



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, NOVEMBER 2, 2021
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated September 7, 2021.

PUBLIC HEARING

1. **Petition #21-10 (Parcels 4, 6, 7, 8, 9 & 10 of the Randall Square Subdivision):** The petitioner, Randall/Oaks, 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 and Zoning Ordinance
 - b) Preliminary Final Plat of Subdivision
 - c) Site Plan Approval

NEW BUSINESS

1. **Petition #21-10 (Parcels 4, 6, 7, 8, 9 & 10 of the Randall Square Subdivision):** The petitioner, Randall/Oaks, 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 and Zoning Ordinance
 - b) Preliminary Final Plat of Subdivision
 - c) Site Plan Approval

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
SEPTEMBER 7, 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, Community & Economic Development Director Mike Toth and Planner David Hansen

Also in attendance: Kevin Drendel, Village Attorney

APPROVAL OF MINUTES

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

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

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.

Chairman Mike Brackett called the public hearing to order.

The petitioner, John Dvorak (CFO – Gerald Auto Group), said the 204 Hansen Building has been used as a corporate accounting office since 2016. He stated the property was originally built in 1995 as a Saturn dealership and subsequently became a KIA dealership. KIA then moved to 201 Hansen. Since the use has changed over the last six months use approval is now required to use the property as an auto dealership. John then provided a brief summary of Gerald's plans to upgrade the existing building with the new Genesis dealership. He said the building would be expanded by about 13.8%. This will be the first standalone Genesis dealership in the Chicago area.

Mike Toth stated the petitioner is requesting a special use to allow a Motor Vehicle Sales and/or Service establishment on the subject property, which has been utilized as a car dealership since 1995 with Saturn and as recent as 2016 with KIA. They are moving Genesis out of the Hyundai dealership to do a standalone dealership on this site. The Zoning Ordinance contains provisions stating a use is considered abandoned if not in use for more than 180 days. The subject property has not been used as a dealership since 2016. It has been used as their accounting office. The

addition to the building represents less than 25% of the existing square footage of the building so site plan approval is not required. The request is to be able to use the property again as a car dealership.

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

Chairman Mike Brackett closed the public hearing.

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.

Chairman Mike Brackett opened the discussion to the Plan Commission members.

Commissioner Tuohy stated she was excited to see that area developed and is excited to see more function.

There were no comments or concerns from the Plan Commission.

Motion for approval of a Special Use to allow a Motor Vehicle Sales and/or Service establishment in the B-2 General Business District was made by Commissioner Bozik and seconded by Commissioner Tuohy. Vote: Lenkart – Yes, Bozik – Yes, Tuohy – Yes, Botkin – Yes, Branson – Yes, Brackett – Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Chairman Mike Brackett asked about the Jeep dealership that was approved a few years ago. Mike Toth stated there was an issue with the private covenants on that property and the deal did not go through.

Chairman Mike Brackett asked about the Casey's petition. Mike Toth stated the petition was discussed by the Village Board and they were in favor of it.

Mike Toth introduced David Hansen as the Village's new Planner. Toth said David started with the Village over five years ago as the Administrative Intern and was later promoted to Administrative/GIS Analyst. David has been responsible for building the Village's first GIS system. He will eventually be handling the Plan Commission meetings.

Mike Toth provided an update to the Plan Commission on previous petitions. He stated the Village Board approved the Oberweis industrial PUD and the amendment to the Orchard Commons PUD. He added that a permit had been submitted for Starbucks in Orchard Commons. Steve Bosco stated Aurora Pack had begun work on their facility.

Commissioner Tuohy inquired about the Fox Metro Pump Station. Mike Toth stated there were some minor changes to the site plan and building elevations required to be approved by the Village Board. There were no zoning changes so the plans did not have to come back to the Plan Commission. No building permit has been submitted for the project yet.

The Plan Commission inquired about the Italian restaurant (Fortunato). Mike Toth stated the permit is currently under review.

Commissioner Tuohy inquired about the proposed Taco Bell that was included with the Orchard Commons development. Mike Toth stated his department has not yet received a building permit for the Taco Bell.

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 PLANNING COMMISSION
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: November 2, 2021

Petition Number: #21-10

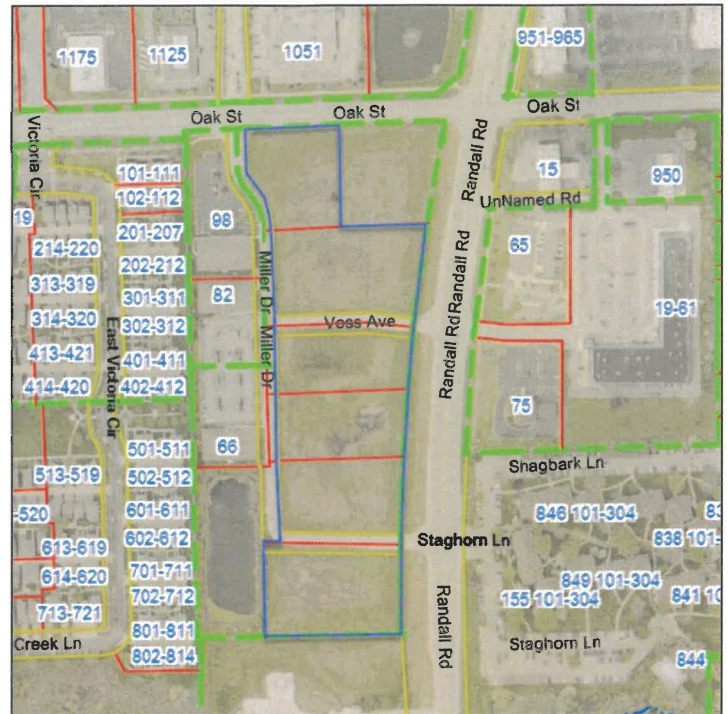
Petitioner: Randall/Oaks LLC

Requests: 1) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development and Zoning Ordinance 2) Preliminary Final Plat of Subdivision 3) Site Plan Approval

Location: Parcels 4, 6, 7, 8, 9 & 10 of the Randall Square Subdivision

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

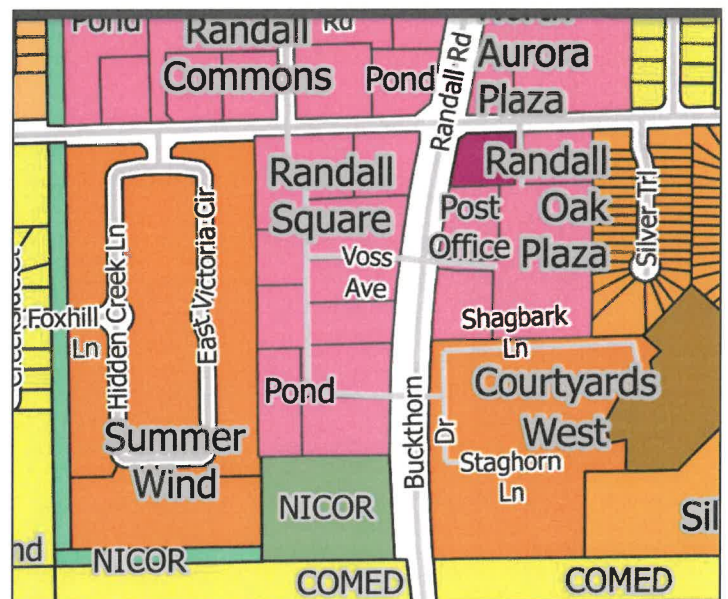
Comprehensive Plan Designation: 'Regional Commercial'



BACKGROUND

The subject property is located in the B-2 General Business District and has 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 subdivide Parcel 6 and develop each newly-created parcel with a multi-tenant commercial building. The petitioner is also requesting a reduction in the fifty (50) foot building and yard setback adjacent to Oak Street and Randall Road on Parcels 4, 6, 7, 8, 9 & 10.



