



**PLAN COMMISSION AGENDA  
TUESDAY, MAY 4, 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/88509132184>

**Meeting ID:** 885 0913 2184

**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 April 6, 2021.

**PUBLIC HEARING**

1. **Petition #21-04 (209 Hansen Blvd.):** The petitioner, Gerald Hyundai, Inc. requests the following actions in the B-2 General Business District:
  - a) A Special Use to allow for the expansion of a Motor Vehicle Sales and/or Service establishment
  - b) Site Plan Approval

**NEW BUSINESS**

1. **Petition #21-04 (209 Hansen Blvd.):** The petitioner, Gerald Hyundai, Inc. requests the following actions in the B-2 General Business District:
  - a) A Special Use to allow for the expansion of a Motor Vehicle Sales and/or Service establishment
  - b) Site Plan Approval

**OLD BUSINESS**

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
APRIL 6, 2021**

**CALL TO ORDER**

Chairman Mike Brackett called the meeting to order.

**ROLL CALL**

**In attendance:** Chairman Mike Brackett, Vice Chairperson Jennifer Duncan, Commissioners Anna Tuohy, Tom Lenkart, Doug Botkin, Mark Bozik and Aaron Anderson

**Not in attendance:** Commissioner Connie Holbrook

**Staff in attendance:** Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth and Information Technology Manager Dave Arndt

**Also in attendance:** Kevin Drendel, Village Attorney

**APPROVAL OF MINUTES**

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

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

**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

Petitioner, Mark Sorrentino, presented his request for the development of Lot 2 of the Randall Road Commercial Center. He stated that the property is located off of Randall Road, north of Oak Street and south of Orchard Road. The proposed development will consist of 66 residential units over a 5.2 acre parcel. There will be four (4) residential buildings and a clubhouse with a pool. The units will consist of one, two, or three bedrooms and each building will be elevator equipped. The sizes of each unit will range from 820 square feet to 1,452 square feet. All patios and balconies will face a central courtyard. The courtyard will also include seating, a barbeque area and a playground, providing a central gathering place for residents. The 3,200 square foot clubhouse will include a fitness center, rec center, business center and leasing center. Adequate parking is being proposed at 103 parking spaces, which will exceed the zoning requirements. The parking includes 30 garage spaces as well. Sorrentino stated that the public utilities are in place. The sanitary sewer, water and storm sewer are all stubbed to the site. There is a water retention basin offsite to the west of Lot 2. Lot 2 is part of the owners association for the entire subdivision so the common areas will be covered by the association. Sorrentino stated that the proposed development was presented to the Plan Commission in June 2019. At that time, the Plan Commission had recommended approval with suggestions for site plan revisions. Those recommendations have since been incorporated into the site plan that is being presented at today's meeting.

Toth stated that the petitioner did receive a motion for approval at the June 4, 2019 Plan Commission meeting. No final site plan had been presented at the time. A preliminary site plan was introduced to the Village Board at the 2019 meeting. At that time, the board had requested additional changes to the site plan, which included additional dumpsters, reevaluation of the internal walkway network, and connecting to the sidewalk along the west side of Miller Drive. Toth confirmed that additional dumpsters were added to the site plan, the internal walkway system was upgraded, and a sidewalk was added along Miller Drive as requested. He stated that the petitioner is requesting amendments to the PUD, which will include exceeding the FAR (Floor Area Ratio) of .3, updating the approved material list to allow fiberglass shingles and hardy board, and allowing fencing in the front yard since the development may potentially be a gated community. A condition will be included that will state the fence must be metallic, non-chain link and will not exceed 6' in height in the front yard. The applicant is also seeking site plan approval. Toth stated that staff recommends approval with four (4) conditions.

Chairman Mike Brackett opened the public hearing for public comment. No comment.

Chairman Mike Brackett closed the public hearing.

### **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:
  - c) A Special Use to allow an amendment to a Planned Unit Development with deviations to the Zoning Ordinance
  - d) Site Plan Approval

Commissioner Tuohy asked what the price range will be for each unit. Sorrentino responded that the units will not be for sale since they are rental units. He stated that they will be competitive in the marketplace with surrounding properties when they establish the rent cost. Tuohy asked where the entrance and exit to the property will be. Sorrentino responded that there will be one main entrance at the north part of the property that a majority of the traffic will use. There is a second entrance at the southern part of the property, but he anticipates that will be used more for emergency vehicles. Tuohy stated she had no further questions.

