



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

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated August 3, 2021.

**PUBLIC HEARING**

1. **Petition #21-09 (204 Hansen Boulevard):** The petitioner, Genesis of North Aurora, requests a Special Use to allow a Motor Vehicle Sales and/or Service establishment in the B-2 General Business District.

**NEW BUSINESS**

1. **Petition #21-09 (204 Hansen Boulevard):** The petitioner, Genesis of North Aurora, requests a Special Use to allow a Motor Vehicle Sales and/or Service establishment in the B-2 General Business District.

**OLD BUSINESS**

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
AUGUST 3, 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 and Scott Branson

**Not in attendance:** Aaron Anderson

**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 July 6, 2021**

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

**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

The petitioner, Eric Tracy, provided background on Casey's business. Casey's has over 2,200 stores in 16 states and owns and operates all of their locations. The petitioner mentioned how Casey's invests \$3-\$5 million per store, some of the company's product offerings, philanthropic activities and environmental causes they support, which positively impacts the local economy. Tracy also mentioned the subject property's current vacant state and its site location at Randall Road and Oak Street. Tracy described the site plan, the off-site traffic improvements and how there will be six pumps with 12 fuel positions. Mike Toth shared the updated site plan, which includes the deceleration lane on Randall Road. Toth added the new site plan to the record. Tracy shared the landscape plan that showed a departure from the 50' setback which is necessary to accommodate the development. Tracy mentioned the building renderings, fuel canopy, signage as well as an example of the site lighting and the intent of the lighting plan to prevent light spillage.

Toth gave a background on the property and the development. Parcel 5 on the Preliminary Plan included a video store. Parcel 7 included a gas station. Gas stations are a permitted use in the PUD. A special use is required for a change in plan. The proposed gas station will mimic the gas station located across Randall Road. One of the deviations includes the 50' setback, which is a PUD requirement, but is also required along Randall Road and Oak Street per the Zoning Ordinance. The added area is needed for the drive aisle fueling area. The other deviation is the monument sign. The proposed sign is 10'x 6' with a 46 square foot readable area. The PUD allows a 10'x 6' with a 32 square foot readable area. Site plan approval requires a separate motion for approval. The conditions of the approval relate to finding ways to bulk interior landscaping to make up for the deviation from the 50' buffer. Tracy listed and described the intent of the conditions of approval. Staff recommended approval per said conditions.

Commissioner Botkin had no issue with the sign deviation, but inquired about the 50' setback. Toth described where the setback is required and how it relates to the proposed site plan. Botkin asked if the setback would infringe upon the fuel canopy. Toth mentioned its similarity to the gas station across the street, which is still required to meet a 50' landscape requirement.

Commissioner Bozik asked if the right-in, right-out on Randall Road would continue to Miller Drive or dead end at the property. Tracy stated the land seller will be installing the drive from Randall Road to Miller Drive. Bozik asked about the road cuts. Toth mentioned the access points will have to be approved in unison with Kane County. Bozik asked about cross access with the property to the west. Toth mentioned cross access was not required, but Casey's would be amenable to it in the future if need be. Cross access was included at this point to avoid any potentially dangerous traffic movements. Bozik asked about the location of the underground fuel storage tanks. Tracy stated the location is shown on the plans and is located 17' for the north property line.

Commissioner Branson asked about the building facade and if it was the latest look. Tracy stated this is the latest look. Branson asked about the number of fueling stations. Tracy explained the number of dispensers and fueling stations. Tracy added this is a single stacked row and the number of stations is typical and is on the smaller side compared to other area fueling stations.

Commissioner Lenkart asked about shared access with the property to the south. Toth mentioned a cross access agreement already exists with the property to the south. Lenkart asked about the screening of the rooftop mechanicals. Toth mentioned there is parapet screening. Lenkart inquired about the identifying area of the sign. Toth explained it is the area of the sign which includes the actual marketing signage.

Commissioner Tuohy asked if the monument sign will work in that area given all of the existing infrastructure. Tracy said they have surveyed the site and the sign will work. Tuohy asked about the height of the canopy. Toth stated it appears to be 19'8" according to the sign plan. Tuohy asked about semi trucks. Tracy said the site is not designed for trucks and the only trucks will be fuel and delivery trucks. Tuohy inquired about hours of operations. Tracy stated they prefer 24 hours if that's what the area market allows, but most are 5 a.m. – 11:00 p.m. Toth stated they are allowed to be open 24 hours, but there might be restrictions on the hours liquor can be sold. Tuohy asked

if Miller Drive will go through so someone coming from Walgreens could access the site. Tracy stated that is correct.

Commissioner Lenkart asked about the sidewalks. Toth stated the sidewalks are a condition of approval, but the final location will be determined at a later date.

Commissioner Tuohy asked if the light has a pedestrian button. Steve Bosco stated there is a pedestrian button at that intersection.