REQUESTED ACTIONS

Preliminary Final Plat of Subdivision

The Randall Square subdivision is currently comprised of 11 separate parcels, one of which is reserved for stormwater management. The proposed development would occur on Parcel 6, consisting of 2.19 acres of land. As previously mentioned, the petitioner intends to subdivide Parcel 6 in order to create two individual lots (Lots '1' & '2'), known as the Resubdivision of Parcel 6 Randall Square. A final plat of subdivision will be provided at final engineering. As part of this request, preliminary final plat consideration is being requested.

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 6)	Current Land Use	Proposed Land Uses	Proposed Use Status
Standalone Restaurant	Vacant	Two (2) Multi- tenant Commercial Buildings	Permitted Use (Individual tenant spaces would be subject to the use classification of the Zoning Ordinance and Randall Square PUD)

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 the properties along Randall Road and Oak Street, which is intended for open space and landscaping. 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).

The petitioner is requesting a reduction in the fifty (50) foot building and yard setback for Parcels 4, 6, 7, 8, 9 & 10 to accommodate customer parking spaces. According to the submitted plans, the eastern portion of Parcels 6, 7, 8, 9 & 10 would be used for parking and subsequently reduce the 50' building and yard setback to a 15' yard. Similarly, the northern portion of Parcel 4 (adjacent to Oak Street) would reduce the 50' yard to a 15' yard for parking purposes. Staff notes that a similar request was made as part of the Casey's development on Parcel 5 in order to accommodate the gas station fueling area. As a condition of approval, the yard reduction will only allow for the use of parking and drive aisle. As such, the building setbacks will remain the same.

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 9' wide; however, the identifying area within the sign structure would be 36 square feet. Staff notes the identifying area of the proposed Casey's sign would be 46 square feet.

Site Access

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.

Section 12.1.C of the Zoning Ordinance 'Frontage on a Public or Private Street', requires all zoning lots to front on a public street, unless otherwise approved as a planned unit development. Per the submitted plans, Lot 2 would have access to Randall Road, Voss Avenue and the access drive being installed per the Casey's development; however, Lot 1 would have access to Miller Drive, Voss Avenue and the access drive being installed per the Casey's development. As such, Lot 1 would only have access to private streets, which would be acceptable as the property is located within a PUD.

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.

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 Randall Square Development PUD Ordinance, as amended. Based on the above considerations, Staff recommends the Plan Commission make the following motion recommending **approval** of Petition #21-10, subject to the following condition:

1. Sidewalk shall be installed along Randall Road adjacent to Parcel 6, per the requirement of the Randall Square PUD. The remaining sidewalks along Randall Road shall be installed upon the development of each parcel. The entire sidewalk length shall be installed adjacent to Parcels 7, 8 & 9 upon the development of any of Parcels 7, 8 or 9.
2. The encroachment into the 50' building and yard setback shall only allow for the use of parking and drive aisle.
3. A photometric plan shall be submitted and approved by the Village prior to building permit issuance.
4. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
5. All ground-based mechanical equipment shall be completely screened from public view. Screening materials may be masonry, wood, landscaped hedges, and shall effectively screen mechanical equipment so no portion is visible from a street or adjoining lot.
6. Any heating, ventilation, or air conditioning equipment located on the roof shall be screened either by an architectural element. Screening shall be at least six feet from any supporting wall of the building to permit safe access to the roof by the fire department.
7. No wall signs shall be erected on the west building elevation of Building 6A or 6B.



Village of North Aurora
Attn: Michael Toth
25 East State Street
North Aurora, IL 60542

Application Special Use Introduction Letter

Dear Sir or Madam,

Randall/Oaks, LLC as owner of the land located in Randall Square at the SW corner of Randall Road and Oak Street is working to develop the best use of that land within the concept set forth in the Development Agreement with North Aurora and the resulting PUD. The PINs associated with the relevant land are 15-05-180-005 through 15-05-180-011.

Randall/Oaks, LLC is currently privately owned by two family members and is managed by RE Development Solutions, Inc. We are a family owned real estate company focused on managing commercial real estate and development projects in the Chicagoland suburbs. We have owned the land for several years now and have successfully managed two buildings located in the development at 66 Miller and 98 Miller.

Our market research determined that developing a small retail center (roughly 7,695 sf) and small office building (roughly 8,349 sf) on parcel 6 will allow for the best use of the land. With preliminary marketing, we were able to pre-lease a portion of the retail center to a Dunkin Donuts franchisee. We are requesting an adjustment on the yard setbacks currently in place along Randall and Oak to allow appropriate visibility to the buildings and necessary parking and access to the sites.

We are currently working with Casey's to develop the corner of Randall Square and participated in Casey's Kimley Horn traffic study dated August 2021. It is our objective over the next 2-3 years to develop the remainder of the land based on market demand with the intention and belief that the retail and office components will supplement one another and drive additional business to the area.

We appreciate your consideration for the special use and look forward to moving forward with the process and getting a shovel in the ground on this site early 2022.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ramsey Elshafei'.

Ramsey Elshafei

President of RE Development Solutions, Inc.

Randall/Oaks, LLC | Managed By: RE Development Solutions, Inc.
2200 Cabot Dr., Suite 110 | Lisle, IL 60532
Office: 630-324-1200 | Website: www.RE-DS.com

APPLICATION FOR SPECIAL USE

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

PETITION NO. 21-10

FILE NAME RANDALL SQUARE PUD

DATE STAMP

RECEIVED

SEP 10 2021

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant: Randall/Oaks, LLC, an Illinois limited liability company

Applicant Address: 2200 Cabot Drive, Suite 110, Lisle, Illinois 60532

Applicant Telephone # 630-324-1210

Email Address: RElshafei@re-ds.com

Property Owner(s): Randall/Oaks, LLC, an Illinois limited liability company

Owner Address: 2200 Cabot Drive, Suite 110, Lisle, Illinois 60532

Owner Telephone # 630-324-1210

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property: Lot 4, 6, 7, 8, 9, and 10 located at the S/W corner of Oak and Randall Road

Legal Description: Lot 4, 6, 7, 8, 9, and 10 as set forth in the Final Plat of Subdivision of Randall Square Recorded in Kane County, Illinois on April 10, 2007, as document 2007K039057.