Commissioner Duncan asked staff if there are any parking concerns. Toth responded that they meet the required code for the parking. Duncan asked if that includes the 30 garage spaces. Toth responded yes. Duncan asked who will be able to park in the garage spaces. Sorrentino responded that it will depend on the market conditions at the time. Duncan asked how it is possible to have a FAR of 2.0. Toth responded that it is possible with a multi-story building and it would be quite substantial. Duncan asked if all buildings will look the same. Sorrentino responded that yes they will all be constructed with the same materials. Duncan stated that the project looks great and has no further questions.

Commissioner Bozik asked if a condition could be included in the PUD stating that the garages cannot be used for storage. Sorrentino responded that the zoning code is two (2) parking stalls per unit and 50% of the units are 1-bedroom so he does not anticipate that every unit will have two (2) cars. He stated that the parking lot already exceeds the amount of required parking. Brackett responded that it may be difficult to monitor if garages are being used simply for storage. If the resident has been assigned that garage, then they should be allowed to park their car in there and store items as well. Toth responded that this could be something handled under the property management company. Sorrentino responded that they have a vested interest to make sure all parking stalls are utilized. Bozik asked who will maintain ownership of the

property. Sorrentino responded that he may have a joint venture partner for the development. Bozik stated he had no further questions.

Commissioner Lenkart asked how security will be handled for the development. Sorrentino responded that they want to incorporate high tech but at this time they are unsure of which route they are going to go, but the security will be more advanced than just a key to get into your unit. He stated that security is a concern and they would like to set up some kind of package drop off in the clubhouse so residents will not have packages sitting outside their units unprotected. Lenkart asked how many units there are in comparison to the number of garages. Sorrentino responded there are 66 units and 30 garage spaces. Lenkart asked if there is a sidewalk located in front of Miller Drive. Sorrentino responded that two sidewalk access points have been added off of Miller Drive at the north and south of the property. Lenkart asked if there is already a public sidewalk in front of Miller Drive. Sorrentino responded yes. Lenkart asked if there are other developments in the PUD that also have a deviated floor plan ratio and used a different established material list. Toth responded that during his time with the Village, he has not seen any other deviations. Sorrentino stated that they are requesting an amendment to the PUD for the materials since they chose materials that are different from the nearby storage facility located in the same PUD. The materials for proposed development present a softer appearance which is suitable for a residential development. Lenkart stated he had no further questions.

Commissioner Botkin stated that the project looks good and he is happy to see that everything has been addressed since the last meeting. He asked what the security is for the sliding entrance gate. Sorrentino responded that he would like to get feedback from the Police and Fire Department for their requirements. Bozik responded that the Fire Department would probably require a manual gate at the southern entrance and an automated gate at the main entrance. Sorrentino stated they have similar gates at the storage facility.

Commissioner Anderson asked if the market study provided what kind of demographics they are expecting for tenants. Sorrentino responded that they anticipate young families, couples or single tenants looking for a boutique like living space. Anderson asked if they had target dates for construction. Sorrentino responded that they would like to start in mid-summer. They are currently working on final drawings for building permit and would like to begin on site work while finishing them up. Anderson stated he had no further questions.

A vote was taken to accept Staff's findings for Standards for Specials Uses and Site Plan Review Standards of the North Aurora Zoning Ordinance Randall Road Commercial Center PUD. Vote: Duncan – Yes, Anderson – Yes, Bozik – Yes, Lenkart – Yes, Tuohy – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

Motion for approval of a Special Use to allow an amendment to a Planned Unit Development with deviations to the Zoning Ordinance including four (4) conditions was made by Commissioner Bozik and seconded by Commissioner Lenkart. Vote: Duncan – Yes, Anderson – Yes, Bozik – Yes, Lenkart – Yes, Tuohy – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

Motion for approval of Site Plan Approval was made by Commissioner Lenkart and seconded by Commissioner Bozik. Vote: Duncan – Yes, Anderson – Yes, Bozik – Yes, Lenkart – Yes, Tuohy – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

**OLD BUSINESS** – None

## **PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

Toth stated that the PUD was approved by Village Board for the Opus Development at Valley Green Golf Course. Brother Chimp received approval on March 15, 2021 by Village Board for the proposed expansion. The Floor Area Minimum discussion was presented to the Village Board and they are supportive of looking into the subject further. Staff will be providing this information at a later meeting date. There will be a Plan Commission meeting on May 4, 2021 for a proposed 12,000 square foot addition at Gerald Hyundai.