Chairman Mike Brackett gave a synopsis of the Plan Commission comments.

Commissioner Lenkart inquired if a condition be added to require the access drive in a given time period. Tracy stated it is in Casey's best interest to install the drive. Lenkart stated it should be added as a condition to complete the area movements. Other Plan Commissioners agreed, but it shouldn't be required of Casey's specifically. The Plan Commission discussed who should be required to install the drive aisle.

Toth stated that a condition requiring the private drive connecting Randall Road to Miller Drive be installed prior to issuance of a Final Certificate of Occupancy could be added.

### **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:
  - c) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development
  - d) Site Plan Approval

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

Motion for approval of a Special Use for a Planned Unit Development Amendment with deviations to the Randall Square Planned Unit Development with staff's six conditions and the added condition requiring the private drive connecting Randall Road to Miller Drive to be installed prior to issuance of a Final Certificate of Occupancy was made by Commissioner Tuohy and seconded by Commissioner Lenkart. Vote: Lenkart – Yes, Bozik – Yes, Tuohy – Yes, Botkin – Yes, Branson – Yes, Brackett – Yes. **Motion approved.**

**OLD BUSINESS** – None

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

Toth stated the two cases from July Plan Commission meeting were discussed by the Village Board. The facades for Petition #21-06 were further updated after comments from the Trustees.

Both petitions will be considered by the Village Board on August 16<sup>th</sup>. Toth explained some of the façade enhancements made. Toth stated the Board will also be considering the Ice Cream Drive industrial development.

Commissioner Tuohy asked the petitioner when they would start construction. Tracy said it would most likely be next year.

Commissioner Botkin asked about the Fortunato Restaurant. Mike Toth stated a permit has been submitted.

**ADJOURNMENT**

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

Respectfully Submitted,

Jessica Watkins  
Village Clerk

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

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

## **GENERAL INFORMATION**

**Meeting Date:** September 7, 2021

**Petition Number:** 21-09

**Petitioner:** Genesis of North Aurora

**Request:** 1) Special Use to allow for a Motor Vehicle Sales and/or Service establishment

**Location:** 204 Hansen Boulevard

**Parcel Number(s):** 15-06-326-002

**Property Size:** Approximately 4.32 acres

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

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

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

**Comprehensive Plan Designation:** Regional Commercial

## **PROPOSAL**

Gerald has conducted sales of the Genesis automobile franchise along with the Hyundai franchise at 209 Hansen Boulevard for several years. Genesis has recently encouraged dealers to create separate facilities for Genesis apart from Hyundai to facilitate establishment of Genesis as a luxury brand. The property located across the street at 204 Hansen Boulevard has been utilized as the Gerald Auto Group's centralized accounting office since 2016. The property was originally a Saturn dealership that opened around 1995. 204 Hansen Boulevard was last used for Motor Vehicle Sales in 2016 when Kia operated on the property. Kia later moved to 201 Hansen Boulevard.

Gerald would now like to remodel and expand upon the building located at 204 Hansen Boulevard in order to move the Genesis franchise to that property. Staff notes that site plan review is not required as the addition constitutes less than twenty-five (25) percent of total square footage of the existing structure.



The North Aurora Auto Mall consists of properties located in the B-2 General Business District. Motor Vehicle Sales and/or Service is classified as a special use in the B-2 District. As the sales of motor vehicles has not occurred on the subject property since 2016, a special use to reestablish the property with the Motor Vehicle Sales and/or Service use is being requested.

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

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

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

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

The proposed Motor Vehicle Sales and/or Service establishment use would be located in the North Aurora Auto Mall, consisting only of other Motor Vehicle Sales and/or Service establishments.

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

The proposed special use is being requested to utilize a site that has been used as Motor Vehicle Sales and/or Service since 1995 and is already served by public facilities. As an auto dealership, the economic benefit would be the creation of jobs and the generation of sales tax to the Village.

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

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

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

Genesis has recently encouraged dealers to create separate facilities for Genesis apart from Hyundai to facilitate establishment of Genesis as a luxury brand. The remodeling plans associated with the proposed dealership reflect that of a luxury brand and are attractive in appearance.

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

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

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

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

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

The proposed use would utilize existing access from Hansen Boulevard.

*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 use will utilize existing off-street parking spaces and outdoor display spaces.

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

The proposed special use is being requested to utilize a site that has been used as Motor Vehicle Sales and/or Service since 1995 and is already served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

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

The proposed special use conforms with the requirements of this Zoning Ordinance.

### **RECOMMENDATIONS**

The Community Development Department finds that the information presented **meets** the Standards for Specials Uses as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #21-09.



## APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-09

FILE NAME Genesis of North Aurora

DATE STAMP

RECEIVED

AUG 12 2021

VILLAGE OF  
NORTH AURORA

### I. APPLICANT AND OWNER DATA

Name of Applicant Genesis of North Aurora  
Applicant Address 204 Hansen Blvd.  
Applicant Telephone # 312-925-5209  
Email Address jdvorak@geraldauto.com  
Property Owner(s) Gerald Realty Holdings, LLC  
Owner Address 213 Hansen Blvd  
Owner Telephone # North Aurora, IL 60542

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

Address of Property 204 Hansen Blvd.  
(indicate location if no common address)

Legal Description: LOT 2 IN ORCHARD GATEWAY, UNIT 1,  
IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS  
ILLINOIS PIN # 15-06-326-002-0000

Parcel Size 4.32 ACRES

Present Use Business Office  
(business, manufacturing, residential, etc.)

Present Zoning District B-2, General Business District  
(Zoning Ordinance Classification)  
North Aurora Automall Planned Unit Development

### III. PROPOSED SPECIAL USE

Proposed Special Use Automobile Dealership  
(Zoning Ordinance Classification)

Code Section that authorizes Special Use \_\_\_\_\_

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

If so, when? \_\_\_\_\_ to what district? \_\_\_\_\_

Describe briefly the type of use and improvement proposed Remodel and expansion of existing facility to operate a retail automotive dealership.

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

Accounting office and vehicle storage lot

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

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

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

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

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

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

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

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

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

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

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

  
Applicant or Authorized Agent

8/12/21  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-06-326-001	WM Financial Corp LLC	200 Hansen Blvd
15-06-326-003	Gerald Realty Holdings LLC	208 Hansen Blvd.
15-06-326-006	Gerald Realty Holdings LLC	201 Hansen Blvd.
15-06-326-009	Gerald Realty Holdings LLC	205 Hansen Blvd.
15-06-326-010	Gerald Realty Holdings LLC	209 Hansen Blvd
15-06-326-013	Gerald Realty Holdings LLC	211 Hansen Blvd.
15-06-302-007	Kireland Genesis Dr N.A. LLC	201 Genesis Dr.
15-06-302-008	Genesis 2004, LLC	457 Haverhill Ct, Sugar Grove, IL 60554
15-06-302-009	Exodus 2006, LLC	457 Haverhill Ct, Sugar Grove, IL 60554
15-06-302-010	Genesis 2004, LLC	457 Haverhill Ct, Sugar Grove, IL 60554

I, John Dvorak, 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.

John Dvorak  
Applicant Signature

8/12/21  
Date

#### SUBSCRIBED AND SWORN TO

Before me this 12 day of AUGUST, 20 21.

Lisa M. Hoofnagle  
Notary Public



# Situs Address Buffer

Parcel Number: 1506326002 Distance: 250 Feet

Include Source Parcel: ☒ Yes ☐ No

This list contains situs addresses for parcels within 250 feet of parcel 1506326002† => Results as .csv

Parcel	Address	City	State	Zip
1506326002	204 HANSEN BLVD	NORTH AURORA	IL	60542-8920
1506302007		NORTH AURORA	IL	60542
1506302008				
1506302009				
1506302010				
1506326001	200 HANSEN BLVD	NORTH AURORA	IL	60542-8920
1506326003	208 HANSEN BLVD	NORTH AURORA	IL	60542-8920
1506326006	201 HANSEN BLVD	NORTH AURORA	IL	60542-8923
1506326009	205 HANSEN BLVD	NORTH AURORA	IL	60542-8923
1506326010	209 HANSEN BLVD	NORTH AURORA	IL	60542-8923
1506326013	211 HANSEN BLVD	NORTH AURORA	IL	60542-8923