Parcel Size: Lot 4 = 1.31 acres, Lot 6 = 2.20 acres, Lot 7 = 1.41 acres, Lot 8 = 1.36 acres, Lot 9 = 1.73 acres, and Lot 10 = 2.10 acres.

Present Use: Vacant land

Present Zoning District: B-2 General Commercial District

III. PROPOSED SPECIAL USE

Proposed Special Use:

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? N/A to what district? N/A

Describe briefly the type of use and improvement proposed:

In furtherance of the development of the Randall Square subdivision revisions to the Development Agreement dated April 24, 2006 and resulting Ordinance No. 06-04-24-02 granting special use as B-2 General Commercial Planned Unit Development for Randall Square are needed. Owner plans to build a commercial retail building on the front part of Lot 6 which will include a Dunkin Donuts which is currently under lease. The development will require: (a) modification of the 50-foot building and yard setback along Randall Road and Oak Street to allow for parking thereby modifying the yard setback from 50 feet to 15 feet but otherwise leaving the 50-foot building set back unchanged, for consistency throughout the development, the Owner is requesting the set back across all of Lots 4 and 6-10; (b) the division of Lot 6 into Lot 6A and Lot 6B into separate lots; (c) modification to the monument sign location (given Casey's development); (d) modification to the landscaping requirements as required to address the reduced yard setback; and (e) modification to the sidewalk requirements in conformance with the reduction in the yard set-back and to allow for sidewalks installation as each Lot is developed.

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

The Property is subject to the Declaration of Covenants, Conditions, Easements, and Restrictions for the Randall Square (Recorded in Kane County, Illinois on October 2, 2013, as document 2013K071204). Lot 1-3 which are directly west of the Property are part of Randall Square and are currently used as general offices. There is a residential use to the west of Lot 1-3. The properties to the north, and east currently have a retail use. The property directly south is vacant with high-power electrical lines south of that vacant land.

To the best of your knowledge can you affirm that there is a need for the special use at the particular location? The Village and previous owner determined that the best use of the Property for public convenience was under a B-2 zoning classification. This has not changed however the development has been stalled since 2006 (for various reasons). To fulfill the Property's best use the Owner has identified the need to enhance the site lines with the travelers on Randall Road and Oak Street. The Owner requests under this Special Use Application are in furtherance of that enhancement.

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

1. **The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.** The Petition request modifications to the existing PUD. There is no pending request to expand the permitted uses under the zoning ordinance.
2. **The proposed special use is deemed necessary for the public convenience at that location.** The requested modification to the PUD is necessary to allow for the development of the Property for its best use under B-2 zoning.
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.** Granting the petition will not create an excessive additional impact at the public expense. The current anticipated use of the Property will not change.
4. **The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.** The current goal of the Owner is to develop the property under the current B-2 zoning. The petition requests modification to the Village plan through the PUD to allow for that development.
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 requests set forth in the petition will be harmonious and compatible in use with the existing character in 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.** The modifications to the PUD will not diminish the safety, use, enjoyment and value of the other property in the neighborhood. The B-2 use is anticipated as part of the Village plan. The modification will allow for the development.
7. **The proposed special use is compatible with development on adjacent or neighboring property.** The property sits on its own corner at the crossroad of Oak and Randall roads and is part of the Randall Square Development. It is compatible and adjacent and neighboring properties.
8. **The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.** The modification will not affect the current anticipated traffic movement on the Property or access to the Property. Owner currently working with Casey's to develop the corner of Randall Square and participated in Casey's Kimley Horn traffic study dated August 2021 to address traffic concerns.
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 modifications will maintain the required number of parking spaces however, it does request that parking be maintained in an area that is otherwise currently designated as a building and yard setback.
10. **The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.** The Property is currently adequately served by utilities, drainage, road access, public safety and other necessary facilities and the modifications to the PUD will not affect those facilities.
11. **The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.** Other than the requested modifications to the PUD, the anticipated use complies with the Ordinance and other applicable regulations.

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

9/10/2021
Date

Owner

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

[illegible]

correct.

