles	2985029045	4/8/2021	05/03/2021
Street Lights/ Orchard & Orchard Gateway	123.40	10-445-4660	Street Lighting and Poles	3147017028	4/8/2021	05/03/2021
Street Lights/ 211 River Road	2,620.85	10-445-4660	Street Lighting and Poles	4007024020	4/16/2021	05/03/2021
Well #8 3/9 - 4/7	4,419.44	60-445-4662	Utility	4026128016	4/8/2021	05/03/2021
<hr/>						
Total:	8,708.09	<b>*Vendor Total</b>				
<b>Constellation NewEnergy, Inc.</b>						
034130						
Well #4/ WTP 3/10 - 4/8	6,816.22	60-445-4662	Utility	19875836601	4/9/2021	05/03/2021
Well #6 3/8 - 4/9	2,780.51	60-445-4662	Utility	19890359001	4/12/2021	05/03/2021
Well #7 3/11 - 4/9	3,653.64	60-445-4662	Utility	19890410701	4/12/2021	05/03/2021
Well #5/ ETP 3/11 - 4/9	7,952.91	60-445-4662	Utility	19890437101	4/12/2021	05/03/2021
<hr/>						
Total:	21,203.28	<b>*Vendor Total</b>				
<b>Creekside Compost, LLC</b>						
467909						
Dirt	435.00	01-445-4540	Streets & Alleys Rpr & Mtce	21-04-0901	4/22/2021	05/03/2021
Dirt	175.00	01-445-4540	Streets & Alleys Rpr & Mtce	21-04-0902	4/22/2021	05/03/2021
<hr/>						
Total:	610.00	<b>*Vendor Total</b>				
<b>D&amp;A Powertrain Components, INC</b>						
467649						
Hoses, Coupler, Adapters	171.78	01-445-4511	Vehicle Repair and Maint	235964	4/8/2021	05/03/2021
<hr/>						
Total:	171.78	<b>*Vendor Total</b>				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<b>Dupage Topsoil, Inc.</b>						
031110						
Dirt	490.00	01-445-4540	Streets & Alleys Rpr & Mtce	051492	4/9/2021	05/03/2021
Total:	490.00	<b>*Vendor Total</b>				
<b>Euclid Managers</b>						
049670						
Short-Term Disability/ May 2021	370.32	01-000-2057	Short-Term Disability	04162021	4/16/2021	05/03/2021
Total:	370.32	<b>*Vendor Total</b>				
<b>Eye For Design</b>						
040200						
Business Cards- Niedzwiedz	71.00	01-410-4411	Office Expenses	EFD5828	4/21/2021	05/03/2021
Total:	71.00	<b>*Vendor Total</b>				
<b>Feece Oil</b>						
031060						
Generator Fuel- VH	174.52	01-445-4440	Gas & Oil	3777658	4/12/2021	05/03/2021
Generator Fuel- PD	404.55	01-445-4440	Gas & Oil	3777661	4/12/2021	05/03/2021
Mid-Grade Fuel	3,490.93	71-000-1340	Gas/Diesel Escrow	3780551	4/22/2021	05/03/2021
Total:	4,070.00	<b>*Vendor Total</b>				
<b>Gerald Ford</b>						
467768						
Rod Tail Gate	56.38	01-445-4511	Vehicle Repair and Maint	5024922	4/14/2021	05/03/2021
Total:	56.38	<b>*Vendor Total</b>				
<b>Global Water Technology, Inc.</b>						
467862						
Water Treatment- VH	200.00	01-445-4520	Public Buildings Rpr & Mtce	56685	3/5/2021	05/03/2021
Total:	200.00	<b>*Vendor Total</b>				
<b>Gregory, Manko</b>						
014230						
Police Pension Board Meeting 4/20/21	50.00	01-410-4015	Pension Board-Mtgs Per Diem	04202021	4/20/2021	05/03/2021
Total:	50.00	<b>*Vendor Total</b>				
<b>Hudson Homes</b>						
468117						
Water Credit Refund	18.80	60-320-3340	Water Collections	04152021-01	4/15/2021	05/03/2021
Sewer Maint Credit Refund	1.35	18-320-3350	Sewer Collection	04152021-02	4/15/2021	05/03/2021
Total:	20.15	<b>*Vendor Total</b>				
<b>ILLCO Inc.</b>						
040110						
O Rings	32.54	60-445-4567	Treatment Plant Repair/Maint	1383452	4/8/2021	05/03/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	32.54	*Vendor Total				
J & S Construction						
029060						
WMB Repair- 124 Maple Ave	4,704.75	60-445-4568	Watermain Rprs. & Rplcmts.	2101701	4/20/2021	05/03/2021
Total:	4,704.75	*Vendor Total				
Jenna Cook						
467619						
AWWA Membership Dues Reimb	83.00	60-445-4390	Dues & Meetings	04272021	4/27/2021	05/03/2021
Total:	83.00	*Vendor Total				
Karen Miller						
468120						
Overhead Sewer Assistance Reimbursement	6,000.00	18-445-4570	Sewers Rpr & Mtce	04192021	4/19/2021	05/03/2021
Total:	6,000.00	*Vendor Total				
Konica Minolta						
024860						
Copier Maint- PD	44.75	01-440-4510	Equipment/IT Maint	270833730	2/19/2021	05/03/2021
Copier Maint- PD	67.34	01-440-4510	Equipment/IT Maint	270833731	2/19/2021	05/03/2021
Copier Maint- PD	56.79	01-440-4510	Equipment/IT Maint	270833732	2/19/2021	05/03/2021
Copier Maint- PD	84.39	01-440-4510	Equipment/IT Maint	270833733	2/19/2021	05/03/2021
Copier Maint- PD	25.72	01-440-4510	Equipment/IT Maint	271641497	2/28/2021	05/03/2021
Copier Maint- PD	54.87	01-440-4510	Equipment/IT Maint	2722282238	3/31/2021	05/03/2021
Copier Maint- PD	55.08	01-440-4510	Equipment/IT Maint	272281483	3/31/2021	05/03/2021
Copier Maint- PD	71.15	01-440-4510	Equipment/IT Maint	272281978	3/31/2021	05/03/2021
Copier Maint- PD	33.03	01-440-4510	Equipment/IT Maint	272282053	3/31/2021	05/03/2021
Copier Maint- PD	100.85	01-440-4510	Equipment/IT Maint	272282074	3/31/2021	05/03/2021
Copier Maint- PD	132.20	01-440-4510	Equipment/IT Maint	272282608	3/31/2021	05/03/2021
Copier Maint- PD	124.44	01-440-4510	Equipment/IT Maint	272288863	3/31/2021	05/03/2021
Copier Maint- PD	35.04	01-440-4510	Equipment/IT Maint	272292326	3/31/2021	05/03/2021
Copier Maint- PW Garage	20.13	01-445-4411	Office Expenses	9007653512	4/1/2021	05/03/2021
Copier Maint- 3/2 - 3/10	-41.81	01-430-4411	Office Expenses	9007653578-C	4/1/2021	05/03/2021
Copier Maint- 3/2 - 3/10	-41.81	01-445-4411	Office Expenses	9007653578-C	4/1/2021	05/03/2021
Copier Maint- 3/2 - 3/10	-41.81	60-445-4411	Office Expenses	9007653578-C	4/1/2021	05/03/2021
Copier Maint- 3/2 - 3/10	-41.82	01-441-4411	Office Expenses	9007653578-C	4/1/2021	05/03/2021
Total:	738.53	*Vendor Total				
Kyra Trainor						
468118						
Water Credit Refund	23.40	60-320-3340	Water Collections	04152021-01	4/15/2021	05/03/2021
Sewer Maint Credit Refund	0.75	18-320-3350	Sewer Collection	04152021-02	4/15/2021	05/03/2021
Total:	24.15	*Vendor Total				
Lauderdale Electric, Inc.						
468103						
Street Light Wire Repair- Orchard Gateway	787.00	10-445-4661	Street Light Repair/Maint	7748-F	4/14/2021	05/03/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	787.00	<b>*Vendor Total</b>				
<b>Law Enforcement Records Manager Of Illinois</b>						
468047						
LERMI 2021 Conference- Lusk, Kramer	60.00	01-440-4370	Conferences & Travel	04152021	4/15/2021	05/03/2021
<hr/>						
Total:	60.00	<b>*Vendor Total</b>				
<b>Mary Licar</b>						
042420						
Police Pension Board Meeting 4/20/21	50.00	01-410-4015	Pension Board-Mtgs Per Diem	04202021	4/20/2021	05/03/2021
<hr/>						
Total:	50.00	<b>*Vendor Total</b>				
<b>Menards</b>						
016070						
Concrete Mix	109.90	01-445-4543	Sidewalks Rpr & Mtce	62144	4/13/2021	05/03/2021
Garbage Bags	25.98	01-445-4411	Office Expenses	62282	4/16/2021	05/03/2021
Light Bulbs	275.30	10-445-4661	Street Light Repair/Maint	62426	4/19/2021	05/03/2021
Water Softner Salt- VH	89.85	01-445-4520	Public Buildings Rpr & Mtce	62530-01	4/21/2021	05/03/2021
Misc Tools & Cleaning Supplies	104.62	60-445-4569	Water Tower Rpr & Mtce	62530-02	4/21/2021	05/03/2021
Crack Sealer, Diamond Wheel	59.98	01-445-4530	Public Grounds/Parks Maint	62612	4/22/2021	05/03/2021
<hr/>						
Total:	665.63	<b>*Vendor Total</b>				
<b>Metro West COG</b>						
032210						
Metro West Annual Dues	6,104.35	01-410-4390	Dues & Meetings	4414	5/1/2021	05/03/2021
<hr/>						
Total:	6,104.35	<b>*Vendor Total</b>				
<b>Mooney &amp; Thomas, Pc</b>						
001040						
Payroll Processing- March 2021	760.00	01-430-4267	Finance Services	00196 321171	3/31/2021	05/03/2021
Police Pension Payment- April 2021	70.00	80-430-4581	Banking Services/Fees	00813 321171	3/31/2021	05/03/2021
<hr/>						
Total:	830.00	<b>*Vendor Total</b>				
<b>MSC Industrial Supply</b>						
051190						
Rubber Gloves, Pin, Elec Tape, Connectors	392.19	01-445-4870	Equipment	4548985001	4/9/2021	05/03/2021
Brake Cleaner	48.77	01-445-4511	Vehicle Repair and Maint	4548985002	4/12/2021	05/03/2021
Sockets & Tool Belt	103.44	01-445-4870	Equipment	77111833	4/8/2021	05/03/2021
<hr/>						
Total:	544.40	<b>*Vendor Total</b>				
<b>NA Townhomes</b>						
467870						
Water Credit Refund	5.60	60-320-3340	Water Collections	04152021	4/15/2021	05/03/2021
<hr/>						
Total:	5.60	<b>*Vendor Total</b>				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<b>North Aurora NAPA, Inc.</b>						
038730						
Vehicle Parts	1.40	01-445-4511	Vehicle Repair and Maint	376232	3/29/2021	05/03/2021
Handle For Post Pounder	4.74	01-445-4870	Equipment	376240	3/29/2021	05/03/2021
Chevy OR- Truck #179	20.28	01-445-4511	Vehicle Repair and Maint	377042	4/8/2021	05/03/2021
Alternator- Truck #183	170.27	60-445-4511	Vehicle Repair and Maint	377054	4/8/2021	05/03/2021
Air Filters	114.30	01-445-4511	Vehicle Repair and Maint	377061	4/8/2021	05/03/2021
Wiper Blade	8.88	01-445-4511	Vehicle Repair and Maint	377134	4/9/2021	05/03/2021
Battery- 2011 Ford	140.66	01-445-4511	Vehicle Repair and Maint	377516	4/14/2021	05/03/2021
Sensor	75.94	01-445-4511	Vehicle Repair and Maint	377642	4/15/2021	05/03/2021
Valve	15.95	01-445-4511	Vehicle Repair and Maint	377643	4/15/2021	05/03/2021
Total:	552.42	<b>*Vendor Total</b>				
<b>Office Depot</b>						
039370						
Office Supplies	15.55	01-430-4411	Office Expenses	16846729000	4/13/2021	05/03/2021
Office Supplies	15.56	01-445-4411	Office Expenses	16846729000	4/13/2021	05/03/2021
Office Supplies	15.56	60-445-4411	Office Expenses	16846729000	4/13/2021	05/03/2021
Office Supplies	15.56	01-441-4411	Office Expenses	16846729000	4/13/2021	05/03/2021
Total:	62.23	<b>*Vendor Total</b>				
<b>Ottosen DiNolfo</b>						
031590						
Pension/ Personnel Issue	360.00	01-440-4260	Legal	134282	3/31/2021	05/03/2021
Total:	360.00	<b>*Vendor Total</b>				
<b>Paddock Publications, Inc.</b>						
026910						
Public Hearing Budget	39.10	01-430-4507	Printing	176495-01	4/13/2021	05/03/2021
Public Hearing Notice	75.90	90-000-E257	Gerald Hyundai Remodel	176495-02	4/13/2021	05/03/2021
Total:	115.00	<b>*Vendor Total</b>				
<b>Pitney Bowes Inc.</b>						
017470						
Postage Machine	161.48	01-440-4505	Postage	1017886759	4/8/2021	05/03/2021
Total:	161.48	<b>*Vendor Total</b>				
<b>Richard or Rebecca Dibiaso</b>						
468119						
Water Credit Refund	54.36	60-320-3340	Water Collections	04152021-01	4/15/2021	05/03/2021
Water Credit Refund	1.85	18-320-3350	Sewer Collection	04152021-02	4/15/2021	05/03/2021
Total:	56.21	<b>*Vendor Total</b>				
<b>Robyn, Stecklein</b>						
022080						
Police Pension Board Meeting 4/20/21	50.00	01-410-4015	Pension Board-Mtgs Per Diem	04202021	4/20/2021	05/03/2021
Total:	50.00	<b>*Vendor Total</b>				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<b>Russo Power Equipment Inc.</b>						
036290						
Restoration Seed	94.99	60-445-4568	Watermain Rprs. & Rplcmts.	SPI10604156	4/14/2021	05/03/2021
Restoration Materials	250.92	60-445-4568	Watermain Rprs. & Rplcmts.	SPI10616583	4/14/2021	05/03/2021
Total:	345.91	<b>*Vendor Total</b>				
<b>SmithAmundsen LLC</b>						
039030						
Local 150	1,168.50	01-445-4260	Legal	643870-01	4/7/2021	05/03/2021
HR/ Gen Matters	729.00	01-430-4260	Legal	643870-02	4/7/2021	05/03/2021
Total:	1,897.50	<b>*Vendor Total</b>				
<b>Sun Life Financial</b>						
033620						
Dental Insurance- Admin/ May 2021	292.16	01-430-4136	Dental Insurance	04152021-01	4/15/2021	05/03/2021
Dental Insurance- CommDev/ May 2021	118.43	01-441-4136	Dental Insurance	04152021-02	4/15/2021	05/03/2021
Dental Insurance- PD/ May 2021	909.16	01-440-4136	Dental Insurance	04152021-03	4/15/2021	05/03/2021
Dental Insurance- PW/ May 2021	383.64	01-445-4136	Dental Insurance	04152021-04	4/15/2021	05/03/2021
Dental Insurance- Water/ May 2021	45.74	60-445-4136	Dental Insurance	04152021-05	4/15/2021	05/03/2021
Dental Insurance- Employee Portion/ May 2021	1,958.20	01-000-2054	Insurance Employee Reimburse	04152021-06	4/15/2021	05/03/2021
Total:	3,707.33	<b>*Vendor Total</b>				
<b>Superior Asphalt Materials LLC</b>						
031440						
Asphalt	211.40	01-445-4540	Streets & Alleys Rpr & Mtce	20210121	4/13/2021	05/03/2021
Total:	211.40	<b>*Vendor Total</b>				
<b>Suzanne Lohenry</b>						
468121						
Mailbox Reimbursement- Hit By Plow	100.00	01-445-4799	Misc. Expenditures	04272021	4/27/2021	05/03/2021
Total:	100.00	<b>*Vendor Total</b>				
<b>Swoboda Mark D.</b>						
027380						
Police Pension Board Meeting 4/20/21	50.00	01-410-4015	Pension Board-Mtgs Per Diem	04202021	4/20/2021	05/03/2021
Total:	50.00	<b>*Vendor Total</b>				
<b>Toby Zmrhal</b>						
468115						
Mailbox Reimbursement- 703 Lindsay Circle	19.31	01-445-4799	Misc. Expenditures	04132021	4/13/2021	05/03/2021
Total:	19.31	<b>*Vendor Total</b>				
<b>Traffic Control &amp; Protection</b>						
021520						
Traffice Signs (2)	129.70	01-445-4545	Traffic Signs & Signals	106734	4/20/2021	05/03/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	129.70	<b>*Vendor Total</b>				
<b>Treasurer, State of Illinois</b>						
009370						
Water License Renewal- Young	10.00	60-445-4390	Dues & Meetings	04272021	4/27/2021	05/03/2021
Total:	10.00	<b>*Vendor Total</b>				
<b>Tri-County</b>						
027350						
Sand & Salt Mix	385.00	01-445-4439	Salt	21-02-7183	3/1/2021	05/03/2021
Total:	385.00	<b>*Vendor Total</b>				
<b>Tyler Glen LLC</b>						
042060						
Tyler Glenn 2019 TIF Rebate	9,355.99	12-480-4784	TIF Reimbursements/Grants	04212021	4/21/2021	05/03/2021
Total:	9,355.99	<b>*Vendor Total</b>				
<b>Van Loan, Steven</b>						
009900						
Police Pension Board Meeting 4/20/21	50.00	01-410-4015	Pension Board-Mtgs Per Diem	04202021	4/20/2021	05/03/2021
Total:	50.00	<b>*Vendor Total</b>				
<b>Verizon Wireless</b>						
025430						
Cell Phone 3/13 - 4/12	36.01	01-430-4652	Phones and Connectivity	9877575829-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	46.39	01-445-4652	Phones and Connectivity	9877575829-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	68.76	01-440-4652	Phones and Connectivity	9877575829-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	69.30	01-430-4652	Phones and Connectivity	9877575830-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	158.21	01-445-4652	Phones and Connectivity	9877575830-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	79.61	60-445-4652	Phones and Connectivity	9877575830-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	69.30	01-441-4652	Phones and Connectivity	9877575830-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	192.51	01-440-4652	Phones and Connectivity	9877575830-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	144.90	01-430-4652	Phones and Connectivity	9877575831-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	118.96	01-445-4652	Phones and Connectivity	9877575831-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	118.96	60-445-4652	Phones and Connectivity	9877575831-( 4/12/2021		05/03/2021
Cell Phone 3/13 - 4/12	231.25	01-440-4652	Phones and Connectivity	9877575831-( 4/12/2021		05/03/2021
Total:	1,334.16	<b>*Vendor Total</b>				
<b>Vermeer Midwest</b>						
031800						
Compactor Oil	39.45	01-445-4510	Equipment/IT Maint	PG1764	4/7/2021	05/03/2021
Total:	39.45	<b>*Vendor Total</b>				
<b>Water Products Company</b>						
001170						
WM Repair Tools	175.00	60-445-4568	Watermain Rprs. & Rplcmts.	0301927	4/13/2021	05/03/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	175.00	*Vendor Total				
Water Resources						
010380						
New Meters	3,660.00	60-445-4480	New Meters,rprs. & Rplcmts.	34616	3/22/2021	05/03/2021
New Meters & MIUs	10,080.00	60-445-4480	New Meters,rprs. & Rplcmts.	34706	4/21/2021	05/03/2021
Total:	13,740.00	*Vendor Total				
WBK Engineering, LLC						
467655						
Engineering Svcs- SFR	625.00	01-441-4255	Engineering	21974	4/19/2021	05/03/2021
Engineering Svcs- 1101 Ritter St	1,841.51	90-000-E056	Randall Crossing Mixed Use	21980	4/19/2021	05/03/2021
Total:	2,466.51	*Vendor Total				
Weblinx Incorporated						
031420						
Website Maint/ April 2021	200.00	01-430-4512	Website Maintenance	30031	4/3/2021	05/03/2021
Total:	200.00	*Vendor Total				
Report Total:	142,731.39					

## Village of North Aurora Memorandum



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**To:** President and Board of Trustees

**From:** Bill Hannah, Finance Director

**CC:** Steve Bosco, Village Administrator

**Date:** April 26, 2021

**RE:** Approval of FY 2021-22 Budget

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Attached is the Ordinance approving the FY 2021-22 Budget numbers as well as the Salary Schedule which incorporates authorized levels of positions/staffing.

As discussed, this annual financial plan and all revenue/expenditure projections will be monitored throughout the year and updated if needed. If it is determined that changes to the budget should be made and require a budget amendment, those changes will be presented to the Board for consideration.

We anticipate that the complete final budget documents will be available by early June.

