



**PLAN COMMISSION AGENDA
TUESDAY, APRIL 6, 2021
7:00 PM**

Due to the current COVID-19 pandemic, the Plan Commission meeting will be conducted live remotely using the Zoom telecommunications platform to help prevent the spread of COVID-19. The public is invited to attend the meeting and participate remotely as follows:

Website Address: <https://us02web.zoom.us/j/89387892319>

Meeting ID: 893 8789 2319

Dial In: +1 312 626 6799

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

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated March 2, 2021.

PUBLIC HEARING

1. **Petition #21-03 (Lot 2 of the Randall Road Commercial Center):** The petitioner, Randall Terrace Health Care Center LLC, requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) A Special Use to allow an amendment to a Planned Unit Development with deviations to the Zoning Ordinance
 - b) Site Plan Approval

NEW BUSINESS

1. **Petition #21-03 (Lot 2 of the Randall Road Commercial Center):** The petitioner, Randall Terrace Health Care Center LLC, requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) A Special Use to allow an amendment to a Planned Unit Development with deviations to the Zoning Ordinance
 - b) Site Plan Approval

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
MARCH 2, 2021**

CALL TO ORDER

Vice Chairperson Duncan called the meeting to order.

ROLL CALL

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

Not in attendance: Commissioners Mark Bozik and Aaron Anderson

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

Also in attendance: Kevin Drendel, Village Attorney

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated January 5, 2021

Motion for approval made by Commissioner Tuohy and seconded by Commissioner Lenkart. All in favor.

Motion approved.

PUBLIC HEARING

- 1. Petition #21-02 (1057 & 1059 Orchard Road):** The petitioner, Stephen Newman, requests a Special Use to allow for the indoor and outdoor expansion of a Microbrewery in the B-2 General Business District.

Community and Economic Development Director Mike Toth provided background information on the applicant's original special use approval in 2019. On June 3, 2019 an ordinance was approved for a special use allowing a microbrewery, Brother Chimp Brewing, at 1059 Orchard Road in the B-2 General Business District. The applicant is requesting approval to expand into the adjacent indoor tenant space. They are also requesting the use of an outdoor beer garden, which would be located behind both tenant spaces along the southern portion of the building. Toth stated that per Chapter 4.3 of the Zoning Ordinance, any modification to an approved special use requires new special use approval. Staff presented the request to the Village Board at the Committee of the Whole meeting on February 15, 2021. Toth stated that staff recommends approval subject to three (3) conditions including, a building permit must be obtained, the outdoor seating area enclosure will be subject to review per the supplemental outdoor liquor license, and the outdoor expansion shall not extend into the adjacent drive aisle.

Stephen Newman, Brother Chimp Brewing, stated that with COVID-19, they only allow six (6) people in the tap room at a time to keep it safe. Now that the space next door is available, he would like to expand the indoor seating area. The expansion would allow for two main seating areas. This would include the already existing tap room area and the new proposed 20' x 50' seating area. The expansion would also include a 14' x 15' storage room. Newman stated that the expansion is necessary in order to practice safe social distancing. The outdoor beer garden would also provide an option for people who are not comfortable with sitting indoors. Newman stated the beer garden would be located behind the building at the southern

west portion. The beer garden will consist of a concrete pad with bollards and a metal roof overhang. Toth stated that the special use request is simply for the indoor seating and outdoor seating. It is not for the expansion of the microbrewery process itself.

Vice Chairperson Duncan opened the public hearing for public comment. No comment.

Vice Chairperson Duncan closed the public hearing.

NEW BUSINESS

1. **Petition #21-02 (1057 & 1059 Orchard Road):** The petitioner, Stephen Newman, requests a Special Use to allow for the indoor and outdoor expansion of a Microbrewery in the B-2 General Business District.

Commissioner Holbrook stated that the drive aisle by Brother Chimp is tight and her concern is that cars could potentially get backed up at the credit union drive thru which could create congestion issues by the beer garden. Toth responded that is why the condition has been included that the outdoor expansion cannot encroach into the adjacent drive aisle. For the safety of the use itself, there will be a barrier curb that matches the existing building. The petitioner also stated that bollards will be installed at each corner. Toth stated that there is adequate room for the traffic flow at the credit union. Lenkart stated he had the same concern about traffic being a potential issue and that proper safety measures need to be met. Newman responded that the concrete slab will raise the elevation and the installation of bollards will provide an additional safety barrier. Holbrook stated she had no further questions.

Commissioner Lenkart asked how many parking spaces the microbrewery is required to have and will the removal of four spaces for the beer garden affect that. Toth responded that the site is over parked due to the spaces on the back and side of the building so parking is not an issue. The site plan states that 72 spaces are required and there are currently 130 existing spaces. Lenkart asked if the concrete pad will be permanent or will it just lay on top of the asphalt. Newman responded that it would be a permanent pad. He does not have any plans to expand beyond this, so moving to a larger location is not part of the plan. Lenkart stated that the Village should ensure that the bollards are installed properly for safety purposes. Newman responded that he will comply with whatever the Village requires. Lenkart recommended that the property owner be aware of the metal roof installation since it is going to be installed to the building and there is liability involved.

Commissioner Botkin asked where access to the beer garden will be located. Newman responded that there will be gates extended to the exterior wall and everyone will enter through the front of the building. Botkin asked where the restrooms are located. Newman stated there is one existing restroom in the new space and there are two existing restrooms in the current space. Botkin stated he had no further questions. Toth stated that per the liquor license requirement, there has to be direct access from the building to the space to prevent people from coming directly into the beer garden from the outside.

Commissioner Tuohy asked what the overall seating capacity will be. Newman responded that roughly 30-40 people could be seated outdoors. Tuohy asked where food deliveries will happen. Newman responded that they will be dropped off in the front. Tuohy stated she had no further questions.

Chairman Brackett stated he supported the request and had no further questions.

Vice Chairperson Duncan stated she had no further questions.

Toth recommended that a fourth condition be added stating that the petitioner will work with Village staff on the proper location and installation of the bollards.

Motion for approval of a Special Use to allow for the indoor and outdoor expansion of a Microbrewery in the B-2 General Business District including the three staff conditions with the added condition that the petitioner work with Village staff to determine the number, size and location of bollards required adjacent to the outdoor seating area for protective purposes was made by Commissioner Lenkart and seconded by Commissioner Tuohy. Vote: Duncan – Yes, Holbrook – Yes, Lenkart – Yes, Tuohy – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

2. Village staff would like to solicit feedback from the Plan Commission regarding residential ground floor area minimums.

Toth stated that in 2020 a builder was looking to build homes in the Mooselake Estates subdivision. The proposed homes were smaller than the existing homes. The Village Board denied the amendment to the annexation agreement and the Unit 3 plat, so the builder has not moved forward since. Village Board asked staff to look into whether or not other municipalities in the area regulate ground floor area minimums. The current zoning ordinance does not regulate minimum building sizes but it does regulate maximum parameters such as setbacks, building height, and lot coverage. Minimum building sizes have been regulated through HOA by-laws. Toth stated that ten communities were researched in the surrounding area. Research showed that four of the communities had minimum building sizes for residential zoning districts included in their zoning ordinances. In those communities, minimum building sizes are regulated as ground floor area minimums. Three of those four communities have ground floor area minimums for estate zoning districts. Examples were provided for each of those communities and what their ground floor area requirements are. Most of the research showed that the ground floor area included the livable space. Floor area could include second floors, basements, etc. North Aurora has three Estate Districts including E-R, E-1, & E-3. Of the three Estate Districts, there is primarily E-3 lots in North Aurora. There are an estimated 1,121 E-3 District platted lots and 131 vacant E-3 District platted lots. The purpose of the Estate District is to provide a transition from the more dense single-family areas of unincorporated Kane County. Toth presented the research found for the three communities that have a ground floor area minimum. He then presented the data for the floor area minimums for the surrounding residential zoning districts.

Tuohy asked if there is a current housing trend that would show if people are buying smaller or larger homes. Toth responded that the builder that wanted to build in Moose Lake Estates was proposing smaller homes that started around 1,500 SF. The current homes in Moose Lake Estates range from 3,000 – 4,000 SF. There is a trend in ranch homes due to less maintenance and having a ground floor master. Tuohy asked what the purpose is for creating the minimum requirements. Toth responded that the purpose of the discussion is to entertain the idea of requiring minimums that would meet the current aesthetics of existing single family residences. Toth stated that PUD agreements can have certain criteria but for purpose of this discussion, staff is looking at ground floor area minimums for a zoning district as a whole. One of the favorable aspects of requiring minimums is to ensure there is enough adequate space. Village Administrator Steve Bosco stated that when a new developer comes into town, there are always two concerns which includes the ground floor area minimum and the aesthetics. There are ways to handle that through by-laws or minimum standards so at least one of those objectives is met. Bosco stated that it is difficult to have zoning codes when each subdivision has its own set of by-laws. He said one thing to consider if staff decides to set a minimum, is to make sure a minimum is not set that would cause existing single family homes to become nonconforming.

Lenkart stated that in the Mirador Subdivision a builder was allowed to construct smaller homes after the economic crash in 2008. There were already larger homes existing in the subdivision and the residents were concerned that their property value would go down. Lenkart asked if the Village would be liable for

potential lawsuits if a builder were to come in and buy numerous lots with the impression they could build a smaller home and then finds out that the Village has now changed the ground floor area requirement. Village Attorney Kevin Drendel responded that typically these subdivisions were done as Planned Unit Developments and there have been deviations to the annexation and zoning which then leads to a unique zoning for that particular development. Where the annexation agreement and PUD provisions are silent, it defaults back to the provisions of the zoning district. Toth responded that it would be generally applied to everywhere in the Village if it were to move forward.