Rammy Elli

Applicant Signature

Date 9/10/2021

SUBSCRIBED AND SWORN TO
Before me this 10 day of September, 2021

Karen Marie Hart
Notary Public



Tax Parcel No.	Property Address	Property Owner	Street	City	State	Zip
15-05-134-003	Randall Commons Subdivision Lot 6	Oak Street Investments LLC	1051 Katal Avenue Unit 200	North Aurora	IL	60542
15-05-135-004	Randall Commons Subdivision Lot 2	Randall Commons Phase I Assoc Inc., Sequoia Realty Group	1900 S Highland Ave Ste 104	Lombard	IL	60148
15-05-135-003	1051 Oak Street, North Aurora, IL 60542	Exchangeright Net Leased Portfolio 28 Dst, Exchangeright Real Estate LLC	1055 E Colorado Blvd Ste 310	Pasadena	CA	91106-2374
15-05-180-012	98 Miller Drive, North Aurora, IL 60542	98 Miller LLC, Ramsey Elshafel	PO Box 5598	Woodridge	IL	60517-0598
15-05-180-013	82 Miller Drive, North Aurora, IL 60542	CCI Aurora LLC	8902 N Meridian Street Ste 205	Indianapolis	IN	46260-5369
15-05-180-003	66 Miller Drive, North Aurora, IL 60542	66 Miller LLC, Ramsey Elshafel	PO Box 5598	Woodridge	IL	60517-0598
15-05-180-004	Randall Square Parcel 11	Randall Square Property Owners Association	1200 Internationale Parkway Ste 125	Woodridge	IL	60517-9042
15-05-100-009	Part Nw 1/4 Sec 05-38-8	Nicor Gas Company, Southern Company Services	241 Ralph McGill Blvd NE, BIN# 10081	Atlanta	GA	30308-9374
15-05-177-004	Victoria Park Phase 2 Part Lot 4	Bigelow Group Inc., Summerwind Condo Assoc, Baum Property Service	540 W Galena Blvd	Aurora	IL	60506-3874
15-05-251-031	15 N Randall Road, North Aurora, IL 60542	EMRO Marketing Company c/o Property Tax Records	539 South Main Street	Findlay	OH	45840
15-05-255-055	65 Randall Road, North Aurora, IL 60542	United States Postal Service c/o Great Lakes - Facilities Service Center	222 S Riverside Plaza, Ste 1200	Chicago	IL	60606-6150
15-05-255-056	75 Randall Road, North Aurora, IL 60542	First State Bank	706 Washington Street	Mendota	IL	61342-1675
15-05-255-057	19-61 S Randall Road, North Aurora, IL 60542	Clock Tower North Aurora IL LLC & North Aurora IL Clock Tower LLC	371 Hoes Lane, Ste 201	Piscataway	NJ	08854-4143
15-05-251-032	Part Nw 1/4 Sec 05-38-8	Courtyards Village West Apartments LLC, Prairie Management	333 N Michigan Avenue Unit 1700	Chicago	IL	60601
15-05-177-104	101 E Victoria Circle	Joe S. Sumlin	101 E Victoria Circle	North Aurora	IL	60542-5104
15-05-177-087	102 E Victoria Circle	Rafael Heredia & Andrade Ascencion	102 E Victoria Circle	North Aurora	IL	60542
15-05-177-103	103 E Victoria Circle	Joseph J. Meneghini	103 E Victoria Circle	North Aurora	IL	60542-5104
15-05-177-088	104 E Victoria Circle	Carolyn K. Parker	104 E Victoria Circle	North Aurora	IL	60542
15-05-177-102	105 E Victoria Circle	Michael L. Davis	105 E Victoria Circle	North Aurora	IL	60542
15-05-177-089	106 E Victoria Circle	John B. and Charito Leopold	106 E Victoria Circle	North Aurora	IL	60542-5104
15-05-177-101	107 E Victoria Circle	Robert Chlco	107 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-095	108 E Victoria Circle	Kathryn A. Feltes	108 E Victoria Circle	North Aurora	IL	60542
15-05-177-100	109 E Victoria Circle	Vannessa K. Graer	109 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-097	110 E Victoria Circle	Melissa Balmes	110 E Victoria Circle	North Aurora	IL	60542
15-05-177-099	111 E Victoria Circle	Megan E. Strelid	111 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-096	112 E Victoria Circle	Lavon Mook	112 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-093	201 E Victoria Circle	Ricay Patrick	201 E Victoria Circle	North Aurora	IL	60542
15-05-177-095	202 E Victoria Circle	Oscar & Sandra Alvarado	202 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-090	203 E Victoria Circle	Alisa Wimbley	203 E Victoria Circle	North Aurora	IL	60542
15-05-177-096	204 E Victoria Circle	Kavin & Laura S. Nelson	204 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-085	205 E Victoria Circle	Anthony J. and Barbara J. Sarni	205 E Victoria Circle	North Aurora	IL	60542
15-05-177-007	206 E Victoria Circle	Edward Gomez	206 E Victoria Circle	North Aurora	IL	60542
15-05-177-091	207 E Victoria Circle	Mark J. and Gretchen G. Tiger	207 E Victoria Circle	North Aurora	IL	60542
15-05-177-008	208 E Victoria Circle	Salkat Chakraborty	208 E Victoria Circle	North Aurora	IL	60542
15-05-177-009	210 E Victoria Circle	Martin Billups	210 E Victoria Circle	North Aurora	IL	60542
15-05-177-010	212 E Victoria Circle	Abraham Deleon	212 E Victoria Circle	North Aurora	IL	60542
15-05-177-011	301 E Victoria Circle	Daniel J. Wortman	301 E Victoria Circle	North Aurora	IL	60542
15-05-177-017	302 E Victoria Circle	Joshua & Inencia Dekoyer	302 E Victoria Circle	North Aurora	IL	60542-5101
15-05-177-012	303 E Victoria Circle	Steven Chalms	303 E Victoria Circle	North Aurora	IL	60542
15-05-177-018	304 E Victoria Circle	Sherry Lewis, Raymond Lewis and Beverly Lewis	304 E Victoria Circle	North Aurora	IL	60542-5101
15-05-177-013	305 E Victoria Circle	Patricia A. Townsend	305 E Victoria Circle	North Aurora	IL	60542
15-05-177-019	306 E Victoria Circle	Thomas A. & Mary Lou Wetzell	306 E Victoria Circle	North Aurora	IL	60542-5101
15-05-177-014	307 E Victoria Circle	Randy A. and Michelle R. Golembak	307 E Victoria Circle	North Aurora	IL	60542
15-05-177-020	308 E Victoria Circle	Kathy L. Ors	308 E Victoria Circle	North Aurora	IL	60542
15-05-177-015	309 E Victoria Circle	Baltazar & Antonia Avallanas	309 E Victoria Circle	North Aurora	IL	60542
15-05-177-021	310 E Victoria Circle	Robert B. Porter, Trustee of the Robert B. Porter Living Trust	3 Walnut Lane	Sugar Grove	IL	60554-4400
15-05-177-016	311 E Victoria Circle	Gregory Rooper	PO Box 385		IL	60542-0137
15-05-177-022	312 E Victoria Circle	Steven O. and Ofayinka J. Akinboro	12276 Ferncreek Drive	Alpharetta	GA	30004-5336
15-05-177-023	401 E Victoria Circle	Lonnle and Ida Rochelle Lightfoot	401 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-029	402 E Victoria Circle	Cody W. Gunnell	402 E Victoria Circle	North Aurora	IL	60542-5100
15-05-177-024	403 E Victoria Circle	Tristan L. Hartness and Jamie M. Gentile	403 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-030	404 E Victoria Circle	Suzanne Carol Brown	404 E Victoria Circle	North Aurora	IL	60542-5100
15-05-177-025	405 E Victoria Circle	Gabriela Muzquiz	405 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-031	406 E Victoria Circle	Minda Smith	406 E Victoria Circle	North Aurora	IL	60542
15-05-177-026	407 E Victoria Circle	Edward & Kathryn Manning, Trustees of the E & K Manning Trust	2647 Cedar Avenue	Geneva	IL	60134-3930
15-05-177-032	408 E Victoria Circle	German Gutierrez	408 E Victoria Circle	North Aurora	IL	60542-5100
15-05-177-027	409 E Victoria Circle	Nicholas Madonia	1339 Fountain Green Drive	Crystal Lake	IL	60014-8692
15-05-177-033	410 E Victoria Circle	Robert A. Cleave	410 E Victoria Circle	North Aurora	IL	60542-5100
15-05-177-028	411 E Victoria Circle	Alexander O. Meeks	411 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-034	412 E Victoria Circle	Gary & Karen Knipper, Gary L. & Karen A. Knipper Revocable Living Trust	N4380 Lakeview Road	Hustisford	WI	53034
15-05-177-035	501 E Victoria Circle	Andrew Boyle	501 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-041	502 E Victoria Circle	Rosalyn K. Currie	502 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-036	503 E Victoria Circle	James L. and Jennifer D. Schukler	503 E Victoria Circle	North Aurora	IL	60542
15-05-177-042	504 E Victoria Circle	Joshua M. Nelson	504 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-037	505 E Victoria Circle	Nancy F. Ludwig, Trustee of the Nancy F. Ludwig Revocable Living Trust	505 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-043	506 E Victoria Circle	Zachary Helintz	506 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-038	507 E Victoria Circle	Ana M. Chew	507 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-044	508 E Victoria Circle	Shannon E. Cameron	508 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-039	509 E Victoria Circle	Michael & Rosalind R. Keith	509 E Victoria Circle	North Aurora	IL	60542
15-05-177-045	510 E Victoria Circle	William A. and Jennifer R. Indelli	510 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-040	511 E Victoria Circle	Denise Duncan	511 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-046	512 E Victoria Circle	Matthew Kammas	512 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-047	601 E Victoria Circle	Benjamin M. Hensley	601 E Victoria Circle	North Aurora	IL	60542
15-05-177-053	602 E Victoria Circle	Mark E. and Kimberly R. Davis	602 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-048	603 E Victoria Circle	Kristin N. Gergi	603 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-054	604 E Victoria Circle	Martha Y. Ayala and Martha Lara	604 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-049	605 E Victoria Circle	Melissa Balmes	605 E Victoria Circle	North Aurora	IL	60542
15-05-177-055	606 E Victoria Circle	Xhelal & Sofika Balliu	606 E Victoria Circle	North Aurora	IL	60542
15-05-177-050	607 E Victoria Circle	Monica Carey	607 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-056	608 E Victoria Circle	Virginia J. Weiss	608 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-051	609 E Victoria Circle	James Kivela	609 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-057	610 E Victoria Circle	Elizabeth A. Lackband	610 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-052	611 E Victoria Circle	Valerie Rangel	611 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-058	612 E Victoria Circle	Michael J. Carter	612 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-059	701 E Victoria Circle	Fida Salameh	701 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-065	702 E Victoria Circle	Leigh R. Smith	702 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-060	703 E Victoria Circle	Deborah E. Sturges	703 E Victoria Circle	North Aurora	IL	60542
15-05-177-066	704 E Victoria Circle	Francisco J. Perez and Maria S. Morales	704 E Victoria Circle	North Aurora	IL	60542-8980
15-05-177-061	705 E Victoria Circle	Kristine Manning, Trustee, Benard Family Trust	705 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-067	706 E Victoria Circle	Jelene Rohlik	706 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-062	707 E Victoria Circle	Catrina Alcalá	707 E Victoria Circle	North Aurora	IL	60542
15-05-177-068	708 E Victoria Circle	Adams J. Vincens	708 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-063	709 E Victoria Circle	Sarah D. Lahi	709 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-069	710 E Victoria Circle	Bryan Vacco	710 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-064	711 E Victoria Circle	Mary A. Donohue, Trustee of Mary A. Donohue and Kathleen Hayden	711 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-070	712 E Victoria Circle	Michael Miller	712 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-071	801 E Victoria Circle	Phillip D. & Emeraldia Studdard	801 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-077	802 E Victoria Circle	Daniel H. Thompson and Claire R. Chun	802 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-072	803 E Victoria Circle	Simon E. Quiroz	803 E Victoria Circle	North Aurora	IL	60542
15-05-177-078	804 E Victoria Circle	Randy A. Sodawasser	804 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-073	805 E Victoria Circle	Jonathan & Paulina Delmore	805 E Victoria Circle	North Aurora	IL	60542
15-05-177-079	806 E Victoria Circle	Timothy Czajowski	806 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-074	807 E Victoria Circle	Erik S. Hansen	807 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-080	808 E Victoria Circle	Oymilia Ledlow	808 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-075	809 E Victoria Circle	Paul T. Stanczak	809 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-081	810 E Victoria Circle	Starr Bundy	810 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-076	811 E Victoria Circle	Marcsey Kmiec	811 E Victoria Circle	North Aurora	IL	60542
15-05-177-082	812 E Victoria Circle	Alleen D. Fitzpatrick	812 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-083	814 E Victoria Circle	Carson A. Browne	814 E Victoria Circle	North Aurora	IL	60542-1192

