

Meeting Held Electronically



**COMMITTEE OF THE WHOLE MEETING
MONDAY, AUGUST 2, 2021**

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- Creation of Park District Liquor License Classification
- Petition 21-06: Orchard Commons PUD Amendment
- Orchard Commerce Self-Service Storage Use Concept
- Temporary Outdoor Dining
- 750,000 Gallon Water Tower Project Bid
- Floor Area Minimums

EXECUTIVE SESSION

ADJOURN

Initials: SB

Memorandum



To: Village President and Village Board of Trustees
Cc: Steve Bosco, Village Administrator
From: Natalie Stevens, Executive Assistant
Date: July 27, 2021
Re: Creation of Park District Liquor Code Classification

Staff was contacted by the Fox Valley Park District regarding the creation of a Park District Liquor License that they could apply for annually rather than submit for a special event liquor license permit each time they hosted an event.

Staff worked with the Fox Valley Park District to determine the parameters the Park District was looking for regarding events in order to establish the purpose of the license as well as ensure the liquor license met all requirements related to the Liquor Code.

In working with the Village Attorney, it was determined that the Park District liquor license would be designed to allow liquor to be served by either Park District employees, agents or volunteers who have the proper certification to serve alcohol as required by Section 5.08.400, for designated locations and times.

The locations and times selected for the Fox Valley Park District are:

1. Red Oak Nature Center (2343 South River Street) from 12:00 p.m. to 10:00 p.m.
2. Lippold Park (2001 South River Street) from 12:00 p.m. to 10:00 p.m.
3. North Aurora Island Park (4 East State Street) from 12:00 p.m. to 10:00 p.m.

The Park District would be able to request approval for patrons to carry in their own alcohol to a scheduled event pending approval of the Liquor Commissioner, of which such event would not carry any additional fee.

Park Districts would also be required to contain the event, if outdoors, within a designated area with applicable requirements from the Supplemental Outdoor liquor license pertaining. The Liquor Commissioner could approve deviations to the designated outdoor area per event.

Staff is looking for feedback on this proposed liquor code classification, which would have a \$250 annual fee, which was determined based upon the regular \$50 fee per event for the Class I event license and also the fee for liquor licenses in the salon and caterer categories.

Please see the attached draft ordinance regarding the Class P liquor license.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NORTH AURORA CODE TITLE 5 SECTION 5.08.340 TO CREATE THE CLASSIFICATION OF 'P- PARK DISTRICT' LIQUOR LICENSES AND SUBSEQUENTLY CREATE THE SUB-CLASSIFICATION OF P-1 PARK DISTRICT LIQUOR LICENSES

WHEREAS, the Village of North Aurora is home to many beautiful parks that are overseen by several park districts; and

WHEREAS, in the past, when park districts wish to host an event on their property involving liquor, they must go through the Village each time for a special event liquor license permit; and

WHEREAS, in order to simplify and streamline this process in the future, the Village has created a liquor classification specifically for park districts; and

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

SECTION 1: Section 5.08.340 of Chapter 5.08 of Title 5 of the North Aurora Municipal Code is hereby amended to read as follows:

5.08.340 Classification of licenses—Fees.

P. Class “P” Park District licenses shall allow for park district units of local government within the Village to serve alcoholic liquor on the properties and times identified in this classification subject to the following conditions:

1. Only on the premises specified and between the times specified.
2. Alcohol may only be served by Park District employees, agents or volunteers who have the proper certification to serve alcohol as required by Section 5.08.400.
3. The Park District may submit to the Village Liquor Commissioner for approval a request to allow patrons to carry in their own alcohol for a scheduled event, subject to the following conditions:
 - a. The request is made no less than two (2) weeks before the scheduled event;
 - b. The event will last no more than three (3) days;
 - c. Alcohol may only be carried in with a container sealed by the manufacturer; and
 - d. No open containers of alcohol shall be carried out from the premises.
4. Liquor may be served and consumed on premises within a designated area without having to obtain a Class S-O Supplemental Outside Liquor License and for no additional fee subject to the following requirements:
 - a. The outside consumption of alcoholic liquor shall be limited to a designated outside area;
 - b. The designated outside area shall be fully enclosed in such a way as to prevent unauthorized access to and from the designated outside area;
 - c. The outside area must be located completely on the licensed premises or common area immediately adjacent thereto;

- d. The outside area shall not encroach on any zoning setback areas, obstruct vehicular or pedestrian traffic, or be in violation of any codes or ordinances;
- e. Entertainment with the use of amplified sound shall not be allowed in the outside area except in conformance with the requirements of the North Aurora Noise Ordinance;
- f. The outside area shall have sufficient lighting to provide for the safety of the customers in conformance with the restrictions on outside lighting in the North Aurora Code; The operation and use of the outdoor area shall be carried on so as not to create a health or safety hazard, to create a nuisance or to interfere with the use and enjoyment of surrounding property;
- g. Any designated outside area adjacent to or within five hundred (500) feet of the lot line of residential property may require screening and/or buffering in a way as to reduce noise;
- h. The local liquor commissioner may impose special conditions that are unique to each licensed premises for the preservation of the health, safety and welfare of the public and to minimize noise and other adverse impacts on adjacent properties, provided that the additional conditions shall be described in writing and become part of the conditions for the license on the particular premises;
- i. The Liquor commissioner may approve deviations from the requirements pertaining to outside service and consumption of liquor as follows:
 - i. upon application specifying the deviations submitted at least two (2) weeks prior to the event;
 - ii. the event lasts no more than three (3) days; and
 - iii. sufficient measures shall be identified in the application to prevent against
 - A. the serving, possessing and consuming of alcohol by minors; and
 - B. removal of the alcohol from the designated area or from Park District property.
- 5. The annual fee for Class P liquor licenses shall be two-hundred and fifty dollars (\$250.00) for each park district that applies.
- 6. A Class P license shall include the following properties for the following park districts:
 - a. For the Fox Valley Park District:
 - i. Red Oak Nature Center (2343 South River Street) from 12:00 p.m. to 10:00 p.m.
 - ii. Lippold Park (2001 South River Street) from 12:00 p.m. to 10:00 p.m.
 - iii. North Aurora Island Park (4 East State Street) from 12:00 p.m. to 10:00 p.m.
 - b. For Batavia Park District (none presently)

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

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

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

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

Mark Carroll _____

Laura Curtis _____

Mark Guethle _____

Michael Lowery _____

Todd Niedzwiedz _____

Carolyn Bird Salazar _____

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

Mark Gaffino, Village President

ATTEST:

Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 21-06: ORCHARD COMMONS PUD AMENDMENT
AGENDA: AUGUST 2, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The subject properties are located in the B-2 General Business District and have already been granted a special use for a general commercial planned unit development, known as the Orchard Commons Planned Unit Development, approved by the Village Board in 2007.

The petitioner is proposing to subdivide Lots 1 & 2 in order to create four individual lots and develop each lot with either a restaurant (with drive-through facility) or a retail shop. The petitioner has submitted two separate plan sets, the only difference being site plan flexibility on the proposed Lot 2. "Option A" includes a restaurant with a drive-through facility and "Option B" includes retail shops on the proposed Lot 2.

A public hearing was conducted on this item before the Plan Commission at their July 6, 2021 meeting. The Plan Commission was supportive of the development, but did have concerns relative to the reduced parking lot drive aisle widths on the two northernmost lots, line-of-sight visibility on the Madison Street entrances, and the exterior building elevations facing Orchard Road (east building elevations). The Plan Commission unanimously recommended approval of Petition #21-06 subject to staff's conditions and two added conditions. The two added conditions require low growth landscaping at the Madison Street entrances and that aesthetic enhancements be made to the east exterior building elevations.

The petition was later presented to the Village Board at the July 19, 2021 Committee of the Whole meeting. The petitioner made modifications to the east building elevations after the Plan Commission meeting and prior to the COW meeting. The parking lot drive aisle widths on the two northernmost lots were also increased from 22' feet to 23'. While generally supportive of the development plans, some of the Trustees mentioned the need for additional enhancements to the exterior building facades.

Attached are the current building elevations and any changes to the elevations that were made after the previous Village Board discussion. The petitioner is seeking feedback on the building elevations. If any changes are suggested, specific guidance is requested. Staff has included the site plans as a reference and notes no changes to the site plans were made.

CITY APPROVAL

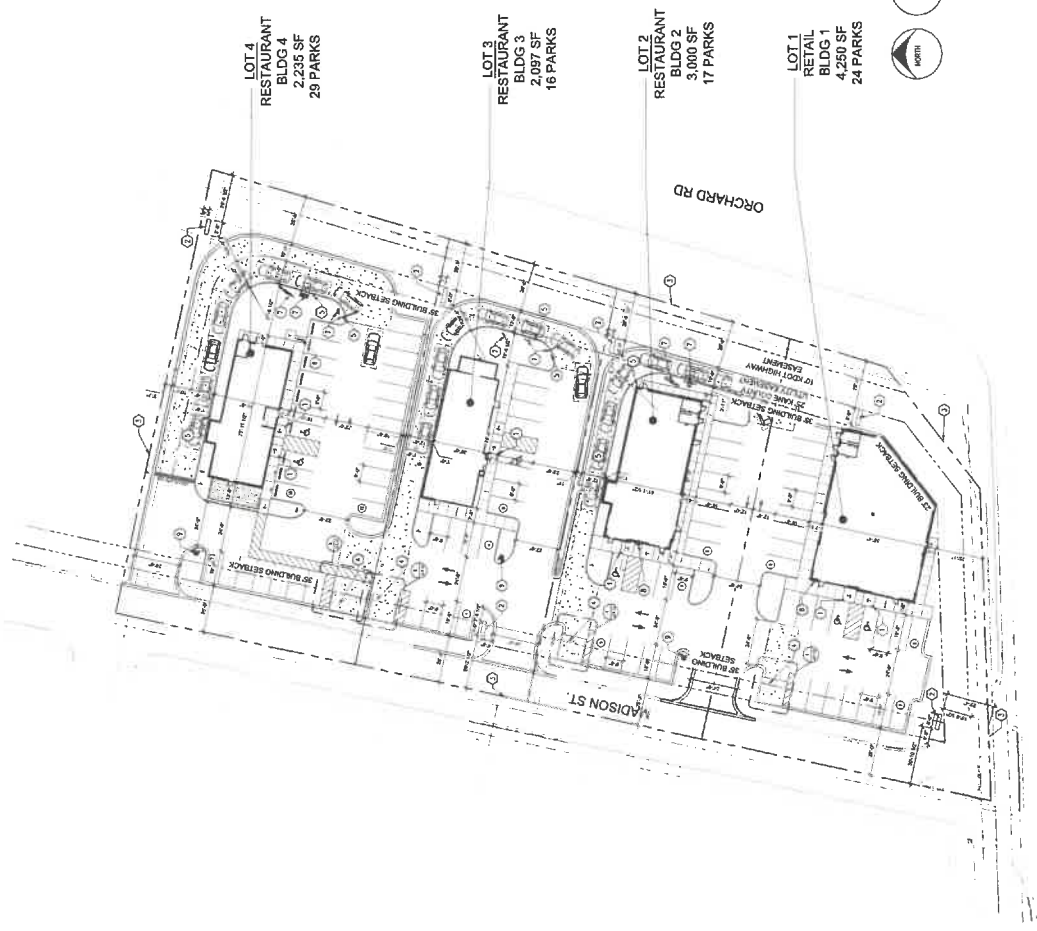
CLIENT: **vequity** real estate. redefined.
1000 North Dearborn Street
Suite 200
Chicago, IL 60610
Tel: 312.581.0607
Email: info@vequity.com

PROJECT TEAM
LEKIS ASSOCIATES
1000 North Dearborn Street
Suite 200
Chicago, IL 60610
Tel: 312.581.0607
Email: info@lekis.com
www.lekis.com
LEKIS ASSOCIATES
1000 North Dearborn Street
Suite 200
Chicago, IL 60610
Tel: 312.581.0607
Email: info@lekis.com
www.lekis.com

NOTE: SITE PLAN SHOWN FOR REFERENCE ONLY AND TO BE SUBMITTED UNDER SEPARATE REVIEW.
THE INTERIOR CONDITIONS SHOWN WITHIN THE BUILDING IS FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED THE APPROVED INTERIOR LAYOUT.