250 foot buffer of 1506326002 returned 11 parcels

\*Indicates condo parcel

This information is based on curent GIS Parcel Data

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

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

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



INTERIOR BRANDING  
BRAND CUBE & ROOF DECK





INTERIOR BRANDING

BRAND WALL AND FEATURE VEHICLE DISPLAY



INTERIOR BRANDING

SALES CONSULTATION & MANAGEMENT OFFICES



INTERIOR BRANDING  
CUSTOMER LOUNGE



INTERIOR BRANDING  
CUSTOMER LOUNGE





INTERIOR BRANDING  
EV LAB



INTERIOR BRANDING

SKYLIGHT, ATRIUM AND LIGHT WELL

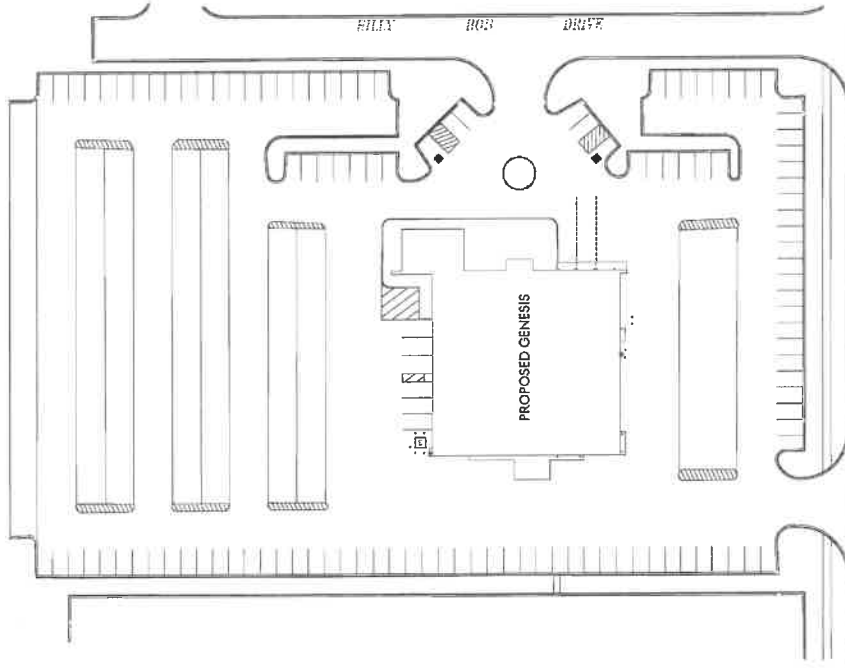


sketchup model

## GENESIS OF NORTH AURORA



# EXISTING SITE DIAGRAM



EXISTING SITE DIAGRAM

EXISTING SITE DIAGRAM



GENESIS  
OF  
NORTH  
AURORA

Dealer Code: IL704

204 Hanson Blvd  
North Aurora, IL  
60542



PRELIMINARY  
NOT FOR CONSTRUCTION  
OR PERMITTING PURPOSES  
This drawing is the property of AGI and is not to be  
reproduced or used in any way without the written  
consent of AGI. It is to be used only for the project  
and site specifically identified on the drawing. It is  
not to be used for any other project or site.

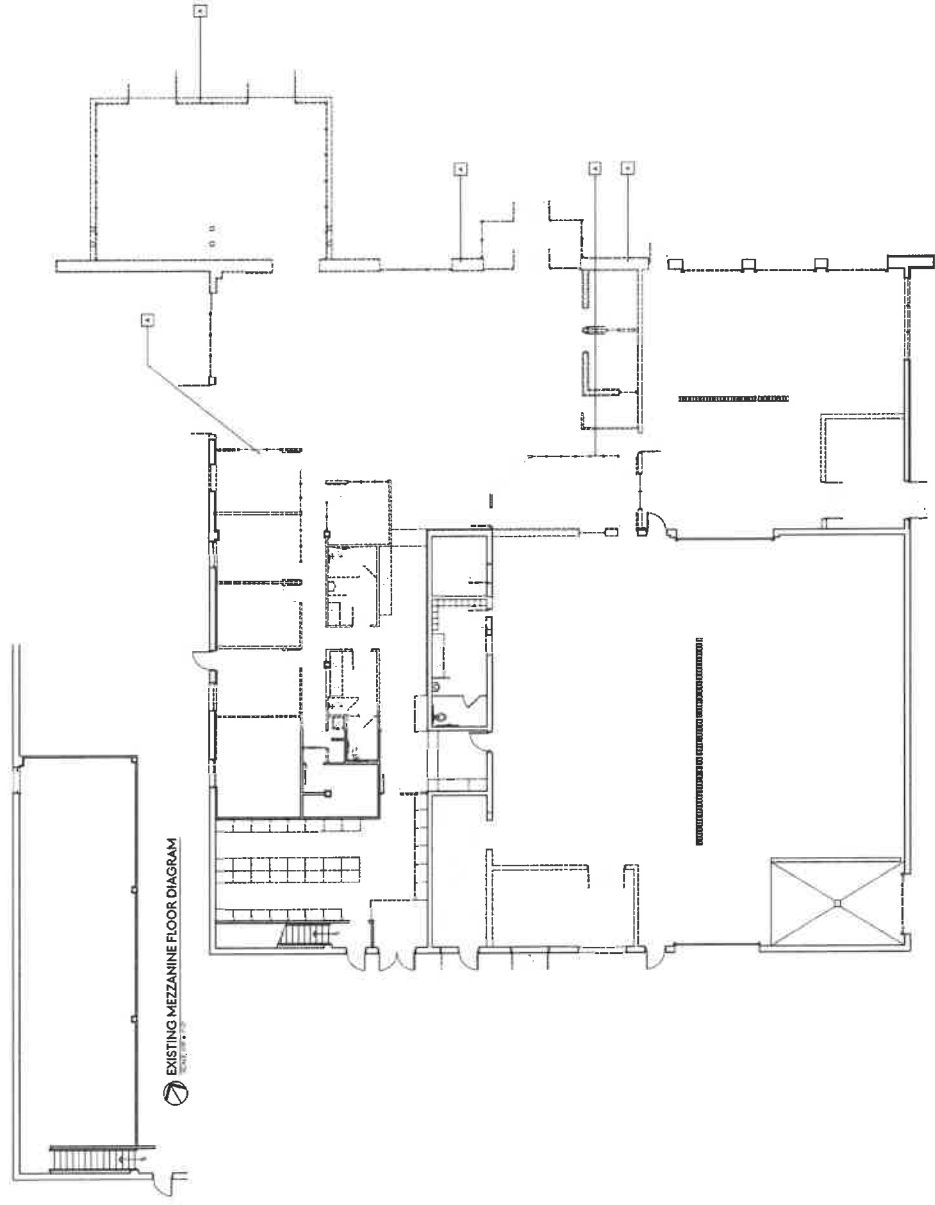
Issue Date: 6/19/2024  
Drawn By: J. J. JENSEN  
Revisions: 1. 6/19/2024