Brackett asked what it will take to get Miller Drive to go through. Toth responded that he used to have ongoing conversations with Shodeen. Their interest was to establish Miller Drive upon development of the property. Different options have been explored and have been discussed. Toth stated that he has had no contact with Shodeen for a couple years now. Brackett stated this would make a huge difference for that area. Bosco stated that the area to the south is unincorporated and therefore the Village does not have any authority. He stated there is always the option to force annex but there really is no benefit to do so. Village Attorney Drendel stated that if the Village were to force annex, then we would lose any negotiating power or leverage we have with an annexation agreement. Brackett asked if Shodeen was open to other considerations. Toth stated they seemed somewhat receptive but the conversation hasn't gone anywhere since. Brackett asked if staff could reach out to Shodeen again. Toth responded yes.

## **ADJOURNMENT**

Motion to adjourn made by Commissioner Lenkart and seconded by Vice Chairperson Jennifer Duncan. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins  
Village Clerk

## **Staff Report to the Village of North Aurora Plan Commission**

**FROM: Mike Toth, Community and Economic Development Director**

### **GENERAL INFORMATION**

**Meeting Date:** May 4, 2021

**Petition Number:** 21-04

**Petitioner:** Gerald Hyundai

**Request:** 1) Special Use to allow for the expansion of a Motor Vehicle Sales and/or Service establishment 2) Site Plan Approval

**Location:** 209 Hansen Blvd.

**Parcel Number(s):** 15-06-326-010

**Property Size:** Approximately 3.92 acres

**Current Zoning:** B-2 – General Business District

**Contiguous Zoning:** North – B-2 – General Business District, South – B-2 – General Business District, East – B-2 PUD – General Business District Planned Unit Development (North Aurora Towne Centre), West – B-2 – General Business District

**Contiguous Land Use:** North – Motor Vehicle Sales and/or Service, South – Motor Vehicle Sales and/or Service, East – Stormwater Retention Pond, West – Motor Vehicle Sales and/or Service

**Comprehensive Plan Designation:** Regional Commercial

### **PROPOSAL**

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

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



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

Staff requested feedback from the Village Board on this petition at their April 19, 2021 Committee of the Whole meeting. The Board review was done prior to the public hearing to allow for final consideration from the Village Board on May 17, 2021 so the petitioner can begin work on the project. The Village Board was in favor of the expansion.

***Parking***

Motor Vehicle Sales and/or Service uses require one off-street parking space per 1,000 square feet of public sales and display area (indoor and outdoor). The addition will consume 40 existing parking spaces on the south side of the building and two rows of parking currently located directly to the east of the building. According to the petitioner, parking spaces south of the building are used for employee parking, the east parking spaces are used for service department parking. According to the petitioner, the subsequent loss of 40 new vehicle storage spaces at this dealership can be absorbed, if needed, by Gerald's other dealerships located in the North Aurora Auto Mall.

**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.*

Motor Vehicle Sales and/or Service is classified as a special use in the B-2 General Business District.

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

The subject Motor Vehicle Sales and/or Service establishment is located in the North Aurora Auto Mall, consisting only of other Motor Vehicle Sales and/or Service establishments.

*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.*

No additional public services would be required for the expansion and the economic benefit to the community would be additional jobs and sales.

*4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.*

The Comprehensive Plan recommends 'Regional Commercial' for the subject property. The proposed use and expansion are commercial; therefore, consistent with the Comprehensive Plan.

*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.*

The proposed addition meets the yard and bulk requirements of the B-2 General Business District.

*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.*

The subject Motor Vehicle Sales and/or Service establishment is located in the North Aurora Auto Mall, consisting only of other Motor Vehicle Sales and/or Service establishments.

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

The subject Motor Vehicle Sales and/or Service establishment is located in the North Aurora Auto Mall, consisting only of other Motor Vehicle Sales and/or Service establishments.

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

The proposed addition would not change the essential character of the existing on-site traffic movements.

