



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, AUGUST 3, 2021
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated July 6, 2021.

PUBLIC HEARING

1. **Petition #21-08 (Parcel 5 of the Randall Square Subdivision)**: The petitioner, Casey's Retail Company, requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development
 - b) Site Plan Approval

NEW BUSINESS

1. **Petition #21-08 (Parcel 5 of the Randall Square Subdivision)**: The petitioner, Casey's Retail Company, requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development
 - b) Site Plan Approval

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

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

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Commissioners, Anna Tuohy, Tom Lenkart, Mark Bozik, Doug Botkin, Aaron Anderson, Scott Branson

Not in attendance: None

Staff in attendance: Village Administrator Steve Bosco and Community & Economic Development Director Mike Toth

Also in attendance: Kevin Drendel, Village Attorney

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated June 1, 2021

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

PUBLIC HEARING

- 1. Petition #21-06 (Lots 1 & 2 Orchard Commons):** The petitioner, Orchard Commons North Aurora LLC, requests the following actions in the B-2 General Business District, Planned Unit Development:
 - a) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development, North Aurora Zoning Ordinance and Sign Ordinance
 - b) Site Plan Approval
 - c) Preliminary Final Plat of Subdivision

The petitioner, Ivan Nockov, stated the property currently consists of vacant land that has been partially improved with utilities. There are two (2) separate parcels, which will be subdivided into four (4) parcels. A building will be located on each of the four (4) parcels. Internal access points will be implemented into the development. Public road cuts are not necessary for the development, so traffic will not be impacted on Orchard Road during construction.

There is currently a private road that exits on Oak Street. The property also includes a private retention area behind the building for stormwater management. All water and sanitary lines are in the private right-of-way along back of the building.

The petitioner stated that all buildings will have modern finishes. Lots 3 and 4 will include a national coffee chain (Starbucks) and national fast food chain. Both locations will have a drive thru incorporated.

Currently Lot 2 has two different design options. One option includes a drive thru and straight retail. The other option will have no drive thru included. The petitioner stated that the landscaping exceeds the Village requirements. There are strict landscaping standards along Orchard Road that will be followed per Kane County's requirements.

The design concept for Lot 1 will include masonry, canopies over windows and an overall modern aesthetic look. Lots 3 and 4 will follow the latest design concept being implemented by each national food chain.

Community & Economic Development Director Toth stated that there are three items being entertained for approval. Special Use is required due to a change in the PUD. The PUD originally called for a bank on Lot 1 and retail store on Lot 2. The applicant is also requesting approval for deviations to the PUD since the proposed signage is larger than what the PUD allows for. The proposed signage does meet the Village's sign code. A second deviation includes reducing the drive aisles from 24' to 22' for Lot 3 and Lot 4. The applicant is also seeking site plan approval and preliminary final plat of subdivision approval. Since Lot 2 has two design options, there will be a total of 5 lot approvals for the site plan.

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

Chairman Mike Brackett closed the public hearing.

- 2. Petition #21-07 (840 Ice Cream Drive and the properties are generally located at the northeast corner of Randall Road and Ice Cream Drive):** The petitioner, Ted Staszak, requests the following actions in the I-2 General Industrial District:
- a) Special Use to allow a Planned Unit Development with deviations to the Zoning Ordinance
 - b) Site Plan Approval
 - c) Preliminary Final Plat of Subdivision

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

The petitioner, Tim Stuchly, introduced himself and provided a brief background on their company, Transwestern Development Company. They are a private real estate company headquartered in Houston, TX. Currently the industrial / warehouse industry has had the most activity, along with multi-family developments.

The petitioner stated that the proposed development will be a 173,000 SF warehouse. The building will consist of higher quality aesthetics, considering it will be located off of Randall Road and will be visible in a high traffic area. Landscaping will consist of heavier trees on the west side of the building, which has a 50' setback. The building will consist of higher end glass and winged walls to give dimension. There will possibly be two (2) tenants in the warehouse.

The north elevation will consist of the truck docks. The proposed warehouse will not be a heavy distribution center and will consist of 20 door stalls on the north elevation. The facility is designed for more traffic if needed. The truck traffic will come off of Ice Cream Drive and to the east side of the building. Additional trailer parking was incorporated due to heavier demand. Auto parking is proposed in the front of the building by the primary entrance. At the northwest corner, there is a "right-in, right-out" to Randall Road. This keeps the traffic flow going northbound on Randall Road. A traffic study was completed for the development and it showed there would be light traffic from the warehouse. The preliminary final plat of subdivision shows three different lots. Lot 1 will be used for the warehouse. Lot 2 is being reserved for the owner for a future project, and Lot 3 will consist of a shared detention facility.

The petitioner stated that the tenants for the warehouse will primarily be light manufacturing. This could potentially bring about 50 – 100 new jobs. The site will have more than enough parking to accommodate for all future employees.

Toth stated they are creating a PUD for the development. The property is located in the I-2 District. Any use is subject to a permitted use in the I-2 District. He stated that a future tenant could possibly request a special use down the road. The applicant is requesting a 0 setback line at the eastern edge of Lot 2. They will still need to meet the front and rear setback requirements. The proposed building meets code for building height, parking, etc. Staff is recommending approval with 11 conditions.

Chairman Mike Brackett closed the public hearing.

NEW BUSINESS

1. **Petition #21-06 (Lots 1 & 2 Orchard Commons):** The petitioner, Orchard Commons North Aurora LLC, requests the following actions in the B-2 General Business District, Planned Unit Development:
 - d) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development, North Aurora Zoning Ordinance and Sign Ordinance
 - e) Site Plan Approval
 - f) Preliminary Final Plat of Subdivision

Commissioner Tuohy asked if there will be a separate request for signage off of Orchard Road. Toth responded that the signage on the building is governed by the Village's sign ordinance. The PUD only speaks to the free standing signs. The applicant is below the sign ordinance standard, but the signage on Madison Street needs to meet the PUD standard, which is one of the conditions for approval. Tuohy asked if the back of the parking lot will be open. The petitioner responded that the buildings are all connected. Toth stated that a cross access will be required due to shared parking. Tuohy asked if there was interest in the other two lots. The petitioner responded yes but nothing has been officially signed yet.

Commissioner Anderson asked about the drive aisle widths for Lot 3 and Lot 4. He stated that he didn't recall this being a request in the past and it does cause him some concern if it could be too

narrow. Toth responded that he did not recall a similar request in the past, but that does not mean it did not come up before. Many of the decisions made during the planning process for the national chains are handled by their corporate office. The petitioner stated that Starbucks has a bypass lane, which is a corporate standard now. They have changed their business model especially with COVID-19. Toth responded that when Starbucks enlarged the bypass lane, it pushed everything to the south. The aisle width was 24' at one point, but when additional space was needed, everything had to be pushed south. Anderson asked if there are ways to keep the 24' width. The petitioner responded they achieved it for the south properties, but with the north parcels they cannot. He stated that they see 22' aisles everywhere, which is becoming the norm for developments.

Commissioner Lenkart stated he had the same concern about the drive aisle widths since it could be a challenge. Toth responded that they did discuss angled parking, but they have not seen that at any other locations. Lenkart asked if staff is considering the signage from a sign ordinance or PUD perspective. Toth responded that the signage on Madison Street will have to be per the PUD. Lenkart asked if that included the pedestal. Toth responded that the pedestal is 3' in height with an 8' panel for a total of 11' tall. The permitted height per code is 20'. Toth stated that they want the businesses to be visible from the street. Lenkart asked if there was a picture as to where the sidewalks will go. Toth responded that there is a carriage walk on the west side of Madison Street. A bike path will go on the south portion of Lot 1 to connect to the walkway on the west side of Madison Street. Lenkart stated that he is concerned with the trees / plants that could potentially grow too high and block traffic. The petitioner responded that they can address that.

Commissioner Branson stated that he was in agreement with the drive aisle concerns. He stated that he was also concerned with the new retail coming in since there are many vacant buildings in the area. The petitioner responded that most of their tenants are national and they are getting a lot of traffic regarding the site.