EXISTING  
SITE  
DIAGRAM

A-1  
Sheet 1 of 8



# EXISTING FLOOR DIAGRAM



EXISTING MEZZANINE FLOOR DIAGRAM  
SCALE: 1/4" = 1'-0"

EXISTING FLOOR DIAGRAM KEYNOTES	
	EXISTING DASHED ITEMS TO BE REMOVED



**GENESIS  
OF  
NORTH  
AURORA**

Dealer Code: IL704

204 Hanson Blvd  
North Aurora, IL  
60542



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
This drawing is preliminary and is not to be used for construction. It is subject to change without notice. The owner is responsible for verifying the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided by the owner.

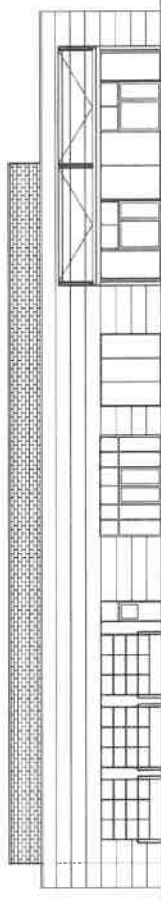
Issue Date:	09/20/20
Drawn By:	
Reviewed By:	
Checked By:	
Approved By:	
Project No.:	
Sheet No.:	

**EXISTING FLOOR  
DIAGRAM**

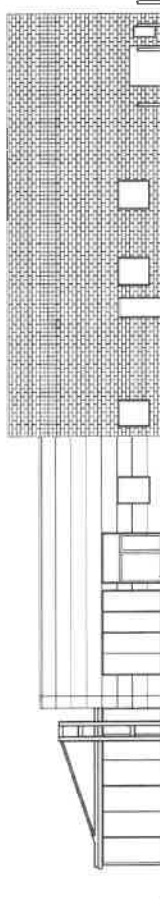
**A-2**  
Sheet 2 of 8

EXISTING FLOOR DIAGRAM  
SCALE: 1/4" = 1'-0"

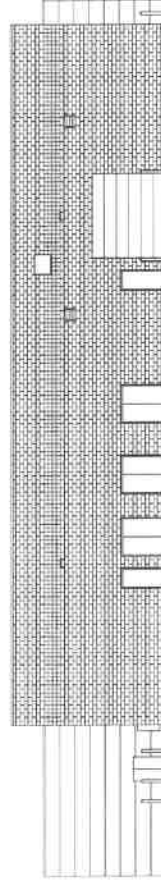
# EXISTING ELEVATION DIAGRAMS



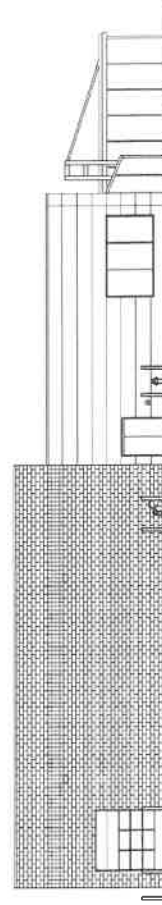
FRONT ELEVATION DIAGRAM



RIGHT SIDE ELEVATION DIAGRAM



REAR ELEVATION DIAGRAM



LEFT SIDE ELEVATION DIAGRAM



GENESIS  
OF  
NORTH  
AURORA

Dealer Code: IL704

204 Hanson Blvd  
North Aurora, IL  
60542



PRELIMINARY  
DESIGN FOR PERMITTING PURPOSES  
1. This drawing is not to be used for construction.  
2. The owner is responsible for obtaining all necessary permits.  
3. The owner is responsible for obtaining all necessary approvals.  
4. The owner is responsible for obtaining all necessary approvals.  
5. The owner is responsible for obtaining all necessary approvals.