Duncan asked what the benefit would be for requiring this. Bosco responded that if the Village decides to require ground floor area minimums, it would protect the Village by requiring a developer to build a single family house with a certain size requirement. Currently the way the code is written, the Village has no requirement for single family home aesthetics (i.e. elevations). Toth stated that if certain aesthetic requirements are not put into place, it could have a negative outcome down the road. When a developer comes in and wants to do something different, the code currently does not have any safety nets for certain aspects of the development. Bosco stated that in this instance, the safety net would be that if a developer were to walk away from a project, the next developer would be held to the same minimum requirements.

Lenkart stated that he understands the aesthetic value of implementing the minimums but it is also important to provide affordable housing for people who want to live in North Aurora.

Duncan stated that people purchase large lots not necessarily to build large homes but to have value in the land itself. Toth stated that the intent of the Estate District is to have larger lots. There are some subdivisions in North Aurora that have their own by-laws which have minimum requirements. Toth stated that out of the 131 vacant E-3 lots, 32 are located in Mooselake Estates and 62 are located in Autumn Ridge. Bosco asked if the lots were platted for Deer Run Subdivision. Toth responded that he was unsure if it was platted or vacated but there are vacant E-3 lots in Deer Run.

Lenkart asked if there was a way to accommodate both the zoning and subdivision requirement. Toth responded that is why many communities only consider the net area by taking out garages, basements, etc. when requiring a minimum. Drendel responded that the Village could set minimums and maximums that are based on reference to the average ground floor area of the existing homes in the development or implement a "no less than a certain percentage" in order to make it relevant and avoid a potential problem. Toth responded that can be a challenge when you are dealing with multiple subdivisions. At this point, the topic is being discussed as an overall picture for feedback purposes and the specifics will be determined down the road.

Duncan stated that there just does not seem to be any type of standardization when it comes to determining what livable space is. She asked how the square footage requirement could affect property taxes. Toth responded that the township assessors will go through all the permits issued to determine assessed property value.

Tuohy stated she does not see a compelling reason to start requiring minimum ground floor areas. Botkin stated he agreed. If a minimum is going to be required, then it should be rather small. He stated he is in favor of no minimum or a low minimum. Toth stated that many of the communities have a small minimum set. Tuohy stated that Autumn Ridge has a lot of vacant land and she would hate to see a developer prohibited from building there due to minimum requirements.

Toth stated he appreciated the feedback regarding the topic and would present it to the Village Board.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Toth stated that Village Board has been working on additional conditions for the Opus development, in particular the landscaping for the northern screening. The development may be presented back to the Village Board and it should be finalized soon. He stated that the developer has asked that the condition relating to on-site management and monitoring of noise be removed because it conflicts with a potential lease. Bosco stated that the Board has requested the developer eliminate the deciduous trees to the north and plant evergreens that would provide proper screening year round. It would also reduce light emission and noise. Toth stated that the Village Board is also requesting a sidewalk be installed along Overland Drive and would like to limit the hours of operation. Lenkart asked if there was a condition put into place regarding the curb cuts for connection to the other property. Toth responded that staff had a meeting with both property owners and it would be handled privately. The Village Board felt it was not a necessary condition since it involves private roads.

Lenkart asked how extensive the damage was for Run-A-Way. Toth responded that there was substantial damage and they are currently working with their insurance company. A building permit has not been applied for at this time.

Holbrook asked if the mixed use building located at 1101 Ritter Street was always intended to be apartments. Toth responded yes. A PUD amendment had to be completed since it originally called for a stand-alone restaurant. Drendel stated that it is a mixed-use building and is not just apartments. Holbrook asked if anyone has shown interest in the ground floor commercial use. Toth responded that the developer had mentioned they had someone interested. Holbrook stated that the sidewalks along Ritter Street at the development site are full of mud and can never be used. Toth stated he would notify the Village's consulting engineers to look into the matter.

Lenkart asked if a new tenant was moving into Eddie's Pizza. Bosco responded that a new tenant was interested in the space and went through the liquor license approval process. Staff has not heard anything from them since. Holbrook asked about Blue Agave. Lenkart responded that they are open again. Lenkart asked if a decision has been made about North Aurora Days. Bosco responded at this time a decision has not been made. He stated that staff is looking into summer fireworks and how to safely go about having them.

ADJOURNMENT

Motion to adjourn made by Commissioner Tuohy and seconded by Commissioner Brackett. All in favor.
Motion approved.

Respectfully Submitted,

Natalie Stevens
Deputy Village Clerk

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

GENERAL INFORMATION

Meeting Date: 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

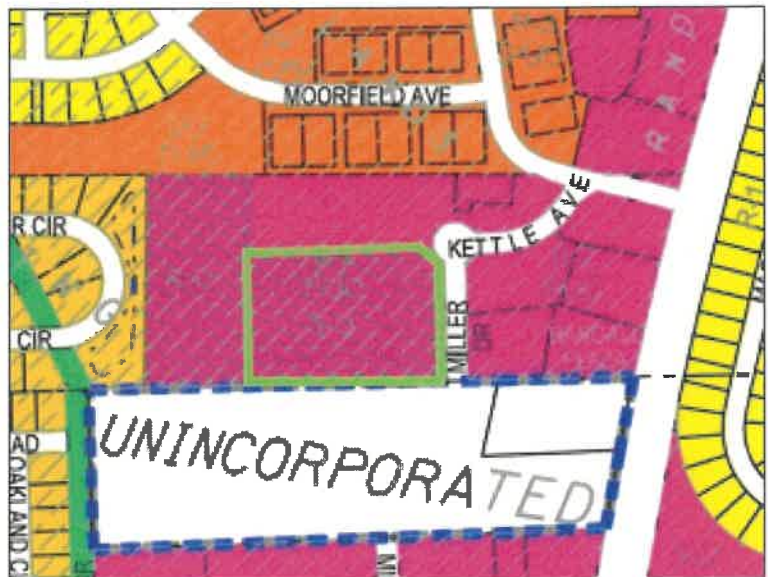
Contiguous Land Use: North: Self Service Storage Facility; South: Vacant Land; East: Daycare Facility; West: Detention Pond

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

MAR 15 2021

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA: **March 13, 2021**

Name of Applicant: Randall Terrace Health Care Center LLC

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

Applicant Telephone #: 630- 907-8600

Email Address: mark.s@richmarrelty.com

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

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

Owner Telephone #: 630 907 8600

II. ADDRESS, USE AND ZONING OF PROPERTY

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

Legal Description: See Attached

Parcel Size: 5.2 Acres

Present Use: Vacant -

(business, manufacturing, residential, etc.)

Present Zoning District: See attached.

(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

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

Code Section that authorizes Special Use _____

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

If so, when? _____ to what district? _____

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

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

Vacant Residential Commercial

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

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

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,300 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's EcoCat online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

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

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

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

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

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

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

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

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

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

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

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

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

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


Randall Terrace Health Care Center LLC
Applicant or Authorized Agent:

3/13/21
Date


Mark Sorrentino Manager

Randall Terrace Health Care Center LLC
Owner, Manager
Mark Sorrentino

3/13/21
Date



Sworn Affidavit

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

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

See attached Exhibit A.

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



Mark Sorrentino

SUBSCRIBED and SWORN TO before me

this 15th day of March, 2021



(Notary Public)



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

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

Adjacent Property Owner Public Hearing Notice Letter

March 15, 2021

Re: Village of North Aurora Petition #21-03

Dear Property Owner:

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

Respectfully,

Randall Terrace Health Care Center LLC

By: 

Mark Sorrentino

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

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

LEGAL NOTICE

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

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

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

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

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

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

DATED: This 9th day of March, 2021.

/s/ Michael Toth

Community and Economic Development Director

Mark Sorrentino

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



Sent from my iPhone
Mark E Sorrentino



January 25, 2021

McNees & Associates
195 Hiawatha Drive
Carol Stream, IL 60188

Attn: Kim

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

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

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

Sincerely,

FOX TITLE COMPANY

mv
enc.