LEGAL DESCRIPTION

PARCELS 4 and 6-10 AS SET FORTH IN THE FINAL PLAT OF SUBDIVISION OF RANDALL SQUARE RECORDED IN KANE COUNTY ILLINOIS ON APRIL 10, 2007, AS DOCUMENT 2007K039057.

PINs: 15-05-180-005;15-05-180-007; 15-05-180-008; 15-05-180-009; 15-05-180-010; and 15-05-180-011.

Common Address: Lots 4 and 6-10 at the S/W corner of Oak and Randall Rd., North Aurora, IL 60542



August 26, 2021

Village of North Aurora

Mike Toth

25 E State St

North Aurora IL 60542

Re: Land Use Opinion

Application #21-077

Petitioner: RE Development Solutions, Inc.

2200 Cabot Drive Suite 100

Lisle, IL 60532

Location Address: Southwest corner of Randall Road and Oak Street, North Aurora

Location: Aurora Township 38N, Range 8E, Section 5, in Kane County

The application for a Land Use Opinion was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Land Use Opinion is required at this time for the proposed use of commercial retail building. This report will be completed on or before September 27, 2021.

If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder

Resource Assistant

Applicant: Randall/Oaks, LLC
Contact: Ramsey Elshafei
Address: 2200 Cabot Drive, Suite 110
Lisle, IL 60532

IDNR Project Number: 2203438
Date: 08/26/2021

Project: Randall Square
Address: Lot 4, 6, 7, 8, 9, and 10 located at the S/W corner of Oak Street and Randall Road, North Aurora

Description: Owner plans to build a commercial retail building on the front part of Lot 6 which will include a Dunkin Donuts currently under lease. Additional anticipated development will be in accordance with the PUD.

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
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Village of North Aurora
Jason A. Doran
1001 Warrenville Road, Suite 100
Lisle, Illinois 60532 -0000

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.