Issue Date: 6/29/2021  
Drawn By: [Name]  
Reviewed: [Name]  
1. APPROVED

EXISTING  
ELEVATIONS  
DIAGRAM

A-3  
Sheet 3 of 8

# PROPOSED SITE DIAGRAM

## SITE DIAGRAM KEYNOTES

- A LIGHT BOLLARD
- B SITE MAIN ENTRY PAVING PAV-1
- C PLATING VEHICLE DISPLAY
- D Pylon sign
- E DECORATIVE GRATE PAV-2
- F LANDSCAPE
- G LANDSCAPE FEATURE PLANTS
- H LANDSCAPE PLANTS SPECIFIC TO THE LOCAL CLIMATE
- I DIRECTIONAL SIGNAGE
- J SITE LIGHTING
- K CUSTOMER PARKING
- L LANDSCAPING
- M NEW VEHICLE DISPLAY
- N SERVICE VEHICLES
- O EMPLOYEE PARKING
- P SERVICE VEHICLE PARKING
- Q INVENTORY VEHICLES
- R PRE-OWNED VEHICLE DISPLAY
- S ELECTRIC VEHICLE CHARGING
- T SCREEN NON-CUSTOMER
- U SCREEN NON-CUSTOMER AND GATES PAINT TO MATCH BUILDING
- V SCREEN WALL
- W SERVICE DELIVERY
- X SCREEN FRASH ENCLOSURE WITH SOLID WALLS PAINT TO MATCH BUILDING
- Y SCREEN SITE EQUIPMENT AND LANDSCAPE FROM CUSTOMER VIEW
- Z SERVICE BAYS
- AA SHOWROOM
- AB SERVICE RECEPTION
- AC NEW VEHICLE DELIVERY



GENESIS  
OF  
NORTH  
AURORA

Dealer Code: IL704

204 Hanson Blvd  
North Aurora, IL  
60542

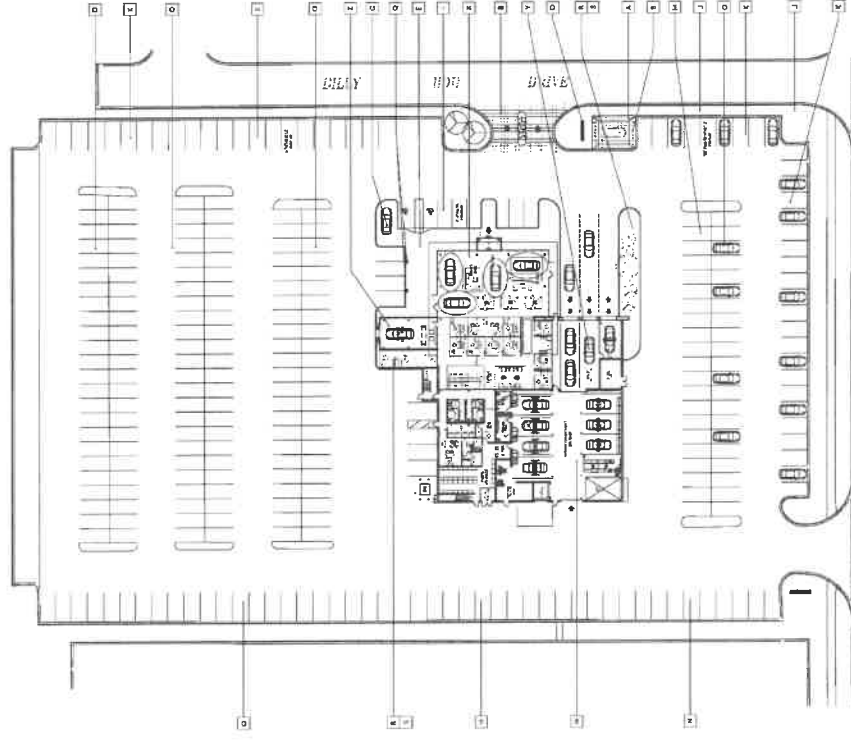


PRELIMINARY  
NOT FOR CONSTRUCTION  
OR PERMITTING PURPOSES  
1. This drawing is preliminary and is not to be used for construction or permitting purposes.  
2. It is subject to change without notice.  
3. It is not to be used for any other purpose without the written consent of AGI.