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

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

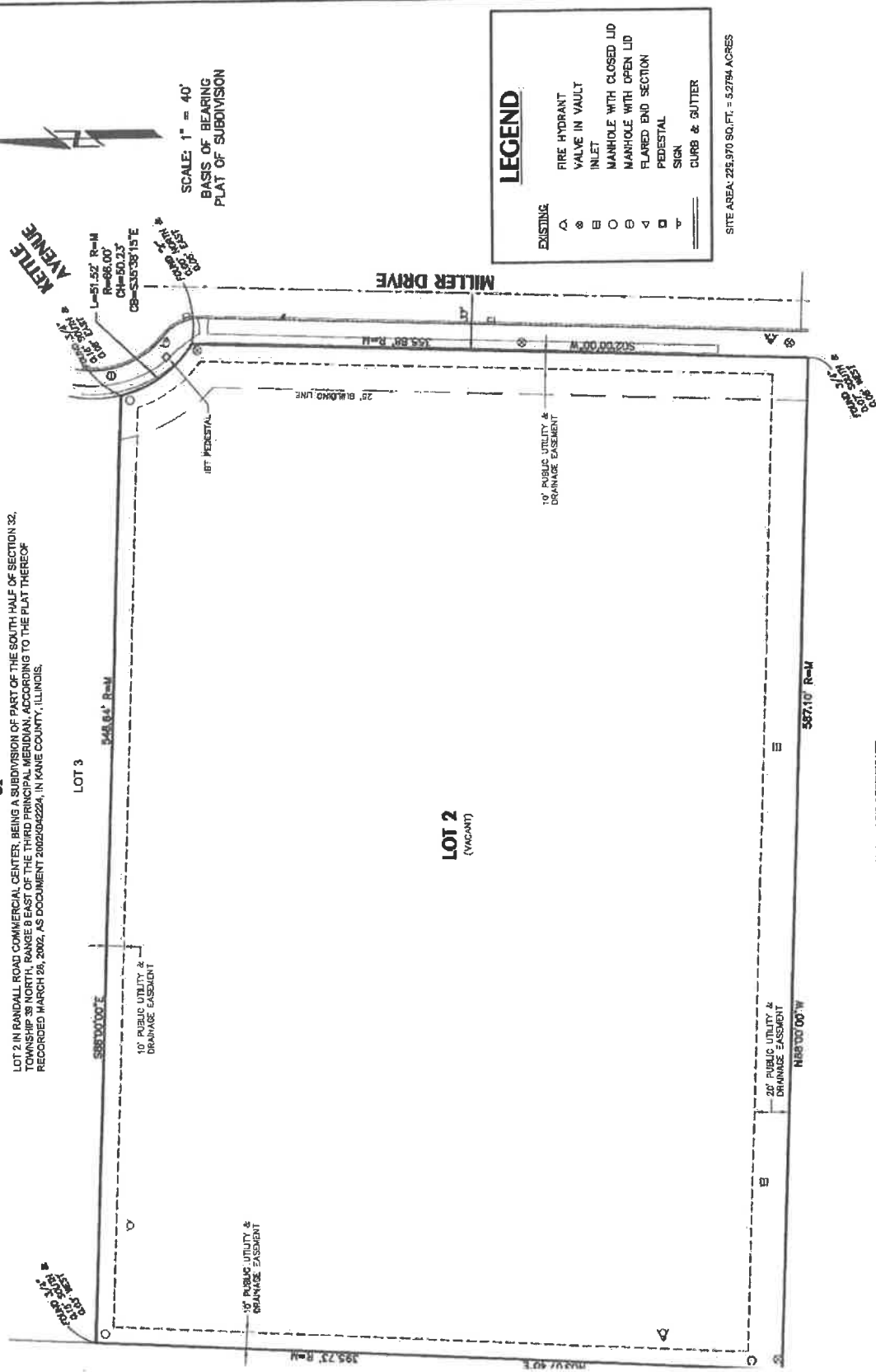
We appreciate your business!

PLAT OF SURVEY

OF

LOT 2 IN RANDALL ROAD COMMERCIAL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2002, AS DOCUMENT 2002040224, IN KANE COUNTY, ILLINOIS.

LOT 3



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

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

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

WE AND REPORT ANY DIFFERENCE AT ONCE. SURVEYORS
ARE FROM ORIGINAL RECORDED SURVEYING PLAT FOR
TO TITLE PLAT, DATED OR NOTATION DETERMINING BASIS.



INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D, U.S.E., ILLINOIS
TEL: (630) 964-5852 FAX: (630) 964-5052
E-MAIL: CCONSULT@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 181-001040

PREPARED: 7-25-12

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

Survey LOT 2 / J.2M RCC

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

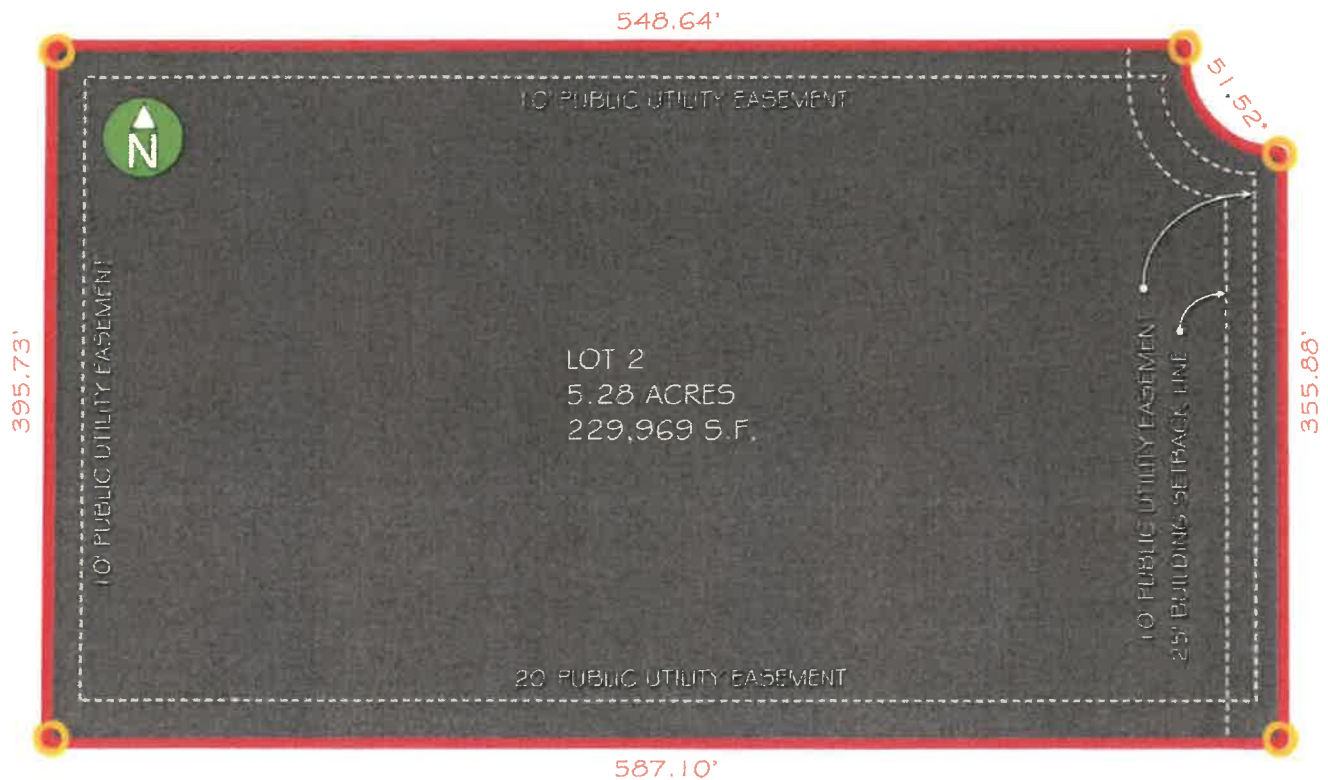
350 N. Randall Road, North Aurora, IL 60542

- 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



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	<div>RRCC</div> <div>LOT 2 LAND</div> <div>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.</div>
DEVELOPMENT	RANDALL ROAD COMMERCIAL DEVELOPMENT			
DEVELOPER	RICHMAR REALTY & DEVELOPMENT COMPANY			
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			
CONTACT	DAWN GALLUCCI C:630-346-2220 DAWN.G@RICHMARREALTY.COM	MARK SORRENTINO C:630-253-3103 MARK.S@RICHMARREALTY.COM		
<div>ICON KEY</div> <div><div></div>PROPERTY LINE</div> <div><div></div>CONCRETE SIDEWALK</div> <div><div></div>LANDSCAPED AREAS</div>				

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



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

www.richmarrealty.com

Ph: 630-907-8600

Fx: 630-907-9620

Contact:

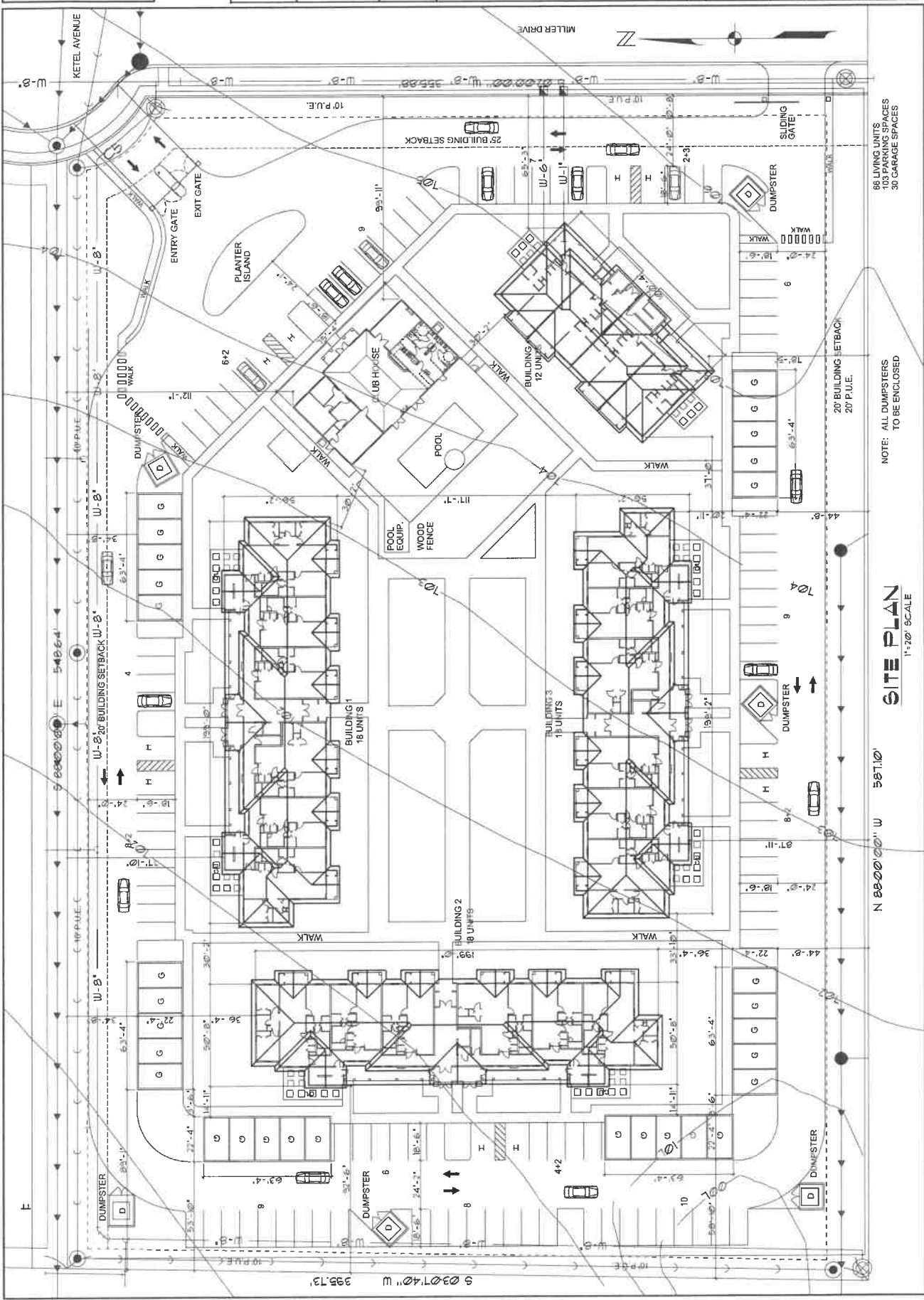
Mark Sorrentino
mark.s@richmarrealty.com
Cell: 630-253-3103

Dawn Galluci
dawn.g@richmarrealty.com
Cell: 630-346-2220









86 LIVING UNITS
 103 PARKING SPACES
 30 GARAGE SPACES

NOTE: ALL DUMPSTERS
 TO BE ENCLOSED

SITE PLAN
 1" = 20' SCALE

N 88'00"00" W 58'11"0"

PLANT LIST WITH ALTERNATIVE OPTIONS

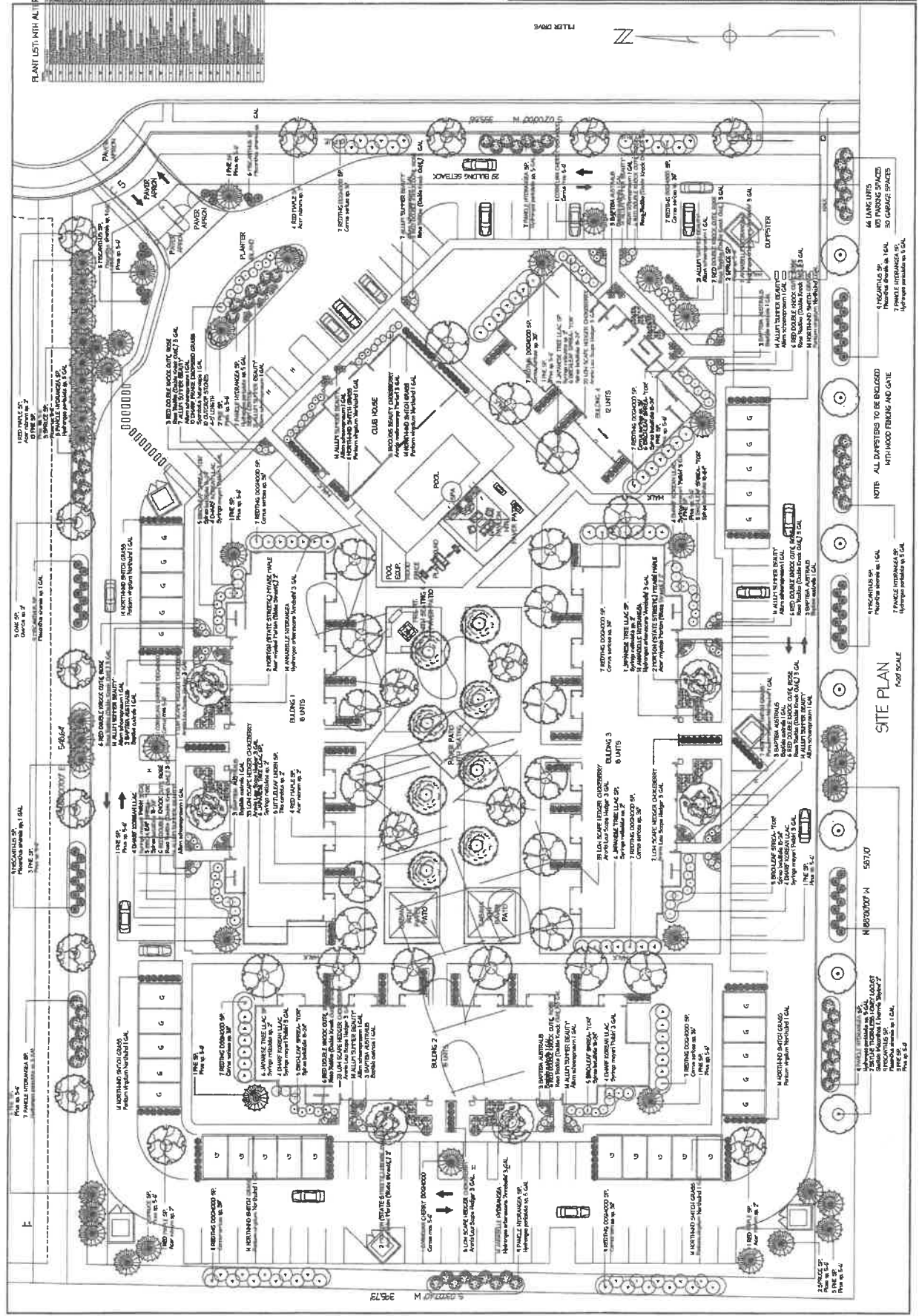
PLANT	ALTERNATIVE	PLANT	ALTERNATIVE
1. RED DOGWOOD	1. RED DOGWOOD	11. ALBANY	11. ALBANY
2. SPANISH	2. SPANISH	12. ALBANY	12. ALBANY
3. RED DOGWOOD	3. RED DOGWOOD	13. ALBANY	13. ALBANY
4. SPANISH	4. SPANISH	14. ALBANY	14. ALBANY
5. RED DOGWOOD	5. RED DOGWOOD	15. ALBANY	15. ALBANY
6. SPANISH	6. SPANISH	16. ALBANY	16. ALBANY
7. RED DOGWOOD	7. RED DOGWOOD	17. ALBANY	17. ALBANY
8. SPANISH	8. SPANISH	18. ALBANY	18. ALBANY
9. RED DOGWOOD	9. RED DOGWOOD	19. ALBANY	19. ALBANY
10. SPANISH	10. SPANISH	20. ALBANY	20. ALBANY

MANUFACTURED
DAY, 2008
NASCAP, LLC

RANDALL TERRACE RESIDENCE
NASCAP, LLC

PROJECT NO.	208
DATE	01/20/08
DESIGNED BY	JOHN J. JACOBI
CHECKED BY	JOHN J. JACOBI
APPROVED BY	JOHN J. JACOBI
DATE	01/20/08
SCALE	AS SHOWN
PROJECT	RANDALL TERRACE RESIDENCE
LOCATION	10000 N. 50TH AVENUE, SUITE 100, DENVER, CO 80231
OWNER	JOHN J. JACOBI
ARCHITECT	JOHN J. JACOBI
LANDSCAPE ARCHITECT	JOHN J. JACOBI
PLANT LIST	SEE PLANT LIST
NOTES	SEE NOTES

LANDSCAPE
PLAN
PRELIMINARY



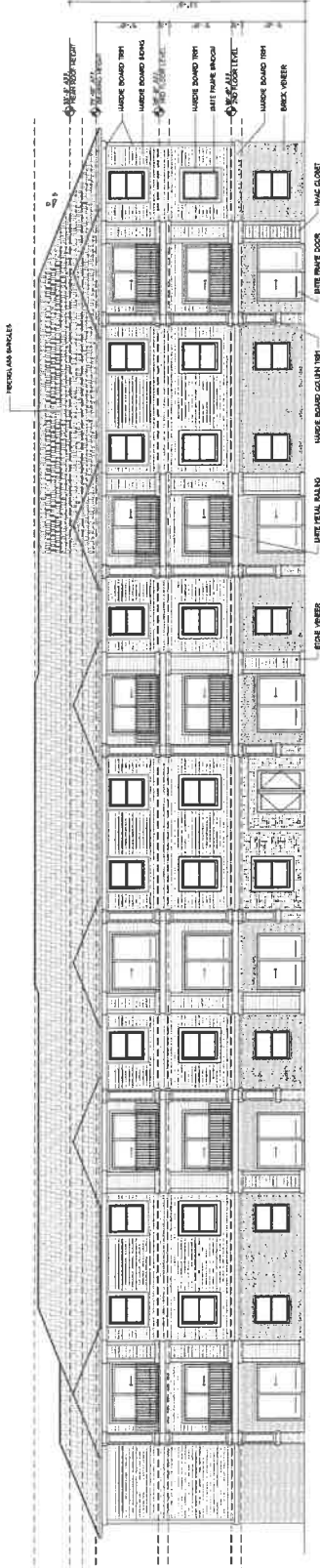
SITE PLAN
FOOT SCALE

50' 10"