- ① KEY NOTES:
1. NEW PARKING SIGN REFER TO CIVIL
 2. PROPOSED MONUMENT SIGN
 3. PROPERTY LINE
 4. TRASH ENCLOSURE REF TO ARCH.
 5. PROTECTIVE BOLLARD
 6. BIKE RACK
 7. EXISTING TRASH EQUIPMENT BY TRUMP
 8. NEW FIRE DEPARTMENT CONNECTION
 9. NEW FIRE HYDRANT REFER TO CIVIL

**SITE PLAN
OPTION A**
1
SCALE: 1"=30'-0"



OAK ST.

PRELIMINARY DESIGN PACKAGE

AS1.01

DATE: ISSUED FOR:
PROJECT # 2014-21
2014 PRELIMINARY DESIGN
1000 NORTH DEARBORN STREET
NORTH AURORA & 9542

2014-01	ISSUED FOR CITY COMMENTS
2014-02	ISSUED FOR CITY COMMENTS
2014-03	ISSUED FOR CITY COMMENTS
2014-04	ISSUED FOR CITY REVIEW
2014-05	ISSUED FOR CLIENT REVIEW

SITE PLAN
OPTION A

CLIENT
vequity | new urban. sustainable.
2200 Madison Street
Suite 300
Chicago, IL 60607
312.465-1087
info@vequity.com
www.vequity.com
PROJECT TEAM

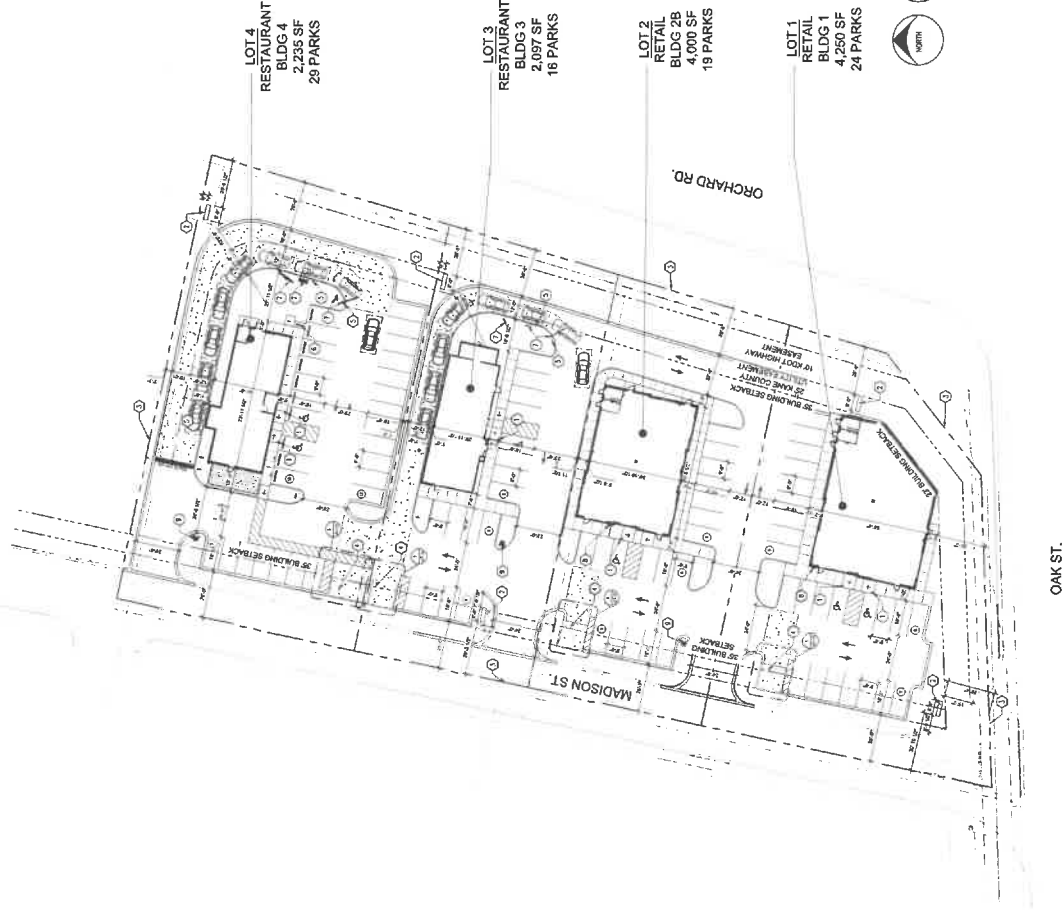
LEKIS
LUBER ASSOCIATES
2200 Madison Street
Suite 300
Chicago, IL 60607
312.465-1087
info@lekis.com
www.lekis.com
PROJECT TEAM

312.465-1087
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LUBER ASSOCIATES
2200 Madison Street
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Chicago, IL 60607
312.465-1087
info@lekis.com
www.lekis.com
PROJECT TEAM

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THE INTERIOR CONDITIONS SHOWN WITHIN THE BUILDING IS FOR
REFERENCE ONLY AND IS NOT TO BE CONSIDERED THE APPROVED
DESIGN OR CONSTRUCTION.

- ① KEY NOTES:
1. ADA PARKING SIGN, REFER TO CIVIL
 2. PROPOSED MONUMENT SIGN
 3. PROPERTY LINE
 4. TRASH ENCLOSURE, REFER TO A/E/C
 5. PROTECTIVE BOLLARD
 6. BIKE RACK
 7. URPE TRU EQUIPMENT BY TENANT
 8. NEW FIRE DEPARTMENT CONNECTION
 9. NEW FIRE HYDRANT, REFER TO CIVIL

**SITE PLAN
OPTION B**
SCALE: 1"=35'-0"
1
NORTH



NOTE:

OPTION B
PROJECT # 2016-27
2200 Madison Street
Suite 300
Chicago, IL 60607
312.465-1087
info@lekis.com
www.lekis.com
PROJECT TEAM

DATE ISSUED FOR:
DATE ISSUED FOR:
DATE ISSUED FOR:

07/20/21 ISSUED PER CITY COMMENTS
07/16/21 ISSUED PER CITY COMMENTS
07/09/21 ISSUED PER CITY COMMENTS
06/25/21 ISSUED PER CLIENT REVISION
06/02/21 ISSUED FOR CLIENT CITY REVIEW

SITE PLAN
OPTION B

AS1.01

PRELIMINARY DESIGN PACKAGE



vequity

NWC OAK + ORCHARD
NORTH AURORA, IL

BUILDING ELEVATIONS

ORIGINAL VS. REVISED ELEVATION LOT 1



ORIGINAL WEST ELEVATION LOT 1



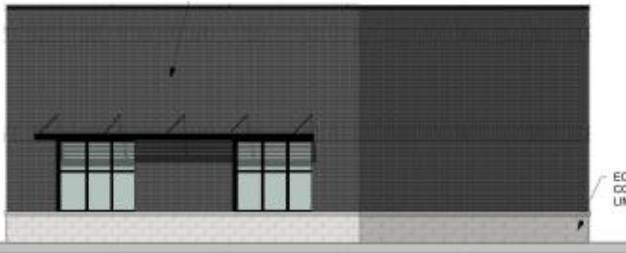
REVISED WEST ELEVATION LOT 1



ORIGINAL NORTH ELEVATION LOT 1



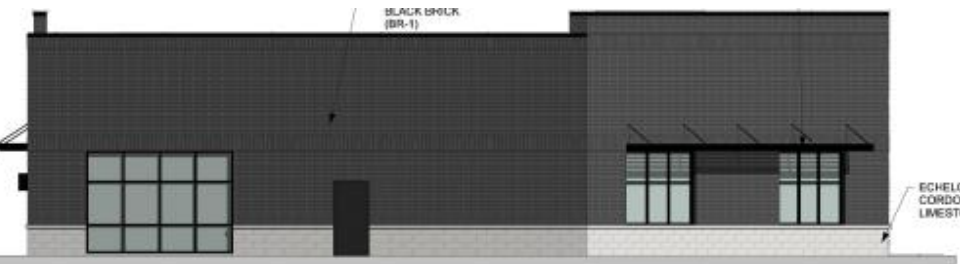
REVISED NORTH ELEVATION LOT 1



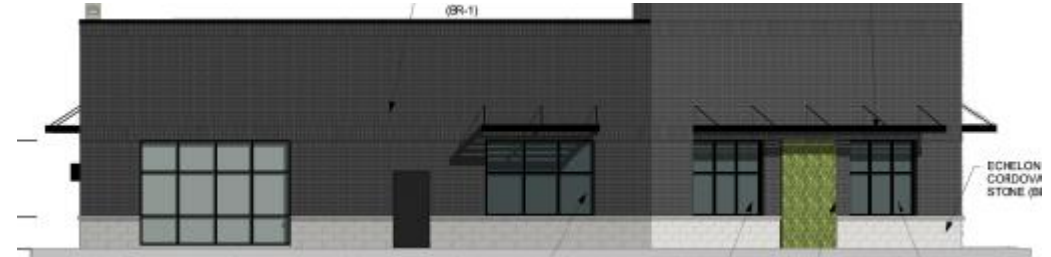
ORIGINAL EAST ELEVATION LOT 1



REVISED EAST ELEVATION LOT 1



ORIGINAL SOUTH ELEVATION LOT 1



REVISED SOUTH ELEVATION LOT 1

BUILDING ELEVATIONS

ORIGINAL VS. REVISED ELEVATION LOT 2 OPTION A



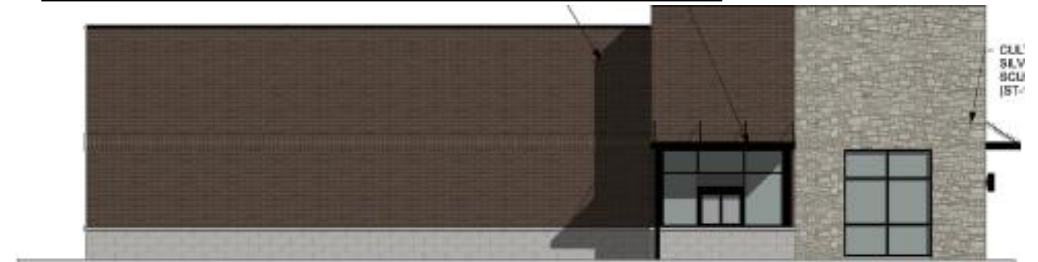
ORIGINAL WEST ELEVATION LOT 2 - OPTION A