**Ordinance No. \_\_\_\_\_**

**An Ordinance Adopting the Budget of the Village of North Aurora for the Fiscal Year Beginning June 1, 2021 and Ending May 31, 2022**

**WHEREAS**, the Village of North Aurora has adopted the Illinois Budget Act; and

**WHEREAS**, a Draft Budget for the Village fiscal year beginning June 1, 2021, and ending May 31, 2022, has been made conveniently available for inspection by the public at least ten (10) days prior to the passage of this Ordinance; and

**WHEREAS**, notice was duly published of a hearing on such budget by publication on April 7, 2021; and

**WHEREAS**, a public hearing was conducted by the corporate authorities of the Village of North Aurora on April 19, 2021 at which comments by the public were invited; and

**WHEREAS**, changes have been made to the Draft Budget since it was made available; and

**WHEREAS**, the Village complied with PA 97-0609 regarding the posting and making available for view employee compensation packages during the budget process.

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

1. The North Aurora Budget for fiscal year beginning June 1, 2021, and ending May 31, 2022 as well as the Salary Schedule and Authorized Staffing, is hereby approved and adopted.
2. A true and correct copy of such budget is marked Exhibit "A" and is attached to and incorporated in this Ordinance.
3. This Ordinance is in full force and effect from and after its passage and approval.

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

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

Mark Carroll \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

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

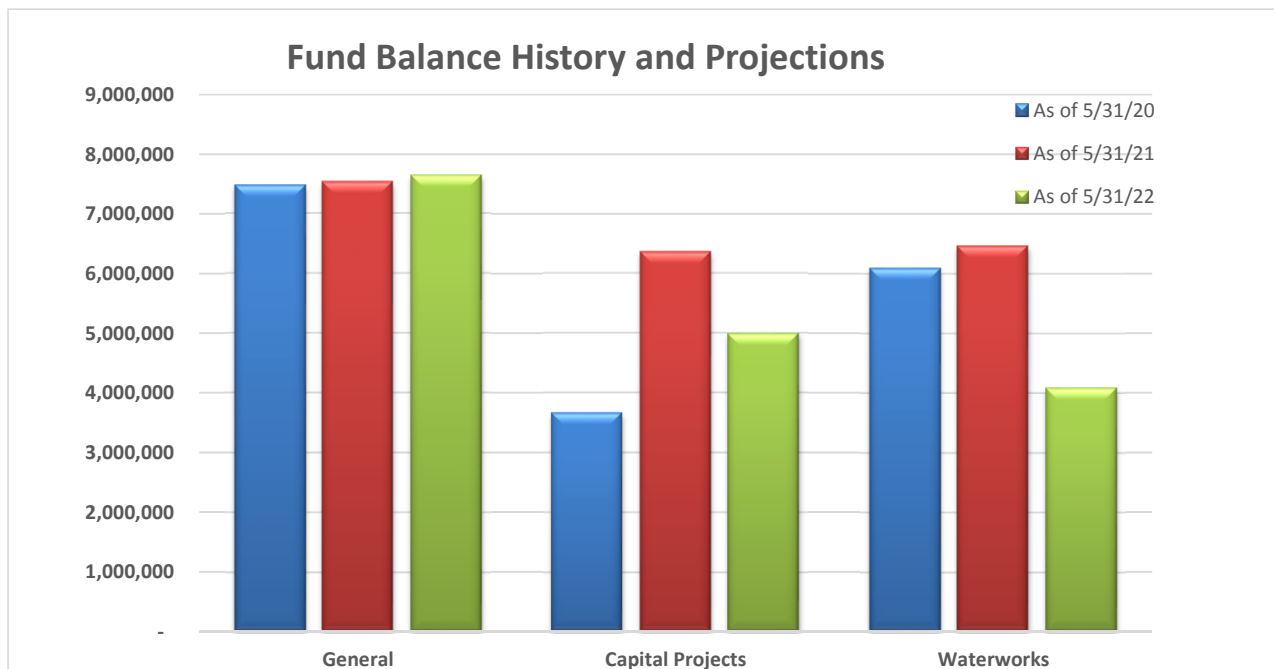
\_\_\_\_\_  
Village President Mark Gaffino

ATTEST:

\_\_\_\_\_  
Village Clerk

**Village of North Aurora**  
**FY 2021-2022 Budget Summary**  
**Summary of All Funds**

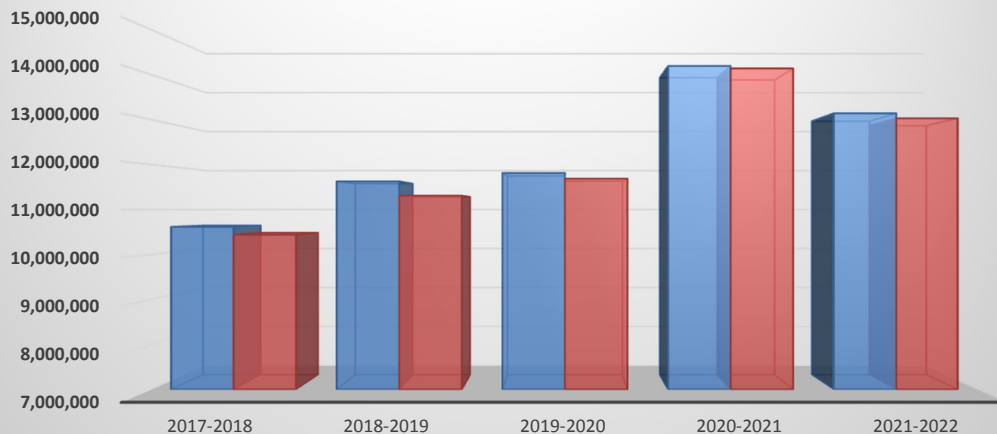
<b>Fund</b>	<b>Projected Fund Balance As of 5/31/21</b>	<b>FY 21-22 Budgeted Revenues</b>	<b>FY 21-22 Budgeted Expenditures</b>	<b>Revenues Over/(Under) Expenditures</b>	<b>Projected Fund Balance As of 5/31/22</b>
General	7,530,350	13,137,980	13,028,695	109,285	7,639,635
Motor Fuel Tax	1,796,949	1,099,644	2,227,000	(1,127,356)	669,593
Route 31 TIF	1,591,423	582,000	972,050	(390,050)	1,201,373
Speery TIF	397	7,414	7,800	(386)	11
N. Lincolnway TIF	49,211	37,540	85,000	(47,460)	1,751
Insurance	368,821	342,100	354,500	(12,400)	356,421
Tourism	56,004	190,100	188,500	1,600	57,604
Special Service Areas	141,635	59,700	57,430	2,270	143,905
Sanitary Sewer	1,491,191	142,000	198,875	(56,875)	1,434,316
Capital Projects	6,357,218	2,235,000	3,600,642	(1,365,642)	4,991,576
Library Debt Service	-	-	-	-	-
Police Station Debt Service	281,802	635,159	635,500	(341)	281,461
Waterworks	6,468,548	3,200,000	5,576,785	(2,376,785)	4,091,763
Vehicle and Equipment Fund	2,160,159	409,823	1,214,146	(804,323)	1,355,836
Police Pension Trust	22,780,038	3,041,070	1,111,916	1,929,154	24,709,192
<b>TOTAL ALL FUNDS:</b>	<b>51,073,746</b>	<b>25,119,530</b>	<b>29,258,839</b>	<b>(4,139,309)</b>	<b>46,934,437</b>
<b>Less</b>					
Police Pension Trust	(22,780,038)	(3,041,070)	(1,111,916)	(1,929,154)	(24,709,192)
<b>REVISED TOTAL:</b>	<b>28,293,708</b>	<b>22,078,460</b>	<b>28,146,923</b>	<b>(6,068,463)</b>	<b>22,225,245</b>



**Village of North Aurora  
FY 2021-2022 Budget  
General Fund Summary**

	<b>2017-2018 Actual</b>	<b>2018-2019 Actual</b>	<b>2019-2020 Actual</b>	<b>2020-2021 Budget</b>	<b>2020-2021 Projected</b>	<b>2021-2022 Budget</b>
<b>Beginning Fund Balance</b>				<b>7,475,573</b>	<b>7,475,573</b>	<b>7,530,350</b>
<b>Revenues</b>						
Property Taxes	2,208,037	2,276,777	2,337,547	2,415,392	2,416,593	2,491,000
Sales Tax	4,711,465	4,712,911	4,909,851	5,250,000	6,000,000	5,940,000
Income Tax	1,587,027	1,804,364	1,715,932	1,600,000	2,045,000	1,945,000
Other Taxes	734,200	952,834	984,630	1,059,000	1,132,500	1,269,000
Licenses and Permits	510,849	748,165	529,972	530,300	511,300	588,500
Franchises	282,176	284,140	261,507	250,000	250,000	250,000
Charges for Services	27,832	33,607	20,683	26,750	53,550	33,750
Rent	35,000	35,000	35,000	35,000	35,000	35,000
Fines and Forfeits	182,038	228,659	277,248	264,500	254,500	269,500
Investment Income	71,072	234,006	267,948	70,000	25,000	35,000
Miscellaneous	85,868	131,962	286,700	81,000	1,261,265	81,000
Transfers In	181,170	184,780	185,280	205,630	205,423	200,230
<b>Total Revenues</b>	<b>10,616,734</b>	<b>11,627,202</b>	<b>11,812,299</b>	<b>11,787,572</b>	<b>14,190,131</b>	<b>13,137,980</b>
<b>Expenditures</b>						
Legislative and Boards	90,401	86,983	95,938	96,034	87,974	106,244
Admin/Finance	1,019,938	1,124,883	1,123,476	1,212,557	1,185,184	1,243,464
Police Commission	6,596	6,672	6,070	7,675	6,875	7,675
Police Department	5,222,148	5,675,102	5,938,424	6,828,188	6,614,947	6,855,218
Community Development	573,395	587,912	618,631	751,170	696,470	807,428
Public Works	1,897,811	1,996,157	1,990,295	2,411,397	2,305,037	2,498,907
Sales Tax Rebates	755,896	690,149	427,095	150,000	260,000	210,000
Non-Departmental/Capital	252,696	137,636	112,062	85,000	47,100	65,000
Transfers	622,875	1,003,692	1,376,391	3,131,767	2,931,767	1,234,759
<b>Total Expenditures and Transfers Out</b>	<b>10,441,756</b>	<b>11,309,185</b>	<b>11,688,382</b>	<b>14,673,788</b>	<b>14,135,354</b>	<b>13,028,695</b>
<b>Revenues Over/(Under) Exp.</b>	<b>174,978</b>	<b>318,018</b>	<b>123,917</b>	<b>(2,886,216)</b>	<b>54,777</b>	<b>109,285</b>
<b>Ending Fund Balance</b>				<b>4,589,357</b>	<b>7,530,350</b>	<b>7,639,635</b>

**General Fund Revenues and Expenditures/Transfers Out**



	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Revenues	10,616,734	11,627,202	11,812,299	14,190,131	13,137,980
Expenditures and Transfers Out	10,441,756	11,309,185	11,688,382	14,135,354	13,028,695

■ Revenues ■ Expenditures and Transfers Out

## General Fund

		2017-2018	2018-2019	2019-2020	2020-2021	2020-2021	2021-2022
		Actual	Actual	Actual	Budget	Projected	Budget
<b>Revenues</b>							
<b>Taxes</b>							
01.305.3010	Property Tax	2,053,091	2,119,391	2,174,005	2,249,237	2,249,237	2,324,000
01.305.3011	Property Tax - R&B	154,945	157,386	163,542	166,155	167,356	167,000
01.305.3020	Sales Tax 1% and 3% Cannabis Tax	4,711,465	4,712,911	4,909,851	5,250,000	6,000,000	5,940,000
01.305.3024	Use Tax	466,689	545,827	642,783	670,000	840,000	930,000
01.305.3026	Auto Rental Tax	6,170	9,825	10,015	10,000	10,000	10,000
01.305.3027	Charitable Games Tax	-	-	-	-	-	-
01.305.3030	State Income Tax Share	1,587,027	1,804,364	1,715,932	1,600,000	2,045,000	1,945,000
01.305.3033	State Cannabis Excise Tax Share	-	-	5,164	14,000	12,500	14,000
01.305.3037	Telecommunications Tax	57,701	132,021	110,699	180,000	155,000	150,000
01.305.3040	Replacement Tax	35,301	38,190	40,748	35,000	35,000	35,000
01.305.3042	Video Gaming Dist Fund Tax	91,083	104,078	77,109	65,000	65,000	85,000
01.305.3045	OTB Handle Tax	3,081	49,933	40,043	35,000	-	-
01.305.3046	Amusement Tax	74,175	72,960	58,069	50,000	15,000	45,000
	<b>Total Taxes</b>	<b>9,240,728</b>	<b>9,746,885</b>	<b>9,947,961</b>	<b>10,324,392</b>	<b>11,594,093</b>	<b>11,645,000</b>
<b>Licenses and Permits</b>							
01.310.3110	Business Licenses	33,699	28,863	20,422	28,000	25,000	25,000
01.310.3118	Liquor Licenses	65,640	67,200	71,500	65,000	30,000	65,000
01.310.3119	Antenna/Tower Licenses	-	7,000	3,000	4,000	4,000	4,000
01.310.3125	Business Registration	16,050	16,950	16,500	16,500	1,300	16,500
01.310.3130	Building Permits	273,757	509,152	302,084	300,000	325,000	350,000
01.310.3133	Plumbing Permits	35,946	16,353	21,411	25,000	25,000	25,000
01.310.3134	Contractor Licenses	52,122	69,300	46,050	52,000	52,000	52,000
01.310.3136	Temp Occupancy Fee	8,000	5,500	18,000	10,000	18,000	18,000
01.310.3137	Storm Drain Fees	5,810	8,621	11,280	10,000	18,000	15,000
01.310.3138	ROW Permits and Fees	-	650	-	-	-	-
01.310.3140	Zoning, Annexation, Sp. Use Fees	2,000	1,500	1,200	3,500	3,500	3,500
01.310.3145	Solicitor's Permits	1,925	3,325	1,250	1,000	1,200	1,200
01.310.3150	Overweight Truck Permits	15,525	13,250	17,275	15,000	8,000	13,000
01.310.3170	Towing Licenses	375	500	-	300	300	300
	<b>Total Licenses and Permits</b>	<b>510,849</b>	<b>748,165</b>	<b>529,972</b>	<b>530,300</b>	<b>511,300</b>	<b>588,500</b>
<b>Franchises</b>							
01.315.3210	Cable Franchise Fees	282,176	284,140	261,507	250,000	250,000	250,000
	<b>Total Franchises</b>	<b>282,176</b>	<b>284,140</b>	<b>261,507</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>
<b>Charges For Services</b>							
01.320.3300	GREAT Contributions	-	-	-	-	-	-
01.320.3301	DARE Contributions	-	-	-	-	-	-
01.320.3310	Accident Reports	1,545	1,725	2,050	1,400	1,200	1,400
01.320.3320	Police Services Fees	14,578	4,853	2,294	5,000	28,000	5,000
01.320.3326	Fingerprinting	1,635	2,075	1,075	1,800	1,800	1,800
01.320.3327	Printed Materials	69	79	80	50	50	50
01.320.3333	BRC/Variance Review Fees	731	200	-	500	500	500
01.320.3334	Adm Fee Escrow	9,275	24,675	15,183	18,000	22,000	25,000
	<b>Total Charges for Services</b>	<b>27,832</b>	<b>33,607</b>	<b>20,683</b>	<b>26,750</b>	<b>53,550</b>	<b>33,750</b>
<b>Rent</b>							
01.325.3220	Water Dept Rent	35,000	35,000	35,000	35,000	35,000	35,000
	<b>Total Rent</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

		<b>2017-2018 Actual</b>	<b>2018-2019 Actual</b>	<b>2019-2020 Actual</b>	<b>2020-2021 Budget</b>	<b>2020-2021 Projected</b>	<b>2021-2022 Budget</b>
<b><u>Fines and Forfeits</u></b>							
01.335.3410	Ordinance Violations	24,085	43,354	37,564	45,000	30,000	45,000
01.335.3415	Police Towing Admin Fees	47,999	48,000	51,525	60,000	30,000	45,000
01.335.3420	Circuit Court Fines	84,763	102,678	111,315	85,000	120,000	100,000
01.335.3425	Circuit Court DUI Fines	21,384	28,526	68,694	70,000	70,000	75,000
01.335.3426	Drug Fund	107	-	250	1,000	1,000	1,000
01.335.3427	Drug Forfeitures and Fines	-	-	-	-	-	-
01.335.3430	Alarm System Fines and Fees	3,700	6,100	7,900	3,500	3,500	3,500
	<b>Total Fines and Forfeits</b>	<b>182,038</b>	<b>228,659</b>	<b>277,248</b>	<b>264,500</b>	<b>254,500</b>	<b>269,500</b>
<b><u>Investment Income</u></b>							
01.370.3750	Interest on Investments	120,216	191,023	168,613	70,000	25,000	35,000
01.370.3752	Unrealized Market Value Adj	(54,516)	57,979	99,335	-	-	-
01.370.3753	Gain/(Loss) on Sale/Maturity	5,372	(14,996)	-	-	-	-
01.370.3755	IMET Gain/Loss	-	-	-	-	-	-
	<b>Total Investment Income</b>	<b>71,072</b>	<b>234,006</b>	<b>267,948</b>	<b>70,000</b>	<b>25,000</b>	<b>35,000</b>
<b><u>Miscellaneous</u></b>							
01.385.3810	School Reimbursement	2,020	29,164	3,634	11,000	11,000	11,000
01.385.3828	IMET Asset Recovery	24,940	-	116,688	-	-	-
01.385.3830	Police Commission Testing Fee	3,960	-	4,240	-	-	-
01.385.3850	Grants - Operating	-	7,139	181	2,500	1,062,765	2,500
01.385.3855	Grants - Capital	-	-	-	-	-	-
01.385.3860	Western Development GAP	-	-	-	-	-	-
01.385.3864	Insurance Claim Reimbursement	7,239	21,790	56,307	50,000	95,000	50,000
01.385.3875	Sale of Equipment/Assets	108	498	724	2,500	2,500	2,500
01.385.3885	Developer Contributions	-	-	-	-	-	-
01.385.3886	Contributions/Donations	-	2,500	-	-	-	-
01.385.3889	Capital Project Fees	-	-	-	-	-	-
01.385.3890	Miscellaneous	44,174	67,136	104,928	15,000	90,000	15,000
01.385.3897	Police Training Reimbursement	3,428	3,735	-	-	-	-
	<b>Total Miscellaneous</b>	<b>85,868</b>	<b>131,962</b>	<b>286,700</b>	<b>81,000</b>	<b>1,261,265</b>	<b>81,000</b>
<b><u>Transfers In</u></b>							
01.395.3911	Transfer from CDRL Fund	-	-	-	-	-	-
01.395.3922	Adm Fee SSA Funds	3,170	1,780	2,280	5,230	5,230	5,230
01.395.3931	Administrative Fee - Water	143,000	143,000	143,000	150,000	150,000	150,000
01.395.3937	Adm Fee NAAC	-	-	-	-	-	-
01.395.3938	Adm Fee Insurance	-	-	-	-	-	-
01.395.3939	Adm Fee Sewer Fund	35,000	40,000	40,000	45,000	45,000	45,000
01.395.3980	Transfer N. Lincolnway TIF Fund	-	-	-	-	-	-
01.395.3985	Transfer Library Debt Fund	-	-	-	5,400	5,193	-
	<b>Total Transfers In</b>	<b>181,170</b>	<b>184,780</b>	<b>185,280</b>	<b>205,630</b>	<b>205,423</b>	<b>200,230</b>
<b>Total Revenues</b>		<b>10,616,734</b>	<b>11,627,202</b>	<b>11,812,299</b>	<b>11,787,572</b>	<b>14,190,131</b>	<b>13,137,980</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

		<b><u>2017-2018</u></b> <b><u>Actual</u></b>	<b><u>2018-2019</u></b> <b><u>Actual</u></b>	<b><u>2019-2020</u></b> <b><u>Actual</u></b>	<b><u>2020-2021</u></b> <b><u>Budget</u></b>	<b><u>2020-2021</u></b> <b><u>Projected</u></b>	<b><u>2021-2022</u></b> <b><u>Budget</u></b>
<b><u>Legislative and Boards</u></b>							
01.410.4010	Stipend - Village President	10,800	10,800	10,800	10,800	10,800	10,800
01.410.4011	Stipend - Trustees	43,200	43,200	43,200	43,200	43,200	43,200
01.410.4012	Stipend - Village Clerk	7,200	7,200	7,200	7,200	7,200	7,200
01.410.4013	Stipend - Treasurer	-	-	-	-	-	-
01.410.4014	Stipend - Liquor Commission	1,200	1,200	1,200	1,200	1,200	1,200
01.410.4015	Per Diem - Police Pension Board	700	600	850	1,200	1,500	1,200
01.410.4016	Per Diem - Plan Commission	2,050	1,800	2,350	3,500	2,500	3,500
01.410.4110	FICA - Social Security and Med	4,774	4,774	4,774	4,774	4,774	4,774
01.410.4260	Legal	3,429	4,232	3,961	5,000	4,000	5,000
01.410.4280	Professional/Consulting	4,388	-	9,000	-	-	10,000
01.410.4370	Conferences and Travel	127	26	-	1,100	-	1,100
01.410.4390	Dues and Meetings	10,252	10,181	10,071	11,510	9,500	11,720
01.410.4411	Office Expenses	644	1,014	198	1,250	300	1,250
01.410.4799	Misc Expenditures	1,637	1,957	2,334	4,300	2,500	4,300
01.410.4870	Equipment	-	-	-	1,000	500	1,000
	<b>Total Legislative and Boards</b>	<b>90,401</b>	<b>86,983</b>	<b>95,938</b>	<b>96,034</b>	<b>87,974</b>	<b>106,244</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