EcoCAT Receipt

Project Code 2203438

APPLICANT

DATE

Randall/Oaks, LLC
Ramsey Elshafel
2200 Cabot Drive, Suite 110
Lisle, IL 60532

8/26/2021

DESCRIPTION

FEE

CONVENIENCE FEE

TOTAL PAID

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

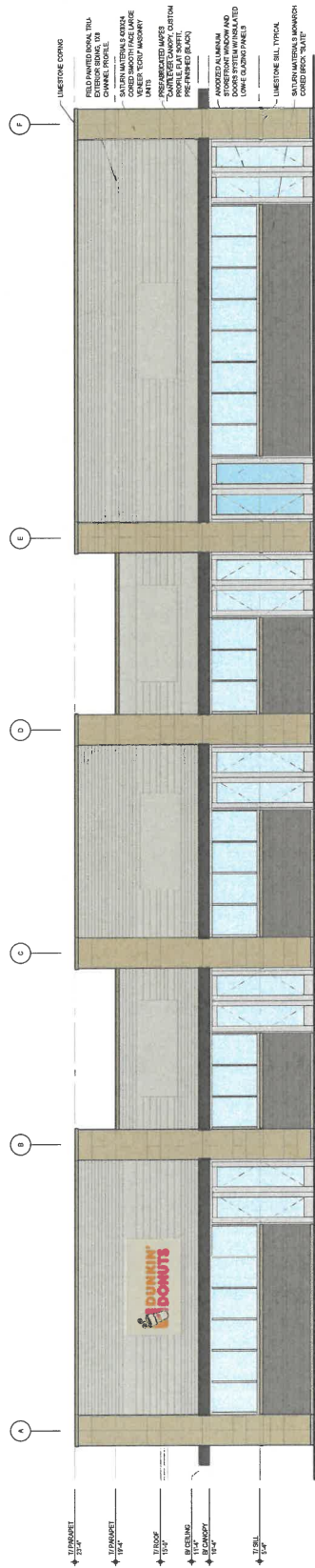
TOTAL PAID

\$ 127.81

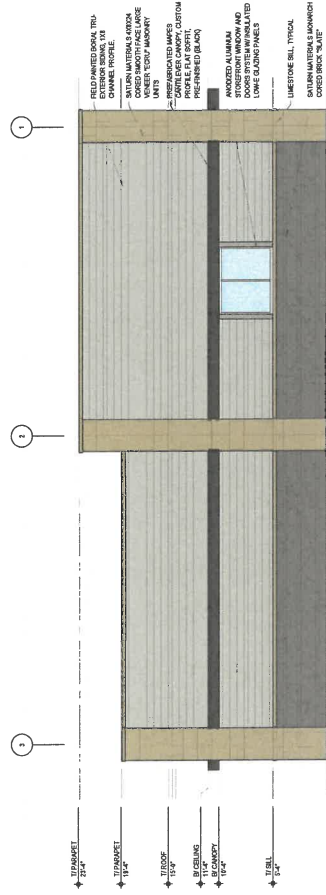
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

E S E

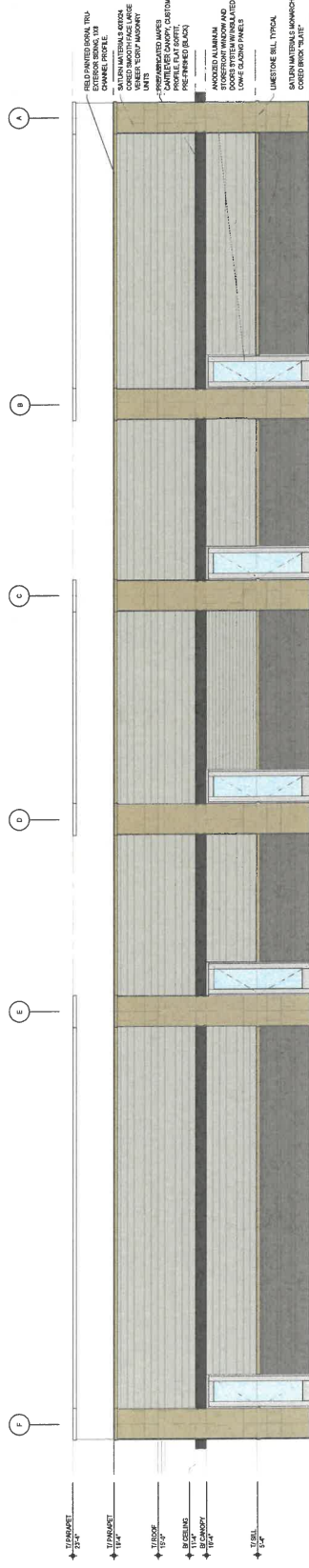




MASSING OPTION 4



MASSING OPTION 4



MASSING OPTION 4

architects & planners

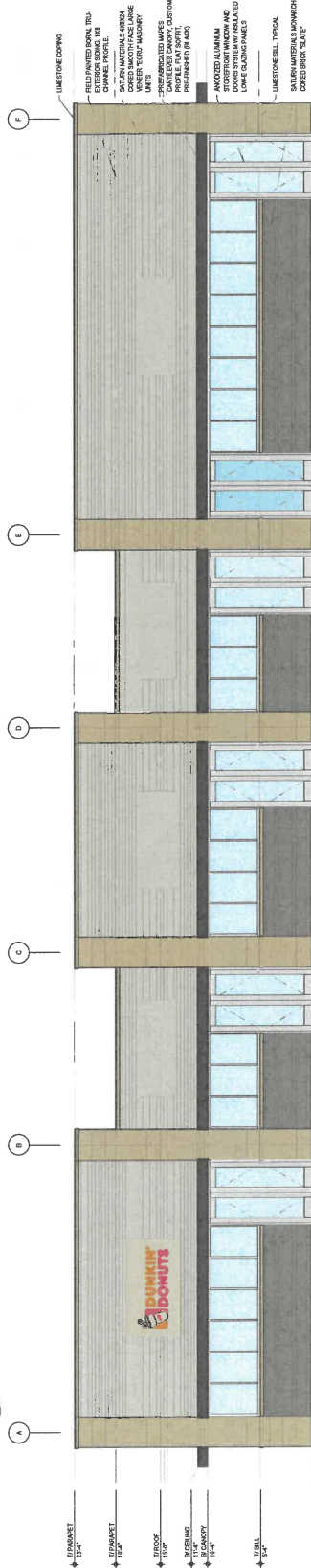
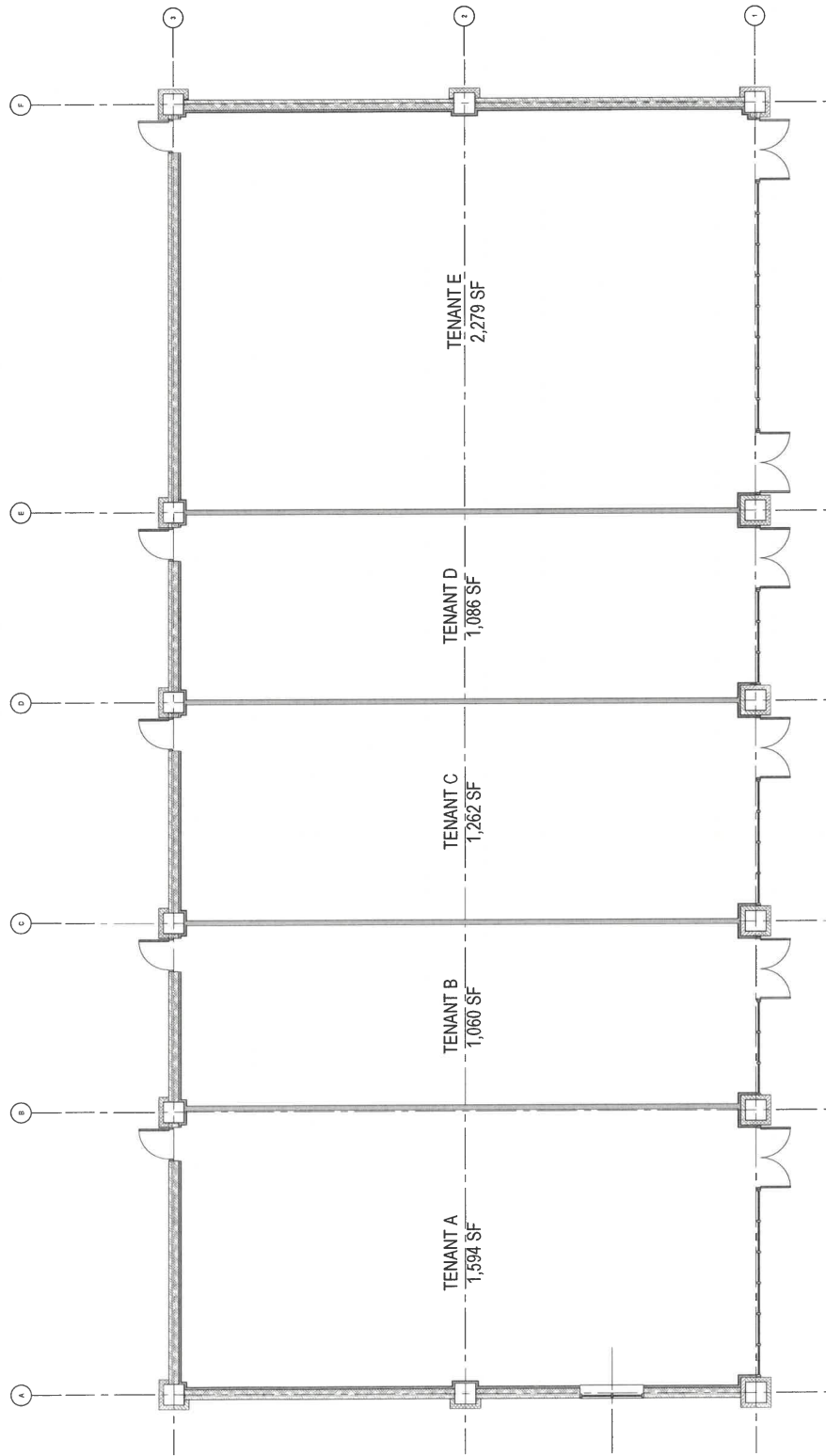
MRSA architects and planners
ARCHITECT OF RECORD
272 W. WASHINGTON BLVD