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

Motor Vehicle Sales and/or Service uses require one off-street parking space per 1,000 square feet of public sales and display area (indoor and outdoor). The addition will consume 40 existing parking spaces on the south side of the building and two rows of parking currently located directly to the east of the building. According to the petitioner, parking spaces south of the building are used for employee parking, the east parking spaces are used for service department parking. Additionally, the subsequent loss of 40 new vehicle storage spaces at the Hyundai dealership can be absorbed, if needed, by Gerald's other dealerships located in the North Aurora Auto Mall.

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

The proposed special use is being requested to accommodate the expansion of an existing establishment, which is already 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.*

The proposed building addition meets all requirements of the Zoning Ordinance.

### **RECOMMENDATIONS**

The Community Development Department finds that the information presented **meets** the Standards for Specials Uses and Site Plan Review as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #21-04, subject to the following conditions:

1. A building permit shall be secured from the Village for any applicable building improvements.





Village of North Aurora

Board of Trustees

Gerald Hyundai at 209 Hansen Blvd in the North Aurora Auto Mall is looking to expand our building to accommodate our growing business, as per drawing included our plans are to add additional space to service drive and to service department all within our current property lines, these additions will allow 24 new service stalls, a larger service drive to help service write up capacity and an expanded parts department.

We anticipate this expansion will allow us to hire more employees, aprox15-20.

Thank you for consideration

Jeffrey Gerald

## APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-04

FILE NAME GERALD HYUNDAI EXPANSION S.U.

DATE STAMP

RECEIVED

MAR 24 2021

VILLAGE OF  
NORTH AURORA

### I. APPLICANT AND OWNER DATA

Name of Applicant GERALD HYUNDAI  
Applicant Address 209 HANSEN BLVD  
Applicant Telephone # 630-878-5861  
Email Address JGERALD@GERALDAUTO.COM  
  
Property Owner(s) GERALD REALTY HOLDINGS LLC  
Owner Address 213 HANSEN BLVD  
Owner Telephone # NORTH AURORA, IL 60542

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 209 HANSEN BLVD  
(indicate location if no common address)  
  
Legal Description: LOT 6 IN ORCHARD GATEWAY SUB  
1-C IN THE VILLAGE OF NORTH AURORA KANE COUNTY  
ILLINOIS PERMANT INDEX # 15-06-326-010-0000  
  
Parcel Size 3.92 ACRES  
  
Present Use Automobile Dealership  
(business, manufacturing, residential, etc.)  
  
Present Zoning District B-2 PUD Greenway Business District  
(Zoning Ordinance Classification) NORTH AURORA AUTOMOBILE  
PLANNED UNIT  
DEVELOPMENT

### III. PROPOSED SPECIAL USE

Proposed Special Use Same Automobile Dealership  
(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 Expansion of Service Department

What are the existing uses of property within the general area of the Property in question? Parking Lot / Dealership

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) per MICHAEL TOOTH

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

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

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

#### **IV CHECKLIST FOR ATTACHMENTS**

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

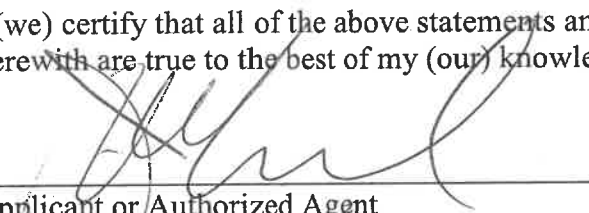
1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website [www.dnr.state.il.us](http://www.dnr.state.il.us) and initiate a consultation using DNR's EcoCat online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website [www.kanedupageswcd.org](http://www.kanedupageswcd.org) for a Land Use Opinion Application

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

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

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

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

  
\_\_\_\_\_  
Applicant or Authorized Agent

3/23/21  
Date

  
\_\_\_\_\_  
Owner

3/23/21  
Date

Following are the names and addresses of all property owners within 250 feet of the property in questions for which the special use being is being requested.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-06-326-01	WM Financial Corp LLC	200 Hansen Blvd
15-06-326-006	Gerald Realty Holdings LLC	201 Hansen Blvd
15-06-326-002	Gerald Realty Holdings LLC	204 Hansen Blvd
15-06-326-009	Gerald Realty Holdings LLC	205 Hansen Blvd
15-06-326-003	Gerald Realty Holdings LLC	208 Hansen Blvd
15-06-326-013	Gerald Realty Holdings LLC	213 Hansen Blvd

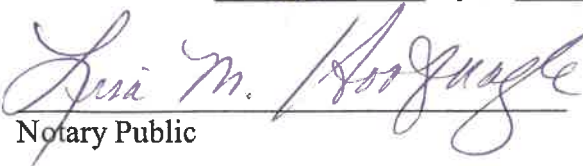
I, Dan Cirrinuore, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

 A.T.  
Applicant Signature

3/23/24  
Date

### SUBSCRIBED AND SWORN TO

Before me this 23 day of MARCH, 2021.