Issue Date: 6/2/2020  
Drawn By: J. J. J.  
Revisions: 1. 6/2/2020

PROPOSED  
SITE  
DIAGRAM

A-4  
Sheet 4 of 8



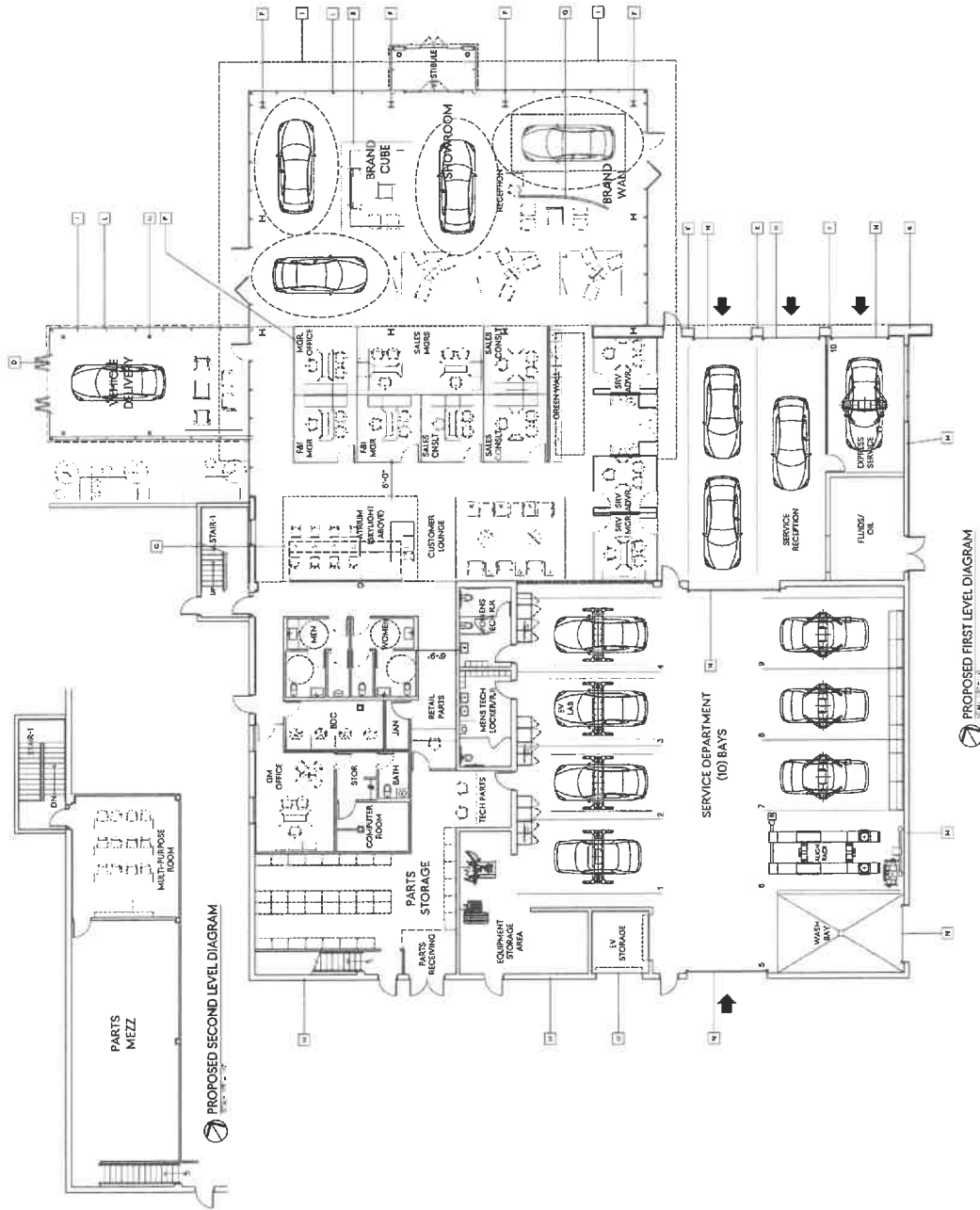
HANSEN BOULEVARD

PROPOSED SITE DIAGRAM

# PROPOSED FLOOR DIAGRAM

## FLOOR DIAGRAM KEYNOTES

- A SHOWCASE VEHICLE W/ SURFACE LIGHT ABOVE
- B BRAND CUBE
- C VEHICLE WITH "STYLISH"
- D MAINWALL DOOR
- E TV LAB
- F CROSS COLUMN
- G ROUND COLUMN
- H OVERHEAD DOORS
- I JAGUAR OVERHANG
- J ACRYLIC ALUMINUM COMPOSITE MATERIAL
- K POLYURETHANE COMPOSITE MATERIAL
- L EXTERIOR GLAZING, 1" CLEAR INSULATED GLASS
- M PAINTED CHAIR WALL
- N NYLON CHAIR DOOR
- O FILE RATED OVERHEAD DOOR
- P INTERIOR GLASS PARTITION
- Q BRAND WALL