Commissioner Bozik stated he was comfortable with the signage. He is concerned about the elevations facing Madison Street & Orchard Road. The building on Lot 4 is not very appealing and he suggests keeping the appeal of Hardware. By doing so, it would keep a consistent appearance coming up and down Orchard Road. Bozik suggested that the developer move the roof access to inside of the building and to implement more architectural improvements so that it is appealing from Orchard Road as well. The parapet walls should be high enough to hide rooftop units.

Commissioner Botkin stated that he agrees with the drive aisle concerns and is fine with the proposed signage deviations. He stated he had no other questions.

Tuohy stated that there is a lot of traffic on Deerpath, especially at the large intersection heading north. She suggested that something should be done with that particular intersection. Village Administrator Bosco stated that the intersection she is referring to is governed by Kane County.

Chairman Brackett stated that he agrees with the drive aisle concern. The petitioner responded that he would look further into the drive aisle widths. They have looked at it extensively but they will look at it some more. Toth responded that staff will work with developer to try and get close to 24' width.

The petitioner stated they wanted to have more landscaping along Orchard Road but are not allowed to due to county requirements.

Toth stated the developer is required to screen exterior elements, such as RTUs.

Motion for approval of a Special Use for a Planned Unit Development Amendment with deviations to the Planned Unit Development and North Aurora Zoning Ordinance with staff's six conditions and the added conditions that only low growth vegetation be used adjacent to the property entrances along Madison Street and that architectural enhancements be made to the east elevation of each building was made by Commissioner Lenkart and seconded by Commissioner Bozik. Vote: Lenkart – Yes, Bozik – Yes, Anderson – Yes, Tuohy – Yes, Botkin – Yes, Branson – Yes, Brackett – Yes. **Motion approved.**

Motion for approval of the site plans included on 'Option A' and 'Option B' was made by Commissioner Bozik and seconded by Commissioner Botkin. Vote: Bozik – Yes, Botkin – Yes, Branson – Yes, Anderson – Yes, Tuohy – Yes, Lenkart – Yes, Brackett – Yes. **Motion approved.**

Motion for approval of the Orchard Acres Final Plat of Subdivision was made by Commissioner Lenkart and seconded by Commissioner Anderson. Vote: Lenkart – Yes, Anderson – Yes, Bozik – Yes, Botkin – Yes, Branson – Yes, Tuohy – Yes, Brackett – Yes. **Motion approved.**

2. Petition #21-07 (840 Ice Cream Drive and the properties are generally located at the northeast corner of Randall Road and Ice Cream Drive): The petitioner, Ted Staszak, requests the following actions in the I-2 General Industrial District:

- d) Special Use to allow a Planned Unit Development with deviations to the Zoning Ordinance
- e) Site Plan Approval
- f) Preliminary Final Plat of Subdivision

Botkin stated that the concept looked good to him. The traffic that comes from the west will likely come off Orchard Road and I-88. Botkin asked since this warehouse is in-between the other larger industrial development going in, will there be more trucks going down Oak Street. That is his only concern.

Bozik asked if the eastern access has a shared access with Lot 2. Toth responded that there already is shared access. Bozik asked what the distance is between the existing building and proposed driveway on Lot 2. He stated that for Lot 2, access should come off of the access drive and should be included in the PUD. Toth responded that he agrees. Bozik asked if there was any discussion regarding cross access in order to tie into the existing parking lot. If the developer wants access off of Ice Cream Drive, they should combine with the current access to the existing lot. In regards to the traffic going northbound on Randall, there should be a right hand turn lane or deceleration lane onto Ice Cream Drive.

Branson asked what the distance is between the Ice Cream Drive access and Randall Road. The petitioner responded that it is 545'.

Lenkart asked if the traffic light can be adjusted at Ice Cream Drive and Randall Road to accommodate for higher traffic times. Bosco responded that the Village has an agreement with Kane County regarding traffic light coordination along Randall Road. Lenkart asked if Lot 2 is owned by Oberweis. The petitioner responded yes. He asked if there are any other 0 lot line properties. Toth responded not that he was aware of. He stated that the PUD offers flexibility by design, which is what the applicant is asking for in regards to Lot 2. Lenkart stated that he is concerned they will get what they want without accommodating to Village's needs down the road. He stated that he is not comfortable with the 0 lot line. Toth responded and asked what the 0 lot line could possibly affect in the surrounding areas. Lenkart stated that more trailer space was added and asked if it should be reviewed again by IDNR due to the wetland area. Originally the development was not going to have an effect on the wetlands, but now more trailer space was added. He suggested that the trees along the northern lot line should be pine or arbor vitae.

Anderson asked if they will fence in the trailer area. The petitioner responded not at this point. Anderson stated that he is concerned about the height of the proposed plants. He stated that they should be tall enough to screen the building. He stated that he also shares concerns about the turn lane.

Tuohy stated that the north side of the building should be screened with landscaping. She also stated that the turn lane is a big concern.

Brackett stated that the turn lane concern should be added as a condition. Toth stated that staff will work with the applicant and engineer to determine the most affective screening.

Toth stated that a site plan will need to come back through the Plan Commission and Village Board when a building is proposed on Lot 2. Lenkart stated the commission never says no so he is concerned that the 0 setback will be an issue down the road.

Bosco asked for clarification on the deceleration and right turn lane. The commission confirmed that they are referring to the right turn lane off Randall Road onto Ice Cream Drive.

Motion for approval of a Special Use to allow a Planned Unit Development with deviations to the North Aurora Zoning Ordinance with staff's 11 conditions and the added conditions that a deceleration lane be added to the south of the Randall Road entrance to the property, confirmation from the Illinois Department of Natural Resources that the added trailer parking spaces will not have any adverse effects on any identified protected resources and the ability to add berming to the north of the trailer parking stalls be evaluated was made by Commissioner Bozik and seconded by Commissioner Anderson. Vote: Bozik – Yes, Anderson – Yes, Botkin – Yes, Branson – Yes, Tuohy – Yes, Lenkart – Yes, Brackett – Yes. **Motion approved.**

Motion for approval of the site plan was made by Commissioner Bozik and seconded by Commissioner Anderson. Vote: Bozik – Yes, Anderson – Yes, Botkin – Yes, Branson – Yes, Tuohy – Yes, Lenkart – Yes, Brackett – Yes. **Motion approved.**

Motion for approval of the Oberweis Dairy Final Plat of Resubdivision was made by Commissioner Anderson and seconded by Commissioner Bozik. Vote: Anderson – Yes, Bozik – Yes, Botkin – Yes, Lenkart – Yes, Branson – Yes, Tuohy – Yes, Brackett – Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Toth stated that the sunroom variation was approved by Village Board. The Plan Commission will meet on Tuesday, August 3 for Casey's at Randall Square. An apartment development may be proposed sometime in the fall.

Fortunato is currently being reviewed by our consultants.

Run-A-Way received a fire restoration permit and the work is in progress.

ADJOURNMENT

Motion to adjourn made by Commissioner Lenkart and seconded by Commissioner Bozik. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins
Village Clerk

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

GENERAL INFORMATION

Meeting Date: August 3, 2021

Petition Number: #21-08

Petitioner: Casey's Retail Company

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

Location: Parcel 5 of the Randall Square Subdivision



Parcel Number(s): 15-05-180-006

Current Zoning: B-2 General Business District Planned Unit Development (PUD)

Contiguous Zoning: North: B-2 General Business District, South: B-2 General Business District, East: B-2 General Business District, West: B-2 General Business District

Comprehensive Plan Designation: 'Regional Commercial'

BACKGROUND

The subject property is located in the B-2 General Business District and have already been granted a special use for a General Commercial Planned Unit Development (Ordinance #06-04-24-02), known as the Randall Square Planned Unit Development, approved by the Village Board on April 24, 2006.

The petitioner is proposing to develop Parcel 5 with a Gas Station with a Convenience Store. The development would consist of a 4,319+/- Convenience Store, 12 fuel positions, outdoor sales (propane, ice, seasonal offerings) and associated utilities, parking, and landscaping.

REQUESTED ACTIONS

Special Use –Planned Unit Development with deviations

According to the Randall Square Annexation Agreement, any change to the development of the property, which requires a formal amendment to the Annexation Agreement through a public hearing, shall be considered a 'major change' to the development. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission. The PUD Ordinance is part of the Annexation Agreement; therefore, deviations to the PUD are considered an amendment to the Annexation Agreement. Further, the original PUD was created as a special use, which requires any amendment to the PUD be conducted through the special use process.