		<b>2017-2018 <u>Actual</u></b>	<b>2018-2019 <u>Actual</u></b>	<b>2019-2020 <u>Actual</u></b>	<b>2020-2021 <u>Budget</u></b>	<b>2020-2021 <u>Projected</u></b>	<b>2021-2022 <u>Budget</u></b>
<b><u>Admin/Finance</u></b>							
01.430.4020	Salaries - Regular	554,783	627,593	624,378	621,715	640,000	645,172
01.430.4030	Salaries - Part-time	31,183	24,298	60,706	75,821	70,000	74,073
01.430.4050	Overtime	351	251	691	500	750	1,000
01.430.4110	FICA - Social Security and Med	41,257	44,760	47,517	53,402	51,000	55,099
01.430.4120	IMRF	65,939	69,858	75,337	81,325	77,000	87,026
01.430.4130	Health Insurance	81,405	84,779	84,668	94,726	90,000	91,762
01.430.4135	Life Insurance	204	224	224	224	224	232
01.430.4136	Dental Insurance	2,982	3,102	3,212	3,344	3,300	3,577
01.430.4260	Legal Services	28,315	29,529	31,309	35,000	33,000	40,000
01.430.4265	Audit Services	23,359	20,150	20,710	21,850	21,270	22,400
01.430.4267	Finance Services	26,979	20,219	24,141	29,080	28,000	29,800
01.430.4280	Professional/Consulting Fees	17,553	26,279	6,696	-	-	5,000
01.430.4370	Conferences and Travel	2,214	6,740	3,712	10,700	800	6,100
01.430.4380	Seminars and Training	6,874	2,363	2,957	11,150	5,000	13,650
01.430.4390	Dues and Meetings	3,458	3,838	4,834	4,230	4,000	4,600
01.430.4411	Office Expenses	4,354	3,999	3,259	4,800	4,500	4,800
01.430.4420	Information Technology Supplies	1,270	1,631	2,454	5,000	7,000	6,000
01.430.4505	Postage	218	333	1,203	1,500	1,500	1,500
01.430.4506	Publishing/Advertising	1,593	2,724	3,528	4,180	3,500	4,100
01.430.4507	Printing	12,430	10,237	10,344	13,500	10,000	14,000
01.430.4510	Equipment/IT Repair and Maint	54,287	76,618	63,414	73,150	75,000	75,650
01.430.4512	Website Maintenance	2,820	3,802	3,208	16,000	16,000	5,100
01.430.4581	Banking Services/Fees	9,582	10,192	9,983	10,700	9,000	12,000
01.430.4651	Telephone	3,627	3,820	-	-	-	-
01.430.4652	Phones and Connectivity	8,859	7,785	13,310	11,100	11,000	14,600
01.430.4799	Miscellaneous	7,857	15,353	10,617	15,220	9,000	15,265
01.430.4870	Equipment	10,810	12,059	1,722	2,000	2,000	2,000
01.430.4931	Vehicle Equipment Fund Charges	15,376	12,344	9,343	12,340	12,340	8,958
	<b>Total Admin/Finance</b>	<b>1,019,938</b>	<b>1,124,883</b>	<b>1,123,476</b>	<b>1,212,557</b>	<b>1,185,184</b>	<b>1,243,464</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

		<b><u>2017-2018 Actual</u></b>	<b><u>2018-2019 Actual</u></b>	<b><u>2019-2020 Actual</u></b>	<b><u>2020-2021 Budget</u></b>	<b><u>2020-2021 Projected</u></b>	<b><u>2021-2022 Budget</u></b>
<b><u>Police Commission</u></b>							
01.439.4015	Meetings Per Diem	1,550	1,000	1,350	1,500	1,500	1,500
01.439.4260	Legal	-	-	-	800	-	800
01.439.4370	Conventions and Travel	-	-	-	-	-	-
01.439.4380	Recruit Testing	4,671	5,185	4,345	5,000	5,000	5,000
01.439.4390	Dues and Meetings	375	375	375	375	375	375
01.439.4799	Misc Expenditures	-	112	-	-	-	-
	<b>Total Police Commission</b>	<b>6,596</b>	<b>6,672</b>	<b>6,070</b>	<b>7,675</b>	<b>6,875</b>	<b>7,675</b>
<b><u>Police</u></b>							
01.440.4020	Salaries - Regular	2,756,741	2,966,282	3,120,646	3,292,954	3,300,000	3,457,105
01.440.4030	Salaries - Part-time	83,311	70,759	67,337	78,710	45,000	79,695
01.440.4050	Salaries - Overtime	126,505	93,044	113,632	127,000	127,000	127,000
01.440.4060	Salaries - Court Time	12,522	12,586	11,085	16,900	11,000	16,900
01.440.4065	Service Pay	9,053	532	213	2,500	500	2,500
01.440.4070	On-Call Pay	29,884	23,822	24,645	24,000	26,000	24,000
01.440.4075	Speciality Pay	-	2,320	3,120	3,120	3,120	3,120
01.440.4110	FICA - Social Security and Med	224,187	229,515	233,818	274,810	250,000	285,854
01.440.4120	IMRF	12,599	12,016	12,417	13,095	13,000	13,119
01.440.4130	Health Insurance	385,636	395,283	394,251	423,541	420,000	442,061
01.440.4135	Life Insurance	1,257	1,165	1,145	1,269	1,269	1,315
01.440.4136	Dental Insurance	9,043	9,496	10,081	13,416	13,416	13,140
01.440.4140	Police Pension	956,000	1,167,000	1,184,459	1,385,904	1,385,904	1,430,000
01.440.4160	Uniform Allowance	23,919	29,555	25,087	26,375	30,000	37,350
01.440.4260	Legal Services	28,013	47,949	45,333	55,000	50,000	55,000
01.440.4280	Professional Consulting	-	-	-	-	-	25,000
01.440.4370	Conferences and Travel	11,288	9,802	5,624	19,110	3,000	19,110
01.440.4380	Training	30,815	23,303	18,984	30,721	28,000	30,855
01.440.4383	Firearm Training	18,521	24,087	7,025	24,425	8,000	34,425
01.440.4385	Tuition Reimbursement	-	-	-	-	-	-
01.440.4390	Dues and Meetings	11,161	13,687	12,668	14,806	14,806	14,955
01.440.4411	Office Expenses	8,941	14,261	9,433	15,000	13,000	16,000
01.440.4440	Gas and Oil	50,138	54,721	44,715	60,000	50,000	60,000
01.440.4450	Prisoner MTCE and Supplies	1,235	692	1,463	1,200	1,200	1,200
01.440.4491	Too Good for Drugs	339	-	-	-	-	-
01.440.4492	DARE Program Expenses	-	-	-	-	-	-
01.440.4493	Drug Fund Other Expenses	509	-	-	2,000	2,000	2,000
01.440.4494	Drug Seizure Program Expenses	-	-	-	-	-	-
01.440.4496	DUI Prevention (DUI Fines)	-	-	8,195	-	-	-
01.440.4498	Community Service	10,373	10,534	11,123	12,500	12,500	22,500
01.440.4505	Postage	1,937	1,499	6,476	5,000	5,000	6,500
01.440.4510	Equipment/IT Repair and Maint	24,811	43,721	39,578	44,087	44,087	59,425
01.440.4511	Vehicle Repair and Maint	39,264	39,681	23,910	46,500	35,000	48,000
01.440.4523	Animal Control	1,275	810	280	1,500	1,500	1,500
01.440.4555	Investigations	9,357	7,887	10,435	10,650	10,650	14,250
01.440.4557	Evidence Processing	2,989	2,295	2,780	3,000	3,000	4,000
01.440.4556	Licensing	-	-	-	-	-	-
01.440.4558	Emergency Management	11,381	15,928	9,830	17,100	15,000	20,750
01.440.4651	Telephone	13,037	15,223	-	-	-	-
01.440.4652	Phones and Connectivity	27,350	23,238	41,462	53,860	53,860	57,100
01.440.4653	Dispatching Services	156,696	144,818	238,213	240,000	150,000	200,000
01.440.4799	Miscellaneous	12,973	7,752	14,008	10,650	10,650	10,430
01.440.4870	Equipment	3,976	11,601	7,469	4,504	4,504	4,800
01.440.4931	Vehicle Equipment Fund Charges	115,113	148,240	177,484	472,981	472,981	214,259
	<b>Total Police</b>	<b>5,222,148</b>	<b>5,675,102</b>	<b>5,938,424</b>	<b>6,828,188</b>	<b>6,614,947</b>	<b>6,855,218</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

	<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b><u>Community Development</u></b>						
01.441.4020 Salaries - Regular	322,758	332,421	342,327	357,201	357,201	423,818
01.441.4030 Salaries - Part-time	18,401	21,238	17,818	20,451	20,451	-
01.441.4050 Salaries - Overtime	709	2,200	1,125	2,500	2,500	6,500
01.441.4110 FICA - Social Security and Med	25,490	27,133	26,878	29,082	29,082	32,920
01.441.4120 IMRF	36,715	36,458	37,986	42,297	42,297	52,800
01.441.4130 Health Insurance	31,064	24,604	37,640	38,665	38,665	49,429
01.441.4135 Life Insurance	154	145	149	149	149	149
01.441.4136 Dental Insurance	963	902	1,457	1,480	1,480	1,714
01.441.4160 Uniform Allowance	-	70	83	500	500	500
01.441.4255 Engineering Services	18,266	30,131	21,012	40,000	40,000	35,000
01.441.4260 Legal Services	12,654	20,634	19,994	21,000	21,000	21,000
01.441.4275 Planning	2,687	2,170	691	5,000	1,000	5,000
01.441.4276 Inspection Services	49,549	47,109	72,358	125,000	100,000	115,000
01.441.4280 Professional Consulting Fees	8,635	9,755	750	21,000	2,500	15,000
01.441.4370 Conferences and Travel	3,387	-	-	4,300	1,000	4,300
01.441.4380 Training	210	405	1,700	2,800	500	2,800
01.441.4385 Tuition Reimbursement	-	-	-	-	-	-
01.441.4390 Dues and Meetings	4,697	4,967	5,200	5,340	5,340	5,891
01.441.4411 Office Expenses	4,094	3,092	2,501	4,000	1,500	4,000
01.441.4440 Gas and Oil	1,869	1,557	2,736	2,000	2,000	2,000
01.441.4505 Postage	184	333	1,203	1,800	1,800	1,800
01.441.4506 Publishing	3,386	3,873	2,020	3,000	1,000	3,000
01.441.4507 Printing	1,449	465	1,341	1,000	1,000	500
01.441.4510 Equipment/IT Repair and Maint	202	473	-	500	500	500
01.441.4511 Vehicle Repair and Maint	63	608	466	1,000	1,000	1,000
01.441.4531 Grass Cutting	1,904	900	1,441	3,000	3,000	3,000
01.441.4651 Telephone	1,754	2,249	-	-	-	-
01.441.4652 Phones and Connectivity	1,005	783	6,667	4,100	7,000	7,800
01.441.4799 Miscellaneous	210	1,507	820	1,500	1,500	1,500
01.441.4870 Equipment	-	7	-	500	500	500
01.441.4931 Vehicle Equipment Fund Charges	20,938	11,725	12,269	12,005	12,005	10,007
<b>Total Community Development</b>	<b>573,395</b>	<b>587,912</b>	<b>618,631</b>	<b>751,170</b>	<b>696,470</b>	<b>807,428</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

	<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b><u>Public Works</u></b>						
01.445.4020 Salaries - Regular	685,056	697,719	758,188	899,706	900,000	1,000,923
01.445.4030 Salaries - Part-time	4,533	3,483	3,854	8,000	9,000	15,000
01.445.4050 Salaries - Overtime	47,358	53,390	46,573	50,000	50,000	50,000
01.445.4070 On-Call Pay	12,398	13,195	12,407	20,000	20,000	20,000
01.445.4110 FICA - Social Security and Med	55,172	57,214	60,216	77,438	77,438	83,074
01.445.4120 IMRF	84,042	83,114	91,067	116,707	116,707	131,943
01.445.4130 Health Insurance	112,980	118,442	134,649	154,754	145,000	149,573
01.445.4135 Life Insurance	418	376	392	448	448	464
01.445.4136 Dental Insurance	2,442	3,387	4,721	5,636	5,636	4,698
01.445.4160 Uniform Allowance	3,545	3,388	4,847	4,400	4,400	4,400
01.445.4255 Engineering Services	6,987	2,752	22,571	10,500	20,000	10,000
01.445.4260 Legal Services	8,821	11,534	2,105	3,500	3,500	3,500
01.445.4280 Professional Consulting	-	-	-	-	-	-
01.445.4370 Conferences and Travel	573	3,024	2,882	7,400	1,000	8,400
01.445.4380 Training	3,634	4,647	4,803	5,000	1,000	5,200
01.445.4390 Dues and Meetings	1,143	1,124	1,248	1,800	1,800	2,590
01.445.4411 Office Expenses	3,288	3,348	4,535	3,320	3,320	3,220
01.445.4421 Custodial Supplies	13,769	14,366	15,235	13,800	13,800	17,500
01.445.4439 Salt	140	8,958	-	11,100	11,100	10,300
01.445.4440 Gas and Oil	24,575	26,946	31,874	27,000	27,000	32,000
01.445.4505 Postage	251	433	1,240	1,250	1,250	1,250
01.445.4506 Publishing	689	1,551	1,020	1,500	1,200	1,500
01.445.4507 Printing	2,108	61	83	400	400	400
01.445.4510 Equipment/IT Repair and Maint	6,265	7,977	12,766	8,000	10,000	15,000
01.445.4511 Vehicle Repair and Maint	48,631	76,123	94,436	82,500	80,000	105,000
01.445.4520 Public Buildings Repair and Maint	171,293	92,324	91,712	133,200	130,000	97,600
01.445.4521 Mosquito Control	55,188	56,594	58,183	58,000	58,000	59,000
01.445.4530 Public Grounds/Parks Maint	19,913	9,170	19,347	38,000	20,000	52,000
01.445.4531 Grass Cutting	36,852	25,814	27,843	45,000	35,000	31,000
01.445.4532 Tree Service	73,257	86,099	87,846	116,000	90,000	139,000
01.445.4538 Snow Removal	127,895	193,890	106,153	200,000	185,000	150,000
01.445.4540 Streets and Alleys Repair and Mnt	20,460	32,678	27,352	35,000	28,000	37,000
01.445.4543 Sidewalks Repair and Maint	22,361	23,833	169	35,000	15,000	33,000
01.445.4544 Storm Drain Maintenance	3,614	32,916	19,544	15,000	20,000	30,000
01.445.4545 Traffic Signs and Signals	15,828	25,150	45,871	30,000	30,000	30,000
01.445.4570 Sewers Repair and Maint	-	-	490	-	-	-
01.445.4651 Telephone	4,697	5,954	-	-	-	-
01.445.4652 Phones and Connectivity	10,018	8,708	14,015	13,600	13,600	16,800
01.445.4660 Street Lighting and Poles	359	-	-	-	-	-
01.445.4662 Utility	832	1,278	1,526	2,500	2,500	2,500
01.445.4799 Miscellaneous	3,284	5,339	2,955	5,000	3,000	5,000
01.445.4870 Equipment Purchases	8,100	15,652	10,700	7,000	7,000	10,000
01.445.4931 Vehicle Equipment Fund Charges	195,043	184,206	164,877	163,938	163,938	130,072
<b>Total Public Works</b>	<b>1,897,811</b>	<b>1,996,157</b>	<b>1,990,295</b>	<b>2,411,397</b>	<b>2,305,037</b>	<b>2,498,907</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**General Fund**

		<b><u>2017-2018</u></b> <b><u>Actual</u></b>	<b><u>2018-2019</u></b> <b><u>Actual</u></b>	<b><u>2019-2020</u></b> <b><u>Actual</u></b>	<b><u>2020-2021</u></b> <b><u>Budget</u></b>	<b><u>2020-2021</u></b> <b><u>Projected</u></b>	<b><u>2021-2022</u></b> <b><u>Budget</u></b>
<b><u>Non-Departmental</u></b>							
01.490.4131	Post-Retirement Benefits	-	-	-	-	-	-
01.490.4510	Equipment Repair and Maint	-	-	-	-	-	-
01.490.4758	Fireworks	25,000	25,000	28,400	30,000	-	30,000
01.490.4761	Beautification Committee	8,868	11,816	15,813	20,000	10,000	20,000
01.490.4762	Veterans Memorial Committee	-	-	-	-	-	-
01.490.4763	Historical Society	-	-	-	-	-	-
01.490.4764	Riverfront Committee	-	-	-	-	-	-
01.490.4781	Sales Tax Rebates	755,896	690,149	427,095	150,000	260,000	210,000
01.490.4789	Public Access Cable	93,602	93,664	66,815	-	-	-
01.490.4799	Misc. Expenditures	3,281	7,155	1,034	35,000	37,100	15,000
01.490.4875	Capital Improvements	121,945	-	-	-	-	-
	<b>Total Non-Departmental</b>	<b>1,008,592</b>	<b>827,784</b>	<b>539,157</b>	<b>235,000</b>	<b>307,100</b>	<b>275,000</b>
<b><u>Transfers</u></b>							
01.495.4965	Transfer to NAAC	-	-	-	-	-	-
01.495.4970	Transfer to Capital Projects	-	380,000	750,000	2,500,000	2,300,000	600,000
01.495.4975	Transfer to Tourism	-	-	-	-	-	-
01.495.4977	Transfer to Insurance	-	-	-	-	-	-
01.495.4980	Transfer to Police Station Debt	622,875	623,692	626,391	631,767	631,767	634,759
	<b>Total Transfers</b>	<b>622,875</b>	<b>1,003,692</b>	<b>1,376,391</b>	<b>3,131,767</b>	<b>2,931,767</b>	<b>1,234,759</b>

Village of North Aurora  
FY 2021-2022 Budget

Motor Fuel Tax Fund

		2017-2018 <u>Actual</u>	2018-2019 <u>Actual</u>	2019-2020 <u>Actual</u>	2020-2021 <u>Budget</u>	2020-2021 <u>Projected</u>	2020-2021 <u>Budget</u>
<b>Beginning Fund Balance</b>					1,180,540	1,180,540	1,796,949
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
10.305.3025	Motor Fuel Tax Allotments	473,490	471,047	423,674	375,000	440,000	450,000
10.305.3028	MFT Allotments - TRF	-	-	232,886	180,000	260,000	265,000
10.305.3029	MFT Rebuild Illinois Funds	-	-	191,572	-	383,144	383,144
	<b>Total Taxes</b>	<b>473,490</b>	<b>471,047</b>	<b>848,133</b>	<b>555,000</b>	<b>1,083,144</b>	<b>1,098,144</b>
<b><u>Investment Income</u></b>							
10.370.3750	Interest on Investments	14,237	24,457	20,288	9,000	2,000	1,500
	<b>Total Investment Income</b>	<b>14,237</b>	<b>24,457</b>	<b>20,288</b>	<b>9,000</b>	<b>2,000</b>	<b>1,500</b>
<b><u>Miscellaneous</u></b>							
10.385.3898	Energy Efficiency Reimb	-	34,831	35,197	-	-	-
	<b>Total Miscellaneous</b>	<b>-</b>	<b>34,831</b>	<b>35,197</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>487,726</b>	<b>530,335</b>	<b>903,618</b>	<b>564,000</b>	<b>1,085,144</b>	<b>1,099,644</b>
<b><u>Expenditures</u></b>							
<b><u>Public Works</u></b>							
10.445.4255	Engineering	-	473	3,874	5,000	4,000	5,000
10.445.4439	Salt	134,275	159,060	228,355	275,288	270,000	300,000
10.445.4540	Streets and Alleys Repair/Maint	-	74,250	171,829	115,000	99,135	115,000
10.445.4581	Banking Services/Fees	27	485	437	600	600	500
10.445.4660	Street Lighting	100,270	85,557	78,527	75,000	75,000	73,000
10.445.4661	Street Light Repair/Maint/Replace	154,208	171,399	239,745	496,010	20,000	533,500
10.445.4705	Debt Principal Payment	-	-	-	-	-	-
10.445.4706	Debt Interest Payment	-	-	-	-	-	-
10.445.4709	Fiscal Agent Fees	-	-	-	-	-	-
10.445.4799	Misc	643	-	46	-	-	-
10.445.4875	Capital Improvements	305,197	-	-	-	-	1,200,000
	<b>Total Public Works</b>	<b>694,619</b>	<b>491,224</b>	<b>722,814</b>	<b>966,898</b>	<b>468,735</b>	<b>2,227,000</b>
	<b>Total Expenditures</b>	<b>694,619</b>	<b>491,224</b>	<b>722,814</b>	<b>966,898</b>	<b>468,735</b>	<b>2,227,000</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>(206,892)</b>	<b>39,112</b>	<b>180,804</b>	<b>(402,898)</b>	<b>616,409</b>	<b>(1,127,356)</b>
<b>Ending Fund Balance</b>				<b>1,180,540</b>	<b>777,642</b>	<b>1,796,949</b>	<b>669,593</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Route 31 TIF Fund**