PROPOSED SECOND LEVEL DIAGRAM

PROPOSED FIRST LEVEL DIAGRAM



GENESIS  
OF  
NORTH  
AURORA

Dealer Code: IL704

204 Hanson Blvd  
North Aurora, IL  
60542



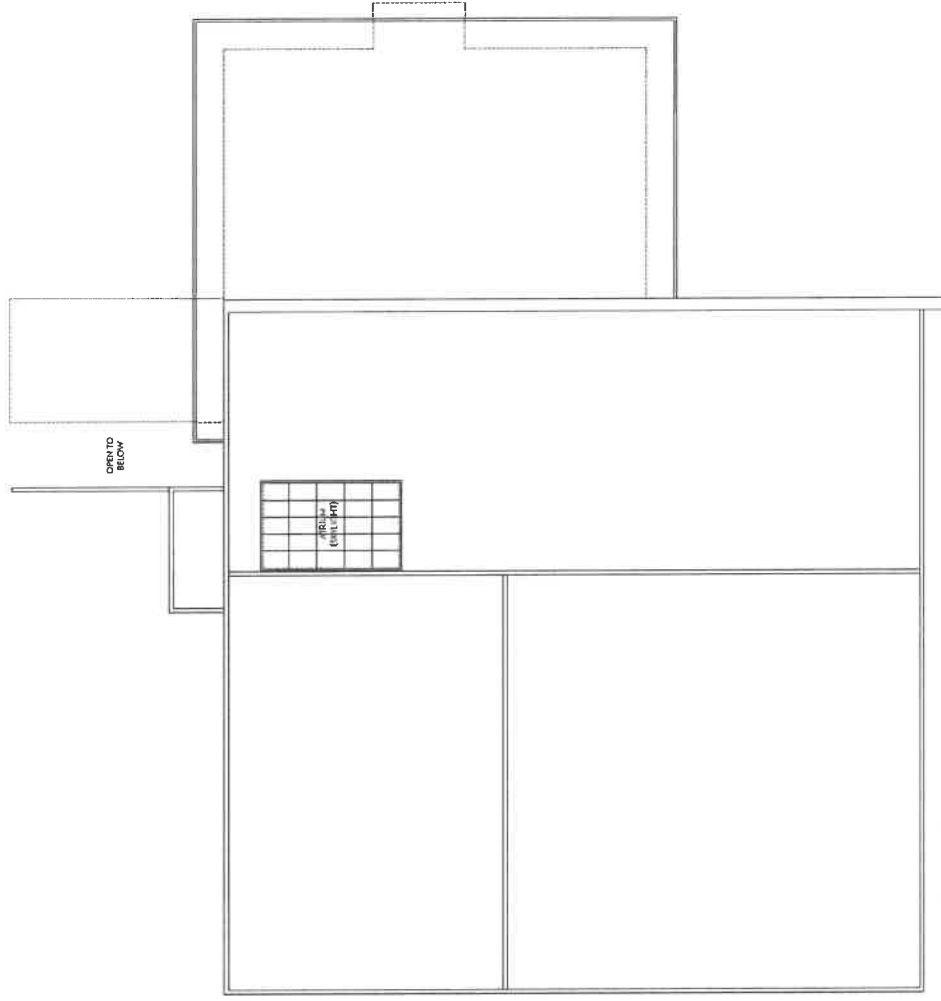
PRELIMINARY  
NOT FOR CONSTRUCTION  
OR PERMITTING PURPOSES  
This drawing is a preliminary design and is not to be used for construction or permitting purposes. It is subject to change without notice and is not a contract. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

Issue Date: 6/8/2020  
Drawn By: [Signature]  
Revisions: 1. [Signature]

PROPOSED  
FLOOR  
DIAGRAM

A-5  
Sheet 5 of 8

# PROPOSED ROOF DIAGRAM



GENESIS  
OF  
NORTH  
AURORA

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PRELIMINARY  
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- 1. This drawing is for informational purposes only.
- 2. It is not to be used for construction or permitting purposes.
- 3. It is not to be used for any other purpose.
- 4. It is not to be used for any other purpose.
- 5. It is not to be used for any other purpose.

Issue Date: 6/16/2021

Drawn By: J. J. J.

Revisions: 1. 7/1/2021 J. J. J.

1. 7/1/2021 J. J. J.

PROPOSED  
ROOF DIAGRAM

A-6  
Sheet 6 of 8

PROPOSED ROOF DIAGRAM  
10/1/15 11:11 AM





Dealer Code: IL704



**PRELIMINARY  
NOT FOR CONSTRUCTION  
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Issue Date: 6/18/2021  
Drawn By:  
Revisions:  
1 5/23/2021 10:40:00 AM

**A-8**  
Sheet 8 of 8

<b>A</b>	ACQUA-1, ALUMINUM COMPOSITE MATERIAL, BASALT GRAY
<b>B</b>	ACQUA-2, ALUMINUM COMPOSITE MATERIAL, TRICORN BLACK

**C** GL-2, EXTERIOR GLAZING, F CLEAR INSULATED GLASS

P-7, SHERWIN WILLIAMS, SW7070  
CYBERSPACE

[illegible]

RIGHT SIDE ELEVATION DIAGRAM

REAR ELEVATION DIAGRAM

**LEFT SIDE ELEVATION DIAGRAM**