The following table depicts the differing land uses contained in the Randall Square PUD, in comparison with the proposed plans:

Approved PUD Plan Use (Parcel 5)	Current Land Use	Proposed Land Uses	Gas Station Zoning Use Status	Convenience Store Zoning Use Status
Video Store	Vacant	Gas Station with Convenience Store	Permitted Use (PUD)	Special Use; however, Gas Stations may offer convenience items for sale as a secondary activity

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

50' Building and Yard Setback Encroachment (PUD Ordinance Requirement)

The Randall Square PUD requires a 50' building and yard setback for those applicable properties along Randall Road and Oak Street, intended for open space and landscaping. According to the submitted plans, the northern and eastern portions of the gas station fueling area would encroach into said 50' yard. The underground petroleum storage tanks would be located in the ground in the area located north of the fueling stations.

The 50' building and yard setback encroachment is similar to that of the 50' landscape buffer required along major arterial and collector streets (Chapter 14.103.C.3.A of the Zoning Ordinance). Staff notes this provision as the gas station located across Randall Road from the subject property would be subject to said provision and is deficient in the 50' landscape setback along both Randall Road and Oak Street.

Chapter 14.9.A of the Sign Ordinance states: one parking lot island should be provided between every ten (10) parking spaces. Rows of parking spaces shall be terminated by a parking lot island. The parking area adjacent to the front of the building (east elevation) includes a row of 11 parking spaces. In order to increase the amount of visible on-site landscaping, a condition has been added that requires the northernmost parking space adjacent to the front of the building be eliminated and the area be added to the landscape area directly to the north of said parking space. According to the submitted landscape plans, the shade tree in the landscape area located south of said parking spaces has been substituted with 10 shrubs due to a conflict with a light pole. In order to keep with the theme of increased on-site landscaping, two shade trees shall be added to the landscape area adjacent to Oak Street.

Monument Sign Square Footage (PUD Ordinance Requirement)

Per the Randall Square PUD, each lot is afforded rights to one monument sign, not to exceed 6' in height and 10' in width. Additionally, the identifying area within the signage structure shall not exceed 32 square feet in area. The proposed monument sign is 6' in height and 10' wide; however, the identifying area within the sign structure would be 46 square feet.

The proposed landscape plan includes two deciduous shrubs adjacent to the monument sign. Per Chapter 15.48.100.B.6 of the Sign Ordinance, a landscaped area shall be provided around the base of the monument sign, which shall be equal to 2.5 square feet for each square foot of sign area; as such, a

condition of approval has been added that requires 115 square foot landscaped area be provided around the base of the proposed monument sign.

Site Access (PUD Requirement)

The Randall Square development currently has a full access intersection at Oak Street and Miller Drive (private drive) and two full access intersections on Randall Road, one at Voss Avenue (private drive), and another to the south of Voss at the continuation of Miller Drive. The subject property is currently landlocked with no vehicular access at any point. According to the Preliminary Plan for the Randall Square development, the subject property would take access through cross access from adjoining properties that abut Miller Drive and/or Voss Avenue.

The proposed site plan for the development of the subject property includes a right-in, right-out on both Randall Road and Oak Street. The right-in, right-out would be shared with the property located to the south, with the continuation of a private drive connecting to the west at Miller Drive. According to the petitioner, said access drive would be built all at once, prior to the development of the Casey's. There currently is no cross access shared with the property located to the west (Parcel 4); however, the two properties could revisit that topic in the future, if desired. Parcel 4 already has indirect access to Randall Road and Oak Street via Miller Drive and Voss Avenue. With the development of the aforementioned access road, Parcel 4 would have closer access to Randall Road.

Village staff is currently working with the petitioner on the finalized off-site traffic improvements. It is undetermined at this time if any additional traffic improvements are needed. Once the petitioner provides certain traffic information to the Village, the Village Engineer will review the information to determine if any improvements are needed; as such, a condition of approval has been added, which states: *the installation of offsite access improvements are subject to the recommendation from the Village Engineer upon review of traffic information submitted by the petitioner.*

Site Plan Approval

Per the Randall Square PUD, prior to development of any one or more lots a final site plan shall be approved by the Village Administrator and Plan Commission without the need for a public hearing.

The standards for review and approval of final site plans shall be limited to the following:

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

Circulation: The traffic circulation for the one or more lots is deemed adequate for the use contemplated for such one or more lots is deemed adequate for the use contemplated for such one or more lots.

Pedestrian Pathways: Pedestrian pathways within such lots are approved as adequate for the use contemplated for such one or more lots and for circulation within the subdivision. The pedestrian pathways for various Final Site Plans shall tie into a unitary scheme of pedestrian pathways throughout the subdivision.

Site Plan Engineering: The Village Engineer approves the final 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 in 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.

Signage: Signage other than (i) signage permitted by Paragraph 26 herein and (ii) signage on buildings as permitted by Village ordinance shall require approval as a variation in accordance with the Village Sign Ordinance.

FINDINGS

The Department of Community Development finds that the information presented **meets** the Standards for Special Uses. The proposed site plans meet the Randall Square Site Plan Review Standards and the Orchard Commons Development PUD Ordinance, as amended. Based on the above considerations, Staff recommends the Plan Commission make the following motion recommending **approval** of Petition #21-08, subject to the following conditions:

1. Sidewalk shall be installed along Randall Road and Oak Street, per the requirement of the Randall Square PUD. The sidewalk along Oak Street shall extend west and terminate at Miller Drive, aligned with the existing sidewalk located on the west side of Miller Drive.
2. The installation of offsite access improvements are subject to the recommendation from the Village Engineer upon review of traffic information submitted by the petitioner.
3. A 115 square foot landscaped area shall be provided around the base of the proposed monument sign. The landscaped area shall contain living landscape material consisting of shrubs, perennial ground cover plants or a combination of both, placed throughout the landscaped area. Plantings shall be selected and placed such that views to the sign are not blocked. Plantings shall be properly maintained to avoid excessive growth and prevent the growth of weeds.
4. The northernmost parking space adjacent to the front of the building shall be eliminated and the area shall be added to the landscape area directly to the north of said parking space.
5. Two shade trees shall be added to the landscape area adjacent to Oak Street.
6. A photometric plan shall be submitted and approved by the Village prior to building permit issuance.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-08

FILE NAME CASEY'S

DATE STAMP RECEIVED

MAY 24 2021

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant Casey's Retail Company

Applicant Address PO Box 3004 | 3305 SE Delaware Ave. , Ankeny IA, 50021

Applicant Telephone # 515 381 5722

Email Address erik.nikkel@caseys.com

Property Owner(s) ATTN: Randall/Oaks, LLC
RE Development Solutions

Owner Address 2200 Cabot Drive, Suite 110, Lisle, IL 60532

Owner Telephone # 630-324-1214

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property Lots 4-11 located at the S/W corner of Oak & Randall Road,
North Aurora IL, 60542
(indicate location if no common address)

Legal Description: Parcels 4-11 as set forth in the final plat of subdivision of Randall
Square recorded April 10, 2007 as document 2007K039057, in Kane County, IL.

Parcel Size Parcel 5: 1.34 Acres

Present Use Undeveloped land
(business, manufacturing, residential, etc.)

Present Zoning District General Business District (B2) Planned Unit Development
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Convenience store and gas station
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Village of North Aurora Code: Title 17, Chapter 8.2

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 _____

The proposed development consists of a 4,319 SF convenience store as well as a 3,696 SF gas canopy / fuel station. Associated demolition, utility layout, and grading is included in the scope.

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

The existing site is undeveloped land.

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 village code referenced above a special use permit is required at this location.

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 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

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.

Eric Glickel, Agent
Applicant or Authorized Agent

5/14/21
Date

Rammy Elle
Owner

5/17/2021
Date

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

I, _____, being first duly sworn on oath depose
and say that I am trust officer of _____ and that the following are all of the
beneficiaries of the _____.

TRUST OFFICER

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20____.