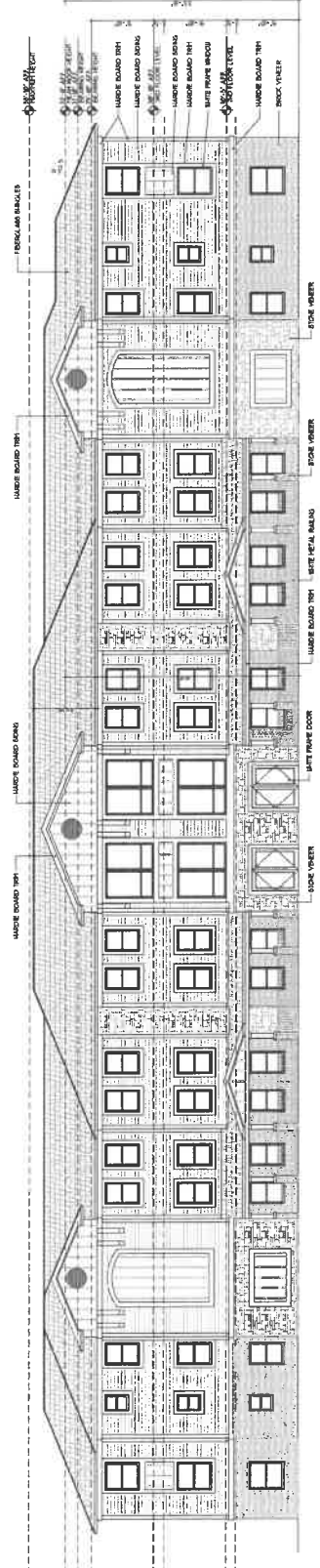
100' 0"

150' 0"

200' 0"