RE DEVELOPMENT SOLUTIONS

DATE 110
JULY 11, 1962
JULY 11, 1962

PROJECT NO.	20-122-1001_32586
DRAWN BY	JBRUGH
FILE NAME	PRESENTATION
	03/21/2021 10:05:00 AM

Retail



2
3
4
5
6
7

architects & planners

MRSA architects and planners
 SUBJECT OF RECORD
 1000 W. WASHINGTON BLVD

RE DEVELOPMENT SOLUTIONS
...50 C 4801 CR.
PLATE 190
LITTLE, R. 47 22
10.34 1.10

PARCEL 6
OFFICE AND RETAIL BUILDINGS
PROJECT
COMMERCIAL DEVELOPMENT
OAK STREET AND RANDALL ROAD
NORTH AURORA, IL
DRAWING TITLE
OFFICE BUILDING ELEVATION

PROJECT NO.	20.122.1001_32549
DRAWN BY	J.BROUGH
FILE NAME	PRESERVATION
Q 2021 MESA	09/27/2021

Retail Plan



All base information & dimensions are preliminary only. All layout to be verified in the field.

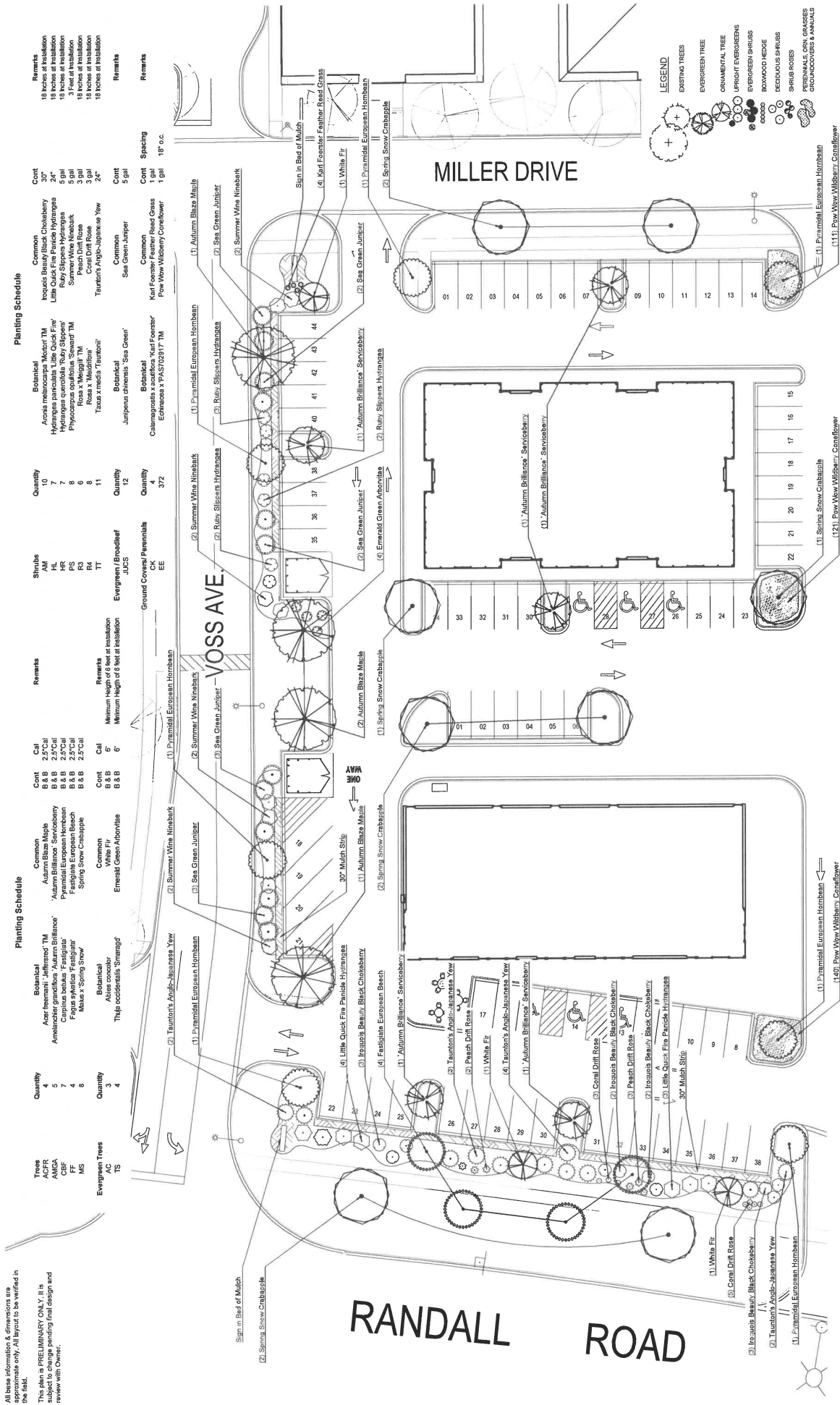
This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.