A Notary Public in and for such County

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
15-05-135-003	Exchangeright Real Estate LLC	1055 E Colorado Blvd, STE 310, Pasadena CA, 91106
15-05-135-004	Sequoia Realty Group	1900 S Highland Ave, STE 104, Lombard IL, 60148
15-05-180-005	Randall/Oaks LLC, Ramsey Elshafei	PO Box 5598, Woodridge IL, 60517
15-05-180-007	Randall/Oaks LLC, Ramsey Elshafei	PO Box 5598, Woodridge IL, 60517
15-05-180-012	98 Miller LLC, Ramsey Elshafei	PO Box 5598, Woodridge IL, 60517
15-05-180-013	CCI Aurora LLC	8902 N Meridian St, STE 205, Indianapolis IN, 46260
15-05-205-001	Old Kent Bank, Trust: 5132 Mouroukas Developers, T Mouroukas	1649 Montgomery Rd, STE 1, Aurora IL, 60504
15-05-251-031	Emro Marketing Company, % Property Tax Records	539 South Main St, Findlay OH, 45840
15-05-255-055	United States Postal Service, % Great Lakes Facilities SVC CTR Stevens	222 S Riverside Plaza, STE 1200, Chicago IL, 60606

I, Erik Nikkel, 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.

Erik Nikkel
Applicant Signature

5/14/21
Date

SUBSCRIBED AND SWORN TO

Before me this 14 day of MAY, 2021.

Nick Halfhill
Notary Public





May 21, 2021

Mike Toth
Community and Economic Development Director
Village of North Aurora
25 E. State St.
North Aurora, IL 60542

RE: *Casey's*
SWC N. Randall Road & Oak Street

Dear Mr. Toth:

On behalf of Casey's Retail Company, Kimley-Horn and Associates is requesting and Special Use Permit for the development of a Casey's Convenience Store and Fuel Station. The proposed development consists of a 4,319+/- Convenience Store, 12 fuel positions, outdoor sales (propane, ice, seasonal offerings) and associated utilities, parking, and landscaping. Casey's typical hours of operation are 5:00am to 1:00am, however, 24-hour operation would be requested if competition dictated. The proposed Casey's will have approximately 8 employees.

If you have any questions or require any additional information, please contact me at 630-487-5560.

Sincerely,

A handwritten signature in blue ink that reads "Eric Tracy".

Eric Tracy, P.E.
Kimley-Horn and Associates, Inc.
Phone: 630-487-5560
Email: eric.tracy@kimley-horn.com

LEGAL DESCRIPTION

PARCELS 4-11 AS SET FORTH IN THE FINAL PLAT OF SUBDIVISION OF RANDALL SQUARE RECORDED APRIL 10, 2007 AS DOCUMENT 2007K039057, IN KANE COUNTY, ILLINOIS.

STATEMENT IN SUPPORT OF CASEY'S RETAIL COMPANY SPECIAL USE APPLICATION

The property is zoned B-2. A convenience store and gas station are both special uses in B-2 per Section 8.2 of the North Aurora Zoning Code. The proposed use is necessary. This stretch of Randall Road gets a significant amount of traffic, 20,000 cars at this intersection alone and there is only one other convenience store and gas station in the vicinity, which is not enough to meet demand. The proposed use will generate sales tax and property tax revenue and not create excessive public expenses or public facilities. The proposed use is in conformance with the Comprehensive Plan and (with a special Use Permit) all Village codes and regulations.

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 special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located. Casey's uses cameras, security staff (where appropriate), and other deterrents (lighting etc.) to mitigate crime. The proposed special use is compatible with development on adjacent or neighboring properties which are commercial in nature.

The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site. The applicant is working with the appropriate departments of transportation to ensure safe turning movements. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of the North Aurora zoning ordinance. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. The proposed special use conforms with the requirements of the North Aurora zoning ordinance and other applicable regulations.

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located. **The proposed special use is 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. **The special use is necessary for the sale of fuel at the location. The proposed use will provide the public a convenient location to refuel and access the convenient store.**
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. **The proposed special use does not create excessive additional impacts at the public expense and will benefit 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. **The proposed use is within general conformance of the goals and policies of the comprehensive plan and Village code & 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. **The proposed special use will be compatible with the surrounding 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. **The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is proposed.**
7. The proposed special use is compatible with development on adjacent or neighboring property. **The proposed special use is compatible with the development on the adjacent properties.**
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site. **The proposed special use proposes 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. **The proposed special use provides the number of parking spaces required by the Ordinance.**
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. **The proposed special use is served by adequate utilities, drainage, road access, public safety, and all other necessary facilities.**
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations. **The proposed special use is in general conformance with the requirements of this Ordinance and other applicable regulations.**

Applicant: Eric Tracy
Contact: Eric Tracy
Address: 4201 Winfield Road, Suite 600
Warrenville, IL 60555

IDNR Project Number: 2110894
Date: 02/26/2021

Project: Casey's Fuel Station - North Aurora
Address: SWC N Randall Road and Oak Street, North Aurora

Description: Construction of a fuel station building with gas canopy, associated sidewalks, surface parking and utilities.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

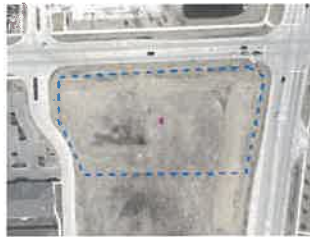
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:
38N, 8E, 5



IL Department of Natural Resources

Contact

Brian Willard
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Terri LeMasters
1020 North Grand Avenue East
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Land Use Opinion Report (LUO) Application



Petitioner: Casey's General Services
Contact person: Erik Nikkel
Address: PO Box 3004 | 3305 SE Delaware Ave.
City, State, Zip: , Ankeny IA, 50021
Phone Number: 515 381 5722
Email: erik.nikkel@caseys.com

Owner: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Email: _____

Please select: How would you like to receive a copy of the LUO Report? Email ☒ Mail ☐

Site Location

Address: SWC N Randall Road & Oak Street
City, State, Zip: North Aurora, IL
Township(s) 38N N Range(s) 8E E Section(s) 5
Parcel Index Number(s): 15-05-180-006

Type of Request

- ☐ Change in Zoning from _____ to _____
☐ Subdivision or Planned Unit Development (PUD)
☐ Variance (Please describe fully on a separate sheet)
☒ Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: _____ Hearing Date: _____
Project Name: Casey's North Aurora Total Acres: 1.34 Area of Disturbance: _____
Current Use of Site: Undeveloped Land Proposed Use: Convenience Store & Gas Station

Proposed Improvements (Check all that apply)

- ☐ Dwellings with Basements ☒ Parking Lots ☒ Commercial Buildings ☒ Common Open Space
☐ Dwellings without Basements ☒ Roads and Streets ☒ Utility Structures ☐ Other _____

Stormwater Treatment

- ☐ Drainage Ditches or Swales ☐ Dry Detention Basins ☐ No Detention Facilities Proposed
☒ Storm Sewers ☐ Wet Detention Basins ☐ Other _____

Water Supply

- ☐ Individual Wells
☐ Community Water

Wastewater Treatment

- ☐ Septic System ☐ Other _____
☒ Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)

MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- ☐ **Application** (completed and signed)
☐ **Fee** (according to fee schedule on back)
☐ Make Checks payable to Kane-DuPage Soil and Water Conservation District
☐ **Plat of Survey** showing legal description, legal measurements
☐ **Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
☐ **Project Narrative** with additional details on the proposed use, including total area of ground disturbance
☐ **Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland delineation, detailed soil survey, topographic survey etc.