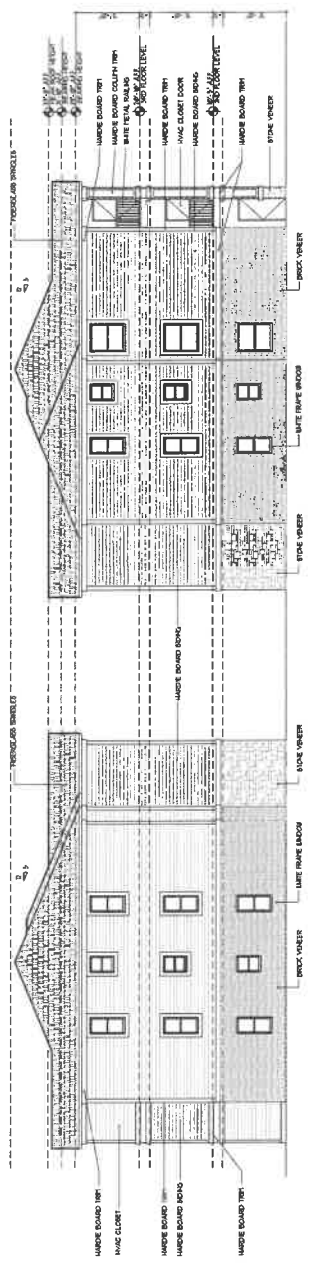


REAR ELEVATION
 1/8" SCALE



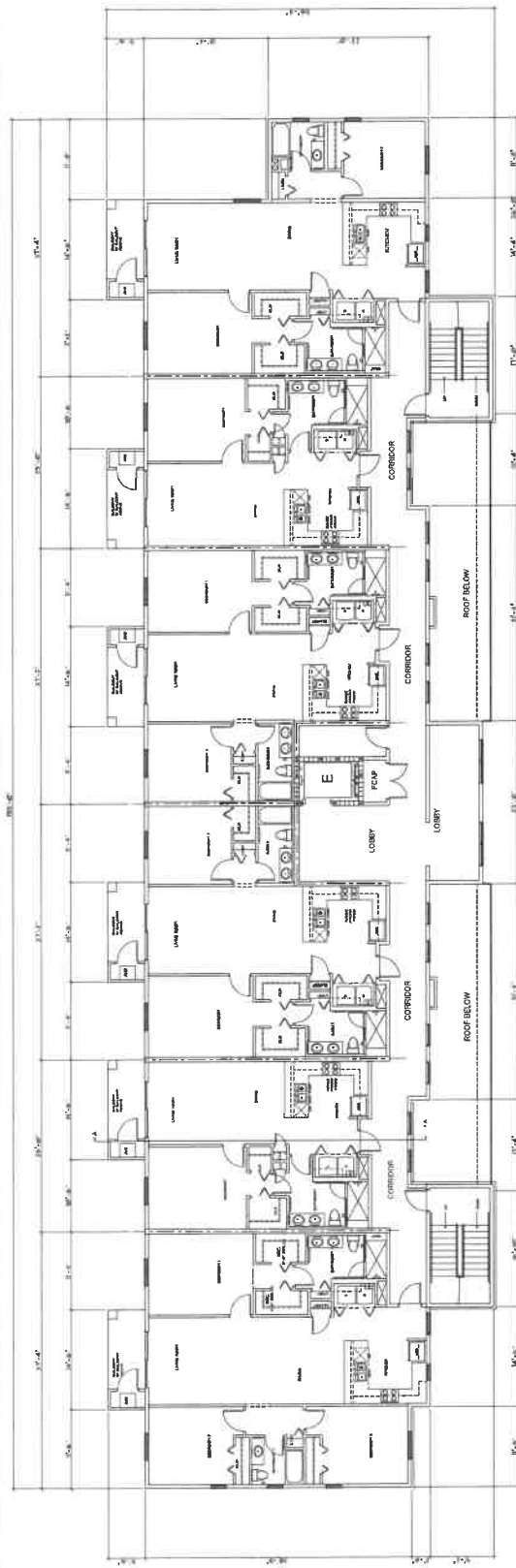
FRONT ELEVATION
 1/8" SCALE

ALL COLOR SELECTIONS FOR EXTERIOR
 MATERIALS SHALL BE ALL EARTH TONES

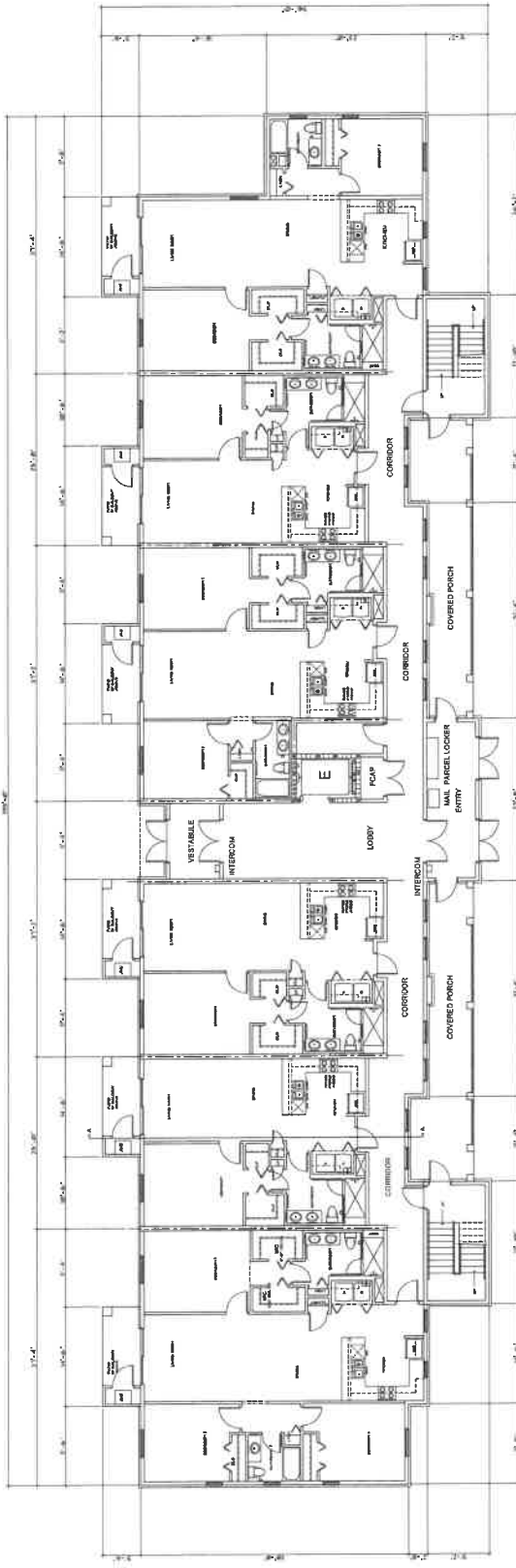


LEFT ELEVATION
 1/8" SCALE

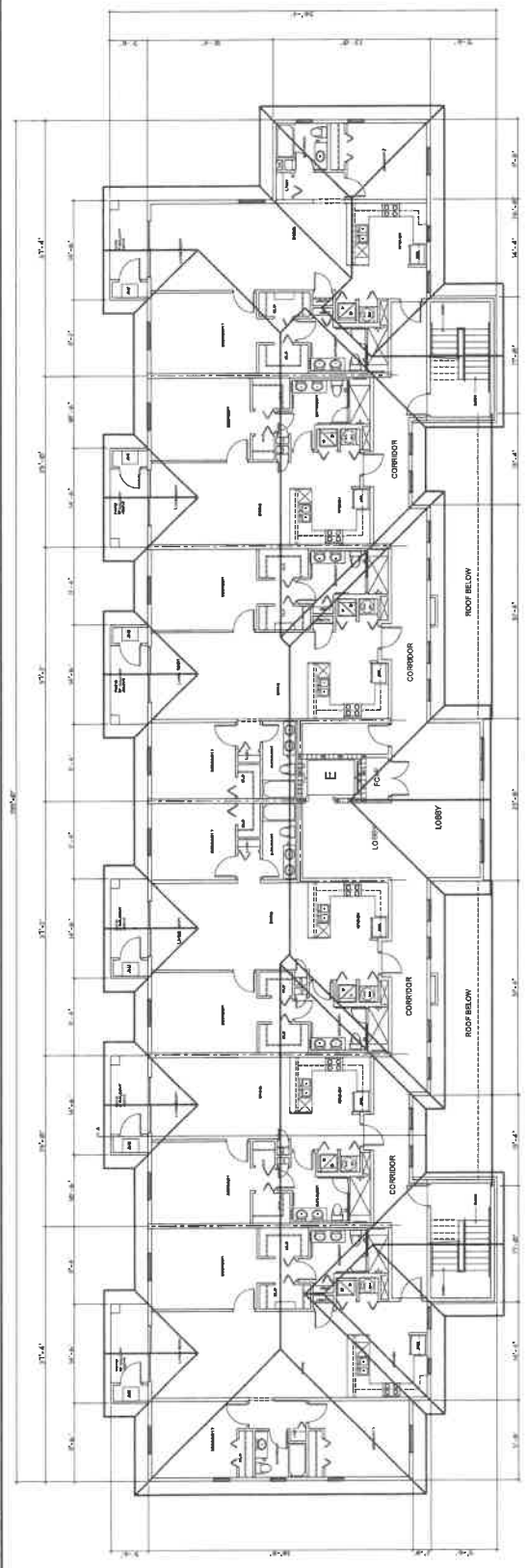
RIGHT ELEVATION
 1/8" SCALE



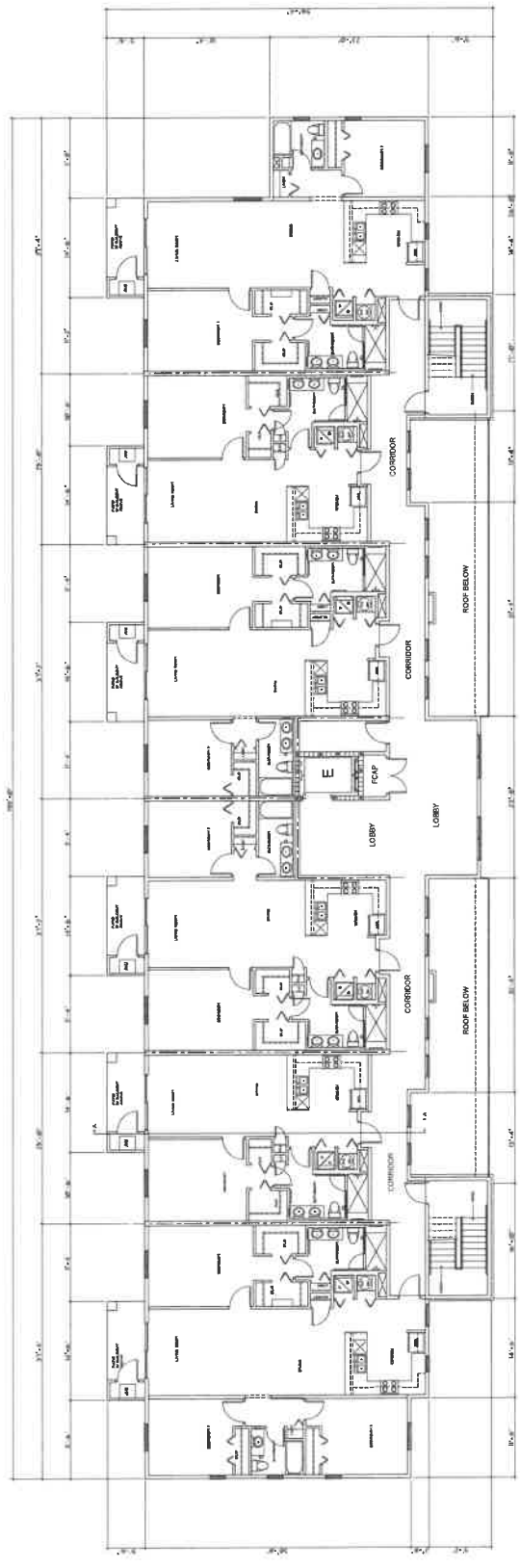
ROOM 2-BATH 1163 SF
2-BEDROOM 2-BATH 1163 SF
1-BEDROOM 1-BATH 918 SF
2-BEDROOM 1-BATH 1769 SF