REVISED WEST ELEVATION LOT 2 - OPTION A



ORIGINAL NORTH ELEVATION LOT 2 - OPTION A



REVISED NORTH ELEVATION LOT 2 - OPTION A



ORIGINAL EAST ELEVATION LOT 2 - OPTION A



REVISED EAST ELEVATION LOT 2 - OPTION A



ORIGINAL SOUTH ELEVATION LOT 2 - OPTION A



REVISED SOUTH ELEVATION LOT 2 - OPTION A

BUILDING ELEVATIONS

ORIGINAL VS. REVISED ELEVATION LOT 2 OPTION B



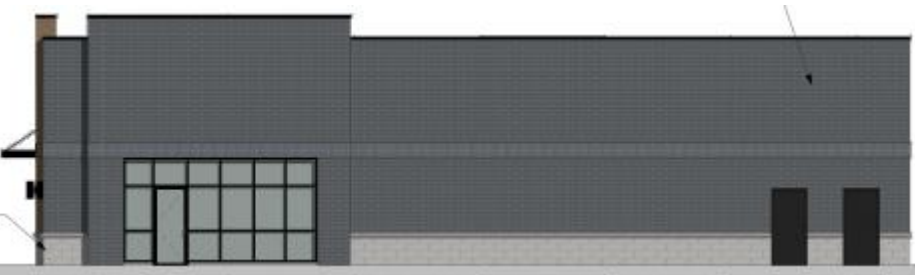
ORIGINAL WEST ELEVATION LOT 2 - OPTION B



ORIGINAL NORTH ELEVATION LOT 2 - OPTION B



ORIGINAL EAST ELEVATION LOT 2 - OPTION B



ORIGINAL SOUTH ELEVATION LOT 2 - OPTION B



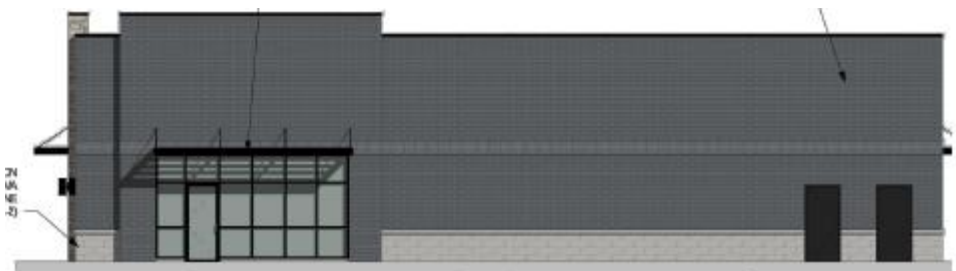
REVISED WEST ELEVATION LOT 2 - OPTION B



REVISED NORTH ELEVATION LOT 2 - OPTION B



REVISED EAST ELEVATION LOT 2 - OPTION B



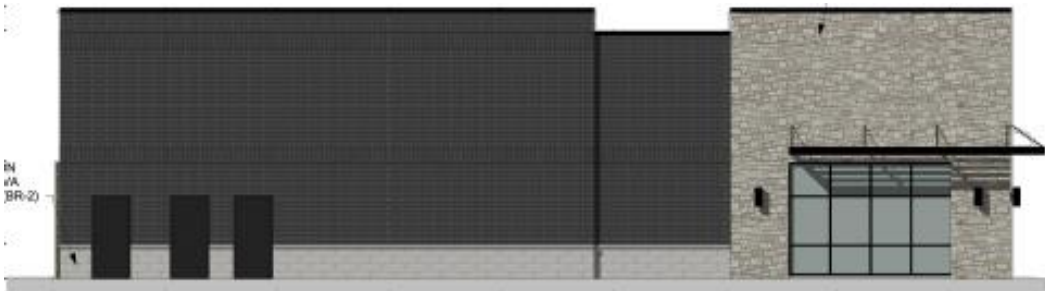
REVISED SOUTH ELEVATION LOT 2 - OPTION B

PROPOSED BUILDING ELEVATIONS

LOT 1



WEST ELEVATION



NORTH ELEVATION



5 PERSPECTIVE VIEW 1
SCALE: N.T.S



EAST ELEVATION



SOUTH ELEVATION



6 PERSPECTIVE VIEW 2
SCALE: N.T.S

PROPOSED BUILDING ELEVATIONS

LOT 2 – SITE PLAN OPTION A BUILDING VERSION 1



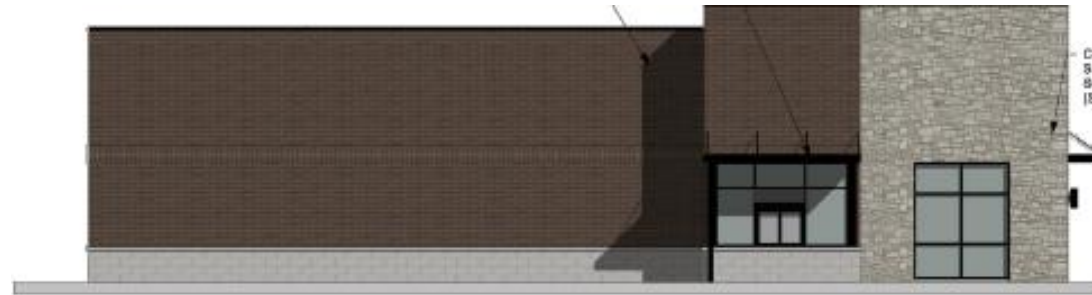
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



5

PERSPECTIVE VIEW 1
SCALE: N.T.S.



6

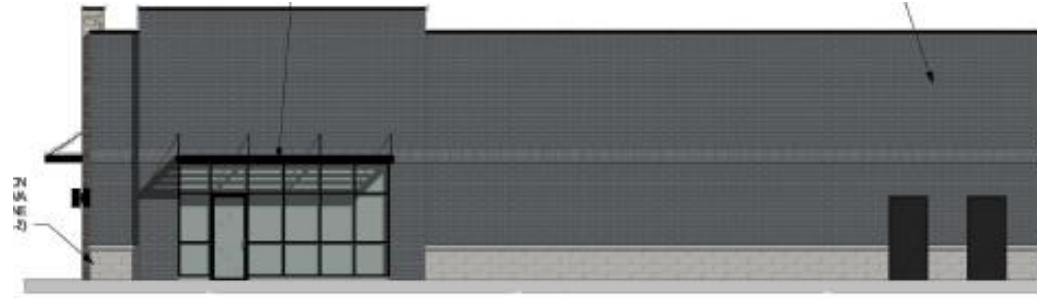
PERSPECTIVE VIEW 2
SCALE: N.T.S.

PROPOSED BUILDING ELEVATIONS

LOT 2 – SITE PLAN OPTION A BUILDING VERSION 2



WEST ELEVATION



SOUTH ELEVATION



5 PERSPECTIVE VIEW 1
SCALE: N.T.S.



EAST ELEVATION



NORTH ELEVATION



6 PERSPECTIVE VIEW 2
SCALE: N.T.S.

PROPOSED BUILDING ELEVATIONS

LOT 2 – SITE PLAN OPTION B



WEST ELEVATION



SOUTH ELEVATION



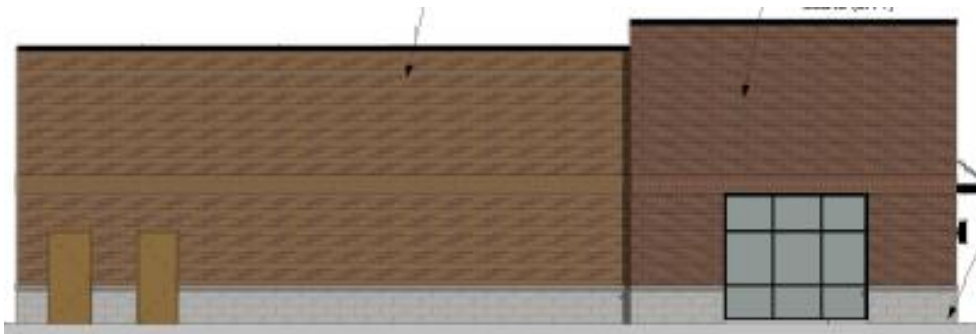
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PERSPECTIVE VIEW 1

SCALE: N.T.S.



EAST ELEVATION



NORTH ELEVATION



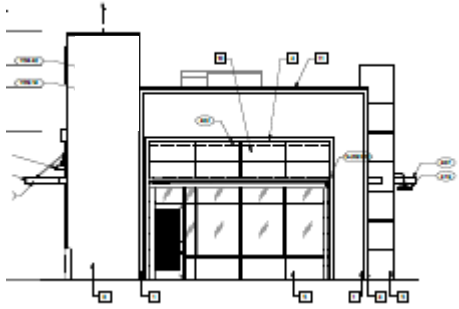
6

PERSPECTIVE VIEW 2

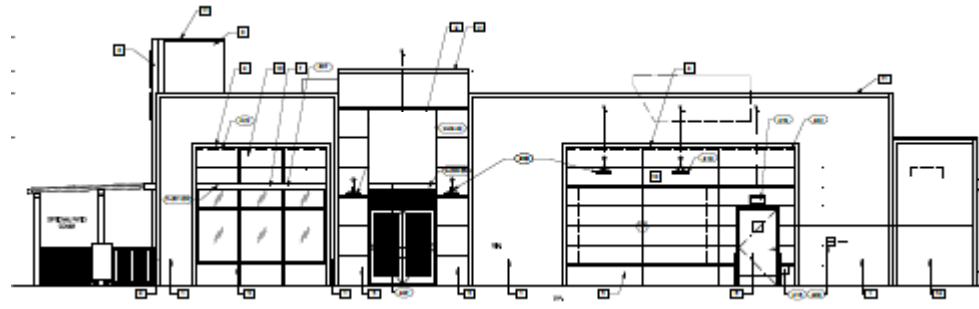
SCALE: N.T.S.