Planting Schedule

Quantity	Botanical	Common	Cont	Remarks	Shrubs	Quantity	Botanical	Common	Cont	Remarks
4	Acer freemantii 'Jefferson' TM	Autumn Blaze Maple	8.8 B	2.5' Cal	AM	10	Aronia melanocarpa	Moist TM	30"	16 inches at installation
5	Amelanchier fraxinifolia 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	8.8 B	2.5' Cal	HL	7	Hydrangea paniculata 'Little Quick Fire'	24"	24"	16 inches at installation
4	Fragaria vesicaria 'Fragaligan'	Fragaria European Black	8.8 B	2.5' Cal	PS	8	Physocarpus opulifolius 'Soviet'	TM	5 gal	3 Feet at installation
8	Malva x Spring Snow	Spring Snow Crabapple	8.8 B	2.5' Cal	R3	6	Rosa x Meigoldi TM	3 gal	3 gal	16 inches at installation
Quantity	Botanical	Common	Cont	Remarks	Shrubs	Quantity	Botanical	Common	Cont	Remarks
4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8.8 B	6'	JUCS	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal	16 inches at installation
4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8.8 B	6'	JUCS	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal	16 inches at installation

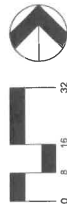
Planting Schedule

Quantity	Botanical	Common	Cont	Remarks	Shrubs	Quantity	Botanical	Common	Cont	Remarks	
10	Aronia melanocarpa	Moist TM	30"	16 inches at installation	AM	10	Aronia melanocarpa	Moist TM	30"	16 inches at installation	
7	Hydrangea paniculata	'Little Quick Fire'	24"	24"	HL	7	Hydrangea paniculata	'Little Quick Fire'	24"	24"	
8	Physocarpus opulifolius	'Soviet'	TM	5 gal	PS	8	Physocarpus opulifolius	'Soviet'	TM	5 gal	
6	Rosa x Meigoldi	TM	3 gal	3 gal	R3	6	Rosa x Meigoldi	TM	3 gal	3 gal	
8	Rosa x Meigoldi	TM	3 gal	3 gal	R4	8	Rosa x Meigoldi	TM	3 gal	3 gal	
11	Taxus x media 'Tutu'	24"	24"	16 inches at installation	TT	11	Taxus x media 'Tutu'	24"	24"	16 inches at installation	
Quantity	Botanical	Common	Cont	Remarks	Shrubs	Quantity	Botanical	Common	Cont	Remarks	
12	Juniperus chinensis	'Sea Green'	Sea Green Juniper	5 gal	JUCS	12	Juniperus chinensis	'Sea Green'	Sea Green Juniper	5 gal	16 inches at installation
4	Calamagrostis x scaberrima 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	18" o.c.	CK	4	Calamagrostis x scaberrima 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	18" o.c.	
372	Echinacea x PAST02317 TM	Pow Wow Wildberry Coneflower	1 gal	18" o.c.	EE	372	Echinacea x PAST02317 TM	Pow Wow Wildberry Coneflower	1 gal	18" o.c.	



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 16'-0"



1500 W. Main Ave.
Darien, IL 60155
TEL: 847.759.8100
WWW.WINGRENLANDSCAPE.COM



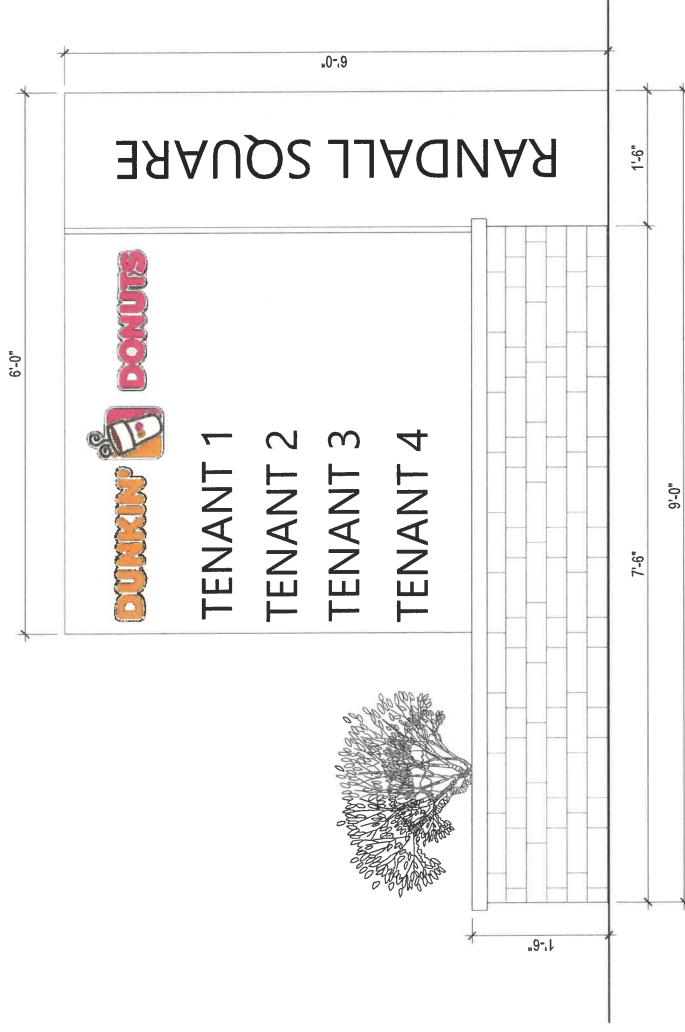
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REVISIONS:
Per Comments: 09.07.21
Per Comments: 09.10.21

PRELIMINARY LANDSCAPE PLAN

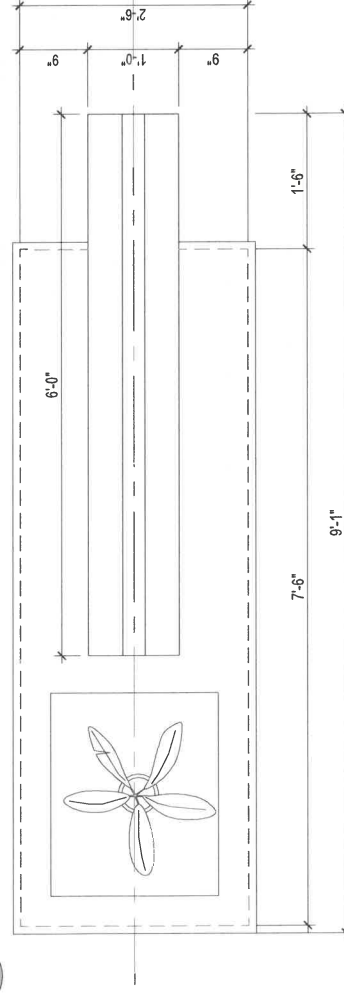
Randall Square
North Aurora, Illinois

DATE: 08.31.21
BY: [Signature]
BY: CG
SHEET L1 OF 1



1 Monument Elevation

SCALE: 3/4" = 1'-0"



2 Monument Plan

SCALE: 3/4" = 1'-0"