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** _____

FOR OFFICE USE ONLY

LUO # _____ Natural Resource Review Letter _____ Date Initially rec'd _____ Date all rec'd _____
Date Due _____ Fee Due \$ _____ Refund Due _____ Check # _____

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

Effective July 1, 2020

Land Use Opinion Report (LUO) Fees

FEE AMOUNTS FOR TOTAL ACRES OF PARCEL*: Effective July 1, 2020

¼ acre or less= \$100

½ acre-5 acres or fraction thereof= \$475.00

6 acres or fraction thereof = \$500.00

ADD \$20 for each additional acre or fraction thereof OVER 6

*****Please contact KDSWCD for non-contiguous parcels. *****

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

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee
1	475	21	800	41	1200	61	1600	81	2000	101	2400	121	2800	141	3200	161	3600	181	4000
2	475	22	820	42	1220	62	1620	82	2020	102	2420	122	2820	142	3220	162	3620	182	4020
3	475	23	840	43	1240	63	1640	83	2040	103	2440	123	2840	143	3240	163	3640	183	4040
4	475	24	860	44	1260	64	1660	84	2060	104	2460	124	2860	144	3260	164	3660	184	4060
5	475	25	880	45	1280	65	1680	85	2080	105	2480	125	2880	145	3280	165	3680	185	4080
6	500	26	900	46	1300	66	1700	86	2100	106	2500	126	2900	146	3300	166	3700	186	4100
7	520	27	920	47	1320	67	1720	87	2120	107	2520	127	2920	147	3320	167	3720	187	4120
8	540	28	940	48	1340	68	1740	88	2140	108	2540	128	2940	148	3340	168	3740	188	4140
9	560	29	960	49	1360	69	1760	89	2160	109	2560	129	2960	149	3360	169	3760	189	4160
10	580	30	980	50	1380	70	1780	90	2180	110	2580	130	2980	150	3380	170	3780	190	4180
11	600	31	1000	51	1400	71	1800	91	2200	111	2600	131	3000	151	3400	171	3800	191	4200
12	620	32	1020	52	1420	72	1820	92	2220	112	2620	132	3020	152	3420	172	3820	192	4220
13	640	33	1040	53	1440	73	1840	93	2240	113	2640	133	3040	153	3440	173	3840	193	4240
14	660	34	1060	54	1460	74	1860	94	2260	114	2660	134	3060	154	3460	174	3860	194	4260
15	680	35	1080	55	1480	75	1880	95	2280	115	2680	135	3080	155	3480	175	3880	195	4280
16	700	36	1100	56	1500	76	1900	96	2300	116	2700	136	3100	156	3500	176	3900	196	4300
17	720	37	1120	57	1520	77	1920	97	2320	117	2720	137	3120	157	3520	177	3920	197	4320
18	740	38	1140	58	1540	78	1940	98	2340	118	2740	138	3140	158	3540	178	3940	198	4340
19	760	39	1160	59	1560	79	1960	99	2360	119	2760	139	3160	159	3560	179	3960	199	4360
20	780	40	1180	60	1580	80	1980	100	2380	120	2780	140	3180	160	3580	180	3980	200	4380

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.”

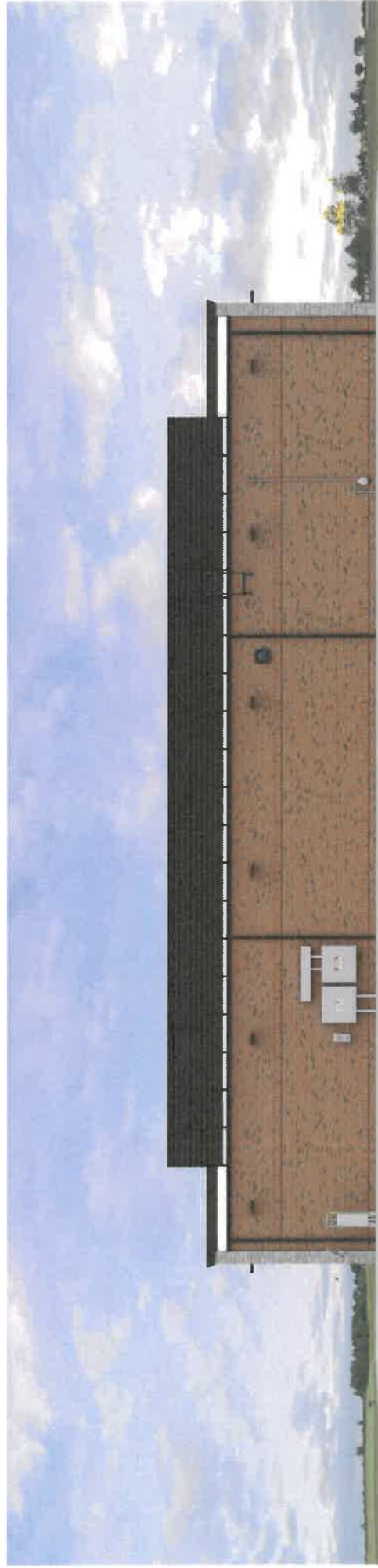
***Fees may be adjusted based on size of disturbance and adjacent natural resources which may be impacted.**



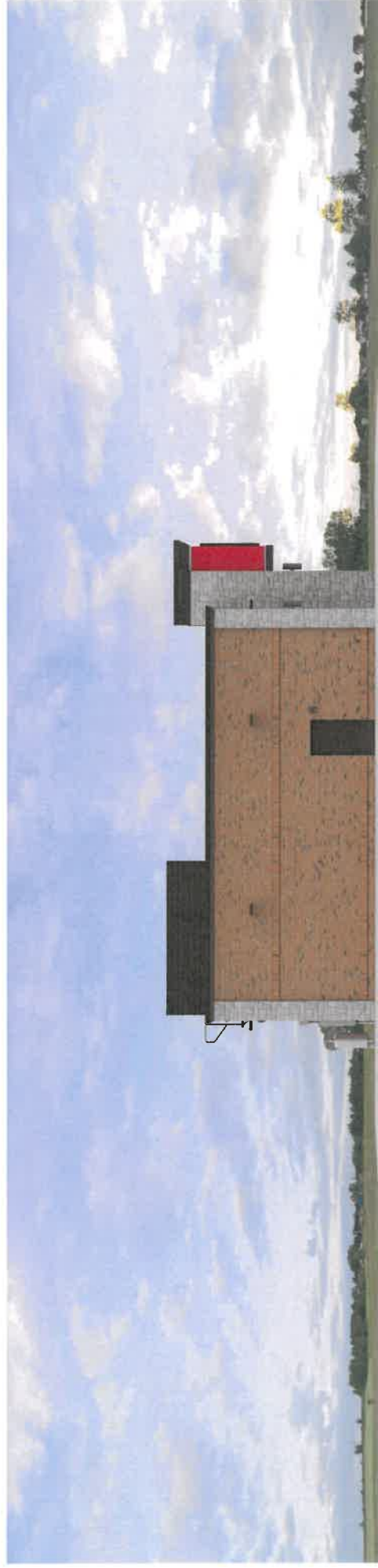
FRONT (LOOKING NORTHWEST)



BACK(LOOKING SOUTHEAST)

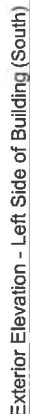


BACK ELEVATION(WEST)



LEFT ELEVATION(SOUTH)

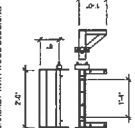
1. REVIEW AND CORRECTNESS OF ALL DETAILS AND/OR REFERENCES ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY.
2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:
 - A-101:10 FOR BUILDING LOCATION ON SITE
 - A-101:11 FOR BUILDING FOOTPRINT
 - A-101:12:1 FOR FOUNDATION LAYOUT
 - A-101:13:1 FOR CONSTRUCTION LAYOUT
 - A-101:14:1 FOR PLUMBING FOR EQUIPMENT
 - A-101:15:1 FOR ELECTRICAL FOR EQUIPMENT
 - S-101:1 FOR FOOTINGS AND FOUNDATIONS
 - S-101:2 FOR RISERS
3. WORKING POINT: THE WORKING POINT (INDICATED ON THE DRAWINGS) IS THE POINT OF REFERENCE WHERE THE CENTERLINE OF THE COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS.
4. ALL VENT PREFERENCES ON BACK OF BACKSIDE OF ROOF.