PROPOSED BUILDING ELEVATIONS

LOT 3



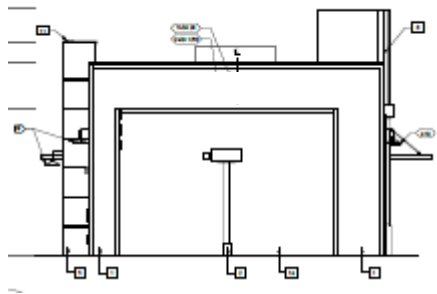
WEST ELEVATION



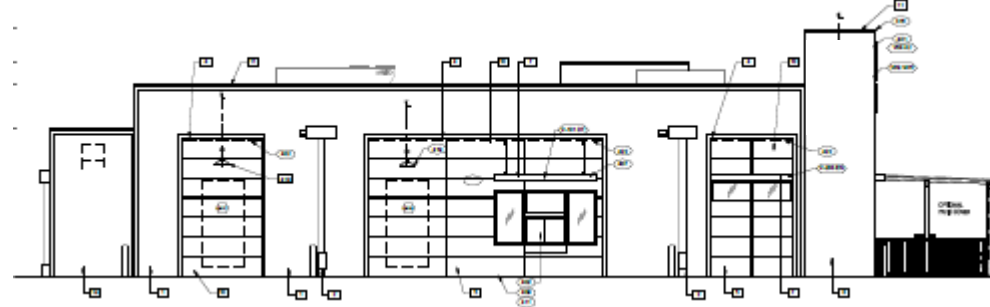
SOUTH ELEVATION



5 PERSPECTIVE VIEW 1
SCALE: N.T.S



EAST ELEVATION



NORTH ELEVATION



6 PERSPECTIVE VIEW 2
SCALE: N.T.S

PROPOSED BUILDING ELEVATIONS

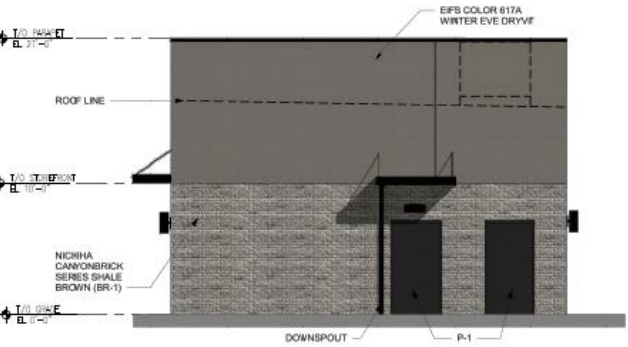
LOT 4



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



5 PERSPECTIVE VIEW
SCALE: N.T.S.



6 PERSPECTIVE VIEW
SCALE: N.T.S.

VILLAGE OF NORTH AURORA BOARD REPORT

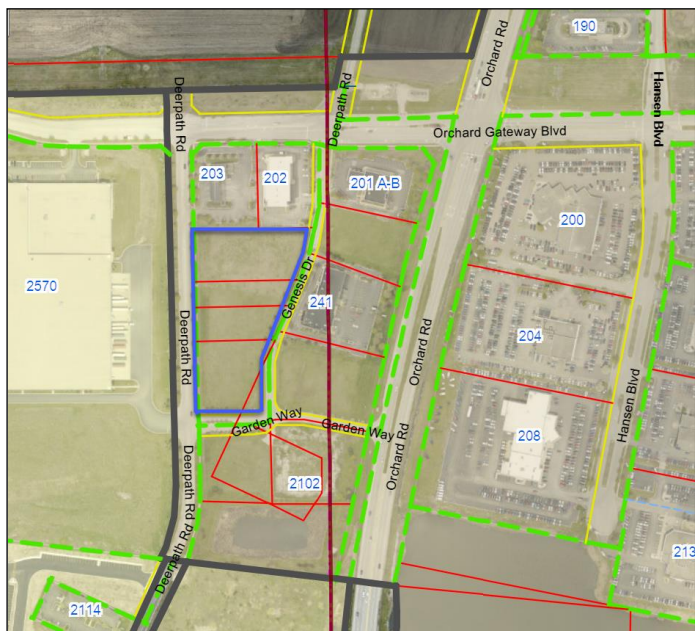
TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORCHARD COMMERCE SELF-SERVICE STORAGE USE CONCEPT
AGENDA: AUGUST 2, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Staff was recently approached by a group interested in developing Lots 3, 4 and 5 in the Orchard Commerce Center development with a self-service storage facility. The area highlighted in blue below illustrates where the storage facility would be built.

According to a submitted concept plans, a 120,300 square foot (total), 3-story climate controlled building would be built on the northern portion and six drive-up buildings, totaling 29,914 square feet, would be built on the southern portion of the properties. Staff considers the plans to be conceptual at this time; therefore, they have not been fully reviewed with respect to the Orchard Commerce PUD B-2 District regulations. As such, the development plans are subject to change.

The Orchard Commerce development is located within the B-2 General Business District where Self-Service Storage Facilities are classified as a special use. The Comprehensive Plan recommends Regional Commercial for the entirety of the Orchard Commerce Center Development. A public hearing before the Plan Commission would be required for a special use, as would formal site plan review.



Staff notes that a hotel development was approved in 2014 on Lot 5 (and part of Lot 4), but was never built.

For reference purposes, there are a total of four Self-Service Storage Facilities currently operating in North Aurora: Extra Space Storage (1051 Kettle Ave.), Extra Space Storage (416 S. Lincolnway), Red Dot Storage (210 John St.) and Next Door Self Storage (310 S. Lincolnway).

Staff would like to take this opportunity to solicit the Village Board on the idea of allowing a Self-Service Storage use on the subject properties. While feedback is being requested for the overall use of the property, any specific comments relative to the proposed plans are also welcomed.

EXECUTIVE SUMMARY

The Petitioner is a real estate investment firm with over 50 years' experience. We intend to build a Class A self-storage facility on these parcels.

Phase 1 - The large building will be 3 stories and contain approximately 90,000 rentable square feet. Access will be on the northern side of the building and will accommodate trucks to a height of approximately 16 feet. When pulling into the facility, they will park indoors, unload their contents into the owner supplied carts and either walk them to the storage unit or take one of two elevators to their upper floor units. This building will fully climate controlled with motion sensor lighting, gated entrance and security cameras. This building will also house the office for each phase. The office will be staffed and we plan to have a national storage firm do the management.

Phase 2 - This phase will consist of 6 one story exterior buildings each consisting of a fully enclosed garage style building encompassing a total of 30,000 rentable square feet. The building allows the user to pull right up to their garage, with entry via a keypad or garage remote control. All of these units will be climate controlled as well.



209 S. DEERPATH ROAD SCHEMATIC DESIGN REVIEW PACKAGE

PROJECT LOCATION

209 S. DEERPATH ROAD
NORTH AURORA, ILLINOIS 60542

COVER SHEET	01
ZONING CODE STUDY	02
LANDSCAPE PLAN	03
PLANT LIST & DETAILS	04
SITE PLAN	05
ENLARGED SITE PLAN	06
ENLARGED SITE PLAN	07
ELEVATIONS - MAIN BUILDING	08
ELEVATIONS - DRIVE-UP BUILDING	09
PERSPECTIVE	10
PERSPECTIVE	11
PERSPECTIVE	12

JULY 27, 2021

SGWarch.com



DEVELOPER / OWNER
EXECUTIVE CAPITAL CORPORATION
47W210 US HIGHWAY 30
BIG ROCK, ILLINOIS 60511

PARKWAY LANDSCAPING

LENGTH (LINEAR FEET)	615'-0"
NUMBER OF TREES REQUIRED (1 PER 40 LF)	15
NUMBER OF EXISTING TREES TO REMAIN	8
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	7, BUT REDUCED TO 5 DUE TO DRIVE ENTRANCES

TOTAL LOT AREA MINUS THE AREA OF BUILDING	55,879 SF
NUMBER OF TREES REQUIRED (55,879/1,000)	56
NUMBER OF EXISTING TREES TO REMAIN	8
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	48
TOTAL TREES	56

TOTAL LANDSCAPE BUFFER AREA	26,865 SF
REQUIRED LIVE LANDSCAPING (75% OF 26,865)	20,149 SF
PROPOSED LIVE LANDSCAPE	26,440 SF
REQUIRED PLANTING AREA (25% OF 20,149)	5,037 SF
PROPOSED PLANTING AREA	5,642 SF

NO.	SIZE	BOTANICAL NAME	COMMON NAME	COND	REMARKS
1	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
2	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
3	6"	TILIA SP.	LINDEN	GOOD	TO REMAIN
4	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
5	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
6	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
7	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
8	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
9	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
10	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
11	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
12	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
13	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
14	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
15	8"	MALUS SP.	CRABAPPLE	GOOD	TO BE REMOVED
16	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
17	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
18	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
19	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
20	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
21	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
22	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO BE REMOVED
23	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO BE REMOVED
24	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
25	8"	ACER FREEMANII	FREEMAN MAPLE	GOOD	TO REMAIN
26	8"	TILIA SP.	LINDEN	GOOD	TO BE REMOVED
27	8"	TILIA SP.	LINDEN	GOOD	TO BE REMOVED



EXECUTIVE
CAPITAL
CORPORATION



209 S. DEERPATH
ROAD

NORTH AURORA, IL

SCALE: 1"=50'



L-1

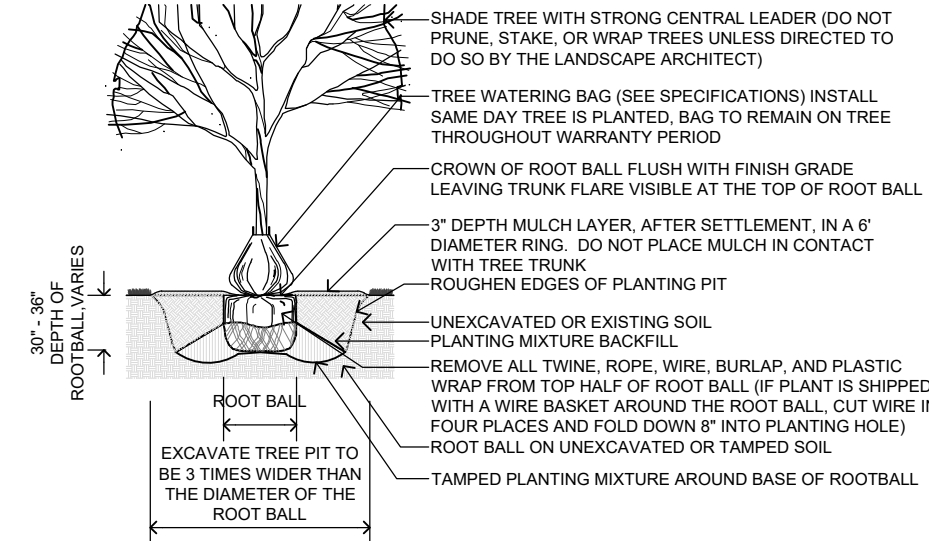
SITE PLAN

JULY 20, 2021

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

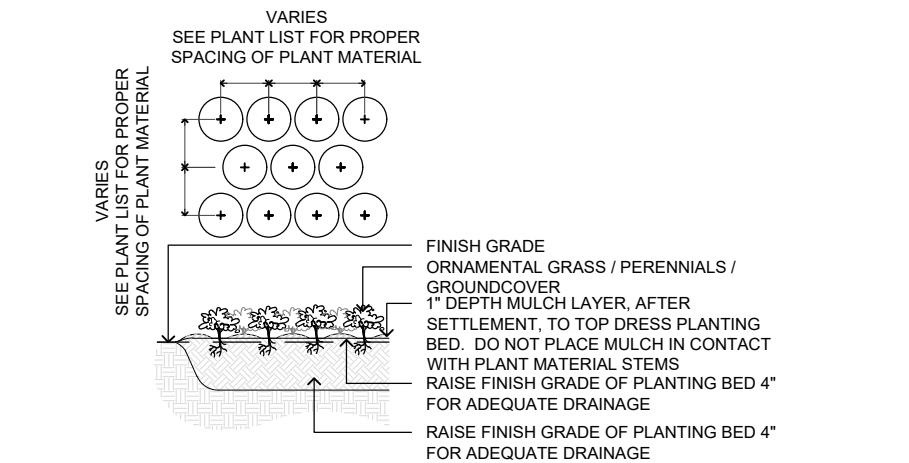
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	AFAB	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	10	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	8	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	2	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PGD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	3	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CVWK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING GREEN HAWTHORN	5	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	6	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QWL	QUERCUS ROBUR 'LONG'	REGAL PRINCE OAK	14	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	CAP	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	51	-	-	18"	#5	3'-0" ON CENTER
	CAB	CORNUS ALBA 'BAILHALO'	IVORY HALO VARIEGATED DOGWOOD	90	-	24"	-	B&B	4'-0" ON CENTER
	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	53	-	36"	-	B&B	5'-0" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HARDY HYDRANGEA	79	-	-	36"	B&B	5'-0" ON CENTER
	KOD	KODIAK ORANGE DIERVILLA	BUSH HONEYSUCKLE	227	-	-	24"	#5	3'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	363	-	-	24"	#5	3'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	43	-	30"	-	#5	4'-0" ON CENTER
	JVGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	76	-	24"	-	#5	3'-0" ON CENTER
PERENNIALS / GRASSES / GROUND COVER	AM	ALLIUM 'MILLENNIUM'	ORNAMENTAL ONION	344	-	-	-	#1	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	344	-	-	-	#1	1'-6" ON CENTER
	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	286	-	-	-	#1	2'-0" ON CENTER
	EFC	EUONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER EUONYMUS	2232	-	-	-	#4	0'-8" ON CENTER
	SA	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	1004	-	-	-	#1	1'-6" ON CENTER