		<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b>Beginning Fund Balance</b>					1,908,123	1,908,123	1,591,423
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
12.305.3010	Property Tax	385,131	495,340	506,500	521,840	518,000	579,000
	<b>Total Taxes</b>	<b>385,131</b>	<b>495,340</b>	<b>506,500</b>	<b>521,840</b>	<b>518,000</b>	<b>579,000</b>
<b><u>Investment Income</u></b>							
12.370.3750	Interest on Investments	18,202	34,959	27,307	10,000	4,800	3,000
	<b>Total Investment Income</b>	<b>18,202</b>	<b>34,959</b>	<b>27,307</b>	<b>10,000</b>	<b>4,800</b>	<b>3,000</b>
<b><u>Miscellaneous</u></b>							
12.385.3855	Grants - Capital	-	-	-	-	-	-
12.385.3875	Sale of Assets	197,037	-	-	-	-	-
12.385.3890	Misc. Revenue	-	-	-	-	-	-
	<b>Total Miscellaneous</b>	<b>197,037</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>600,370</b>	<b>530,300</b>	<b>533,807</b>	<b>531,840</b>	<b>522,800</b>	<b>582,000</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
12.430.4390	Dues and Meetings	-	-	-	-	-	-
12.430.4411	Office Expenses	-	-	-	-	-	-
12.430.4799	Misc. Expenditures	1,060	-	-	-	-	-
	<b>Total Administration</b>	<b>1,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Professional Services</u></b>							
12.438.4255	Engineering	81,346	33,865	34,783	70,000	10,000	120,000
12.438.4260	Legal	3,072	578	2,275	3,500	2,500	5,000
12.438.4265	Audit Services	2,218	1,900	1,950	1,950	2,000	2,050
12.438.4280	Professional/Consulting Fees	13,282	1,810	5,897	55,000	30,000	40,000
	<b>Total Professional Services</b>	<b>99,918</b>	<b>38,153</b>	<b>44,905</b>	<b>130,450</b>	<b>44,500</b>	<b>167,050</b>
<b><u>Capital Improvements</u></b>							
12.480.4784	TIF Reimbursements/Grants	31,413	117,710	74,745	165,000	70,000	155,000
12.480.4875	Capital Improvements	189,831	260,612	120,295	1,000,000	725,000	650,000
	<b>Total Capital Improvements</b>	<b>221,244</b>	<b>378,322</b>	<b>195,040</b>	<b>1,165,000</b>	<b>795,000</b>	<b>805,000</b>
	<b>Total Expenditures</b>	<b>322,222</b>	<b>416,474</b>	<b>239,945</b>	<b>1,295,450</b>	<b>839,500</b>	<b>972,050</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>278,148</b>	<b>113,825</b>	<b>293,862</b>	<b>(763,610)</b>	<b>(316,700)</b>	<b>(390,050)</b>
<b>Ending Fund Balance</b>					<b>1,144,513</b>	<b>1,591,423</b>	<b>1,201,373</b>

Village of North Aurora  
FY 2021-2022 Budget

Sperry TIF Fund

		2017-2018 <u>Actual</u>	2018-2019 <u>Actual</u>	2019-2020 <u>Actual</u>	2020-2021 <u>Budget</u>	2020-2021 <u>Projected</u>	2021-2022 <u>Budget</u>
Beginning Fund Balance					20,492	20,492	397
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
13.305.3010	Property Tax	4,367	5,873	6,669	7,414	7,405	7,414
	<b>Total Taxes</b>	<b>4,367</b>	<b>5,873</b>	<b>6,669</b>	<b>7,414</b>	<b>7,405</b>	<b>7,414</b>
<b><u>Investment Income</u></b>							
13.370.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Investment Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>4,367</b>	<b>5,873</b>	<b>6,669</b>	<b>7,414</b>	<b>7,405</b>	<b>7,414</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
13.430.4799	Misc. Expenditures	-	-	-	-	-	-
	<b>Total Administration</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Professional Services</u></b>							
13.438.4255	Engineering	-	-	-	-	-	-
13.438.4260	Legal	-	-	-	-	-	-
13.438.4265	Accounting and Audit	-	-	-	-	-	-
13.438.4280	Professional/Consulting Fees	-	-	-	2,000	-	-
	<b>Total Professional Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,000</b>	<b>-</b>	<b>-</b>
<b><u>Capital Improvements</u></b>							
13.480.4875	Capital Improvements	-	-	-	26,000	27,500	7,800
	<b>Total Capital Improvements</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,000</b>	<b>27,500</b>	<b>7,800</b>
	<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,000</b>	<b>27,500</b>	<b>7,800</b>
Revenues Over/(Under) Expenditures		4,367	5,873	6,669	(20,586)	(20,095)	(386)
Ending Fund Balance					(94)	397	11

Village of North Aurora  
FY 2021-2022 Budget

N. Lincolnway TIF Fund

		2017-2018 <u>Actual</u>	2018-2019 <u>Actual</u>	2019-2020 <u>Actual</u>	2020-2021 <u>Budget</u>	2020-2021 <u>Projected</u>	2021-2022 <u>Budget</u>
<b>Beginning Fund Balance</b>					15,153	15,153	49,211
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
20.305.3010	Property Tax	12,223	17,130	29,728	33,988	33,988	37,500
	<b>Total Taxes</b>	<b>12,223</b>	<b>17,130</b>	<b>29,728</b>	<b>33,988</b>	<b>33,988</b>	<b>37,500</b>
<b><u>Investment Income</u></b>							
20.370.3750	Interest on Investments	364	654	105	50	70	40
	<b>Total Investment Income</b>	<b>364</b>	<b>654</b>	<b>105</b>	<b>50</b>	<b>70</b>	<b>40</b>
	<b>Total Revenues</b>	<b>12,587</b>	<b>17,784</b>	<b>29,833</b>	<b>34,038</b>	<b>34,058</b>	<b>37,540</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
20.430.4255	Engineering	6,356	-	-	-	-	-
20.430.4260	Legal	-	-	-	-	-	-
20.430.4275	Planning	-	-	-	-	-	-
20.430.4280	Professional Consulting	-	-	-	-	-	-
20.430.4799	Misc. Expenditures	-	-	-	-	-	-
20.430.4875	Capital Improvements	-	51,000	16,741	65,000	-	85,000
20.430.4951	Transfer to General Fund	-	-	-	-	-	-
	<b>Total Administration</b>	<b>6,356</b>	<b>51,000</b>	<b>16,741</b>	<b>65,000</b>	<b>-</b>	<b>85,000</b>
	<b>Total Expenditures</b>	<b>6,356</b>	<b>51,000</b>	<b>16,741</b>	<b>65,000</b>	<b>-</b>	<b>85,000</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>6,231</b>	<b>(33,216)</b>	<b>13,092</b>	<b>(30,962)</b>	<b>34,058</b>	<b>(47,460)</b>
<b>Ending Fund Balance</b>					<b>(15,809)</b>	<b>49,211</b>	<b>1,751</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Insurance Fund**

		<b>2017-2018 Actual</b>	<b>2018-2019 Actual</b>	<b>2019-2020 Actual</b>	<b>2020-2021 Budget</b>	<b>2020-2021 Projected</b>	<b>2021-2022 Budget</b>
<b>Beginning Fund Balance</b>					<b>366,431</b>	<b>366,431</b>	<b>368,821</b>
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
14.305.3010	Property Tax	252,570	265,776	272,623	259,000	259,000	261,500
	<b>Total Taxes</b>	<b>252,570</b>	<b>265,776</b>	<b>272,623</b>	<b>259,000</b>	<b>259,000</b>	<b>261,500</b>
<b><u>Investments</u></b>							
14.370.3750	Interest on Investments	4,282	6,626	5,721	2,000	1,000	600
	<b>Total Investment Income</b>	<b>4,282</b>	<b>6,626</b>	<b>5,721</b>	<b>2,000</b>	<b>1,000</b>	<b>600</b>
<b><u>Miscellaneous</u></b>							
14.385.3864	Insurance Claim Reimbursement	13,099	124,230	20,383	40,000	20,000	40,000
	<b>Total Miscellaneous</b>	<b>13,099</b>	<b>124,230</b>	<b>20,383</b>	<b>40,000</b>	<b>20,000</b>	<b>40,000</b>
<b><u>Transfers In</u></b>							
14.395.3955	Insurance From General	-	-	-	-	-	-
14.395.3960	Insurance From Waterworks	35,000	35,000	35,000	35,000	35,000	35,000
14.395.3962	Insurance From NAAC	-	-	-	-	-	-
14.395.3964	Insurance From Sanitary Sewer	5,000	5,000	5,000	5,000	5,000	5,000
14.395.3998	Insurance Claim Settlement	-	1,785	-	-	-	-
	<b>Total Transfers In</b>	<b>40,000</b>	<b>41,785</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>
	<b>Total Revenues</b>	<b>309,951</b>	<b>438,418</b>	<b>338,727</b>	<b>341,000</b>	<b>320,000</b>	<b>342,100</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
14.430.4150	Unemployment Tax	4,964	4,656	5,683	4,500	4,000	4,500
14.430.4774	Insurance Claims	25,696	88,568	13,686	40,000	20,000	40,000
14.430.4788	Administrative Fee	-	-	-	-	-	-
14.430.4944	Liability Coverage	293,910	293,910	293,610	305,000	293,610	310,000
	<b>Total Expenditures</b>	<b>324,571</b>	<b>387,134</b>	<b>312,979</b>	<b>349,500</b>	<b>317,610</b>	<b>354,500</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>(14,620)</b>	<b>51,284</b>	<b>25,748</b>	<b>(8,500)</b>	<b>2,390</b>	<b>(12,400)</b>
<b>Ending Fund Balance</b>					<b>357,931</b>	<b>368,821</b>	<b>356,421</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Tourism Fund**

		<b>2017-2018 Actual</b>	<b>2018-2019 Actual</b>	<b>2019-2020 Actual</b>	<b>2020-2021 Budget</b>	<b>2020-2021 Projected</b>	<b>2021-2022 Budget</b>
<b>Beginning Fund Balance</b>					<b>50,074</b>	<b>50,074</b>	<b>56,004</b>
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
15.305.3035	Hotel Tax	49,134	76,493	81,640	60,000	58,000	75,000
	<b>Total Taxes</b>	<b>49,134</b>	<b>76,493</b>	<b>81,640</b>	<b>60,000</b>	<b>58,000</b>	<b>75,000</b>
<b><u>Investments</u></b>							
15.370.3750	Interest on Investments	578	800	603	400	130	100
	<b>Total Investments</b>	<b>578</b>	<b>800</b>	<b>603</b>	<b>400</b>	<b>130</b>	<b>100</b>
<b><u>Miscellaneous</u></b>							
15.385.3870	North Aurora Days Revenue	89,099	107,739	71,153	115,000	5,000	115,000
	<b>Total Miscellaneous</b>	<b>89,099</b>	<b>107,739</b>	<b>71,153</b>	<b>115,000</b>	<b>5,000</b>	<b>115,000</b>
<b><u>Transfers In</u></b>							
15.395.3951	Transfers - Capital Projects Impact	-	-	-	-	-	-
15.395.3955	Transfers - General Fund	-	-	-	-	-	-
	<b>Total Transfers In</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>138,811</b>	<b>185,033</b>	<b>153,396</b>	<b>175,400</b>	<b>63,130</b>	<b>190,100</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
15.430.4751	North Aurora Days Expenses	101,479	98,355	89,916	115,000	5,000	110,000
15.430.4752	Tourism Council	41,467	71,601	68,829	54,000	52,200	67,500
15.430.4753	Administration and Tourism	-	-	-	-	-	-
15.430.4758	Fireworks	10,000	10,800	8,000	11,000	-	11,000
15.430.4799	Miscellaneous	-	-	119	-	-	-
	<b>Total Administration</b>	<b>152,946</b>	<b>180,756</b>	<b>166,864</b>	<b>180,000</b>	<b>57,200</b>	<b>188,500</b>
	<b>Total Expenditures</b>	<b>152,946</b>	<b>180,756</b>	<b>166,864</b>	<b>180,000</b>	<b>57,200</b>	<b>188,500</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>(14,134)</b>	<b>4,276</b>	<b>(13,469)</b>	<b>(4,600)</b>	<b>5,930</b>	<b>1,600</b>
<b>Ending Fund Balance</b>					<b>45,474</b>	<b>56,004</b>	<b>57,604</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Special Service Areas Fund**

		<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b>Total Beginning Fund Balances</b>					<b>129,365</b>	<b>129,365</b>	<b>141,635</b>
<b><u>Revenues</u></b>							
<b><u>Waterford Oaks SSA</u></b>							
17.004.3010	Property Tax	3,545	3,698	8,491	8,600	8,600	8,600
17.004.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Waterford Oaks</b>	<b>3,545</b>	<b>3,698</b>	<b>8,491</b>	<b>8,600</b>	<b>8,600</b>	<b>8,600</b>
<b><u>Oak Hill</u></b>							
17.007.3010	Property Tax			5,000	10,000	10,000	10,000
17.007.3750	Interest on Investments	28	50	36	-	-	-
	<b>Total Oak Hill</b>	<b>28</b>	<b>50</b>	<b>5,036</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b><u>Timber Oaks</u></b>							
17.008.3010	Property Tax	2,574	2,496	3,998	7,500	7,500	7,500
17.008.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Timber Oaks</b>	<b>2,574</b>	<b>2,496</b>	<b>3,998</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>
<b><u>Pine Creek Phase III</u></b>							
17.009.3010	Property Tax	720	696	2,000	2,000	2,000	2,000
17.009.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Pine Creek Phase III</b>	<b>720</b>	<b>696</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b><u>Willow Lakes</u></b>							
17.011.3010	Property Tax	465	398	799	200	200	200
17.011.3890	Miscellaneous	-	-	-	-	-	-
17.011.3750	Interest on Investments	1,192	2,125	1,502	1,400	1,400	1,400
	<b>Total Willow Lakes</b>	<b>1,657</b>	<b>2,522</b>	<b>2,301</b>	<b>1,600</b>	<b>1,600</b>	<b>1,600</b>
<b><u>North Aurora Town Centre</u></b>							
17.032.3010	Property Tax	14,989	15,492	20,041	30,000	30,000	30,000
17.032.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total North Aurora Town</b>	<b>14,989</b>	<b>15,492</b>	<b>20,041</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>
<b><u>Randall Highlands (Single Family)</u></b>							
17.033.3010	Property Tax	702	-	-	-	-	-
17.033.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Randall Highlands (SF)</b>	<b>702</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Randall Highlands (Multi-Family)</u></b>							
17.034.3010	Property Tax	969	-	-	-	-	-
17.034.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Randall Highlands (MF)</b>	<b>969</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Randall Highlands (Commercial)</u></b>							
17.035.3010	Property Tax	820	-	-	-	-	-
17.035.3750	Interest on Investments	-	-	-	-	-	-
	<b>Total Randall Highlands (Comm)</b>	<b>820</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>26,003</b>	<b>24,955</b>	<b>41,866</b>	<b>59,700</b>	<b>59,700</b>	<b>59,700</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Special Service Areas Fund**

		<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b><u>Expenditures</u></b>							
<b><u>Waterford Oaks</u></b>							
17.004.4917	Administrative Expenses	460	460	460	770	770	770
17.004.4533	Maintenance	5,462	7,248	7,712	7,700	7,700	7,700
	<b>Total Waterford Oaks</b>	<b>5,922</b>	<b>7,708</b>	<b>8,172</b>	<b>8,470</b>	<b>8,470</b>	<b>8,470</b>
<b><u>Oak Hill</u></b>							
17.007.4917	Administrative Expenses	-	-	-	1,000	1,000	1,000
17.007.4533	Maintenance	-	-	13,500	10,000	-	10,000
	<b>Total Oak Hill</b>	<b>-</b>	<b>-</b>	<b>13,500</b>	<b>11,000</b>	<b>1,000</b>	<b>11,000</b>
<b><u>Timber Oaks</u></b>							
17.008.4917	Administrative Expenses	210	210	210	710	710	710
17.008.4533	Maintenance	2,683	4,632	7,104	7,100	7,100	7,100
	<b>Total Timber Oaks</b>	<b>2,893</b>	<b>4,842</b>	<b>7,314</b>	<b>7,810</b>	<b>7,810</b>	<b>7,810</b>
<b><u>Pine Creek Phase III</u></b>							
17.009.4917	Administrative Expenses	80	80	80	220	220	220
17.009.4533	Maintenance	1,182	1,944	2,208	2,200	2,200	2,200
	<b>Total Pine Creek Phase III</b>	<b>1,262</b>	<b>2,024</b>	<b>2,288</b>	<b>2,420</b>	<b>2,420</b>	<b>2,420</b>
<b><u>Willow Lakes</u></b>							
17.011.4917	Administrative Expenses	30	30	30	30	30	30
17.011.4533	Maintenance	521	712	191	200	200	200
	<b>Total Willow Lakes</b>	<b>551</b>	<b>742</b>	<b>221</b>	<b>230</b>	<b>230</b>	<b>230</b>
<b><u>North Aurora Town Centre</u></b>							
17.032.4917	Administrative Expenses	1,500	1,000	1,500	2,500	2,500	2,500
17.032.4533	Maintenance	18,000	24,400	20,075	25,000	25,000	25,000
	<b>Total North Aurora Town</b>	<b>19,500</b>	<b>25,400</b>	<b>21,575</b>	<b>27,500</b>	<b>27,500</b>	<b>27,500</b>
<b><u>Randall Highlands (Single Family)</u></b>							
17.033.4917	Administrative Expenses	250	-	-	-	-	-
17.033.4533	Maintenance	-	-	-	-	-	-
	<b>Total Randall Highlands (SF)</b>	<b>250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Randall Highlands (Multi-Family)</u></b>							
17.034.4917	Administrative Expenses	350	-	-	-	-	-
17.034.4533	Maintenance	-	-	-	-	-	-
	<b>Total Randall Highlands (MF)</b>	<b>350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Randall Highlands (Commercial)</u></b>							
17.035.4917	Administrative Expenses	290	-	-	-	-	-
17.035.4533	Maintenance	-	-	-	-	-	-
	<b>Total Randall Highlands (Comm)</b>	<b>290</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Expenditures</b>	<b>31,017</b>	<b>40,717</b>	<b>53,070</b>	<b>57,430</b>	<b>47,430</b>	<b>57,430</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>(5,014)</b>	<b>(15,762)</b>	<b>(11,204)</b>	<b>2,270</b>	<b>12,270</b>	<b>2,270</b>
<b>Ending Fund Balances</b>					<b>131,635</b>	<b>141,635</b>	<b>143,905</b>

Village of North Aurora  
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Sanitary Sewer Fund