  
Notary Public



# Situs Address Buffer

Parcel Number:  Distance:  Feet   
Include Source Parcel: ☒ Yes ☐ No

This list contains situs addresses for parcels within 250 feet of parcel 1506326010† => Results as .csv

Situs Addresses (physical locations)				
Parcel	Address	City	State	Zip
1506326010	209 HANSEN BLVD	NORTH AURORA	IL	60542-8923
1506326001	200 HANSEN BLVD	NORTH AURORA	IL	60542-8920
1506326002	204 HANSEN BLVD	NORTH AURORA	IL	60542-8920
1506326003	208 HANSEN BLVD	NORTH AURORA	IL	60542-8920
1506326009	205 HANSEN BLVD	NORTH AURORA	IL	60542-8923
1506326013	211 HANSEN BLVD	NORTH AURORA	IL	60542-8923
1506376004				

250 foot buffer of 1506326010 returned 7 parcels  
\*Indicates condo parcel

This information is based on curent GIS Parcel Data

NOTE: Condo Parcels may be included that are beyond the buffer due to the nature of how condos are mapped!

†It will not include any records that could not be compressed due to system locks in the GIS system

††Count includes only unique parcel polygons. All Condos are counted grouped by their associated "-000" communal polygon

Following are the names and addresses of all property owners within 250 feet of the property in questions for which the special use being is being requested.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-06-326-001	WM Financial Corp LLC	200 Hansen Blvd
15-06-326-006	Gerald Realty Holdings LLC	201 Hansen Blvd
15-06-326-002	Gerald Realty Holdings LLC	204 Hansen Blvd
15-06-326-009	Gerald Realty Holdings LLC	205 Hansen Blvd
15-06-326-003	Gerald Realty Holdings LLC	208 Hansen Blvd
15-06-326-013	Gerald Realty Holdings LLC	213 Hansen Blvd
15-06-376-004		

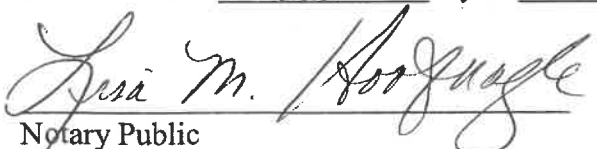
I, Dan Cirrincione, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

 A.T.  
Applicant Signature

3/23/21  
Date

**SUBSCRIBED AND SWORN TO**

Before me this 23 day of MARCH, 2021.

  
Notary Public





LOT 5 B, THE OAKHARD GATEWAY SUBDIVISION, UNIT 1-C, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF ALORA, KANE COUNTY, ILLINOIS.



THE PROPERTY DESCRIBED IN THE CAPTION TO THE REFERENCE DOCUMENT IS LOCATED IN THE CITY OF NORTH AURORA WHICH IS A SIGNATOR TO ARTICLE 10 OF THE ILLINOIS EMERGENCY MANAGEMENT AGENCY'S PROGRAM TO PREVENT AND MITIGATE FLOOD DAMAGE.

[illegible]

REPERTORY CERTIFY THAT THIS DISKETTE WAS FURNISHED TO GENESIS SUPPLY, P.C. UNDER THE DIRECT SUPERVISION OF TED G. STALEY, P.L.S. 2348, AND WAS MADE IN AN ORDINANCE WITH THE CONVENTION OF THE UNITED STATES OF AMERICA IN 1992 AND OFFERS THE ACCURACY REQUIREMENTS OF A 100% ACCURACY REQUIREMENT.