1

L2

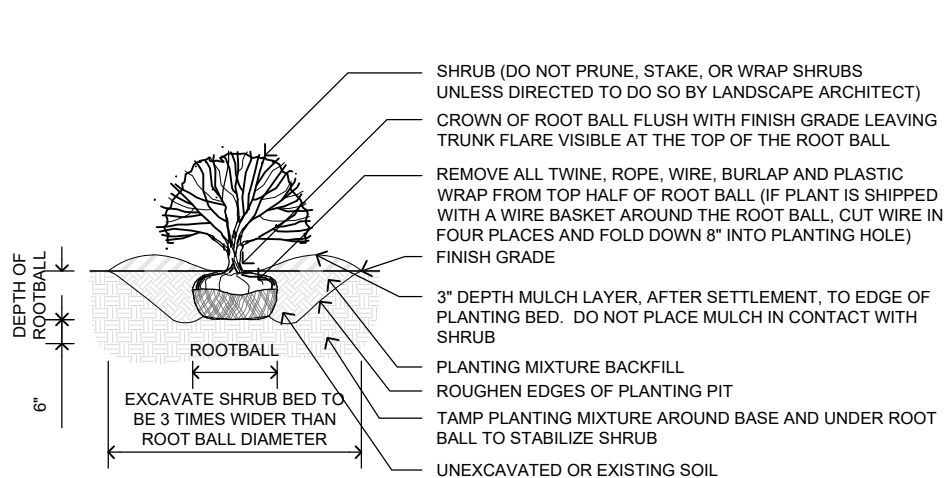
DECIDUOUS TREE INSTALLTION



3

L2

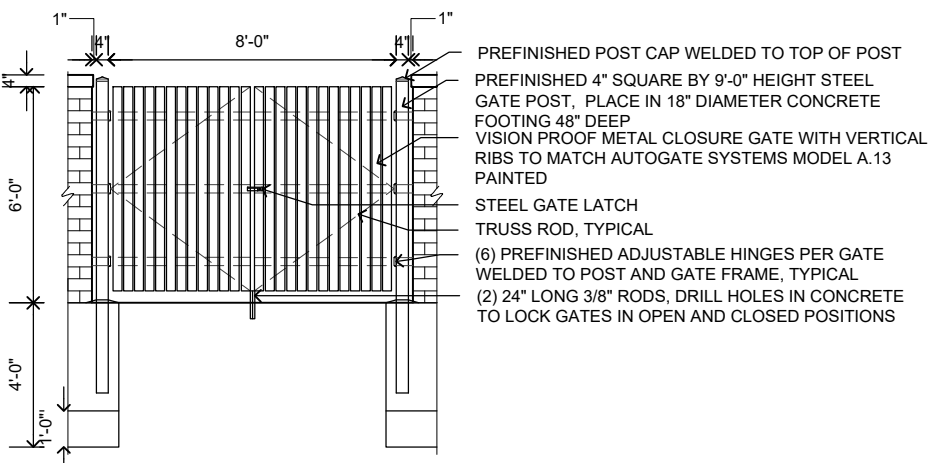
PERENNIALS INSTALLATION



2

L2

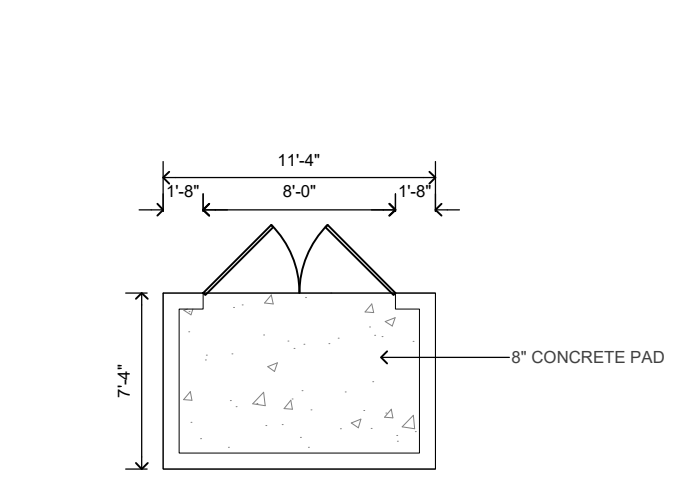
SHRUB INSTALLATION



4B

L2

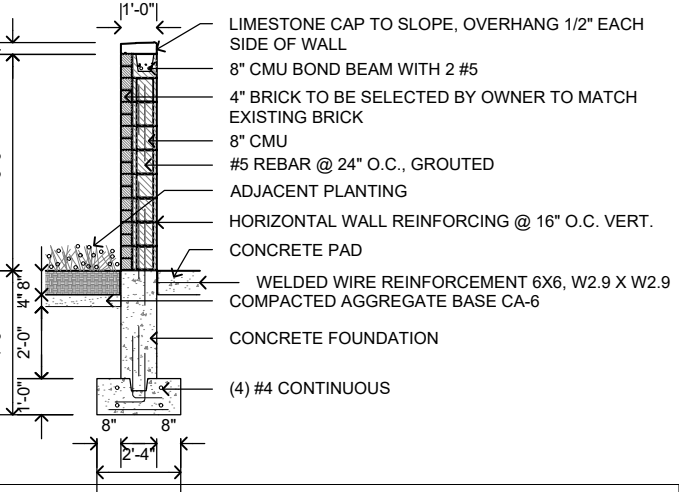
TRASH ENCLOSURE



4A

L2

TRASH ENCLOSURE PLAN



EXECUTIVE
CAPITAL
CORPORATION



209 S. DEERPATH
ROAD
NORTH AURORA, IL

L-2

PLANT LIST AND
DETAILS

Legend

	CURRENT BOUNDARY		R-2 SINGLE FAMILY RESIDENCE DISTRICT		I-1 LIMITED INDUSTRIAL DISTRICT
	FOX RIVER		R-2A TWO FAMILY RESIDENCE DISTRICT		I-2 GENERAL INDUSTRIAL DISTRICT
	INTERSTATE 88		R-3 GENERAL RESIDENCE DISTRICT		I-3 CENTRAL INDUSTRIAL DISTRICT
	KANE COUNTY FOREST PRESERVE		R-4 GENERAL RESIDENCE DISTRICT		E-3 ESTATE STANDARD DISTRICT
	PUD		B-2 GENERAL BUSINESS DISTRICT		E-R ESTATE RURAL DISTRICT
	R-1 SINGLE FAMILY RESIDENCE DISTRICT		B-3 CENTRAL BUSINESS DISTRICT		UNINCORPORATED
	R-1A SINGLE FAMILY RESIDENCE DISTRICT		B-2/R-4 MIXED USE PLANNED UNIT DEVELOPMENT		NICOR GAS
			O-R OFFICE RESEARCH DISTRICT		BNSF RR
			ORI OFFICE RESEARCH INDUSTRIAL DISTRICT		



Zoning Data
Deerpath Road, North Aurora, IL 60542
7/20/2021

NORTH AURORA ZONING ORDINANCE

BULK & DENSITY	EXISTING ZONING	VARIATIONS	PROPOSED PROJECT DRIVE-UP BUILDINGS
Lot Area [SF]	88,754.00		88,754.0
Zoning District	B-2 General Buisness		B-2 General Buisness
Use Group	Self storage		Self-Storage
Maximum Floor Area Ratio [F.A.R.]	2.0		Actual Ratio [F.A.R.] 0.3
Maximum Area Allowed by F.A.R.	177,508.0		Actual Area [F.A.R.] 29,914.0
YARDS/HEIGHT			
Required Yards [ft]	Front [Primary - West]	35'-0"	Proposed 35'-0"
	Side [North]	10'-0"	Proposed 0'-0"
	Side [South]	35'-0"	Proposed 35'-0"
	Rear [Secondary - East]	35'-0"	Proposed 35'-0"
Maximum Building Height [ft]	35'-0" & 3 stories		Proposed 22'-8" & 1.5 stories
COMMERCIAL PARKING/LOADING			
Required Off Street Parking Spaces	1 per 5,000 SF	Parking Variation	Provided 29,914 / 5,000 SF = 6 5 Spaces Provided
Required Accessible Parking Spaces	1 per 25 spaces		Provided 0.0
Required Off Street Loading	5,000-10,000 SF = 1 space 10,001-40,000 SF = 2 Spaces 40,001 - 100,000 SF = 3 Spaces 1 per additional 100,000 SF	Quantity of Loading Berths	Provided 2 Berths Required 0 Berths Provided
Required Bicycle Parking	N/A		Provided 0.0
LANDSCAPING			
Tree Requirements	Street 1 per 40' of Parkway		9 existing trees + 8 new
	Site 1 per 1,000 SF		See L-1
Signs - Sec. 15-48.100	Size 1.5' per linear foot, 300 SF max		67 SF
	Quantity 3 per building façade		1 at east, 1 at north = 2 total
	Location Wall Sign		Wall
	Max Height Below Roof Line		21'-6"
Vehicular Use Area Landscaping	Required		Provided - See L-1
Trash Area Screening Required	Required		Screened
ADDITIONAL			
Architectural Standards	Yes		
Flood Zone / Criteria	Zone -X		
Easements	Yes		

Notes:

Self-Service Storage Facilities are allowed by Special Use (Section 4.3) in B-2 General Business Districts
*Will require special use permit



Zoning Data
Deerpath Road, North Aurora, IL 60542
7/20/2021

NORTH AURORA ZONING ORDINANCE

BULK & DENSITY	EXISTING ZONING	VARIATION	PROPOSED PROJECT MAIN BUILDING
Lot Area [SF]	84,996.00		84,996.0
Zoning District	B-2 General Buisness		B-2 General Buisness
Use Group	Self storage		Self-Storage
Maximum Floor Area Ratio [F.A.R.]	2.0		Actual Ratio [F.A.R.] 1.4
Maximum Area Allowed by F.A.R.	169,992.0		Actual Area [F.A.R.] 120,300.0
YARDS/HEIGHT			
Required Yards [ft]	Front [Primary - West]	35'-0"	Proposed 35'-0"
	Side [North]	10'-0"	Proposed 10'-0"
	Side [South]	10'-0"	Proposed 8'-9"
	Rear [Secondary - East]	35'-0"	Proposed 35'-4"
Maximum Building Height [ft]	35'-0" & 3 stories	Height Limit	Proposed 40'-0" & 3 stories
COMMERCIAL PARKING/LOADING			
Required Off Street Parking Spaces	1 per 5,000 SF 2 per 1,000 SF of Office Space	Parking Variation	Provided 120,300 / 5,000 SF = 25 +2 for 900 SF office = 27 14 Spaces Provided
Required Accessible Parking Spaces	1 per 25 spaces		Provided 1.0
Required Off Street Loading	5,000-10,000 SF = 1 space 10,001-40,000 SF = 2 Spaces 40,001 - 100,000 SF = 3 Spaces 1 per additional 100,000 SF	Quantity of Loading Berths	Provided 4 Berths Required 2 Berths Provided
Required Bicycle Parking	N/A		Provided 0.0
LANDSCAPING			
Tree Requirements	Street 1 per 40' of Parkway		8 existing trees + 2 new
	Site 1 per 1,000 SF		See L-1
Signs - Sec. 15-48.100	Size 1.5' per linear foot, 300 SF max		67 SF
	Quantity 3 per building façade		2 at east, 1 at north, 1 at south = 4 total
	Location Wall Sign		Wall
	Max Height Below Roof Line		37'-6"
Vehicular Use Area Landscaping	Required		Provided - See L-1
Trash Area Screening Required	Required		Screened
ADDITIONAL			
Architectural Standards	Yes		
Flood Zone / Criteria	Zone -X		
Easements	Yes		