		2017-2018 <u>Actual</u>	2018-2019 <u>Actual</u>	2019-2020 <u>Actual</u>	2020-2021 <u>Budget</u>	2020-2021 <u>Projected</u>	2021-2022 <u>Budget</u>
Beginning Fund Balance					1,412,066	1,412,066	1,491,191
<b><u>Revenues</u></b>							
<b><u>Licenses and Permits</u></b>							
18.310.3135	Sanitary Sewer Permit/Connection	36,243	35,223	38,854	45,000	65,000	50,000
	<b>Total Licenses and Permits</b>	<b>36,243</b>	<b>35,223</b>	<b>38,854</b>	<b>45,000</b>	<b>65,000</b>	<b>50,000</b>
<b><u>Charges for Services</u></b>							
18.320.3350	Sewer Collection	177,541	76,514	76,335	80,000	84,000	85,000
	<b>Total Charges for Services</b>	<b>177,541</b>	<b>76,514</b>	<b>76,335</b>	<b>80,000</b>	<b>84,000</b>	<b>85,000</b>
<b><u>Investments</u></b>							
18.370.3750	Interest on Investments	18,655	32,741	30,826	12,000	7,000	7,000
18.370.3752	Unrealized Gain/(Loss) Inv	(6,986)	6,484	14,966	-	-	-
	<b>Total Investments</b>	<b>11,668</b>	<b>39,224</b>	<b>45,791</b>	<b>12,000</b>	<b>7,000</b>	<b>7,000</b>
<b><u>Miscellaneous</u></b>							
18.385.3890	Miscellaneous	-	-	-	-	-	-
	<b>Total Miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>225,452</b>	<b>150,962</b>	<b>160,980</b>	<b>137,000</b>	<b>156,000</b>	<b>142,000</b>
<b><u>Expenditures</u></b>							
<b><u>Public Works</u></b>							
18.445.4255	Engineering	367	8,064	8,659	8,000	-	-
18.445.4260	Legal	-	-	-	-	-	-
18.445.4280	Professional/Consulting Fees	-	-	-	-	-	-
18.445.4510	Equipment Repair and Maint	1,607	144	-	6,000	-	6,000
18.445.4570	Sewers Repair and Maint	5,314	156,667	158,291	61,000	10,000	126,000
18.445.4652	Communications	-	-	-	-	-	-
18.445.4788	Administrative Fee	35,000	40,000	40,000	45,000	45,000	45,000
18.445.4799	Miscellaneous	729	729	729	-	-	-
18.445.4870	Equipment	-	-	-	-	-	-
18.445.4875	Capital Improvements	-	-	-	-	-	-
18.445.4931	Vehicle Equipment Charges	16,875	16,875	16,875	8,438	16,875	16,875
18.445.4944	Liability Insurance	5,000	5,000	5,000	5,000	5,000	5,000
	<b>Total Public Works</b>	<b>64,892</b>	<b>227,479</b>	<b>229,554</b>	<b>133,438</b>	<b>76,875</b>	<b>198,875</b>
	<b>Total Expenditures</b>	<b>64,892</b>	<b>227,479</b>	<b>229,554</b>	<b>133,438</b>	<b>76,875</b>	<b>198,875</b>
Revenues Over/(Under) Expenditures		160,560	(76,517)	(68,575)	3,562	79,125	(56,875)
Ending Fund Balance					1,415,628	1,491,191	1,434,316

**Village of North Aurora  
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**Capital Projects Fund**

		<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b>Beginning Fund Balance</b>					3,666,218	3,666,218	6,357,218
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
21.305.3022	Sales Tax - 0.50% Non Home Rule	1,050,266	1,013,423	1,015,401	900,000	1,040,000	1,060,000
21.305.3036	Utility Tax - Electricity	394,491	408,580	383,271	375,000	385,000	395,000
21.305.3037	Utility Tax - Gas	134,968	146,898	138,977	100,000	140,000	140,000
21.305.3038	Telecommunications Tax	173,104	79,044	66,419	-	-	-
	<b>Total Taxes</b>	<b>1,752,828</b>	<b>1,647,945</b>	<b>1,604,068</b>	<b>1,375,000</b>	<b>1,565,000</b>	<b>1,595,000</b>
<b><u>Investment Income</u></b>							
21.370.3750	Interest on Investments	30,662	63,613	60,290	30,000	12,000	25,000
21.370.3752	Unrealized Market Value Adj	(411)	-	456	-	-	-
21.370.3755	IMET Market Value Gain	-	-	-	-	-	-
	<b>Total Investment Income</b>	<b>30,251</b>	<b>63,613</b>	<b>60,746</b>	<b>30,000</b>	<b>12,000</b>	<b>25,000</b>
<b><u>Miscellaneous</u></b>							
21.385.3850	Grants - Operating	-	-	-	-	-	-
21.385.3855	Grants - Capital	-	156,000	92,850	-	-	-
21.385.3864	Insurance Claim Reimbursement	-	-	-	-	-	-
21.385.3875	Sale of Equipment/Assets	-	-	-	-	-	-
21.385.3880	Debt Proceeds	-	-	-	-	-	-
21.385.3885	Developer Contributions	355	-	-	-	-	-
21.385.3886	Contributions/Donations	-	-	-	-	-	-
21.385.3887	Traffic Impact Fee	121,721	45,721	6,121	10,000	27,000	10,000
21.385.3888	Capital Impact Fee	15,178	2,625	4,989	5,000	2,000	5,000
21.385.3890	Misc Revenue	-	-	-	-	-	-
	<b>Total Miscellaneous</b>	<b>137,254</b>	<b>204,345</b>	<b>103,959</b>	<b>15,000</b>	<b>29,000</b>	<b>15,000</b>
<b><u>Transfers</u></b>							
21.395.3955	Transfer From General Fund	-	380,000	750,000	2,500,000	2,300,000	600,000
21.395.3959	Transfer From MFT Fund	-	-	-	-	-	-
21.395.3961	Transfer from Revolving Fund	-	-	-	-	-	-
21.395.3963	Transfer From Water Fund	-	-	-	-	-	-
21.395.3966	Transfer From NAAC	-	-	-	-	-	-
21.395.3984	Transfer From Sanitary Sewer	-	-	-	-	-	-
21.395.3987	Transfer From Escrow	-	-	-	-	-	-
	<b>Total Transfers</b>	<b>-</b>	<b>380,000</b>	<b>750,000</b>	<b>2,500,000</b>	<b>2,300,000</b>	<b>600,000</b>
	<b>Total Revenues</b>	<b>1,920,333</b>	<b>2,295,904</b>	<b>2,518,774</b>	<b>3,920,000</b>	<b>3,906,000</b>	<b>2,235,000</b>
<b><u>Expenditures</u></b>							
<b><u>Annual Road Program</u></b>							
21.450.4255	Engineering	220,316	189,658	184,550	229,000	225,000	479,642
21.450.4875	Capital Improvements	712,752	1,895,865	1,740,730	1,200,000	980,000	700,000
	<b>Total Annual Road Program</b>	<b>933,068</b>	<b>2,085,524</b>	<b>1,925,281</b>	<b>1,429,000</b>	<b>1,205,000</b>	<b>1,179,642</b>
<b><u>Village Facility Projects</u></b>							
21.452.4255	Engineering	-	-	-	-	-	120,000
21.452.4501	Contractual Services	-	2,555	31,947	100,000	10,000	500,000
21.452.4870	Equipment	-	19,020	-	-	-	50,000
21.452.4875	Capital Improvements	-	-	-	-	-	-

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Capital Projects Fund

		2017-2018 <u>Actual</u>	2018-2019 <u>Actual</u>	2019-2020 <u>Actual</u>	2020-2021 <u>Budget</u>	2020-2021 <u>Projected</u>	2021-2022 <u>Budget</u>
Total Facility Improvements		-	21,575	31,947	100,000	10,000	670,000
<b><u>Bikeway Projects</u></b>							
21.453.4255	Engineering	-	-	-	-	-	-
21.453.4875	Capital Improvements	-	-	-	-	-	-
	<b>Total Bikeway Projects</b>	-	-	-	-	-	-
<b><u>Sidewalk/ROW Improvements</u></b>							
21.454.4255	Engineering	2,800	-	-	-	-	-
21.454.4874	Sidewalk Installation	-	-	-	-	-	-
21.454.4875	Capital Impv - Approach Lighting	-	-	-	-	-	-
21.454.4875	Capital Impv - Pedestrian Crossings	-	-	-	-	-	-
21.454.4875	Capital Impv - Entryway Signs	-	-	17,425	-	-	-
21.454.4875	Capital Impv - Street Signs	-	-	-	-	-	-
21.454.4875	Capital Impv - Community Info Sign	70,120	-	-	-	-	-
21.454.4875	Capital Impv - Riverfront Impv	-	-	-	-	-	-
21.454.4875	Capital Impv - Street Poles LED	-	-	-	-	-	-
21.454.4875	Capital Impv - Elec Poles Bury	-	-	-	-	-	-
	<b>Total Sidewalk/ROW Impv</b>	<b>72,920</b>	<b>-</b>	<b>17,425</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Non-Departmental</u></b>							
21.456.4255	Engineering	355	20,709	-	25,000	-	76,000
21.456.4501	Contractual Services	-	23,655	1,245	-	-	100,000
21.456.4870	Equipment	-	-	-	-	-	-
21.456.4875	Capital Improvements	-	-	-	375,000	-	1,575,000
21.456.4879	Public Improvements	-	-	-	-	-	-
	<b>Total Non-Departmental</b>	<b>355</b>	<b>44,364</b>	<b>1,245</b>	<b>400,000</b>	<b>-</b>	<b>1,751,000</b>
<b><u>Total Expenditures</u></b>							
		<b>1,006,343</b>	<b>2,151,463</b>	<b>1,975,898</b>	<b>1,929,000</b>	<b>1,215,000</b>	<b>3,600,642</b>
<b>Revenues Over/(Under) Expenditures</b>							
		<b>913,990</b>	<b>144,441</b>	<b>542,876</b>	<b>1,991,000</b>	<b>2,691,000</b>	<b>(1,365,642)</b>
<b>Ending Fund Balance</b>							
					<b>5,657,218</b>	<b>6,357,218</b>	<b>4,991,576</b>

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Library Debt Service Fund

		2017-2018 <u>Actual</u>	2018-2019 <u>Actual</u>	2019-2020 <u>Actual</u>	2020-2021 <u>Budget</u>	2020-2021 <u>Projected</u>	2021-2022 <u>Budget</u>
<b>Beginning Fund Balance</b>					117,131	117,131	-
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
31.305.3010	Property Tax	534,372	541,627	543,384	297,761	297,761	
	<b>Total Taxes</b>	<b>534,372</b>	<b>541,627</b>	<b>543,384</b>	<b>297,761</b>	<b>297,761</b>	<b>-</b>
<b><u>Investments</u></b>							
31.370.3750	Interest on Investments	4,398	3,457	2,009	2,250	225	
	<b>Total Investments</b>	<b>4,398</b>	<b>3,457</b>	<b>2,009</b>	<b>2,250</b>	<b>225</b>	<b>-</b>
<b><u>Miscellaneous</u></b>							
31.385.3880	Bond Proceeds	-	-	-	-	-	
31.385.3884	Premium on Bonds	-	-	-	-	-	
	<b>Total Miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Revenues</b>	<b>538,770</b>	<b>545,083</b>	<b>545,393</b>	<b>300,011</b>	<b>297,986</b>	<b>-</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
31.430.4705	Bond Issuance Costs	-	-	-	-	-	
31.430.4705	Debt Service - Principal	465,000	485,000	505,000	395,000	395,000	
31.430.4706	Debt Service - Interest	69,375	51,938	33,750	14,814	14,814	
31.430.4708	Escrowee Payment	-	-	-	-	-	
31.430.4709	Fiscal Agent Fees	475	475	475	550	80	
31.430.4799	Miscellaneous	30	30	30	100	30	
31.430.4940	Escrowee Payment Under	-	-	-			
	Transfer to General Fund				5,400	5,193	
	<b>Total Administration</b>	<b>534,880</b>	<b>537,443</b>	<b>539,255</b>	<b>415,864</b>	<b>415,117</b>	<b>-</b>
	<b>Total Expenditures</b>	<b>534,880</b>	<b>537,443</b>	<b>539,255</b>	<b>415,864</b>	<b>415,117</b>	<b>-</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>3,890</b>	<b>7,641</b>	<b>6,138</b>	<b>(115,853)</b>	<b>(117,131)</b>	<b>-</b>
<b>Ending Fund Balance</b>					<b>1,278</b>	<b>-</b>	<b>-</b>

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**Police Station Debt Service Fund**

		<u>2017-2018 Actual</u>	<u>2018-2019 Actual</u>	<u>2019-2020 Actual</u>	<u>2020-2021 Budget</u>	<u>2020-2021 Projected</u>	<u>2021-2022 Budget</u>
<b>Beginning Fund Balance</b>					279,635	279,635	281,802
<b><u>Revenues</u></b>							
<b><u>Taxes</u></b>							
32.305.3010	Property Taxes	-	-	-	-	-	-
	<b>Total Taxes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Investments</u></b>							
32.370.3750	Interest on Investments	3,870	7,534	5,728	6,000	700	400
	<b>Total Investments</b>	<b>3,870</b>	<b>7,534</b>	<b>5,728</b>	<b>6,000</b>	<b>700</b>	<b>400</b>
<b><u>Miscellaneous</u></b>							
32.385.3880	Bond Proceeds	-	-	-	-	-	-
32.385.3884	Premium on Bonds	-	-	-	-	-	-
	<b>Total Misc</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Transfers</u></b>							
32.395.3955	Transfer from General Fund	622,875	623,692	626,391	631,767	631,767	634,759
	<b>Total Transfers</b>	<b>622,875</b>	<b>623,692</b>	<b>626,391</b>	<b>631,767</b>	<b>631,767</b>	<b>634,759</b>
	<b>Total Revenues</b>	<b>626,745</b>	<b>631,227</b>	<b>632,119</b>	<b>637,767</b>	<b>632,467</b>	<b>635,159</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
32.430.4263	Bond Issuance Costs	-	-	-	-	-	-
32.430.4705	Debt Service - Principal	455,000	465,000	475,000	490,000	490,000	505,000
32.430.4706	Debt Service - Interest	167,500	158,400	149,100	139,600	139,600	129,800
32.430.4708	Escrowee Payment - Village	-	-	-	-	-	-
32.430.4709	Fiscal Agent Fees	475	475	475	600	600	600
32.430.4799	Miscellaneous	30	30	30	100	100	100
32.430.4940	Payment to Escrowee	-	-	-	-	-	-
	<b>Total Administration</b>	<b>623,005</b>	<b>623,905</b>	<b>624,605</b>	<b>630,300</b>	<b>630,300</b>	<b>635,500</b>
	<b>Total Expenditures</b>	<b>623,005</b>	<b>623,905</b>	<b>624,605</b>	<b>630,300</b>	<b>630,300</b>	<b>635,500</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>3,740</b>	<b>7,322</b>	<b>7,514</b>	<b>7,467</b>	<b>2,167</b>	<b>(341)</b>
<b>Ending Fund Balance</b>					<b>287,102</b>	<b>281,802</b>	<b>281,461</b>

**Village of North Aurora  
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**Waterworks Fund**

		<b>2017-2018 Actual</b>	<b>2018-2019 Actual</b>	<b>2019-2020 Actual</b>	<b>2020-2021 Budget</b>	<b>2020-2021 Projected</b>	<b>2021-2022 Budget</b>
<b>Beginning Unrestricted Net Position (CA-CL)</b>					<b>6,094,036</b>	<b>6,094,036</b>	<b>6,468,548</b>
<b><u>Revenues</u></b>							
<b><u>Licenses and Permits</u></b>							
60.310.3160	Building Permits - Water Usage	3,551	4,020	4,288	4,000	4,000	4,000
	<b>Total Licenses and Permits</b>	<b>3,551</b>	<b>4,020</b>	<b>4,288</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>
<b><u>Charges for Services</u></b>							
60.320.3340	Water Collections	2,340,798	2,440,289	2,463,192	2,480,000	2,600,000	2,600,000
60.320.3341	Meter Sales	40,839	37,917	43,588	45,000	45,000	45,000
60.320.3342	Water Permits/Connections Fees	187,950	198,486	195,138	250,000	250,000	250,000
60.320.3343	Water Impact Fee	-	288	288	500	500	500
	<b>Total Charges for Services</b>	<b>2,569,587</b>	<b>2,676,979</b>	<b>2,702,206</b>	<b>2,775,500</b>	<b>2,895,500</b>	<b>2,895,500</b>
<b><u>Rent</u></b>							
60.325.3225	Tower Rent	201,535	204,915	210,057	229,000	225,000	231,000
	<b>Total Rent</b>	<b>201,535</b>	<b>204,915</b>	<b>210,057</b>	<b>229,000</b>	<b>225,000</b>	<b>231,000</b>
<b><u>Fines and Forfeits</u></b>							
60.335.3415	Water Recapture Fee	-	-	-	-	-	-
	<b>Total Fines and Forfeits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Investments</u></b>							
60.370.3750	Interest on Investments	116,344	173,624	159,410	80,000	40,000	35,000
60.370.3752	Market Value Gain/Loss	(33,720)	28,942	40,719	-	-	-
	<b>Total Investments</b>	<b>82,624</b>	<b>202,566</b>	<b>200,129</b>	<b>80,000</b>	<b>40,000</b>	<b>35,000</b>
<b><u>Miscellaneous</u></b>							
60.385.3825	Meter Reads	18,245	18,384	18,537	19,000	19,000	19,000
60.385.3826	Hydrant Meter Rental	75	50	-	500	500	500
60.385.3827	Reimb Turn On/Off Fees	15,325	9,950	6,375	10,000	2,000	10,000
60.385.3855	Grants - Capital	-	-	-	-	-	-
60.385.3864	Insurance Claim Reimbursements	5,572	2,428	715	-	-	-
60.385.3868	Capacity Curtailment Payments	2,257	8,802	-	-	-	-
60.385.3875	Sale of Equipment/Assets	558	1,609	850	-	150	-
60.385.3880	Bond Proceeds & Premium	-	-	-	-	-	-
60.385.3890	Miscellaneous	360	-	77,101	5,000	2,000	5,000
60.385.3889	Capital Project Fees	-	-	-	-	-	-
	<b>Total Miscellaneous</b>	<b>42,392</b>	<b>41,223</b>	<b>103,578</b>	<b>34,500</b>	<b>23,650</b>	<b>34,500</b>
	<b>Total Revenues</b>	<b>2,899,690</b>	<b>3,129,704</b>	<b>3,220,258</b>	<b>3,123,000</b>	<b>3,188,150</b>	<b>3,200,000</b>
<b><u>Expenditures</u></b>							
<b><u>Water</u></b>							
60.445.4020	Salaries - Regular	335,043	328,474	372,660	381,166	380,000	444,066
60.445.4050	Salaries - Overtime	19,484	15,842	18,586	20,000	25,000	25,000
60.445.4070	On Call Pay	8,980	6,144	5,634	10,000	10,000	10,000
60.445.4110	FICA Social Security & Medicare	27,000	25,791	29,278	31,454	30,000	36,648
60.445.4120	IMRF	41,461	37,136	43,958	48,547	48,547	58,984
60.445.4130	Health Insurance	87,403	77,297	84,060	94,204	94,204	94,738
60.445.4135	Life Insurance	199	174	186	187	187	187
60.445.4136	Dental Insurance	1,788	834	637	572	572	560
60.445.4150	Unemployment Tax	-	-	-	-	-	-
60.445.4160	Uniform Allowance	2,229	2,110	1,650	1,650	1,650	1,650
60.445.4255	Engineering	18,780	5,243	1,427	127,000	30,000	180,000
60.445.4260	Legal	251	247	85	7,000	1,000	6,500