1765 5/11/49 242  
 Fred A. Lott

[illegible]

REVISIONS	BY

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 THIS DOCUMENT AND THE IDEAS AND DETAILS  
 HEREIN ARE THE PROPERTY OF BRIGHT  
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 OR MECHANICAL, INCLUDING PHOTOCOPYING,  
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 STORAGE AND RETRIEVAL SYSTEM,  
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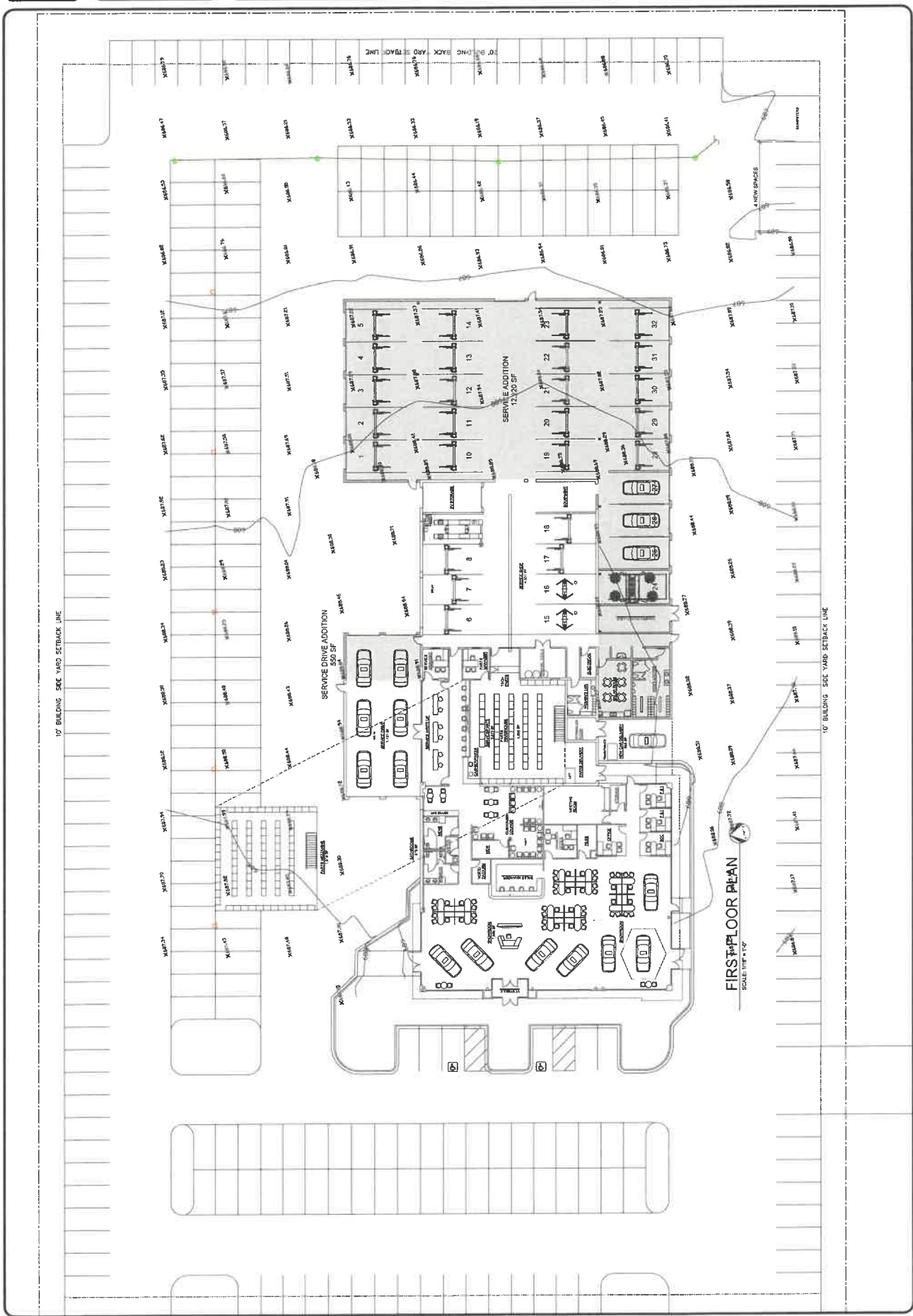
HERITAGE DEVELOPMENT  
 & CONSTRUCTION CO., INC.  
 KANKAKEE, ILLINOIS  
 PHONE: 815-932-0151