Notes:

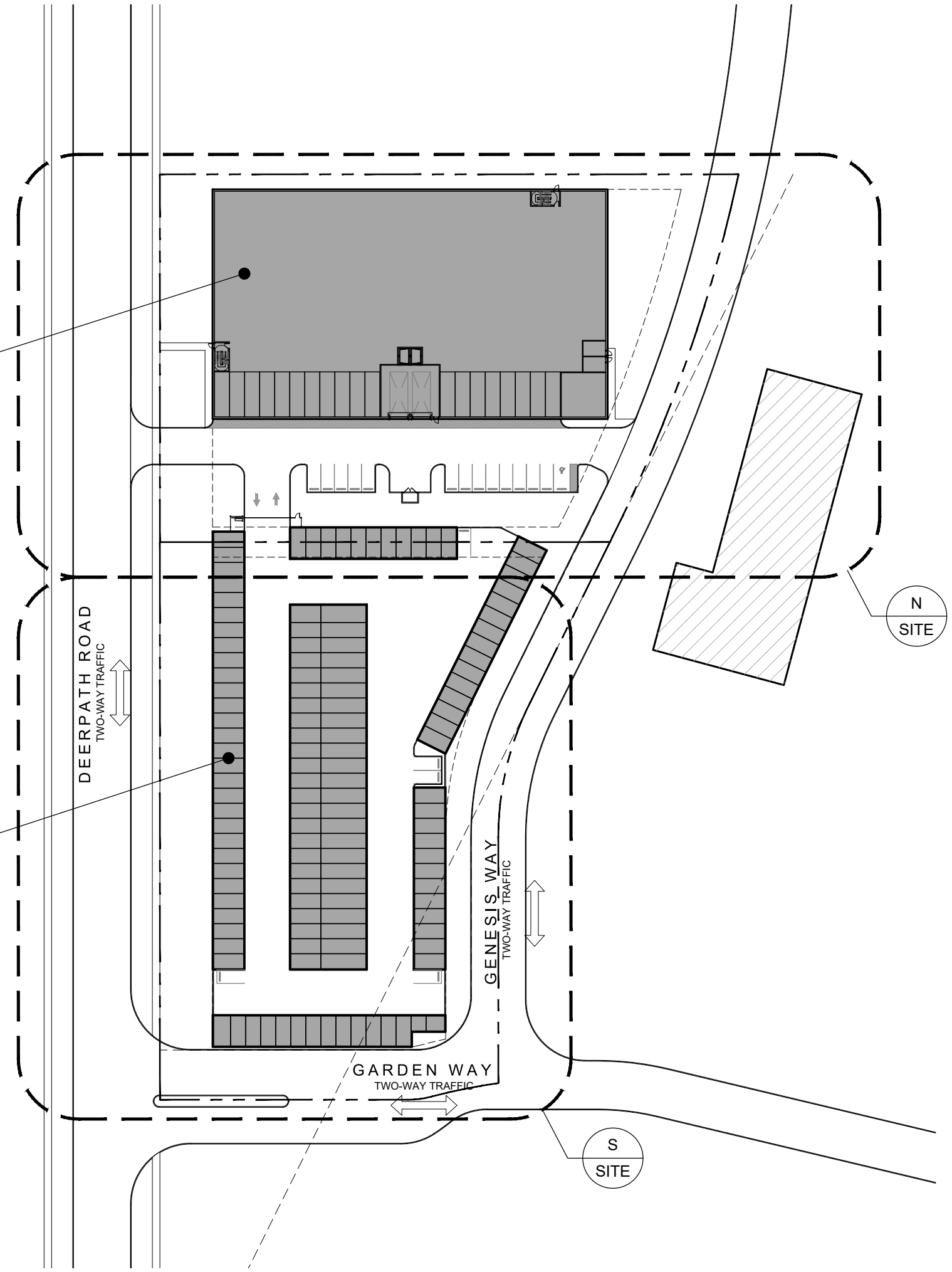
Self-Service Storage Facilities are allowed by Special Use (Section 4.3) in B-2 General Business Districts
*Will require special use permit

209 S. DEERPATH
ROAD
NORTH AURORA, IL



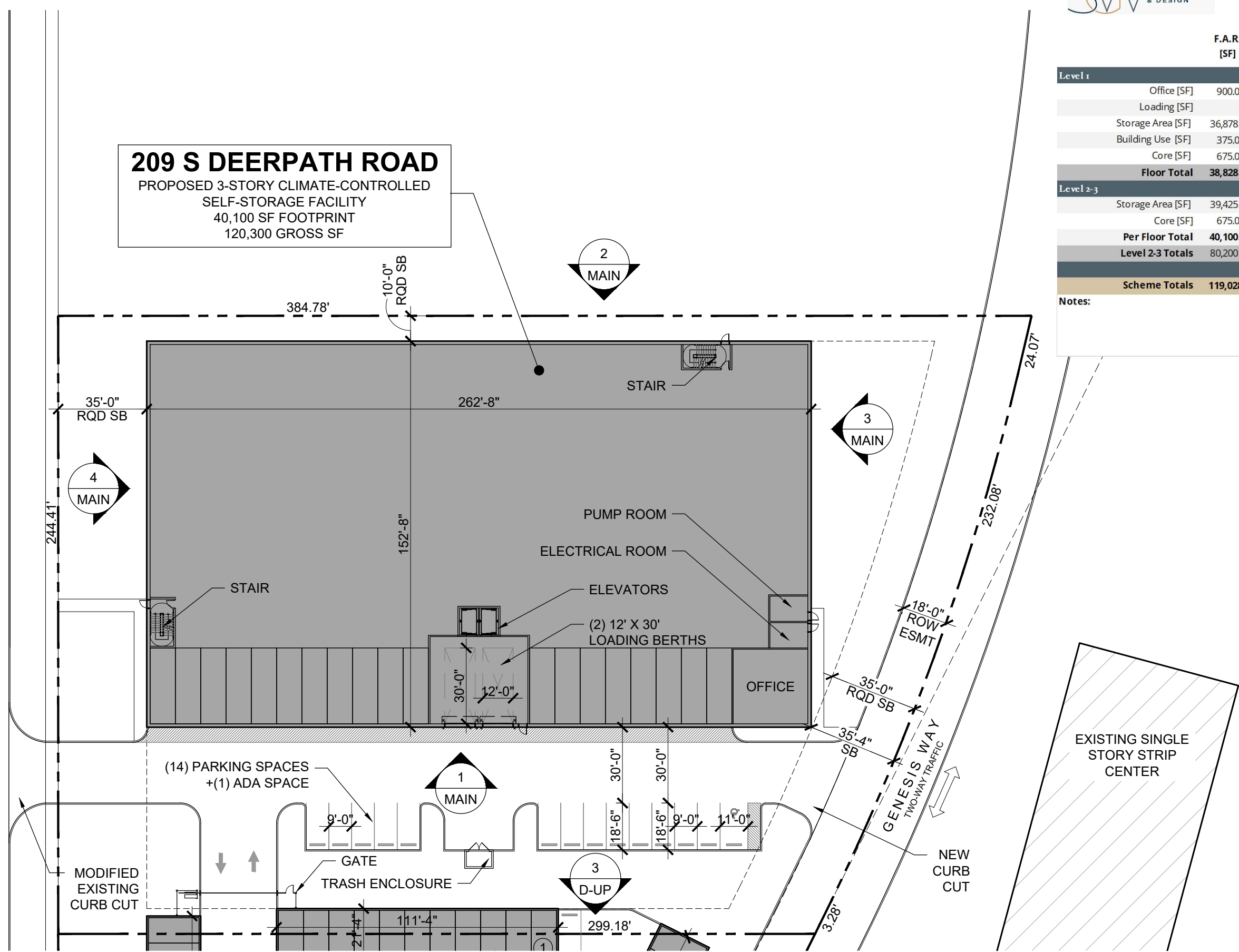
209 S DEERPATH ROAD
PROPOSED 3-STORY CLIMATE-CONTROLLED
SELF-STORAGE FACILITY
40,100 SF FOOTPRINT
120,300 GROSS SF

209 S DEERPATH ROAD
(6) PROPOSED SELF STORAGE
DRIVE UP BUILDINGS
29,914 GROSS SF



DEERPETH ROAD
TWO-WAY TRAFFIC

209 S DEERPETH ROAD
PROPOSED 3-STORY CLIMATE-CONTROLLED
SELF-STORAGE FACILITY
40,100 SF FOOTPRINT
120,300 GROSS SF



Building Data

7/1/2021

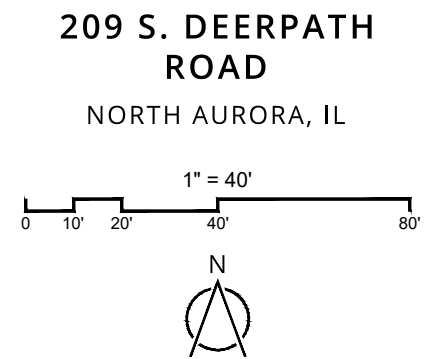
SGW ARCHITECTURE & DESIGN

	F.A.R. [SF]	GROSS AREA [SF]
Level 1		
Office [SF]	900.0	900.0
Loading [SF]		1,272.0
Storage Area [SF]	36,878.0	36,878.0
Building Use [SF]	375.0	375.0
Core [SF]	675.0	675.0
Floor Total	38,828.0	40,100.0
Level 2-3		
Storage Area [SF]	39,425.0	39,425.0
Core [SF]	675.0	675.0
Per Floor Total	40,100.0	40,100.0
Level 2-3 Totals	80,200.0	80,200.0
Scheme Totals	119,028.00	120,300.00

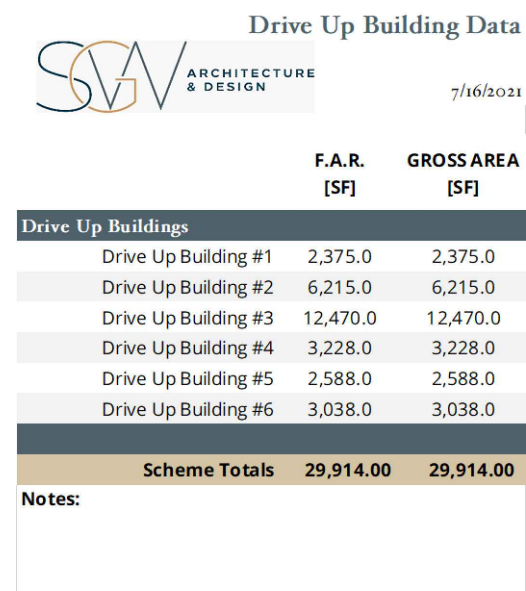
Notes:



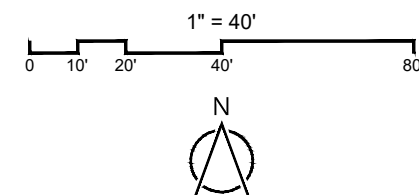
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SITE PLAN - NORTH PARCEL



209 S. DEERPATH
ROAD
NORTH AURORA, IL

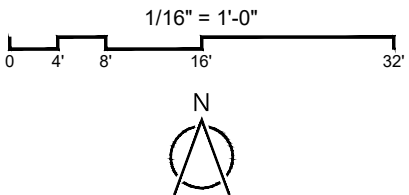


SITE PLAN - SOUTH PARCEL

JULY 27, 2021

**EXECUTIVE
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CORPORATION**

**209 S. DEERPATH
ROAD**
NORTH AURORA, IL



ELEVATIONS
MAIN BUILDING

JULY 27, 2021

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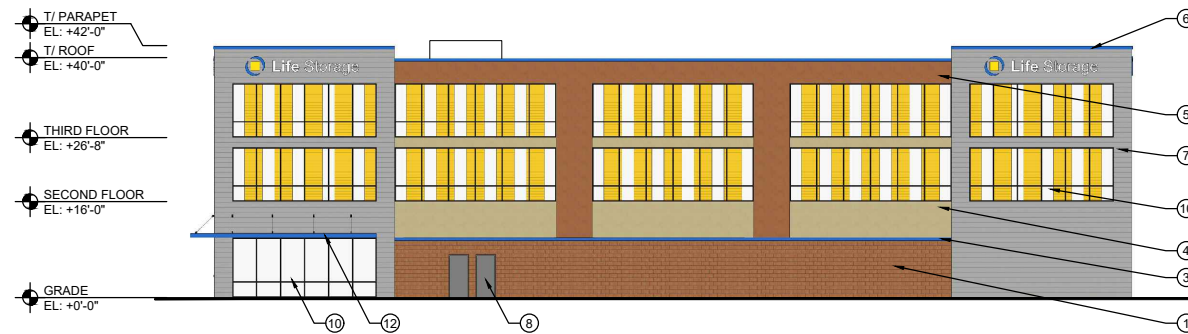
COLOR LEGEND

	SPLIT FACED CMU - FUDGE
	SPLIT FACED CMU - MANOR WHITE
	LIFE STORAGE BLUE
	BLACK ANODIZED FINISH
	LIFE STORAGE YELLOW
	DRYVIT MANOR WHITE
	DRYVIT FUDGE
	MBCI ASH GREY
	MBCI DESSERT SAND

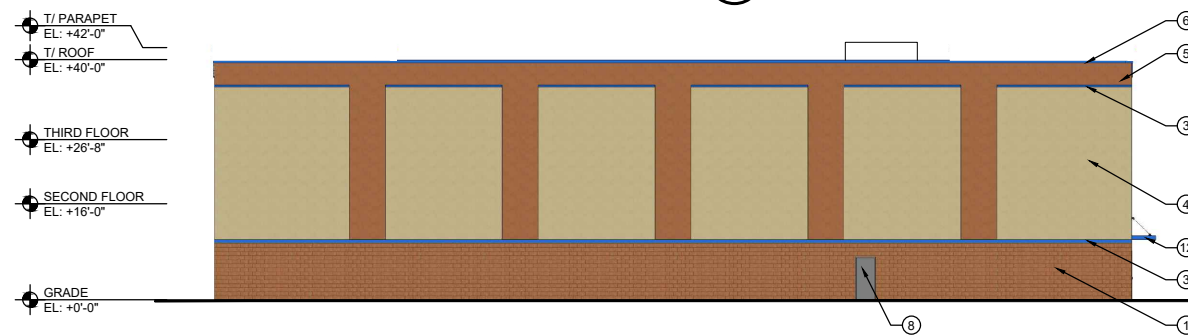
KEY NOTE MATERIAL LEGEND

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

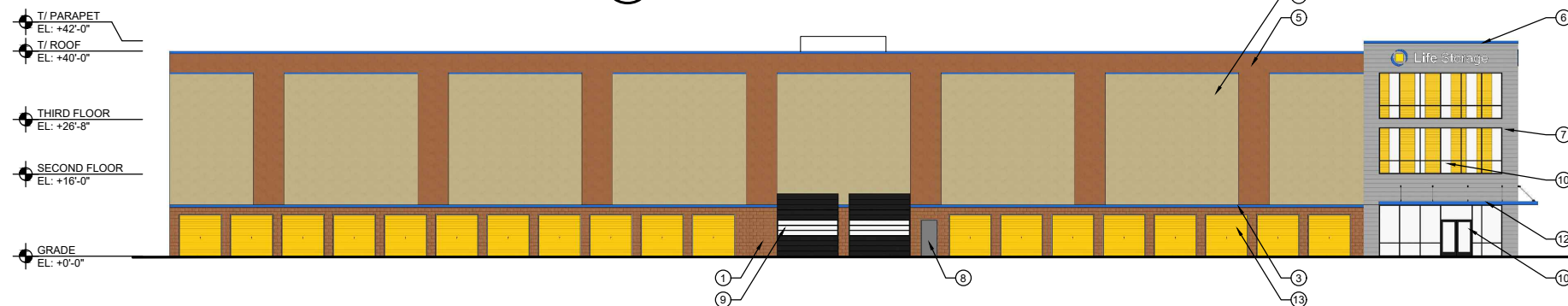
- ① SPLIT FACED CMU
-COLOR TO MATCH 'DRVIT FUDGE'
- ② SPLIT FACED CMU
-COLOR TO MATCH 'DRVIT MANOR WHITE'
- ③ METAL TRIM
-COLOR 'LIFE STORAGE BLUE'
- ④ EFIS - 310 ESSENCE FINE SAND
-COLOR 'DRYVIT - 108 MANNOR WHITE'
- ⑤ EFIS - 310 ESSENCE FINE SAND
-COLOR 'DRYVIT - 374A FUDGE'
- ⑥ PRE-FINISHED ALUMINUM COPING
-COLOR 'LIFE STORAGE BLUE'
- ⑦ METAL PANEL - MBCI FW-120
-COLOR 'MBCI ASH GRAY'
- ⑧ METAL DOOR AND FRAME
- COLOR TO MATCH MBCI SLATE GRAY
- ⑨ HIGH SPEED OVERHEAD DOOR
- COLOR: BLACK ANODIZED FINISH
- ⑩ STOREFRONT WINDOW SYSTEM
- COLOR: BLACK ANODIZED FINISH
- ⑪ PRE-FINISHED ALUMINUM DOWNSPOUTS
PAINT TO MATCH 'DRYVIT - 374A FUDGE'
- ⑫ PAINTED METAL CANOPY
-COLOR 'LIFE STORAGE BLUE'
- ⑬ ROLL UP DOORS
-COLOR 'LIFE STORAGE YELLOW'
- ⑭ METAL PANEL - MBCI CORRUGATED
-COLOR 'MBCI DESSERT SAND'



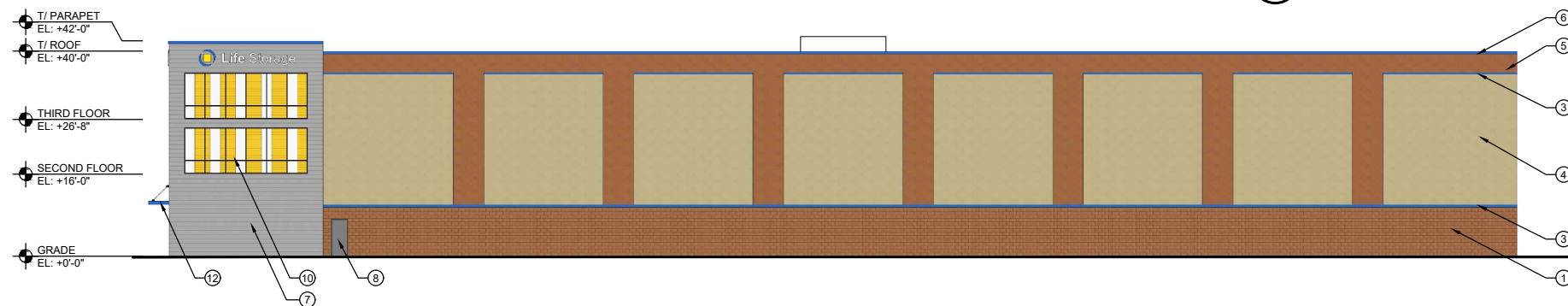
4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



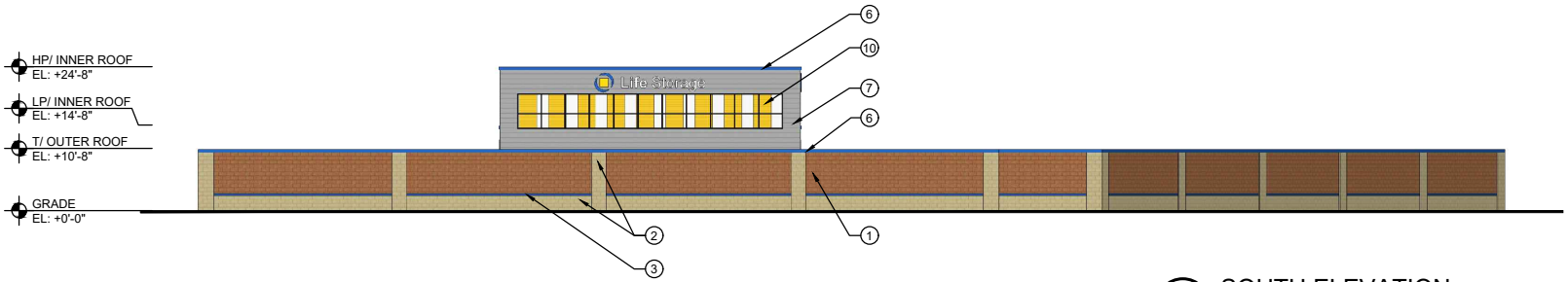
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



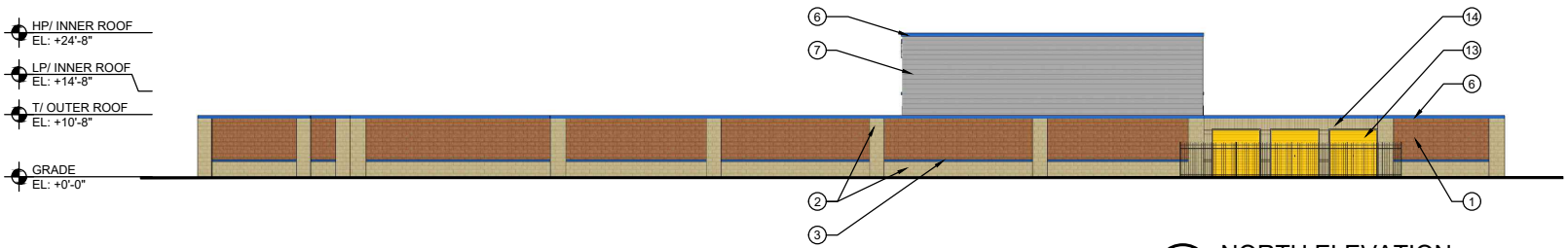
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR LEGEND	
	SPLIT FACED CMU - FUDGE
	SPLIT FACED CMU - MANOR WHITE
	LIFE STORAGE BLUE
	BLACK ANODIZED FINISH
	LIFE STORAGE YELLOW
	DRYVIT MANOR WHITE
	DRYVIT FUDGE
	MBCI ASH GREY
	MBCI DESSERT SAND