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**Waterworks Fund**

		<b>2017-2018</b>	<b>2018-2019</b>	<b>2019-2020</b>	<b>2020-2021</b>	<b>2020-2021</b>	<b>2021-2022</b>
		<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Projected</u>	<u>Budget</u>
60.445.4263	Bond Issuance Costs	-	-	-	-	-	-
60.445.4370	Conferences and Travel	52	1,660	1,677	3,550	500	3,400
60.445.4380	Training	2,579	1,686	1,556	5,300	500	4,800
60.445.4390	Dues and Meetings	1,055	953	1,141	2,305	500	3,325
60.445.4411	Office Expenses	3,391	2,691	1,687	3,500	2,000	3,500
60.445.4437	Chlorine and Chemicals	25,965	12,697	26,223	34,000	34,000	36,000
60.445.4438	Salt - Treatment	13,431	17,869	13,878	20,000	15,000	16,000
60.445.4440	Gas and Oil	9,497	9,899	9,138	13,500	10,000	13,500
60.445.4480	New Meters Repair/Replacements	44,757	55,902	69,481	131,900	40,000	106,700
60.445.4505	Postage	18,277	15,468	18,002	19,300	19,300	19,300
60.445.4506	Publishing/Recording	962	205	954	1,600	500	950
60.445.4507	Printing	16,863	18,149	17,014	21,050	19,000	21,100
60.445.4510	Equipment/IT Maintenance	18,047	19,907	20,316	32,850	25,000	37,100
60.445.4511	Vehicle Repair and Maint	2,611	3,268	4,073	8,000	4,000	8,500
60.445.4560	Water Studies	10,304	10,430	4,464	39,000	10,000	23,500
60.445.4562	Water Testing	5,644	9,719	10,654	30,650	10,000	23,400
60.445.4563	Fire Hydrant Repair/Maintenance	10,797	1,969	3,387	23,500	15,000	19,500
60.445.4565	Water Well Repair/Maintenance	10,149	8,543	11,909	19,000	19,000	19,000
60.445.4567	Treatment Plant Repair/Maint.	51,418	127,424	57,003	72,600	72,600	77,400
60.445.4568	Watermain Repair/Replacement	22,928	21,136	23,767	111,000	45,000	143,000
60.445.4569	Water Tower Repair/Maint.	77,620	159	5,825	8,500	2,000	15,850
60.445.4581	Banking Fees	22,757	29,175	26,248	22,000	25,000	29,000
60.445.4585	Collection Fee	-	-	-	-	-	-
60.445.4651	Telephone	2,197	2,814	-	-	-	-
60.445.4652	Phones and Connectivity	11,308	17,557	21,792	26,350	26,350	30,450
60.445.4662	Utility	328,006	315,137	315,677	340,000	340,000	360,000
60.445.4705	Debt Principal Payment	461,252	430,502	440,309	455,551	455,551	345,000
60.445.4706	Debt Interest Payment	151,160	180,548	173,286	160,177	160,177	146,425
60.445.4709	Fiscal Agent Fee	475	475	475	600	600	600
60.445.4755	Rent Paid	35,000	35,000	35,000	35,000	35,000	35,000
60.445.4788	Administrative Fee	143,000	143,000	143,000	150,000	150,000	150,000
60.445.4799	Misc. Expenditures	10,447	8,883	9,835	9,500	4,000	9,500
60.445.4870	Equipment	9,152	1,317	7,550	27,600	27,600	56,500
60.445.4931	Vehicle Equipment Fund Charges	10,785	6,308	6,204	8,300	8,300	11,652
60.445.4944	Liability Insurance	35,000	35,000	35,000	35,000	35,000	35,000
	<b>Total Water Operating</b>	<b>2,109,503</b>	<b>2,044,742</b>	<b>2,074,686</b>	<b>2,592,963</b>	<b>2,232,638</b>	<b>2,663,285</b>
<b><u>Watermain Replacement</u></b>							
60.460.4255	Engineering	-	-	76,479	60,000	35,000	-
60.460.4875	Capital Improvements	5,959	-	292,026	450,000	130,000	-
	<b>Total Watermain Repl</b>	<b>5,959</b>	<b>-</b>	<b>368,505</b>	<b>510,000</b>	<b>165,000</b>	<b>-</b>
<b><u>Well #3</u></b>							
60.461.4255	Engineering	-	-	-	-	-	-
60.461.4875	Capital Improvements	-	-	68,747	-	-	-
	<b>Total Well #3</b>	<b>-</b>	<b>-</b>	<b>68,747</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Well #4</u></b>							
60.462.4255	Engineering	-	-	-	5,000	-	-
60.462.4875	Capital Improvements	-	-	18,000	125,000	240,000	-
	<b>Total Well #4</b>	<b>-</b>	<b>-</b>	<b>18,000</b>	<b>130,000</b>	<b>240,000</b>	<b>-</b>
<b><u>Well #5</u></b>							
60.463.4255	Engineering	-	-	-	18,500	25,000	30,000
60.463.4875	Capital Improvements	-	-	-	368,500	-	590,000
	<b>Total Well #5</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>387,000</b>	<b>25,000</b>	<b>620,000</b>
<b><u>Well #6</u></b>							
60.464.4255	Engineering	-	-	-	-	-	5,000
60.464.4875	Capital Improvements	-	-	-	-	-	235,000

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FY 2021-2022 Budget**

**Waterworks Fund**

		<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2020-2021</u>	<u>2021-2022</u>
		<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Projected</u>	<u>Budget</u>
<b>Total Well #6</b>		-	-	-	-	-	240,000
<b><u>Well #7</u></b>							
60.465.4255	Engineering	-	-	-	-	-	-
60.465.4280	Professional/Consulting Fees	-	-	-	-	-	-
60.465.4875	Capital Improvements	-	-	-	45,000	45,000	-
<b>Total Well #7</b>		-	-	-	<b>45,000</b>	<b>45,000</b>	-
<b><u>Water Treatment Plant - West</u></b>							
60.466.4255	Engineering	-	-	-	-	-	-
60.466.4875	Capital Improvements	-	135,205	-	13,500	-	13,500
<b>Total Treatment Plant West</b>		-	<b>135,205</b>	-	<b>13,500</b>	-	<b>13,500</b>
<b><u>Water Treatment Plant - East</u></b>							
60.467.4255	Engineering	-	-	-	-	-	-
60.467.4875	Capital Improvements	-	-	-	-	-	-
<b>Total Treatment Plant East</b>		-	-	-	-	-	-
<b><u>Water System Improvements</u></b>							
60.469.4255	Engineering	-	-	-	-	-	-
60.469.4875	Capital Improvements	-	-	-	-	-	-
<b>Total Water System Impv</b>		-	-	-	-	-	-
<b><u>Well #8</u></b>							
60.470.4255	Engineering	51,742	60,966	61,104	5,000	8,000	-
60.470.4875	Capital Improvements	-	752,506	1,248,054	20,000	40,000	-
<b>Total Well #8</b>		<b>51,742</b>	<b>813,472</b>	<b>1,309,158</b>	<b>25,000</b>	<b>48,000</b>	-
<b><u>Well #9</u></b>							
60.471.4255	Engineering	12,837	72,237	57,935	5,000	8,000	-
60.471.4875	Capital Improvements	125,343	741,078	1,094,041	20,000	40,000	-
<b>Total Well #9</b>		<b>138,180</b>	<b>813,315</b>	<b>1,151,976</b>	<b>25,000</b>	<b>48,000</b>	-
<b><u>Central Water Tower</u></b>							
60.472.4255	Engineering	-	64,486	29,530	130,000	10,000	120,000
60.472.4875	Capital Improvements	-	-	-	1,920,000	-	1,920,000
<b>Total Central Water Tower</b>		-	<b>64,486</b>	<b>29,530</b>	<b>2,050,000</b>	<b>10,000</b>	<b>2,040,000</b>
<b>Total Capital Project Exp:</b>		<b>195,882</b>	<b>1,826,478</b>	<b>2,945,915</b>	<b>3,185,500</b>	<b>581,000</b>	<b>2,913,500</b>
<b>TOTAL EXPENDITURES</b>		<b>2,305,385</b>	<b>3,871,220</b>	<b>5,020,601</b>	<b>5,778,463</b>	<b>2,813,638</b>	<b>5,576,785</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>594,305</b>	<b>(741,515)</b>	<b>(1,800,343)</b>	<b>(2,655,463)</b>	<b>374,512</b>	<b>(2,376,785)</b>
<b>Ending Unrestricted Net Position</b>					<b>3,438,573</b>	<b>6,468,548</b>	<b>4,091,763</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Vehicle and Equipment Fund**

		<b>2017-2018 Actual</b>	<b>2018-2019 Actual</b>	<b>2019-2020 Actual</b>	<b>2020-2021 Budget</b>	<b>2020-2021 Budget</b>	<b>2021-2022 Budget</b>
<b>Beginning Unrestricted Net Position</b>					<b>1,878,720</b>	<b>1,878,720</b>	<b>2,160,159</b>
<b><u>Revenues</u></b>							
<b><u>Investments</u></b>							
71.370.3750	Interest on Investments	24,713	41,132	42,295	12,000	5,000	3,000
71.370.3755	Unrealized Gain/(Loss)	(4,937)	5,693	12,426	-	-	-
71.370.3755	IMET Market Value Gain/Loss	-	-	-	-	-	-
	<b>Total Investments</b>	<b>19,775</b>	<b>46,825</b>	<b>54,720</b>	<b>12,000</b>	<b>5,000</b>	<b>3,000</b>
<b><u>Miscellaneous</u></b>							
71.385.3855	Grants - Capital	-	22,617	-	-	-	-
71.385.3875	Sale of Equipment/Assets	39,846	46,690	9,520	15,000	15,000	15,000
71.385.3987	Proceeds From PW Escrow	3,312	1,400	700	-	-	-
	<b>Miscellaneous</b>	<b>43,158</b>	<b>70,707</b>	<b>10,220</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>
<b><u>Transfers In</u></b>							
71.390.3925	Replacement Charges	374,130	379,698	387,052	686,439	686,439	391,823
	<b>Total Transfers In</b>	<b>374,130</b>	<b>379,698</b>	<b>387,052</b>	<b>686,439</b>	<b>686,439</b>	<b>391,823</b>
	<b>Total Revenues</b>	<b>437,063</b>	<b>497,230</b>	<b>451,992</b>	<b>713,439</b>	<b>706,439</b>	<b>409,823</b>
<b><u>Expenditures</u></b>							
<b><u>Administration</u></b>							
71.430.4510	Equipment Repair and Maintenance	-	-	-	10,000	-	10,000
71.430.4869	Vehicles	410,118	214,537	223,167	436,000	250,000	648,444
71.430.4870	Equipment	179,159	166,299	159,478	205,630	175,000	555,702
	<b>Total Administration</b>	<b>589,277</b>	<b>380,836</b>	<b>382,645</b>	<b>651,630</b>	<b>425,000</b>	<b>1,214,146</b>
	<b>Total Expenditures</b>	<b>589,277</b>	<b>380,836</b>	<b>382,645</b>	<b>651,630</b>	<b>425,000</b>	<b>1,214,146</b>
<b>Revenues Over/(Under) Expenditures</b>		<b>(152,213)</b>	<b>116,393</b>	<b>69,348</b>	<b>61,809</b>	<b>281,439</b>	<b>(804,323)</b>
<b>Ending Unrestricted Net Position</b>					<b>1,940,529</b>	<b>2,160,159</b>	<b>1,355,836</b>

**Village of North Aurora  
FY 2021-2022 Budget**

**Police Pension Trust Fund**

		<b>2017-2018 <u>Actual</u></b>	<b>2018-2019 <u>Actual</u></b>	<b>2019-2020 <u>Actual</u></b>	<b>2020-2021 <u>Budget</u></b>	<b>2020-2021 <u>Budget</u></b>	<b>2021-2022 <u>Budget</u></b>
<b>Beginning Net Position Restricted for Pensions</b>					<b>19,476,564</b>	<b>19,476,564</b>	<b>22,780,038</b>
<b><u>Additions</u></b>							
<b><u>Investments</u></b>							
80.370.3750	Bank Interest	-	-	-	-	-	-
80.370.3750	Investment Income	304,597	344,031	328,568	425,000	300,000	300,000
80.370.3751	Dividend Income	334,503	420,254	383,118	400,000	400,000	425,000
80.370.3753	Gain/(Loss) on Sale	345,258	73,983	5,558	-	500,000	-
80.370.3754	Unrealized Gain/(Loss)	34,120	(282,221)	455,107	350,000	1,400,000	600,000
80.370.3761	GNMA Interest Payments	140	118	98	70	70	70
80.370.3762	GNMA Market Value Gain/(Loss)	-	-	-	-	-	-
	<b>Total Investment Income</b>	<b>1,018,618</b>	<b>556,164</b>	<b>1,172,449</b>	<b>1,175,070</b>	<b>2,600,070</b>	<b>1,325,070</b>
<b><u>Contributions</u></b>							
80.376.3801	Contributions Officers	252,169	265,961	277,516	286,000	280,000	286,000
80.376.3802	Contributions Village	956,000	1,167,000	1,184,459	1,385,904	1,385,904	1,430,000
80.376.3804	Portability Transfer/Buyback/Misc	-	-	-	-	-	-
	<b>Total Contributions</b>	<b>1,208,169</b>	<b>1,432,961</b>	<b>1,461,975</b>	<b>1,671,904</b>	<b>1,665,904</b>	<b>1,716,000</b>
	<b>Total Additions</b>	<b>2,226,786</b>	<b>1,989,126</b>	<b>2,634,424</b>	<b>2,846,974</b>	<b>4,265,974</b>	<b>3,041,070</b>
<b><u>Deductions</u></b>							
<b><u>Administration</u></b>							
80.430.4186	Investment Advisor Expenses	24,389	25,385	26,167	29,000	31,000	33,000
80.430.4260	Legal	2,650	3,800	1,800	4,500	8,000	8,000
80.430.4265	Accounting and Audit	-	-	300	-	-	-
80.430.4380	Training	2,932	2,690	2,077	3,000	500	3,000
80.430.4390	Dues and Meetings	3,977	4,248	4,465	4,400	4,800	4,900
80.430.4411	Office Expenses	-	-	-	-	-	-
80.430.4581	Banking Services	908	1,188	1,073	1,300	1,300	1,300
80.430.4711	Service Pensions	795,533	822,976	842,003	872,642	803,000	897,816
80.430.4712	Disability Pensions	-	-	-	-	-	-
80.430.4713	Surviving Spouse Pensions	42,508	42,508	46,922	42,508	113,900	113,900
80.430.4715	Pension Refunds/Transfers/Misc	-	-	582,390	50,000	-	50,000
80.430.4799	Misc Expenditures	-	-	-	-	-	-
	<b>Total Deductions</b>	<b>872,897</b>	<b>902,794</b>	<b>1,507,197</b>	<b>1,007,350</b>	<b>962,500</b>	<b>1,111,916</b>
<b>Change in Fiduciary Net Position</b>		<b>1,353,890</b>	<b>1,086,332</b>	<b>1,127,227</b>	<b>1,839,624</b>	<b>3,303,474</b>	<b>1,929,154</b>
<b>Ending Net Position Restricted for Pension</b>					<b>21,316,188</b>	<b>22,780,038</b>	<b>24,709,192</b>

**Village of North Aurora**  
**Salary Schedule and Authorized Staffing**  
**FY 2021-22**

	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>	<u>Step 7</u>	<u>Step 8</u>	<u>Step 9</u>	<u>Step 10</u>	<u>Authorized</u>	
											<u>FT</u>	<u>PT</u>
<b>Non-Union Positions</b>												
<b>Administrative Intern</b> 2080 Hourly	33,946 16.32	35,298 16.97	36,650 17.62	38,106 18.32	39,541 19.01	41,101 19.76	42,744 20.55	44,512 21.40	46,342 22.28	48,277 23.21	0	0
<b>Custodian</b> 2080 Hourly	38,418 18.47	39,894 19.18	41,454 19.93	43,077 20.71	44,720 21.50	46,530 22.37	48,422 23.28	50,398 24.23	52,437 25.21	54,600 26.25	1	0
<b>Customer Service Specialist</b> 2080 Hourly	41,787 20.09	43,451 20.89	45,178 21.72	46,925 22.56	48,755 23.44	50,669 24.36	52,770 25.37	54,912 26.40	57,158 27.48	59,509 28.61	1	0
<b>Fiscal/AP Specialist</b>	46,238	48,006	49,920	51,875	53,893	56,014	58,282	60,674	63,149	65,728	0	1
<b>Building Permit Technician</b>											1	0
<b>Police Records Specialist</b>											2	2
<b>Fiscal/Utility Billing Specialist</b> 2080 Hourly	22.23	23.08	24.00	24.94	25.91	26.93	28.02	29.17	30.36	31.60	1	0
<b>Accounting Assistant</b>	54,954	57,117	59,363	61,651	64,043	66,581	69,285	72,155	75,109	78,187	0	1
<b>Administrative/GIS Analyst</b>											1	0
<b>Executive Assistant/DVC</b> 2080 Hourly	26.42	27.46	28.54	29.64	30.79	32.01	33.31	34.69	36.11	37.59	1	0
<b>Code Enforcement Officer</b>	58,677	60,965	63,336	65,811	68,328	71,032	73,944	77,002	80,122	83,450	1	0
<b>Planner</b> 2080 Hourly	28.21	29.31	30.45	31.64	32.85	34.15	35.55	37.02	38.52	40.12	1	0
<b>Chief Building Inspector</b>	73,133	75,982	78,957	82,014	85,197	88,546	92,165	95,950	99,861	103,958	1	0
<b>Information Technology Manager</b>											1	0
<b>Accounting and Finance Manager</b> 2080 Hourly	35.16	36.53	37.96	39.43	40.96	42.57	44.31	46.13	48.01	49.98	1	0
<b>Streets Superintendent</b>	88,712	91,790	95,347	99,029	102,918	106,933	111,301	115,856	120,598	125,590	1	0
<b>Water Superintendent</b>											1	0
<b>Village Engineer</b> 2080 Hourly	42.65	44.13	45.84	47.61	49.48	51.41	53.51	55.70	57.98	60.38	1	0

Does not include additional pay rates for licenses or stipends.  
Rates for Local 150 and FOP are frozen as the current agreement expires May 31, 2021.

**Village of North Aurora**  
**Salary Schedule and Authorized Staffing**  
**FY 2021-22**

	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>	<u>Step 7</u>	<u>Step 8</u>	<u>Step 9</u>	<u>Step 10</u>	<u>Authorized</u> <u>FT</u>	<u>PT</u>
<b>Deputy Chief</b> 2080 Hourly	99,611 47.89	103,522 49.77	107,515 51.69	111,696 53.70	116,106 55.82	120,619 57.99	125,570 60.37	130,686 62.83	136,032 65.40	141,627 68.09	2	0
<b>Community Development Director</b>	105,498	109,054	113,339	117,728	122,346	127,109	132,330	137,738	143,395	149,240	1	0
<b>Finance Director</b>											1	0
<b>Public Works Director</b> 2080 Hourly	50.72	52.43	54.49	56.60	58.82	61.11	63.62	66.22	68.94	71.75	1	0
<b>Police Chief</b> 2080 Hourly	114,982 55.28	118,872 57.15	123,469 59.36	128,315 61.69	133,307 64.09	138,528 66.60	144,186 69.32	150,114 72.17	156,270 75.13	162,635 78.19	1	0
<b>Village Administrator</b>	No Established Salary Range										1	0
<b><u>Union Positions</u></b>												
<b><u>Local 150 Union</u></b>												
<b>Street Laborer</b>	49,712	51,958	54,475	57,200	60,070	62,962	65,853	69,098	N/A	N/A	8	0
<b>Water Laborer</b> 2080 Hourly	23.90	24.98	26.19	27.50	28.88	30.27	31.66	33.22			3	0
<b>Public Works Foreman</b>	66,477	69,118	71,760	74,526	77,480	81,058	84,760	88,650	N/A	N/A	0	0
<b>Lead Water Operator</b> 2080 Hourly	31.96	33.23	34.50	35.83	37.25	38.97	40.75	42.62			1	0
<b><u>FOP Union</u></b>												
<b>Police Sergeant</b> 2184 Hourly	87,076 39.87	90,483 41.43	94,021 43.05	97,734 44.75	101,469 46.46	105,444 48.28	109,812 50.28	114,311 52.34	119,006 54.49	N/A	5	0
<b><u>MAP Union</u></b>												
<b>Police Officer</b> 2184 Hourly	68,272 31.26	71,395 32.69	74,824 34.26	78,537 35.96	82,446 37.75	86,377 39.55	90,287 41.34	94,786 43.40	N/A	N/A	24	0
<b><u>Seasonal Employees</u></b>												
										Total:	64	4
<b>Crossing Guard (Per Day)</b>	53.62	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Varies
<b>Jailer (Per Hour)</b>	18.38	19.25	20.16	21.16	22.23	23.29	24.33	25.57	N/A	N/A		Varies
<b>Seasonal Labor</b>	12.00-20.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Varies

Does not include additional pay rates for licenses or stipends.  
Rates for Local 150 and FOP are frozen as the current agreement expires May 31, 2021.

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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** HUMANE PET SALES  
**AGENDA:** MAY 3, 2021 REGULAR VILLAGE BOARD MEETING

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**ITEM**

Ordinance regarding the Humane Sale of Cats and Dogs in the Village of North Aurora

**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 already have adopted such 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 sell 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.

At the April 19, 2021 Committee of the Whole meeting staff presented a draft ordinance for feedback from the Village Board. The Village Board was supportive of the draft ordinance so no changes were made to the draft.

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

Ordinance No. \_\_\_\_\_

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

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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 \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

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

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## VILLAGE OF NORTH AURORA BOARD REPORT

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**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:** MAY 3, 2021 REGULAR VILLAGE BOARD MEETING

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### ITEM

Ordinance approving a Special Use amending the B-2 General Commercial Planned Unit Development and Site Plan for the Randall Road Commercial Center to allow a Multi-Family Development on Lot 2

### 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.

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

At the April 19, 2021 Committee of the Whole meeting, staff solicited feedback from the Village Board on the proposed development. The Village Board was supportive of the development as proposed.

**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 Special 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

### I. APPLICANT AND OWNER DATA:

**March 13, 2021**

MAR 15 2021

VILLAGE OF  
NORTH AURORA

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](http://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](http://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.

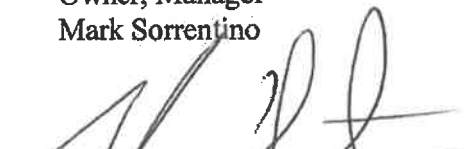
I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Randall Terrace Health Care Center LLC  
Applicant or Authorized Agent:

  
\_\_\_\_\_  
Mark Sorrentino Manager

3/13/21  
\_\_\_\_\_  
Date

Randall Terrace Health Care Center LLC  
Owner, Manager  
Mark Sorrentino

  
\_\_\_\_\_  
Mark Sorrentino

3/13/21  
\_\_\_\_\_  
Date

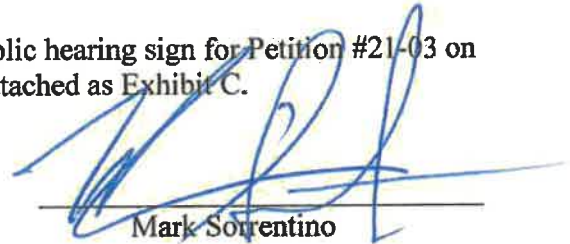
## Sworn Affidavit

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 15<sup>th</sup> day of March, 2021

  
(Notary Public)



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

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

## 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 9<sup>th</sup> 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.