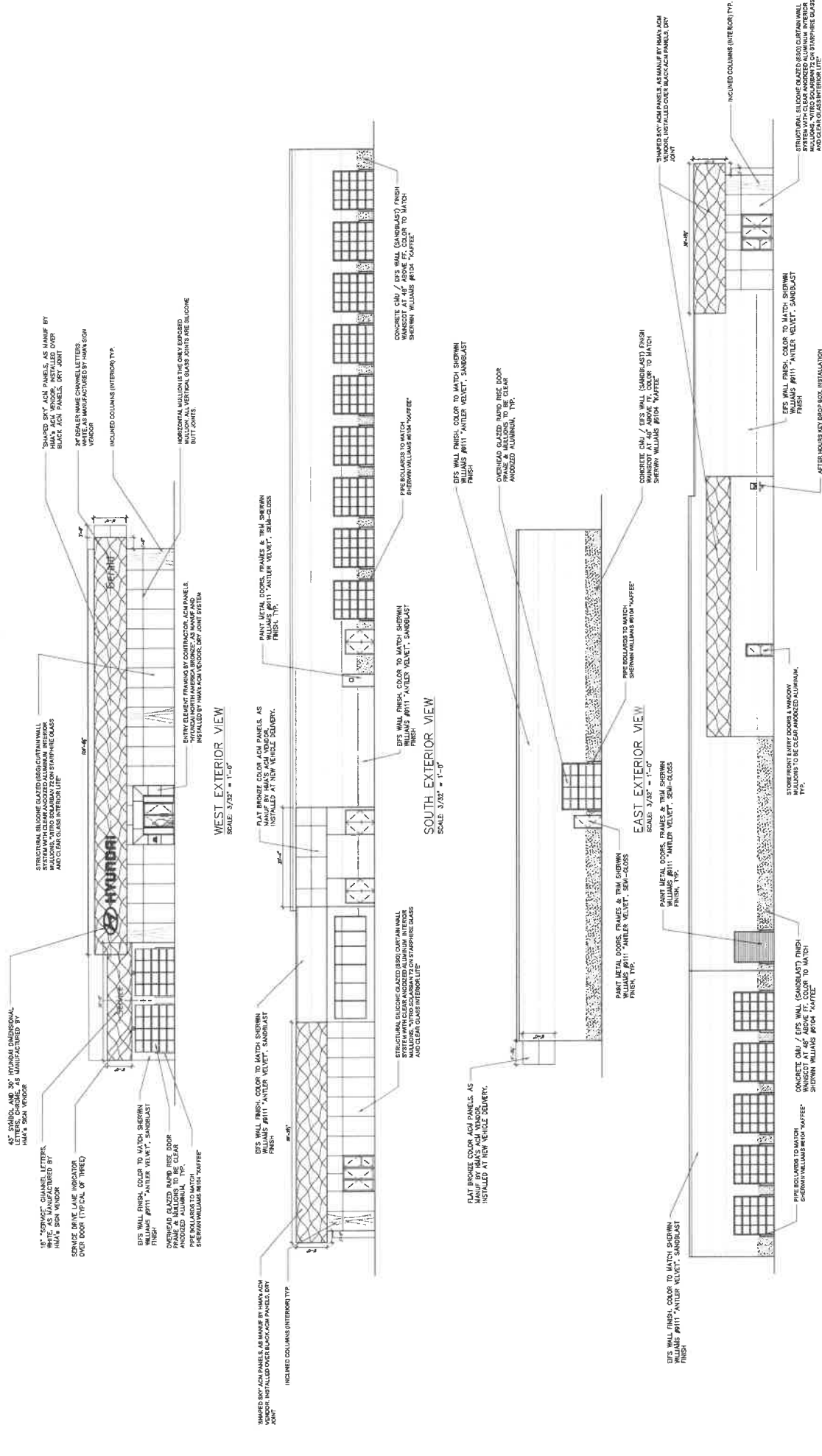
**BRIGHT**  
 architecture  
 200 E. CHASE ST., SUITE 700  
 KANKAKEE, ILLINOIS 60901  
 815.932.8073  
 brightarch.com

ADDITION AND REMODELING  
 208 HANSEN BOULEVARD  
 NORTH AURORA, ILLINOIS  
 60180-1400  
 OVERALL FLOOR PLAN

DRAWN	00	CHECKED	00
DATE	11/15/2021	SCALE	AS SHOWN
SHEET	001	SHEET	001

**A1-1**  
 SHEET





**HYUNDAI**

**PRELIMINARY**  
FOR CONSTRUCTION  
DO NOT PERMIT FOR  
CONSTRUCTION

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



**Proposed Exterior Views**

**Gerald Hyundai**

209 Hansen Blvd  
North Aurora, IL 60542

**A-6**

of 6 sheets