ROOM: BATH 5'07" 6" 2-BEDROOM: BATH 11'6" 6" 2-BEDROOM: BATH 12'6" 6" 8'0" 6" 12'6" 6" 16'6" 6" 20'6" 6" 24'6" 6" 28'6" 6" 32'6" 6" 36'6" 6" 40'6" 6" 44'6" 6" 48'6" 6" 52'6" 6" 56'6" 6" 60'6" 6" 64'6" 6" 68'6" 6" 72'6" 6" 76'6" 6" 80'6" 6" 84'6" 6" 88'6" 6" 92'6" 6" 96'6" 6" 100'6" 6" 104'6" 6" 108'6" 6" 112'6" 6" 116'6" 6" 120'6" 6" 124'6" 6" 128'6" 6" 132'6" 6" 136'6" 6" 140'6" 6" 144'6" 6" 148'6" 6" 152'6" 6" 156'6" 6" 160'6" 6" 164'6" 6" 168'6" 6" 172'6" 6" 176'6" 6" 180'6" 6" 184'6" 6" 188'6" 6" 192'6" 6" 196'6" 6" 200'6" 6" 204'6" 6" 208'6" 6" 212'6" 6" 216'6" 6" 220'6" 6" 224'6" 6" 228'6" 6" 232'6" 6" 236'6" 6" 240'6" 6" 244'6" 6" 248'6" 6" 252'6" 6" 256'6" 6" 260'6" 6" 264'6" 6" 268'6" 6" 272'6" 6" 276'6" 6" 280'6" 6" 284'6" 6" 288'6" 6" 292'6" 6" 296'6" 6" 300'6" 6" 304'6" 6" 308'6" 6" 312'6" 6" 316'6" 6" 320'6" 6" 324'6" 6" 328'6" 6" 332'6" 6" 336'6" 6" 340'6" 6" 344'6" 6" 348'6" 6" 352'6" 6" 356'6" 6" 360'6" 6" 364'6" 6" 368'6" 6" 372'6" 6" 376'6" 6" 380'6" 6" 384'6" 6" 388'6" 6" 392'6" 6" 396'6" 6" 400'6" 6" 404'6" 6" 408'6" 6" 412'6" 6" 416'6" 6" 420'6" 6" 424'6" 6" 428'6" 6" 432'6" 6" 436'6" 6" 440'6" 6" 444'6" 6" 448'6" 6" 452'6" 6" 456'6" 6" 460'6" 6" 464'6" 6" 468'6" 6" 472'6" 6" 476'6" 6" 480'6" 6" 484'6" 6" 488'6" 6" 492'6" 6" 496'6" 6" 500'6" 6" 504'6" 6" 508'6" 6" 512'6" 6" 516'6" 6" 520'6" 6" 524'6" 6" 528'6" 6" 532'6" 6" 536'6" 6" 540'6" 6" 544'6" 6" 548'6" 6" 552'6" 6" 556'6" 6" 560'6" 6" 564'6" 6" 568'6" 6" 572'6" 6" 576'6" 6" 580'6" 6" 584'6" 6" 588'6" 6" 592'6" 6" 596'6" 6" 600'6" 6" 604'6" 6" 608'6" 6" 612'6" 6" 616'6" 6" 620'6" 6" 624'6" 6" 628'6" 6" 632'6" 6" 636'6" 6" 640'6" 6" 644'6" 6" 648'6" 6" 652'6" 6" 656'6" 6" 660'6" 6" 664'6" 6" 668'6" 6" 672'6" 6" 676'6" 6" 680'6" 6" 684'6" 6" 688'6" 6" 692'6" 6" 696'6" 6" 700'6" 6" 704'6" 6" 708'6" 6" 712'6" 6" 716'6" 6" 720'6" 6" 724'6" 6" 728'6" 6" 732'6" 6" 736'6" 6" 740'6" 6" 744'6" 6" 748'6" 6" 752'6" 6" 756'6" 6" 760'6" 6" 764'6" 6" 768'6" 6" 772'6" 6" 776'6" 6" 780'6" 6" 784'6" 6" 788'6" 6" 792'6" 6" 796'6" 6" 800'6" 6" 804'6" 6" 808'6" 6" 812'6" 6" 816'6" 6" 820'6" 6" 824'6" 6" 828'6" 6" 832'6" 6" 836'6" 6" 840'6" 6" 844'6" 6" 848'6" 6" 852'6" 6" 856'6" 6" 860'6" 6" 864'6" 6" 868'6" 6" 872'6" 6" 876'6" 6" 880'6" 6" 884'6" 6" 888'6" 6" 892'6" 6" 896'6" 6" 900'6" 6" 904'6" 6" 908'6" 6" 912'6" 6" 916'6" 6" 920'6" 6" 924'6" 6" 928'6" 6" 932'6" 6" 936'6" 6" 940'6" 6" 944'6" 6" 948'6" 6" 952'6" 6" 956'6" 6" 960'6" 6" 964'6" 6" 968'6" 6" 972'6" 6" 976'6" 6" 980'6" 6" 984'6" 6" 988'6" 6" 992'6" 6" 996'6" 6" 1000'6" 6" 1004'6" 6" 1008'6" 6" 1012'6" 6" 1016'6" 6" 1020'6" 6" 1024'6" 6" 1028'6" 6" 1032'6" 6" 1036'6" 6" 1040'6" 6" 1044'6" 6" 1048'6" 6" 1052'6" 6" 1056'6" 6" 1060'6" 6" 1064'6" 6" 1068'6" 6" 1072'6" 6" 1076'6" 6" 1080'6" 6" 1084'6" 6" 1088'6" 6" 1092'6" 6" 1096'6" 6" 1100'6" 6" 1104'6" 6" 1108'6" 6" 1112'6" 6" 1116'6" 6" 1120'6" 6" 1124'6" 6" 1128'6" 6" 1132'6" 6" 1136'6" 6" 1140'6" 6" 1144'6" 6" 1148'6" 6" 1152'6" 6" 1156'6" 6" 1160'6" 6" 1164'6" 6" 1168'6" 6" 1172'6" 6" 1176'6" 6" 1180'6" 6" 1184'6" 6" 1188'6" 6" 1192'6" 6" 1196'6" 6" 1200'6" 6" 1204'6" 6" 1208'6" 6" 1212'6" 6" 1216'6" 6" 1220'6" 6" 1224'6" 6" 1228'6" 6" 1232'6" 6" 1236'6" 6" 1240'6" 6" 1244'6" 6" 1248'6" 6" 1252'6" 6" 1256'6" 6" 1260'6" 6" 1264'6" 6" 1268'6" 6" 1272'6" 6" 1276'6" 6" 1280'6" 6" 1284'6" 6" 1288'6" 6" 1292'6" 6" 1296'6" 6" 1300'6" 6" 1304'6" 6" 1308'6" 6" 1312'6" 6" 1316'6" 6" 1320'6" 6" 1324'6" 6" 1328'6" 6" 1332'6" 6" 1336'6" 6" 1340'6" 6" 1344'6" 6" 1348'6" 6" 1352'6" 6" 1356'6" 6" 1360'6" 6" 1364'6" 6" 1368'6" 6" 1372'6" 6" 1376'6" 6" 1380'6" 6" 1384'6" 6" 1388'6" 6" 1392'6" 6" 1396'6" 6" 1400'6" 6" 1404'6" 6" 1408'6" 6" 1412'6" 6" 1416'6" 6" 1420'6" 6" 1424'6" 6" 1428'6" 6" 1432'6" 6" 1436'6" 6" 1440'6" 6" 1444'6" 6" 1448'6" 6" 1452'6" 6" 1456'6" 6" 1460'6" 6" 1464'6" 6" 1468'6" 6" 1472'6" 6" 1476'6" 6" 1480'6" 6" 1484'6" 6" 1488'6" 6" 1492'6" 6" 1496'6" 6" 1500'6" 6" 1504'6" 6" 1508'6" 6" 1512'6" 6" 1516'6" 6" 1520'6" 6" 1524'6" 6" 1528'6" 6" 1532'6" 6" 1536'6" 6" 1540'6" 6" 1544'6" 6" 1548'6" 6" 1552'6" 6" 1556'6" 6" 1560'6" 6" 1564'6" 6" 1568'6" 6" 1572'6" 6" 1576'6

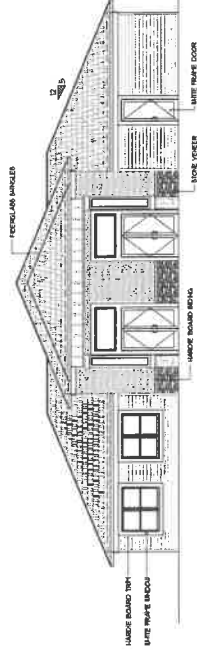
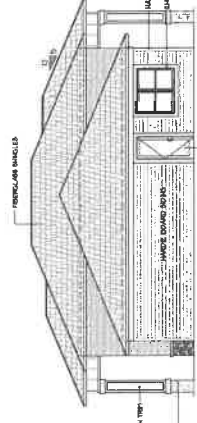
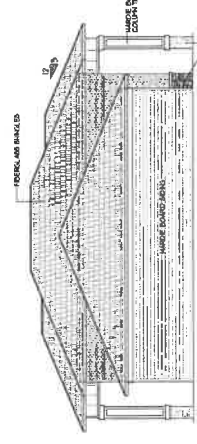
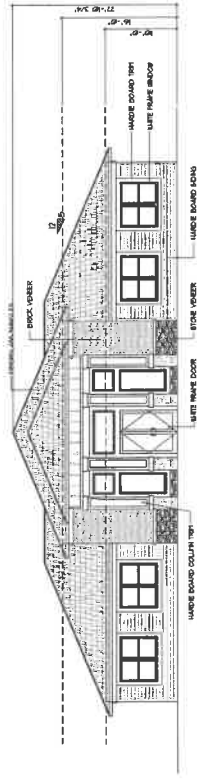
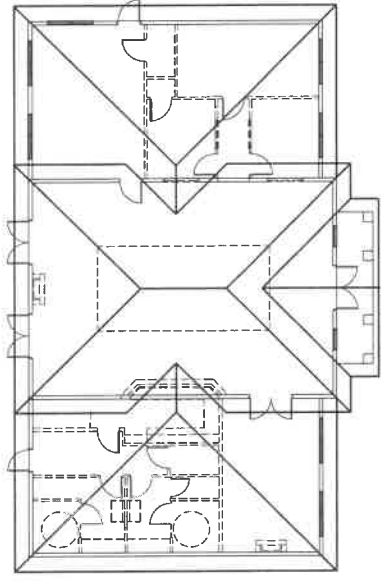
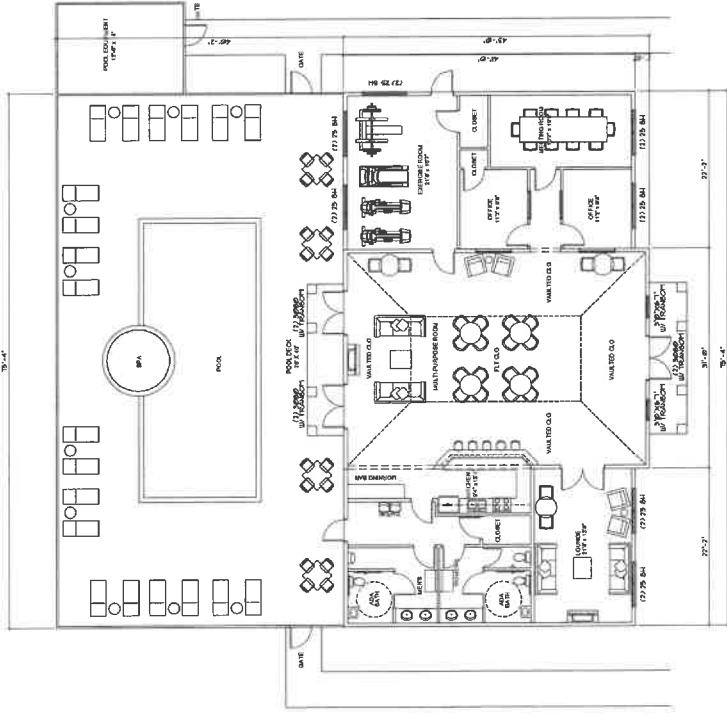


ROOF PLAN
 1/8" SCALE



THIRD FLOOR PLAN
 1/8" SCALE
 3-BEDROOM, 2-BATH 1452 SF
 1-BEDROOM, 1-BATH 819 SF
 2-BEDROOM, 2-BATH 1162 SF
 1-BEDROOM, 1-BATH 919 SF
 2-BEDROOM, 2-BATH 1162 SF