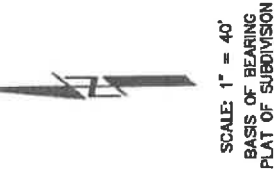
Kane County Office  
1525 West Main Street  
St. Charles, IL 60174  
Phone: 630-584-9330  
Fax: 630-377-6768

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

*We appreciate your business!*

Survey Lot 2 / 5.24 RCC

KETTLE  
AVENUE



<b>EXISTING</b>		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

42 AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT, FOR ANY LINES ADDED, ALTERED, OR NOT DEPICTED UPON TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

1989 UNIVERSITY LANE, SUITE D ULSLE, ILLINOIS  
TEL: (630) 964-5856 FAX: (630) 984-5052  
E-MAIL: CADINTECHCONSULTANTS.COM  
ILLINOIS REGISTRATION No. 184-001040

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

**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

COMMERCIAL CENTER

## 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

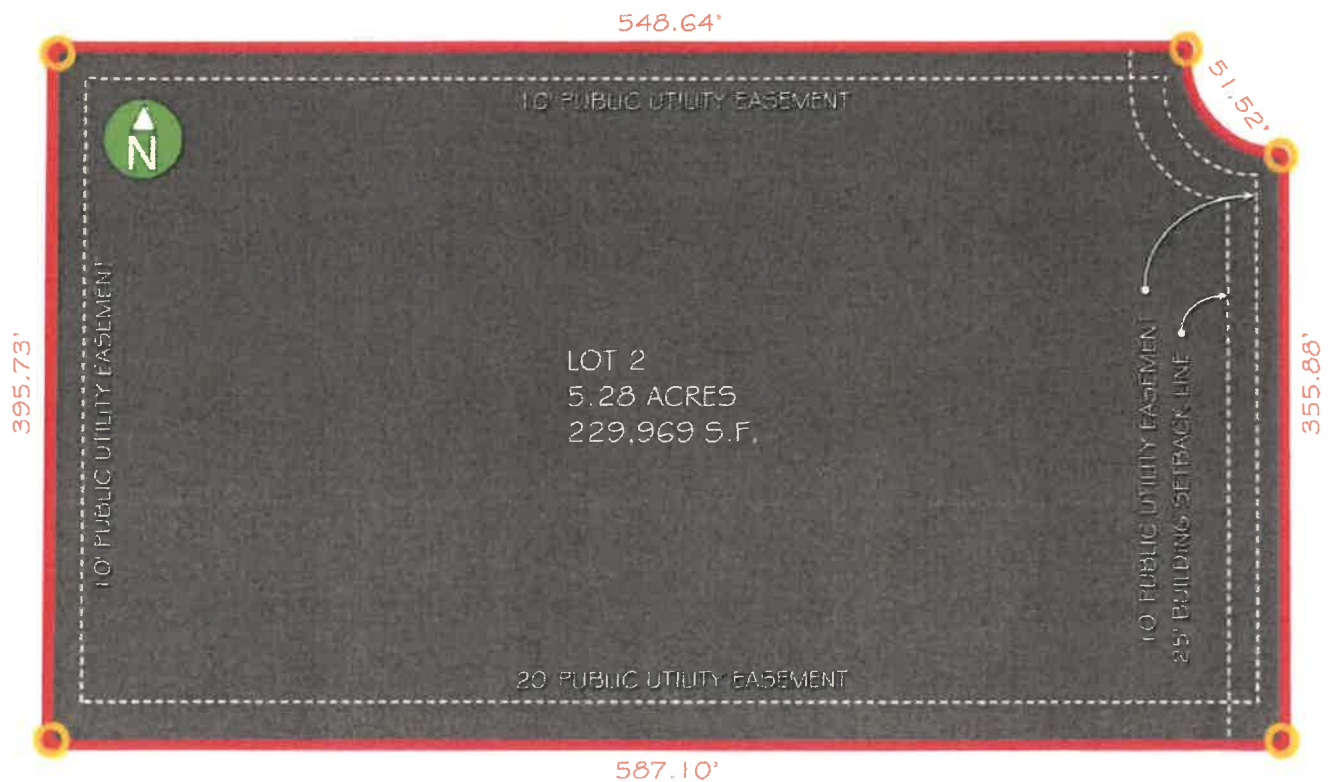
- Pad ready, all utilities to the site



Richmar Realty & Development Co.

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	<b>RRCC</b>  <b>LOT 2 LAND</b>  <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	
CONTACT	DAWN GALLUCCI C:630-346-2220 DAWN.G@RICHMARREALTY.COM	MARK SORRENTINO C:630-253-3103 MARK.S@RICHMARREALTY.COM	LANDSCAPED AREAS	

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](http://www.richmarrealty.com)**

**Ph: 630-907-8600**

**Fx: 630-907-9620**

**Contact:**

**Mark Sorrentino**  
**[mark.s@richmarrealty.com](mailto:mark.s@richmarrealty.com)**  
**Cell: 630-253-3103**

**Dawn Galluci**  
**[dawn.g@richmarrealty.com](mailto:dawn.g@richmarrealty.com)**  
**Cell: 630-346-2220**









## 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

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

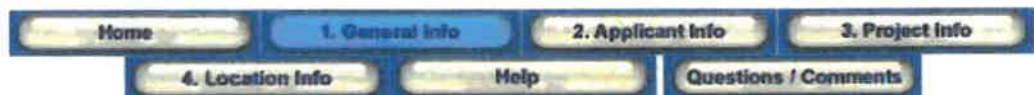
Zip Code Zip  Zip + 4

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 VILLAGE NORTH AURORA

\*

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

Contact Name MICHAEL TOTH

\*

Address 1 25 E. STATE ST.

\*

Address 2

City NORTH AURORA

\*

State: Illinois

Zip 60542

\* (99999-9999)

Phone 630-906-7372 (999-999-9999)



# Illinois DNR: Found EcoCAT Consultations



## Search EcoCAT Consultations

Clear Selections

Search by County-TRS

Search by Project Number

Enter city name: NORTH AURORA

Find-Sort Consultations

From: December 19 2018 To: April 15 2019

Project Number	Project Name	Date Received	Applicant	Jurisdiction	File Status	Results	Measures 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:** marks@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 Nce \_\_\_\_\_  
\_\_\_\_\_ 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) COMMERICAL 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 ☒ Wet Retention Basin  
☒ Storm Sewers ☐ No Detention Facilities Proposed  
☐ Dry Detention Basin ☐ 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.

Revised November 1, 2013

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	Acres	Fee	Acres	Fee	Acres	Fee	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](mailto: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 Real Estate Company

Richmar Realty and Development



RANDALL TERRACE APARTMENTS

Page 2

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# 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**

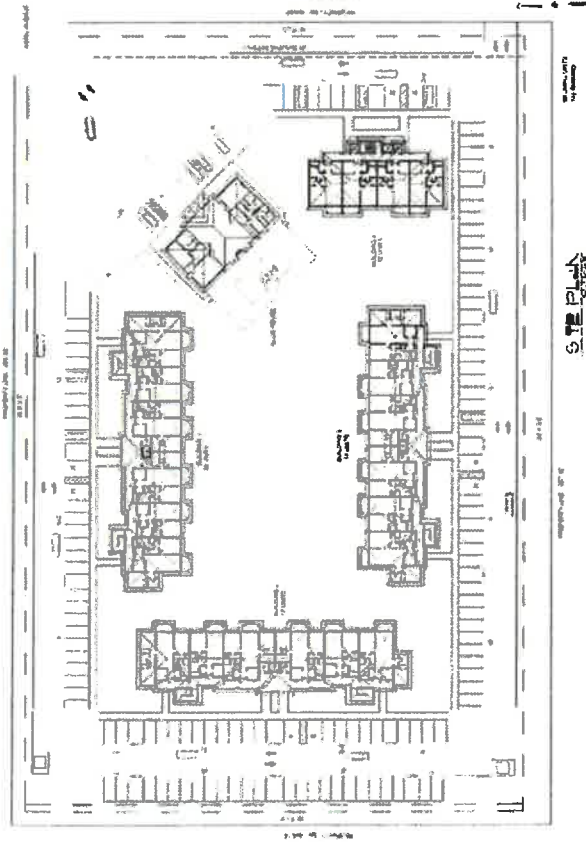
It is understood by Client that Metrostudy can make no guarantees about the recommendations in this study. Conclusions are based on estimates, assumptions and other information developed by Metrostudy from its independent research effort, general knowledge of the industry, and consultations with the 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.



# Site Plan



Exhibit 1: Randall Terrace Apartments Site Plan



The site is rectangular which allows for an efficient design with a central green space. Balconies may be offered with a view of the central space that could provide for a competitive advantage as views offered by some of the competitors are of parking lots and streets and would be considered inferior.

Exhibit 2: Randall Road Commerce Center



The site is bounded by a retention pod, self storage, Miller Drive and a vacant commercial parcel of approximately 20 acres. According to the Client, Miller Drive will be extended to connect with Oak Street, which will allow for easier ingress and egress to and from the site.

# 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.

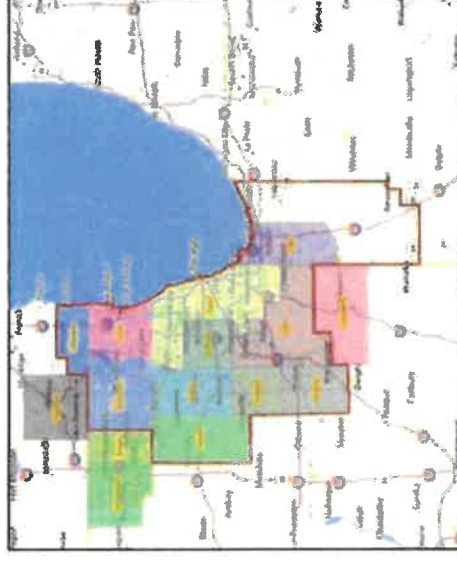


Exhibit 4: Randall Terrace CMA Map

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 to 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, likely Los Angeles, with yellow and white patches indicating specific areas of interest or data points. The patches are scattered across the city, with a higher concentration in the central and eastern parts.

**metrostudy**  
A Hanleywood Company

## Executive Summary

# 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
	\$77,823	\$56,761
25%	<b>\$1,621</b>	<b>\$1,183</b>
30%	<b>\$1,946</b>	<b>\$1,419</b>

## 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.

# Executive Summary



## 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 \$1,150 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
2/2	950	\$1,450	\$1,550	\$1.53
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.



## 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

<i>Activity/Lifestyle</i>	
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
<i>Floorplan</i>	
Patio/Balcony	Necessary
W/D Provided	Necessary
Extra Storage	Recommended
Granite/Stone Counters	Select Units
Stainless Steel Appliances	Select Units
<i>Parking</i>	
Attached Garages	N/A
Covered Parking	Select Units
Detached Garages	Select Units
<i>Services</i>	
Fiber Optic Cable	Recommended
Business Center	Optional
<i>Security</i>	
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 9<sup>th</sup> 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**

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE APPROVING A SPECIAL USE AMENDING  
THE B-2 GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT  
AND SITE PLAN FOR THE RANDALL ROAD COMMERCIAL CENTER  
TO ALLOW A MULTI-FAMILY DEVELOPMENT ON LOT 2**

**WHEREAS**, a special use for a B-2 General Commercial Planned Unit Development for the Randall Road Commercial Center was approved by Ordinance No. 01-04-09-05 by the North Aurora Board of Trustees on April 9, 2001 (hereinafter “PUD Ordinance”); and

**WHEREAS**, the Village of North Aurora has received an application for a special use, amendment of the PUD Ordinance and a site plan from Randall Terrace Health Care Center LLC (the “Applicant” or “Owner”), the owner of Lot 2 of the Randall Road Commerce Center, a vacant parcel on Kettle Avenue in the Village of North Aurora identified by PIN 12-32-379-003 and legally described in the document attached hereto and incorporated herein as Exhibit A (“Legal Description”) to allow a residential multi-family use on the Property; and

**WHEREAS**, public notice was given and a public hearing was held pursuant to such notice before the Plan Commission in accordance with Village ordinances and State statutory requirements for special uses on June 4, 2019; and

**WHEREAS**, public notice was given and a public hearing was held pursuant to such notice before the Plan Commission in accordance with Village ordinances and State statutory requirements for special uses on April 6, 2021; and

**WHEREAS**, the Plan Commission, after consideration of all of the relevant factors and the evidence presented, has recommended approval of the requested special use, amendment to the PUD Ordinance and site plan to allow a residential multi-family use as proposed by the Applicant; and

**WHEREAS**, the President and the Board of Trustees have taken into consideration the proposed use, reports of the experts, and recommendations of the Plan Commission, and believe it is in the best interests of the Village to grant the special use, amendment to the PUD Ordinance

and approval of the site plan with appropriate conditions to protect the public health safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of North Aurora, as follows:

1. The Recitals set forth above are incorporated herein as the material findings of the President and the Board of Trustees.

2. A special use, amendment to the PUD Ordinance and site plan is hereby granted to the Applicant for a multi-family residential facility, subject to the conditions imposed in Sections 3, 4, 5 and 6 below.

3. The grant of the special use includes the following deviations from the requirements of PUD Ordinance:

- a. The maximum floor area ratio is increased to 0.47 (47%);
- b. The following exterior materials and finishes shall be allowed:
  - i. Fiberglass Shingle Roofing;
  - ii. Fiber Cement 'Hardie Board' Siding;
  - iii. 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; and

4. The grant of the special use and amendment to the PUD Ordinance includes the following deviation from the requirements of the zoning provisions of the North Aurora Municipal Code:

- a. Fencing shall be allowed in the front yard with a gated entrance.

5. The grant of the special use and amendment to the PUD Ordinance to allow a multi-family residential facility is conditioned as follows:

- a. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance;
- b. Each parking space shall be a minimum of nine (9) feet in width;

- c. Perimeter fencing shall be black, metallic (non-chain link) construction and limited to six (6) feet in height;
- d. One (1) shade tree shall be provided in every parking lot island;

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

(1) The Preliminary Site Plan for the Subject Realty prepared by D'Angelo Design Studio. L.L.C., dated March 15, 2021 is attached hereto and incorporated herein as Exhibit B ("Preliminary Site Plan").

(2) The building elevations and floor plans for the Subject Realty prepared by D'Angelo Design Studio. L.L.C., dated March 15, 2021 dated March 15, 2021 is attached hereto and incorporated herein Exhibit C ("Building Elevations and Floor Plans").

(3) The Preliminary Landscaping Plan for the Subject Realty prepared by Aniascape LLC dated March 22, 2021 is attached hereto and incorporated herein Exhibit D ("Preliminary Landscape Plan")

7. The special use granted pursuant to this Ordinance shall run with land and apply to all successors, transferees and assigns.

8. The special use may be revocable upon evidence of repeated violations of the conditions of this Ordinance or other violations of the Zoning Code.

9. This Ordinance shall take immediate full force and effect from and after its passage, approval as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this \_\_\_\_ day of May, 2021, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this \_\_\_\_ day of May, 2021, A.D.

Mark Carroll \_\_\_\_\_ Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_ Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_ Carolyn Bird Salazar \_\_\_\_\_

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

\_\_\_\_\_  
Village President, Mark Gaffino

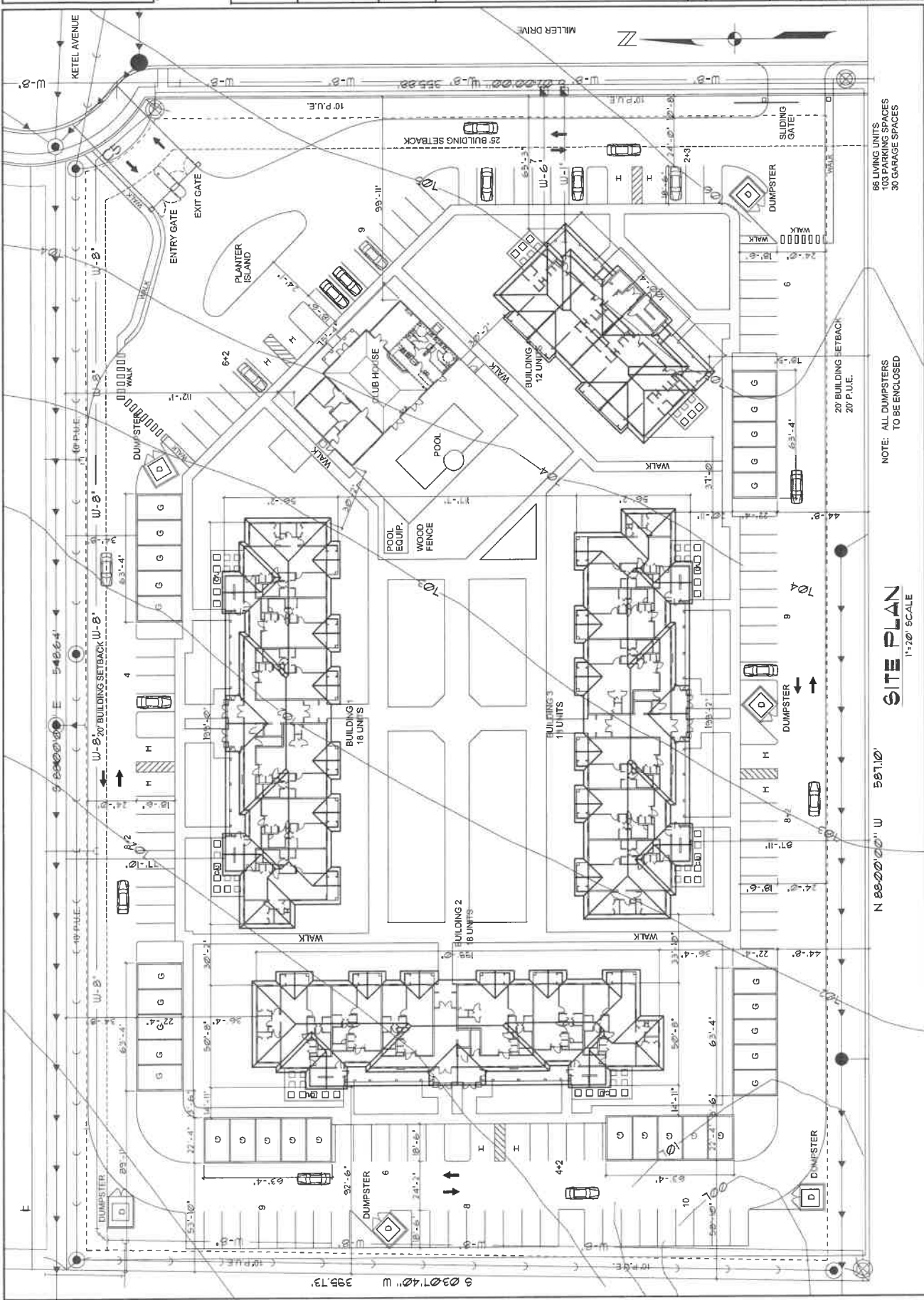
ATTEST:

\_\_\_\_\_  
Village Clerk, Jessi Watkins

**Exhibit A**  
**Legal Description**

LOT 2 IN RANDALL ROAD COMMERCIAL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2002, AS DOCUMENT 2002K042224, IN KANE COUNTY, ILLINOIS.