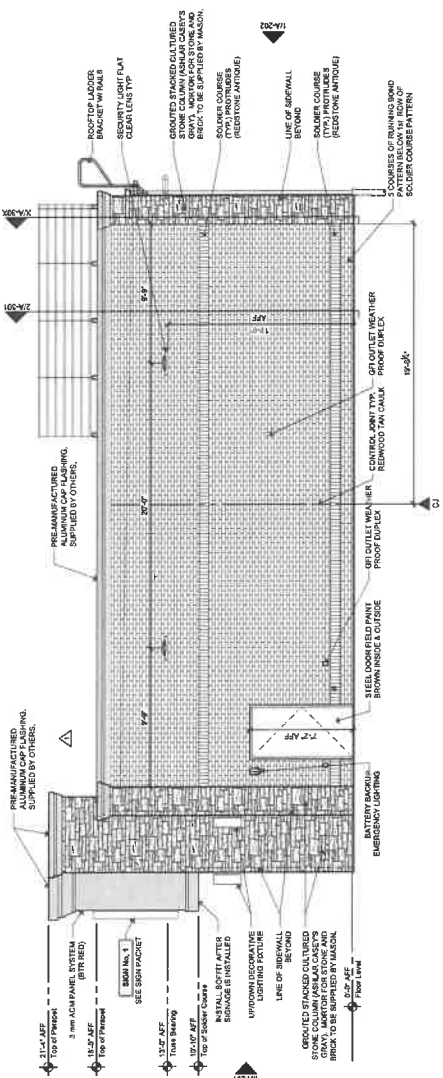
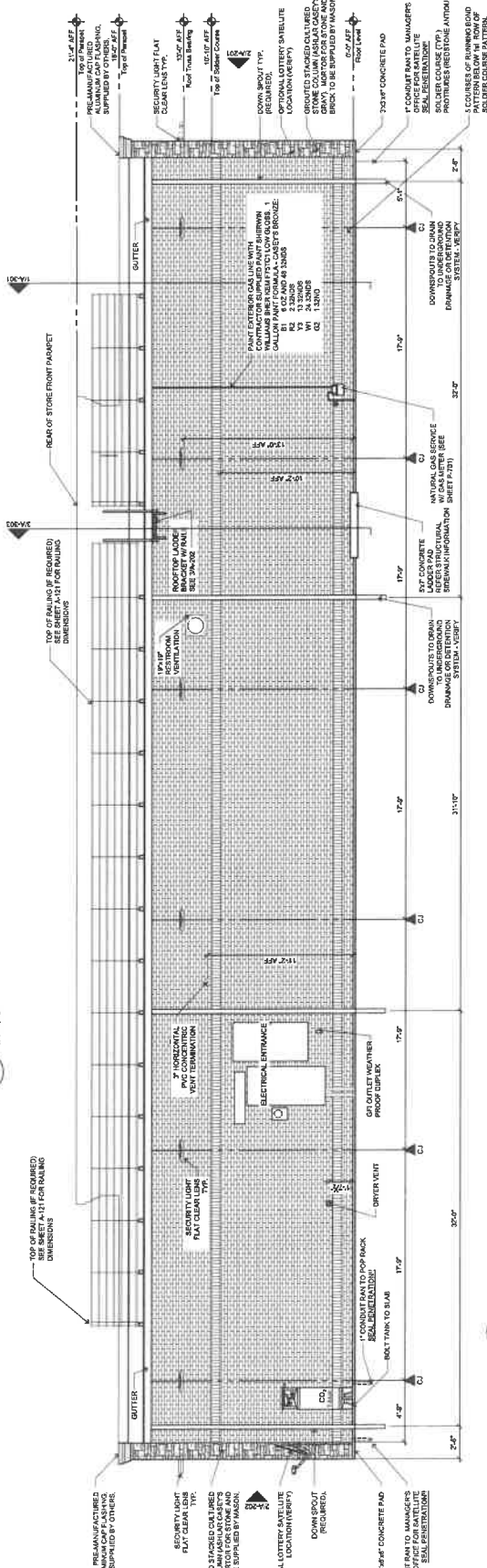
1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES

2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:
 - A-101: FOR INFORMATION RELATING TO STORAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLANK/POLE TOP EQUIPMENT
 - E-101: ELECTRICAL LAYOUT AND NOTES
 - E-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

NOTE: COORDINATE LADDER BRACKET WITH WOOD BULGING

 $1/2^{\circ}=1.0^{\circ}$ $1\frac{1}{4}''=1'-0''$

0.5

 $1/4^{\circ}=1':0''$ $14^{\circ}=1^{\circ}.0^{\circ}$ 

Sfrasy

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3003, Anthony, Ia. 50021 515-985-8100