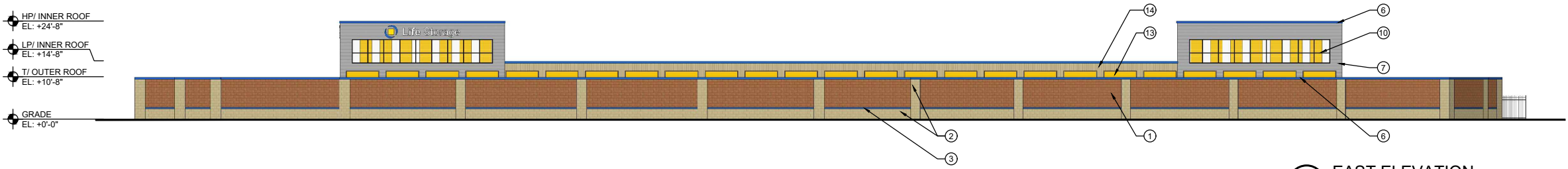
KEY NOTE MATERIAL LEGEND	
NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET	
①	SPLIT FACED CMU -COLOR TO MATCH 'DRVIT FUDGE'
②	SPLIT FACED CMU -COLOR TO MATCH 'DRVIT MANOR WHITE'
③	METAL TRIM -COLOR 'LIFE STORAGE BLUE'
④	EFIS - 310 ESSENCE FINE SAND -COLOR 'DRYVIT - 108 MANNOR WHITE'
⑤	EFIS - 310 ESSENCE FINE SAND -COLOR 'DRYVIT - 374A FUDGE'
⑥	PRE-FINISHED ALUMINUM COPING -COLOR 'LIFE STORAGE BLUE'
⑦	METAL PANEL - MBCI FW-120 -COLOR 'MBCI ASH GRAY'
⑧	METAL DOOR AND FRAME - COLOR TO MATCH MBCI SLATE GRAY
⑨	HIGH SPEED OVERHEAD DOOR - COLOR: BLACK ANODIZED FINISH
⑩	STOREFRONT WINDOW SYSTEM - COLOR: BLACK ANODIZED FINISH
⑪	PRE-FINISHED ALUMINUM DOWNSPOUTS PAINT TO MATCH 'DRYVIT - 374A FUDGE'
⑫	PAINTED METAL CANOPY -COLOR 'LIFE STORAGE BLUE'
⑬	ROLL UP DOORS -COLOR 'LIFE STORAGE YELLOW'
⑭	METAL PANEL - MBCI CORRUGATED -COLOR 'MBCI DESSERT SAND'



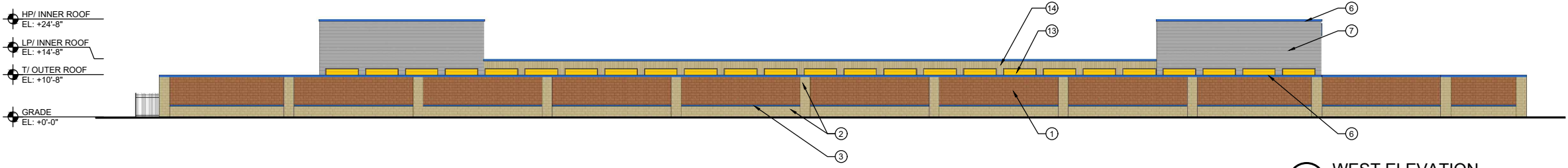
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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209 S. DEERPATH
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NORTH AURORA, IL



INITIAL RENDERING SUBJECT TO CHANGE.

PERSPECTIVE

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209 S. DEERPATH
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NORTH AURORA, IL



INITIAL RENDERING SUBJECT TO CHANGE.

PERSPECTIVE

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INITIAL RENDERING SUBJECT TO CHANGE.

209 S. DEERPATH
ROAD
NORTH AURORA, IL

PERSPECTIVE

Memorandum

To: Village President and Village Board of Trustees

From: Steve Bosco, Village Administrator

Date: July 29, 2021

Re: Temporary Outdoor Dining

Background

In order to assist dining establishments during the COVID-19 pandemic, Mayor Dale Berman issued an Executive Order in May of 2020 that allowed restaurants/food prepared to eat establishments, taverns and breweries to create a temporary outdoor dining area or expand existing outdoor dining areas within the parking lot spaces adjacent to their businesses.

At the time the Executive Orders were issued indoor dining was not allowed under Phase 3 of the Governor's Restore Illinois Plan and any movement short of Phase 5 of the Restore Illinois Plan continued to have indoor dining capacity limits. The Executive Order limited outdoor dining to 10 p.m. Mayor Berman issued another Executive Order in June of 2020 that allowed businesses with outdoor dining areas to stay open in line with the Village's Supplemental Outdoor Liquor License provisions; extending outdoor dining hours under the Executive Order to 12 a.m. Sunday-Thursday and 1 a.m. Friday-Saturday. The Village Board approved a resolution in February 2021 extending COVID-19 related emergency powers to Mayor Mark Gaffino, which also continued existing Executive Orders previously approved in response to the COVID-19 pandemic.

The Village's outdoor dining Executive Orders expire when the existing Gubernatorial Executive Orders restricting capacity at bars and restaurants are terminated or cease, allowing for one hundred (100%) capacity indoors or when this Executive Order is repealed by the President or superseded by action of the corporate authorities of the Village of North Aurora, whichever is sooner.

Current

In speaking with the Village Attorney, the current outdoor dining Executive Orders remain in place as the Governor continues to extend COVID-19 Executive Orders, though the state is currently within Phase 5 of Restore Illinois Plan with no indoor capacity limits. Staff is only aware of a small number of establishments currently utilizing the temporary outdoor dining areas.

At this point staff is looking for feedback from the Village Board regarding whether outdoor dining should continue to a specific period of time rather than be tied to the Governor's Executive Order. If not, staff would suggest establishing a transition period for establishments with temporary outdoor dining areas. The transition period would give establishments a reasonable amount of time to stop utilizing their outdoor dining area and remove it in the event that either the Governor's Executive Orders no longer continue, the Mayor terminates the Village's outdoor dining Executive Orders or the Village Board terminates the Village's outdoor dining orders.

Should the Village Board pursue extending outdoor temporary dining areas or the creation of a transition period beyond the end of the Governor's Executive Orders, Village Board action would be required.

Memorandum



To: Mark Gaffino, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: Brandon Tonarelli, Village Engineer
Date: July 28, 2021
Re: Water Tower Construction Re-bid

At the August 2, 2021 Village Board meeting, Rempe-Sharpe recommended rejecting all bids for the Village's 750,000 gallon Water Tower Construction project because the only bid received for the project was more than \$1,000,000 over the Engineer's Estimate and was disqualified because the bidder did not meet the Village's responsible bidder requirement. The Village's responsible bidder requirement, adopted in 2009 by Resolution and subsequently included in the Village's purchasing policy, requires contractors on all Public Works projects of \$25,000 or more when prevailing wage requirements apply certify that they are enrolled in a Joint Apprenticeship Training Program with the United States Department of Labor (USDOL) Bureau of Apprenticeship and Training. Rempe-Sharpe has indicated that there are only four companies operating nationwide that have the capability of constructing a 750,000 gallon water tower and only one of those companies have the current ability to meet the Village's USDOL Joint Apprenticeship Training Program requirement.

Below, Village staff has identified a few options for the Village Board to consider for rebidding the Water Tower construction project.

1. The Village can bid the project again with the responsible bidder requirement and would expect to receive only one bid again as it appears there may only be one firm that can meet the Village's responsible bidder requirement requiring contractors to be enrolled in a USDOL Joint Apprenticeship Program.
2. The Village could waive the responsible bidder requirement for the rebid. All four of the qualified elevated tank contractors would most likely submit bids and more competitive pricing would be expected. All the contractors would still be required to meet the prevailing wage requirements.
3. The Village could rebid the project with an alternate bid option. In this scenario, companies could provide a bid with the Village's responsible bidder requirement requiring contractors to be enrolled in a USDOL Joint Apprenticeship Program and/or one without the requirement. This would allow the Village Board to make a decision on whether to accept a bid with or without the Village's responsible bidder requirement requiring contractors to be enrolled in a USDOL Joint Apprenticeship Program once bids are submitted.

Staff is looking for feedback on how to move forward with rebidding the 750,000 gallon water tower construction project.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: FLOOR AREA MINIMUMS
AGENDA: AUGUST 2, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The topic of minimum home sizes was first introduced when a homebuilder wanted to complete the Moose Lake Estates subdivision with single family homes where the model line was noticeably smaller than the existing homes in the subdivision. The Zoning Ordinance does not require a minimum size for residential homes, but does include maximum size parameters – setbacks, building height, lot coverage. The Moose Lake Estates subdivision is located in the E-3 Estate Standard District. The Village Board directed staff to further investigate minimum size requirements for single-family homes in estate zoning districts as regulated by surrounding communities.

Staff evaluated regulations from 10 different municipalities to first determine if they have minimum size requirements, and if they did, determine how they were being regulated. Four of the ten communities had minimum building sizes for residential zoning districts included in their zoning ordinances. Minimum building sizes were regulated as ground floor area minimums in those communities. Three of those four communities require ground floor area minimums in at least one estate residential zoning district.

Following a staff presentation on the subject matter, feedback was solicited from the Plan Commission during a workshop session at their March 2, 2021 meeting. After discussion on the topic, the Plan Commission expressed little interest in pursuing minimum residential building sizes. Staff presented the information to the Village Board at their April 5, 2021 Committee of the Whole meeting. Contrary to the Plan Commission, the Village Board wanted to further investigate the minimum home sizes in order to provide consistency in existing subdivisions.

The Village has five subdivisions located in the E-3 Estate Standard District (Autumn Ridge, Lake Run Estates, Moose Lake Estates, Remington Landing, and Tanner Trails). Staff reached out to two of the applicable township accessor offices, Batavia and Blackberry, to retrieve ground floor and total building square footages for the five subdivisions listed above. The table below is an illustrative summary of the information provided by the townships. Upon discussion with the townships, both calculate square footage as livable space above ground. Basements, garages, porches, and breezeways were not included in the provided measurements.

CONSIDERATION

Based upon the information provided, staff is seeking direction from the Board on whether or not to proceed with a ground floor area minimum or a minimum building area for single-family homes in the E-3 District. If so, which would the Board prefer? What should the minimum size be?

Subdivision	Lowest Ground Floor Square Footage	Lowest Total Building Square Footage	Median Ground Floor Square Footage of Subdivision	Median Total Building Square Footage of Subdivision
Autumn Ridge	1,564	2,218	2,191	2,607
Lake Run Estates	1,542	2,752	1,989	3,381
Moose Lake Estates	1,382	2,931	2,422	3,853
Remington Landing	1,213	2,057	2,094	2,486
Tanner Trails	1,012	1,356	1,573	2,913