**Exhibit B**  
Preliminary Site Plan



86 LIVING UNITS  
103 PARKING SPACES  
30 GARAGE SPACES

NOTE: ALL DUMPSTERS  
TO BE ENCLOSED

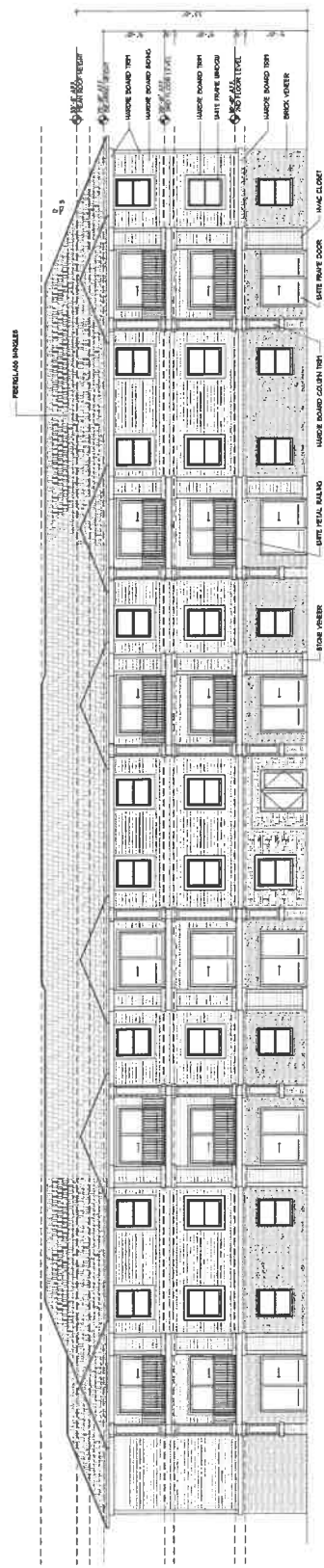
**SITE PLAN**  
1"=20' SCALE

N 85°00'00" W 587.10'

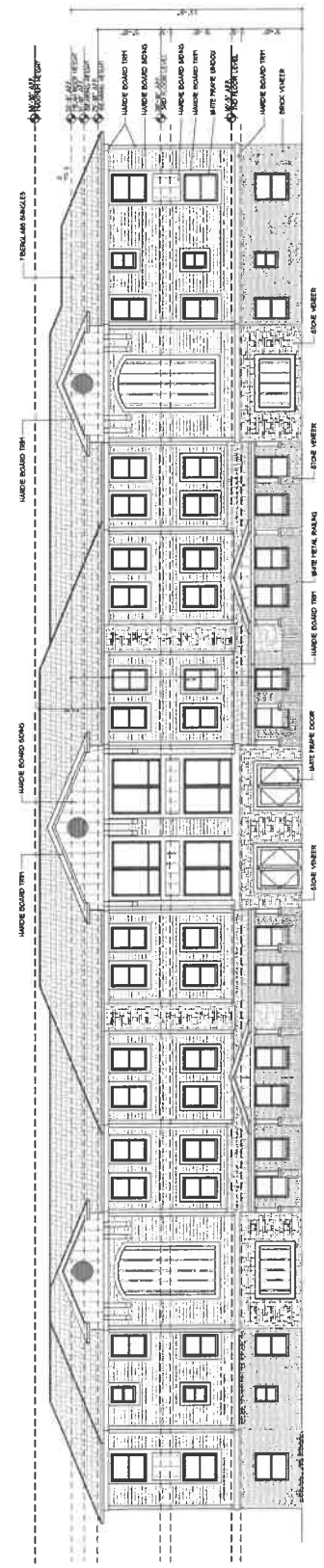
S 03°07'40" W 395.13'

**Exhibit C**

**Building Elevations and Floor Plans**

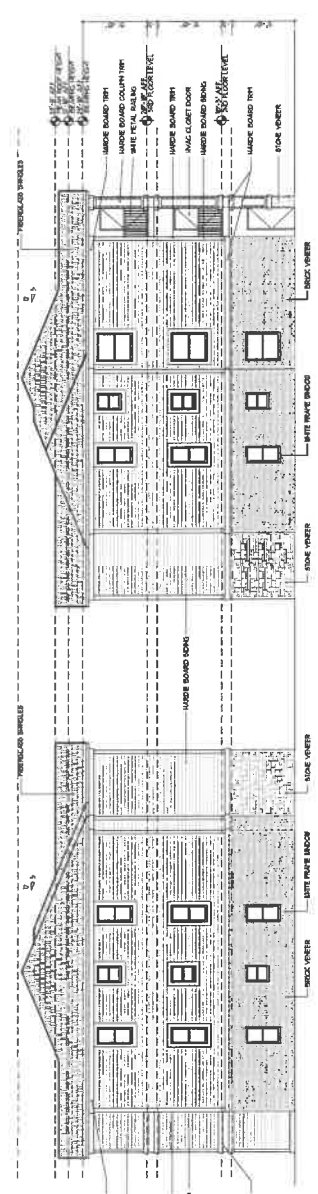


REAR ELEVATION  
1/8" SCALE

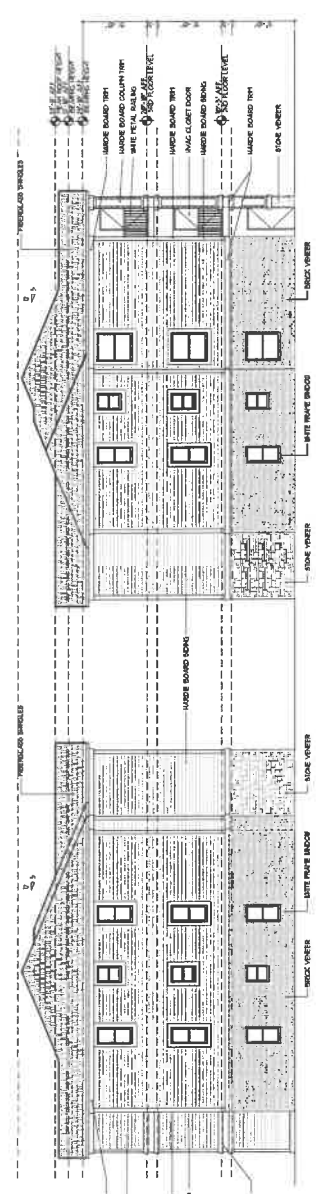


FRONT ELEVATION  
1/8" SCALE

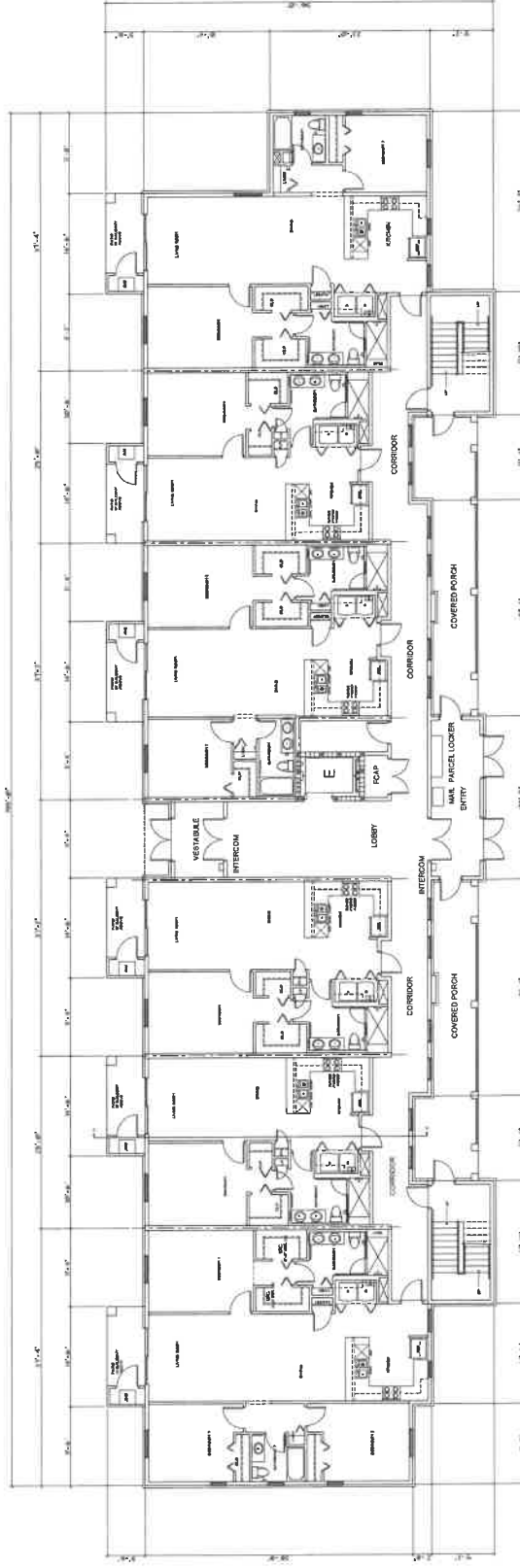
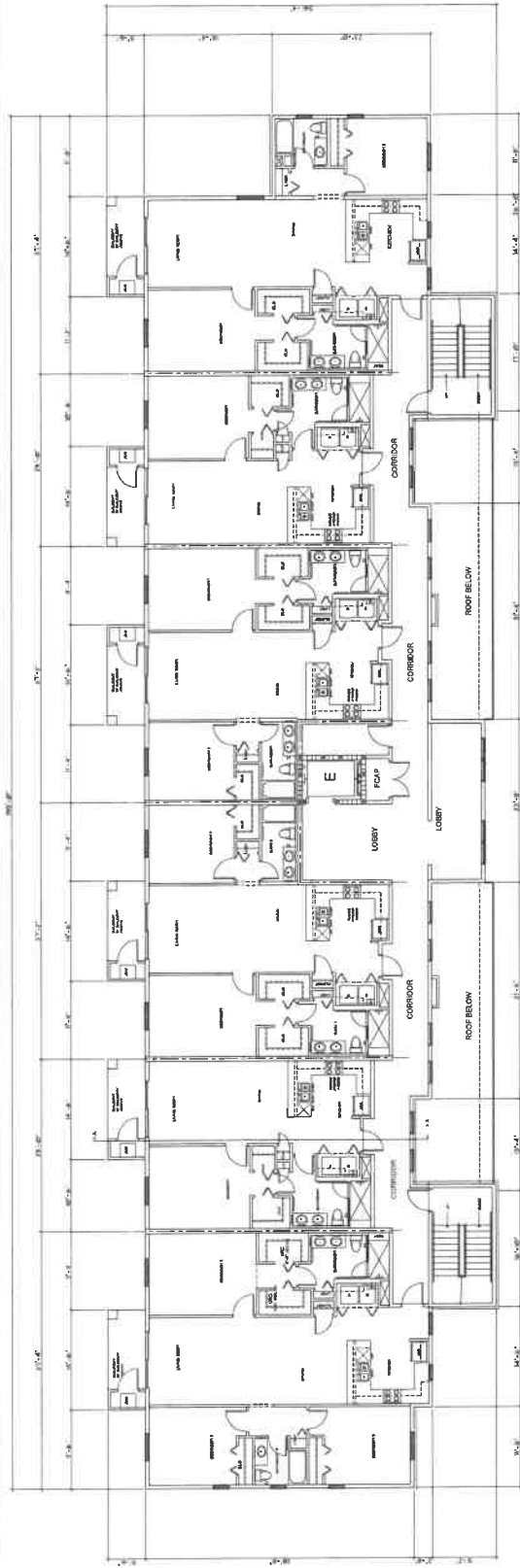
ALL COLOR SELECTIONS FOR EXTERIOR MATERIALS SHALL BE ALL EARTH TONES



LEFT ELEVATION  
1/8" SCALE



RIGHT ELEVATION  
1/8" SCALE



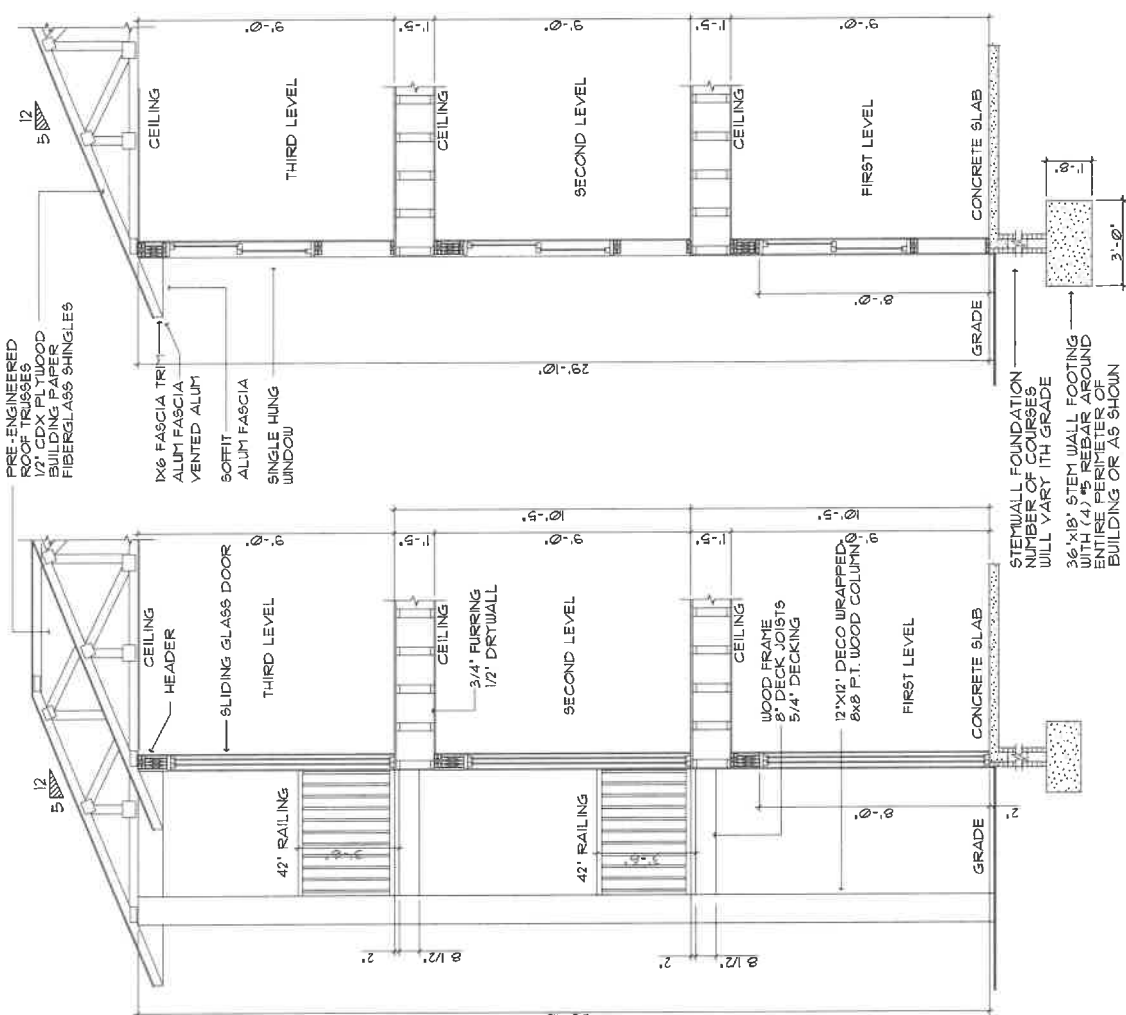
D'ANGELO  
DESIGN STUDIO, LLC  
TRANSMISSION - COMMERCIAL & RESIDENTIAL  
TEL: (202) 546-1100  
E-MAIL: DDESIGN@AOL.COM

RANDALL TERRACE RESIDENCE  
A NEW COMMERCIAL PROJECT FOR  
COPYRIGHT 2021  
D'ANGELO DESIGN STUDIO  
THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF D'ANGELO DESIGN STUDIO, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. NO PART OF THIS SET OF DRAWINGS 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.  
DESIGNED BY: J.D.A.  
CHECKED BY: C.P.P.  
DATE: 9-15-2021  
PROJECT NO.: 21-008  
SHEET NO.: A-2



REAR ELEVATION





**1 WALL SECTION**  
1/2" SCALE

**2 WALL SECTION**  
1/2" SCALE

TOTAL BUILDING AREAS	
BUILDING #1	TOTAL = 27,334 S.F.
BUILDING #2	TOTAL = 27,334 S.F.
BUILDING #3	TOTAL = 27,334 S.F.
BUILDING #4	TOTAL = 13,938 S.F.
CLUB HOUSE BUILDING	TOTAL = 3,260 S.F.
GARAGES	TOTAL = 8,106 S.F.
SITE TOTAL = 107,306 S.F.	

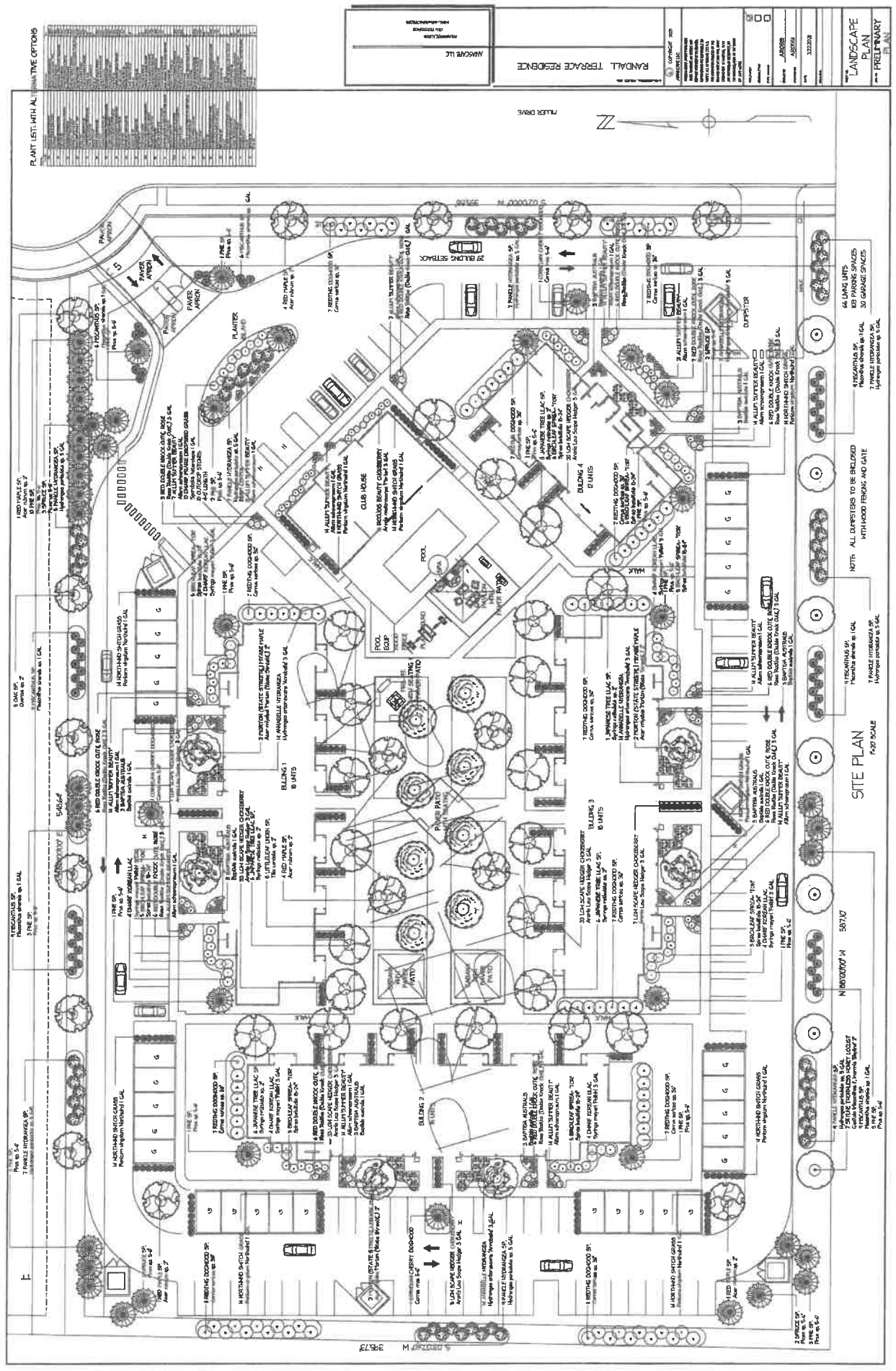
  

BUILDING AREAS	
BUILDING 1,2,3	
LEVEL 1 = 9,538 S.F.	
LIVING = 6,420 S.F.	
BALCONY = 480 S.F.	
COMMON = 1,774 S.F.	
PORCH = 662 S.F.	
ENTRY = 182 S.F.	
LEVEL 2 = 8,898 S.F.	
LIVING = 6,680 S.F.	
BALCONY = 480 S.F.	
COMMON = 1,738 S.F.	
LEVEL 3 = 8,898 S.F.	
LIVING = 6,680 S.F.	
BALCONY = 480 S.F.	
COMMON = 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 %

**Exhibit D**

Preliminary Landscape Plan



PLANT LIST WITH ALTERNATIVE OPTIONS

PLANT SPECIES	QUANTITY	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
1 RED DOUBLE WINGED DOG	1	1 RED DOUBLE WINGED DOG	1 RED DOUBLE WINGED DOG	1 RED DOUBLE WINGED DOG
2 SPURGE SP	2	2 SPURGE SP	2 SPURGE SP	2 SPURGE SP
10000000	10000000	10000000	10000000	10000000

LANDSCAPE PLAN  
PRELIMINARY

RANDALL TERRACE RESIDENCE  
ARCHITECT: [Faint text]  
DATE: [Faint text]  
SCALE: 1" = 10'-0"

SITE PLAN  
1" = 10'-0"

NOTES: ALL DIMENSIONS TO BE INCLUDED  
WITHIN FENCING AND GATE

46 LIVING UNITS  
100 PARKING SPACES  
30 GARAGE SPACES

PLANT LIST WITH ALTERNATIVE OPTIONS