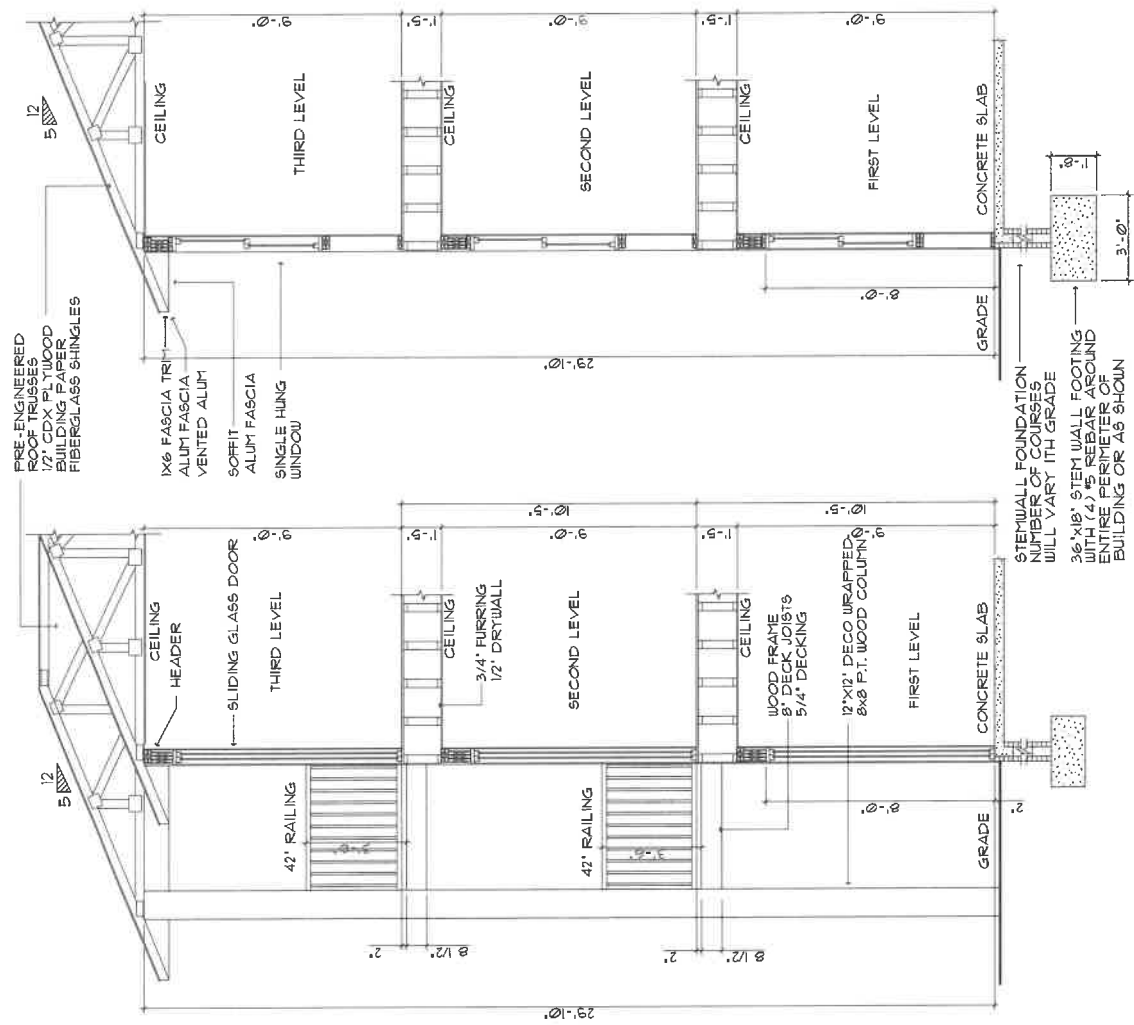
LEFT ELEVATION



LEFT ELEVATION
1/8" SCALE

RIGHT ELEVATION
1/8" SCALE

REAR ELEVATION
1/8" SCALE



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

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

BUILDING AREAS		TOTAL BUILDING AREAS	
BUILDING 1,2,3		BUILDING #1	TOTAL = 27,334 S.F.
LEVEL 1 = 9,538 S.F.		BUILDING #2	TOTAL = 27,334 S.F.
LIVING = 6,420 S.F.		BUILDING #3	TOTAL = 27,334 S.F.
BALCONY = 480 S.F.		BUILDING #4	TOTAL = 13,938 S.F.
COMMON = 1,773 S.F.		CLUB HOUSE BUILDING	TOTAL = 3,260 S.F.
PORCH = 682 S.F.		GARAGES	TOTAL = 8,106 S.F.
ENTRY = 182 S.F.			
LEVEL 2 = 8,898 S.F.		SITE TOTAL	= 107,306 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 = 4,994 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
 $107,306 \text{ sf} / 229,970 \text{ sf land} = 46.66 \%$



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...)	▼
<input type="button" value="Reset Location Information"/>		

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.



Project Information

Project Name *

Enter brief description of the project. ^
v *

Address *

City * State: Illinois

Zip Code Zip Zip + 4

Non-IDNR Project Number

Check here if this project is a resubmittal. ☐

Enter previous IDNR project number:

*Required Fields



General Information

Q1. Why are you submitting the project to EcoCAT?

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

Please select the Federal agency from the list provided.

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

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

- ☒ **LOCAL GOVERNMENT** ☐ **STATE AGENCY**

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

Government Unit

*

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

Contact Name

*

Address 1

*

Address 2

City

State: Illinois

Zip * (99999-9999)

Phone (999-999-9999)



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 Ncc _____

Gov't Agency _____

Location:

Township 39N

Section(s) 32

Township(s) 39N N Range(s) 8E E

TYPE OF PROPOSAL: ☐ Change in Zoning from _____ to _____ Project or Subdivision Name RANDALL ROAD
☐ Subdivision or Planned Unit Development (PUD) 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

☒ Storm Sewers

☐ Dry Detention Basin

☒ Wet Retention Basin

☐ No Detention Facilities Proposed

☐ Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

☐ Ponds or Lakes

☐ Floodplain

☐ Woodland

☐ Drainage Tiles

☐ Stream(s)

☐ Wetland(s)

☐ Floodway

☐ Cropland

☐ Disturbed Land

☒ Other VACANT LAND

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

☐ APPLICATION completed and signed

☐ FEE according to schedule below

☐ PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements

☐ SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.

☐ LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

IF AVAILABLE - NOT REQUIRED:

☐ ZONING or LAND USE PETITION filed with unit of government (if relevant)

☐ TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated November 1, 2013

\$423.00 for 1 - 3 acres or fraction thereof

\$459.00 for 4 - 5 acres or fraction thereof

For 5 - 200 acres see chart

> 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.

\$65.00 processing fee if no report is required

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

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

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

Petitioner or Authorized Agent _____

Date _____

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

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

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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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

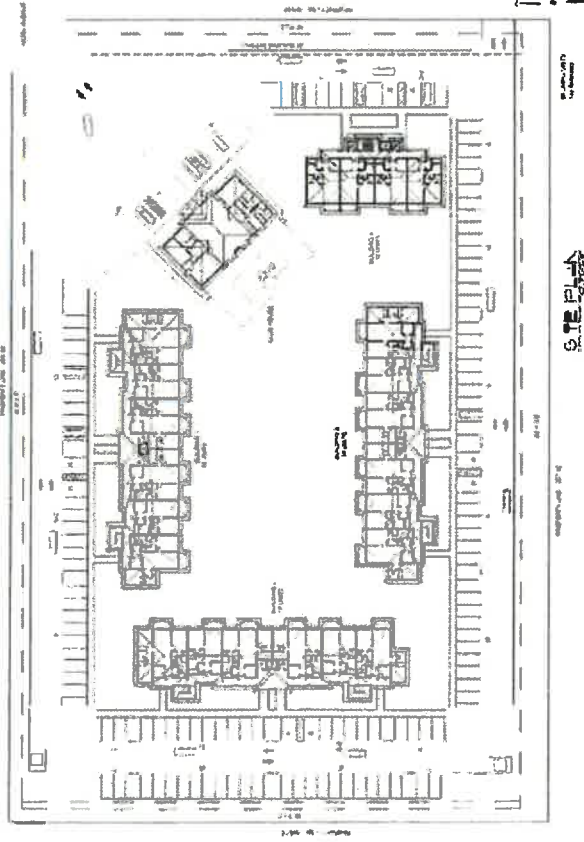
It is understood by Client that Metrostudy can make no guarantees about the recommendations in this study. Conclusions are based on estimates, assumptions and other information developed by Metrostudy from its independent research effort, general knowledge of the industry, and consultations with the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

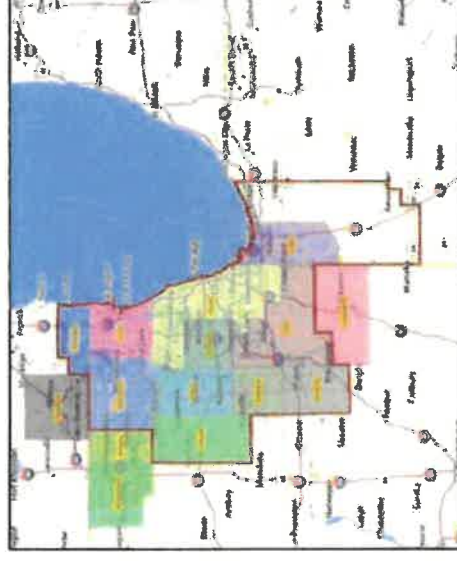


Exhibit 4: Randall Terrace CMA Map

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.

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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%	\$1,621	\$1,183
30%	\$1,946	\$1,419

Consumer Segmentation

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



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 \$1,1550 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.
		<hr/>	
		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.

Executive Summary



Conclusions and Recommendations (continued)

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

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

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

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

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

Exhibit 5: Amenities Recommendations

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

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ORIGINAL

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

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

W I T N E S S E T H:

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

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

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

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

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

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

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

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

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

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

3. IMPROVEMENTS AND RECAPTURES.

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

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

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