02/15/21

DATE	DESCRIPTION	AMOUNT	BALANCE
03/24/21	2021 "U4"- STYLE STORE (FLAT / BRICK & STONE)		
04/20/21			
06/18/21			

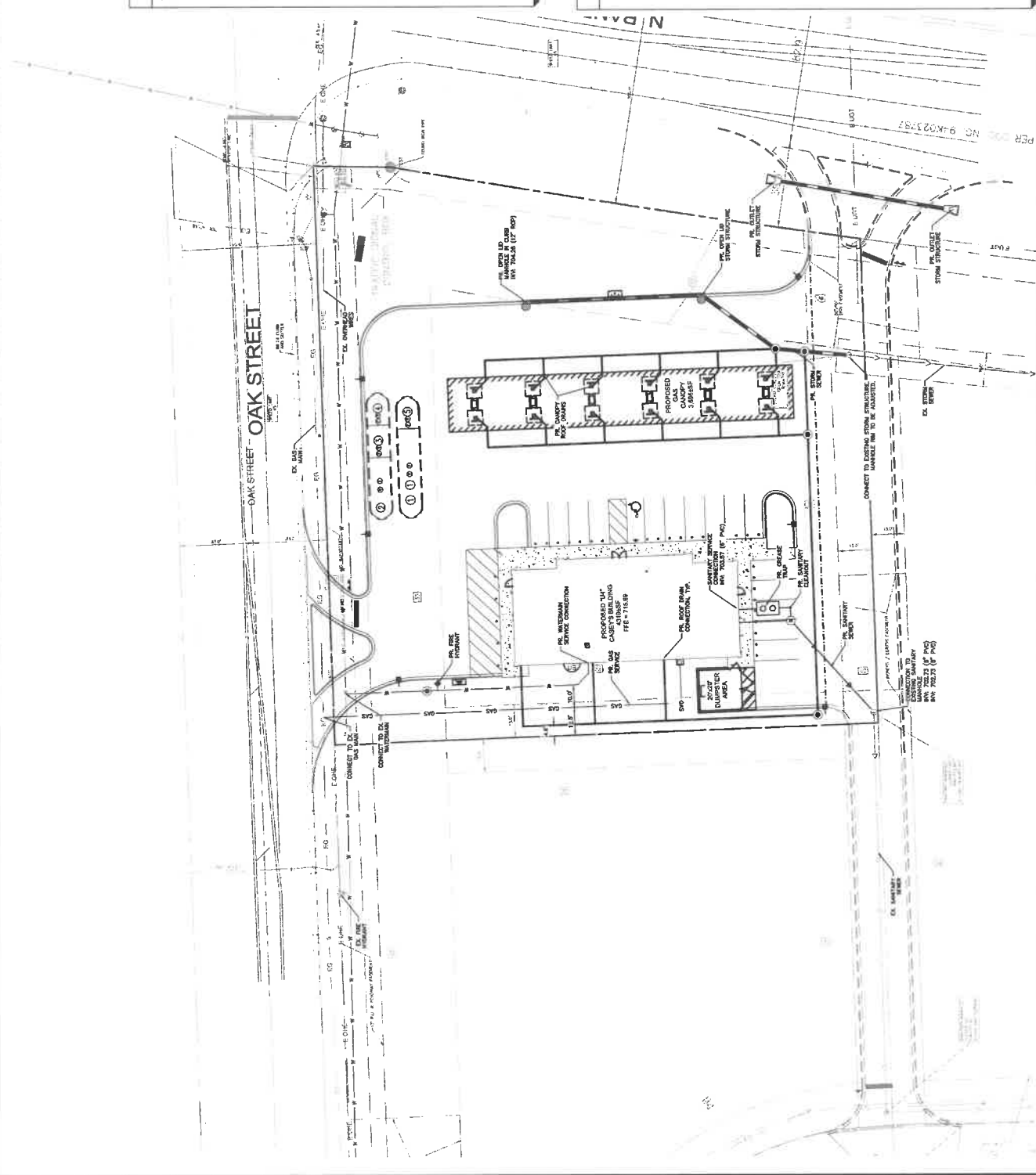
A-202

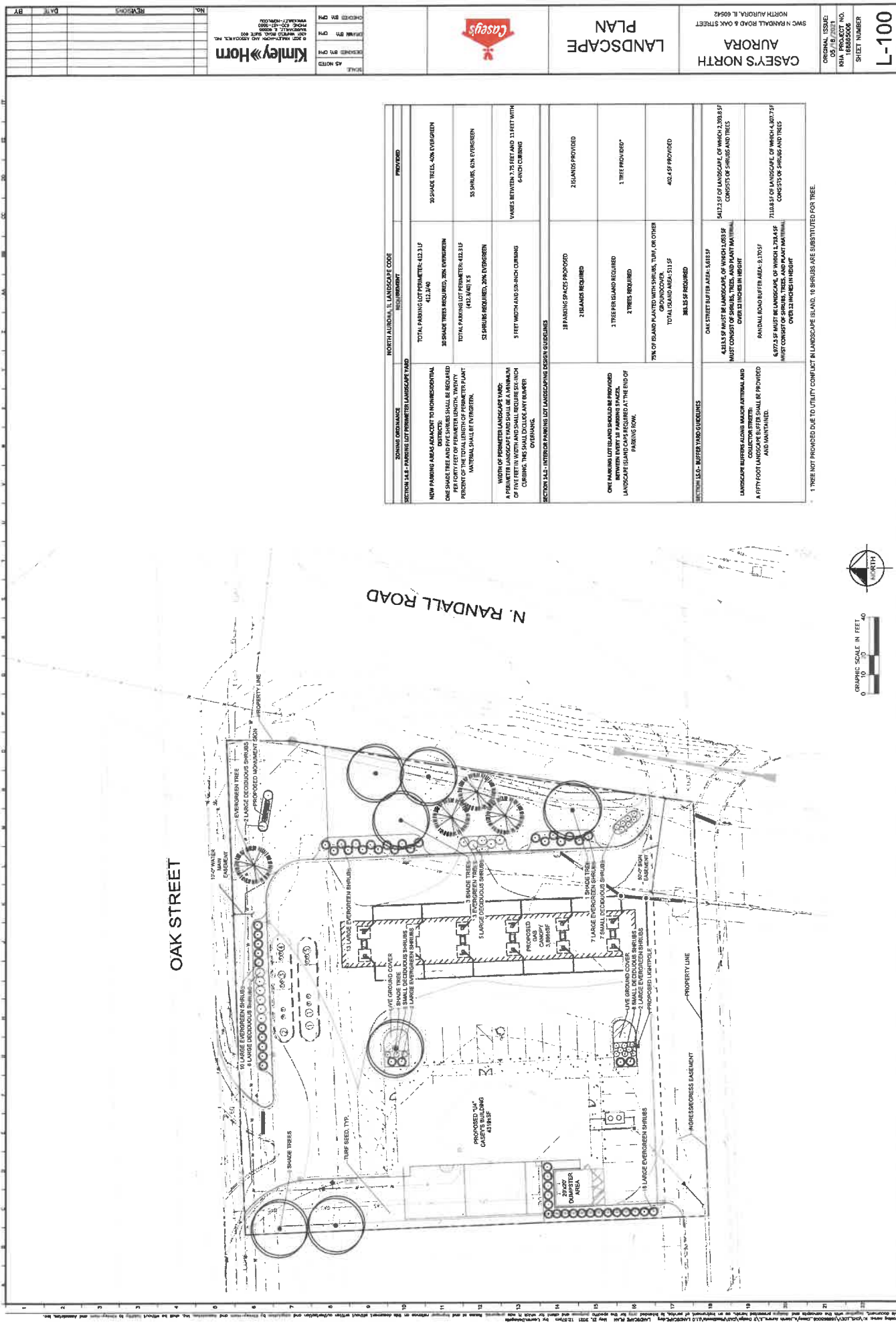


AS NOTED

UTILITY NOTES

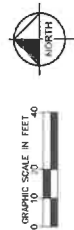
- [illegible]

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NORTH AURORA, IL LANDSCAPE CODE		REQUIREMENT	PROVIDED
SECTION 3.4.1 - PARKING LOT PERIMETER LANDSCAPE YARD			
NEW PARKING AREAS ADJACENT TO NONRESIDENTIAL DISTRICTS SHALL BE REQUIRED TO PROVIDE A PERCENTAGE OF THE TOTAL LENGTH OF PERIMETER PLANT MATERIAL SHALL BE EVERGREEN.		TOTAL PARKING LOT PERIMETER: 423.1 LF 411.2' AD 30 SHADE TREES REQUIRED, 20% EVERGREEN	30 SHADE TREES, 40% EVERGREEN
WIDTH OF PERIMETER LANDSCAPE YARD: A PERIMETER LANDSCAPE YARD SHALL BE A MINIMUM OF FIVE FEET IN WIDTH AND SHALL INCLUDE SIX-INCH CURBING. THE YARD SHALL BE A MINIMUM OF FOUR FEET IN WIDTH.		TOTAL PARKING LOT PERIMETER: 423.1 LF 411.2' AD 30 SHADE TREES REQUIRED, 20% EVERGREEN	30 SHADE TREES, 60% EVERGREEN
SECTION 3.4.2 - INTERIOR PARKING LOT LANDSCAPING DESIGN GUIDELINES			
ONE PERMANENT LOT ISLAND SHALL BE PROVIDED WITHIN EVERY 300 PARKING SPACES. LANDSCAPE ISLAND CAPS REQUIRED AT THE END OF PARKING ROW.		28 PARKING SPACES PROVIDED 2 ISLANDS REQUIRED	2 ISLANDS PROVIDED
ONE PERMANENT LOT ISLAND SHALL BE PROVIDED WITHIN EVERY 300 PARKING SPACES. LANDSCAPE ISLAND CAPS REQUIRED AT THE END OF PARKING ROW.		3 TREES PER ISLAND REQUIRED 2 TREES REQUIRED	1 TREE PROVIDED*
75% OF ISLAND PLANTED WITH SHRUBS, TREES, OR OTHER PLANT MATERIAL. TOTAL ISLAND AREA: 511 SF		364.35 SF REQUIRED	402.4 SF PROVIDED
SECTION 3.4.3 - BUFFER YARD GUIDELINES			
LANDSCAPE BUFFERS ALONG MAJOR ARTERIAL AND COLLECTION STREETS SHALL BE PROVIDED A FIFTY FOOT LUSH WALL OF PLANT MATERIAL.		ONE STREET BUFFER AREA: 5,685 SF 4,213.5 SF MUST BE LANDSCAPE, OF WHICH 4,023 SF MUST CONSIST OF SHRUBS, TREES, AND PLANT MATERIAL OVER 32 INCHES IN HEIGHT	5,672.5 SF OF LANDSCAPE, OF WHICH 2,399.8 SF CONSISTS OF SHRUBS AND TREES
RANDALL ROAD BUFFER AREA: 9,170 SF		6,972.5 SF MUST BE LANDSCAPE, OF WHICH 5,784.5 SF MUST CONSIST OF SHRUBS, TREES, AND PLANT MATERIAL OVER 32 INCHES IN HEIGHT	7,110.3 SF OF LANDSCAPE, OF WHICH 4,807.7 SF CONSISTS OF SHRUBS AND TREES

* 1 TREE NOT PROVIDED DUE TO UTILITY CONFLICT IN LANDSCAPE III AND, 10 SHRUBS ARE SUBSTITUTED FOR TREE.



OAK STREET

N. RANDALL ROAD

PROPOSED "U" CASES ALONG DRIVE

20'x20' DUMPSTER AREA

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

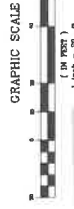
PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

PROPOSED LIGHTPOLE

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



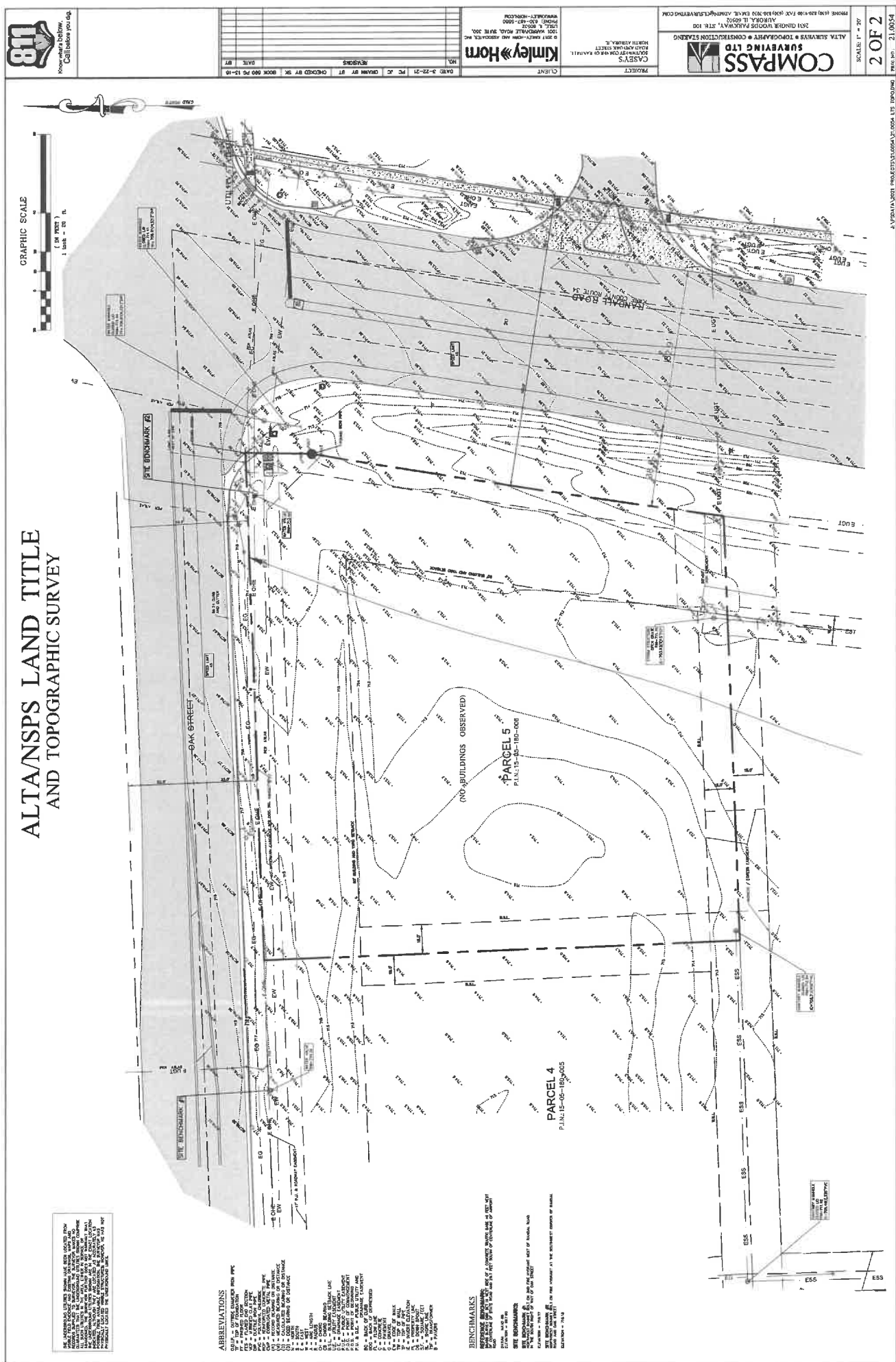
THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING ACT, R.S. 48:211, AND THE ALTA/NSPS SURVEYING RULES, R.S. 48:212. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

ABBREVIATIONS

- ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
- ALTA/NSPS SURVEYING ACT, R.S. 48:211
- ALTA/NSPS SURVEYING RULES, R.S. 48:212
- ALTA/NSPS SURVEYING BOARD, R.S. 48:213
- ALTA/NSPS SURVEYING BOARD, R.S. 48:214
- ALTA/NSPS SURVEYING BOARD, R.S. 48:215
- ALTA/NSPS SURVEYING BOARD, R.S. 48:216
- ALTA/NSPS SURVEYING BOARD, R.S. 48:217
- ALTA/NSPS SURVEYING BOARD, R.S. 48:218
- ALTA/NSPS SURVEYING BOARD, R.S. 48:219
- ALTA/NSPS SURVEYING BOARD, R.S. 48:220
- ALTA/NSPS SURVEYING BOARD, R.S. 48:221
- ALTA/NSPS SURVEYING BOARD, R.S. 48:222
- ALTA/NSPS SURVEYING BOARD, R.S. 48:223
- ALTA/NSPS SURVEYING BOARD, R.S. 48:224
- ALTA/NSPS SURVEYING BOARD, R.S. 48:225
- ALTA/NSPS SURVEYING BOARD, R.S. 48:226
- ALTA/NSPS SURVEYING BOARD, R.S. 48:227
- ALTA/NSPS SURVEYING BOARD, R.S. 48:228
- ALTA/NSPS SURVEYING BOARD, R.S. 48:229
- ALTA/NSPS SURVEYING BOARD, R.S. 48:230
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- ALTA/NSPS SURVEYING BOARD, R.S. 48:298
- ALTA/NSPS SURVEYING BOARD, R.S. 48:299
- ALTA/NSPS SURVEYING BOARD, R.S. 48:300

BENCHMARKS

- BENCHMARK 1: 100.00
- BENCHMARK 2: 100.00
- BENCHMARK 3: 100.00
- BENCHMARK 4: 100.00
- BENCHMARK 5: 100.00
- BENCHMARK 6: 100.00
- BENCHMARK 7: 100.00
- BENCHMARK 8: 100.00
- BENCHMARK 9: 100.00
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- BENCHMARK 98: 100.00
- BENCHMARK 99: 100.00
- BENCHMARK 100: 100.00



Casey's SIGN PACKET

JACOB CLARK | SIGNAGE PROJECT BUYER
3305 SE Delaware Ave | Ankeny, IA 50021
P: 515-963-3831 | E: jacob.clark@caseys.com

North Aurora, IL

U4 Flat

- 6' Building Signage
- 29" Canopy Signage
- 4 Product Brick Monument

04-12-21

Building & Wall Signs (U3, U4 Flat Roof)

Sign #	Sign	Type	Location	Illumination	Dimensions				Area Ft²
					Height	Width	Bottom	Top	
1	"Casey's"	Surface	Building Front	Internal	6'-0"	15' 4-1/4"	12' 7"	18' 7"	37.85
2	DO NOT INSTALL								
3	Snap Frame	Advertising	Building Front	N/A	3' 0"	8' 0"	3' 4"	6' 8-1/2"	24
4	Snap Frame	Advertising	Building Front	N/A	3' 8"	2' 4"	2' 10"	6' 10-1/2"	8.56
								Total	70.41

Canopy

Sign #	Sign	Type	Location	Illumination	Dimensions				Area Ft²
					Height	Width	Bottom	Top	
5	"Casey's"	Surface	Canopy Front	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
								Total	86.9

Brick Monument Sign (4 Product Monument at 6' OAH)

Sign #	Sign	Type	Location	Illumination	Dimensions				Area Ft²
					Height	Width	Bottom	Top	
	Price Sign	Freestanding	Street	Internal	4' 7"	10' 0"	0' 8"	5' 3"	45.83
								Total	45.83

SIGNS 1, 3, 4

1



3

4

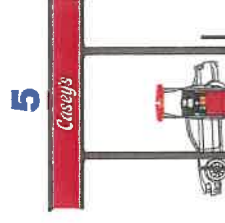
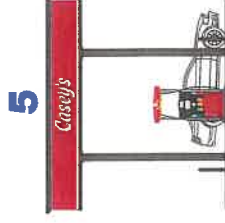


U4 FLAT
BUILDING SIGNAGE

DRAWN BY:
J. CLARK

DATE:
03-08-21

SIGNS 4, 5



GAS CANOPY
6 IN A ROW HEAD-IN

DRAWN BY:
J. CLARK

DATE:
02-08-21

