

Meeting Held Electronically



COMMITTEE OF THE WHOLE MEETING
MONDAY, NOVEMBER 15, 2021
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Solar Energy Panel Text Amendment
2. Petition #21-10: Randall Square PUD Amendment
3. Authorization to Purchase New Water Utility Truck
4. Video Gaming Liquor Code Updates

EXECUTIVE SESSION

1. Property Acquisition

ADJOURN

Initials: SB

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: SOLAR COLLECTION PANEL TEXT AMENDMENTS
DATE: NOVEMBER 15, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

In December 2018, the Village Board approved text amendments to the Zoning Ordinance pertaining to solar collection panels. Prior to the approval of the text amendments, there was a limitation on covering no more than twenty-five (25) percent of the roof area with solar collection panels. Staff notes solar panels were not permitted on the front roof plane so they would not be visible from the street, regardless of the amount of roof coverage. As part of the approved text amendments, the twenty-five (25) percent limitation was removed and a provision was also added prohibiting solar panels from facing the corner side yard. As a result, solar panels cannot be located on the front roof plane or roof plane pitched towards the corner side yard. The intent was to reduce the visual impact from the right-of-way while offering residents greater flexibility to place solar panels on areas of the roof not facing front and corner side streets.

At that time, some Plan Commission members and Village Trustees stated that they had no issue with allowing solar collection panels covering 100% of the roof as the benefits of solar energy as a renewable energy source have positive environmental implications. Others members were comfortable with the proposed amendments, but cited lowered property values with an increased amount of solar panels that would be visually present in a neighborhood. Staff subsequently reached out to an area assessor's office inquiring about the impact that solar panels have on property values. According to that assessor's office, solar panels (on any roof plane) do not have a positive or negative impact on a property or its neighboring property(s).

The Village was recently approached by a resident wanting to place solar collection panels on a roof plane where they are not permitted. The Village Board directed staff to revisit the solar panel provisions for a future discussion.

In order to accommodate the request, staff drafted provisions allowing solar collection panels to locate on any roof plane. Staff has prepared a draft ordinance for review and requesting feedback from the Village Board. A public hearing before the Plan Commission is scheduled on this item on December 7, 2021.

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**ORDINANCE AMENDING TITLE 17 OF THE NORTH AURORA CODE REGARDING
SOLAR ENERGY COLLECTION PANELS**

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2021

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2021
by _____.

Signed _____

VILLAGE OF NORTH AURORA

ORDINANCE NO.

**ORDINANCE AMENDING TITLE 17 OF THE NORTH AURORA CODE REGARDING
SOLAR ENERGY COLLECTION PANELS**

(Petition #21-11; Text Amendments to the Zoning Ordinance)

WHEREAS, the Village of North Aurora maintains a Zoning Ordinance which is found in Title 17 of the Code of North Aurora, Illinois; and,

WHEREAS, the Community and Economic Development Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of North Aurora Plan Commission on December 7, 2021 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees find that the findings and recommendations of the Plan Commission are reasonable, consistent with the general goals and purposes of the Zoning Code and are in the best interests of the Village.

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

SECTION 1: The recitals set forth above are adopted and incorporated herein as the material findings of the President and Board of Trustees.

SECTION 2: Title 17, Chapter 12, Section 12.3.H of the Code of North Aurora, Illinois is hereby amended, as follows:

12.3 - Accessory buildings, structures, and uses.

....

H. Solar Energy Collection Panels and Solar Water Heating Systems.

1. Solar panels shall be permitted on any roof in any zoning district as permitted accessory uses. Solar panels shall only be permitted on the roof of a building or structure, unless otherwise specified in the subject zoning district.
2. Solar panels may be located on any roof plane. Solar panels shall be flush with the roof line when possible, and shall not be elevated more than thirty (30) degrees off the roof pitch where it is attached or no more than five feet, whichever is less. Solar panels shall not extend beyond the roof line. ~~Solar panels shall not be located on any front entry roof elevation or on any roof elevation~~

VILLAGE OF NORTH AURORA

~~that is pitched towards a corner side lot line, except as provided in subsection 3 below.~~ Solar panels may cover up to one hundred (100) percent of the roof of nonresidential buildings provided that they are fully screened from view on all sides of the building as viewed from ground level and all other rooftop access objectives are still met.

3. Solar shingles shall be permitted to cover any amount of a roof without the location limitation in subsection 2 above provided that they are incorporated into and made to appear as part of the roof, continuous in area without gaps, rectangular in shape and do not cause glare to reflect on to neighboring properties.
4. All frame and visible structural parts of a solar panel shall match the roof color. No solar panel shall be artificially lighted.
5. A building permit shall be required prior to erecting any solar panel. Mounting for such systems shall be in conformance with all electrical codes and building codes to ensure wind and weight loading requirements are met. Plans shall be stamped by a licensed structural engineer and by a qualified inspector for such installation.
6. An emergency direct current disconnect switch shall be provided in an accessible location near the electric meter to shut off such system in the event of an emergency.
7. Solar collection systems shall maintain operable status and be kept in good aesthetic and structural condition.
8. Solar panels shall be primarily used to generate energy for the property where it is located.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required by law.

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

VILLAGE OF NORTH AURORA

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

Mark Carroll _____

Laura Curtis _____

Mark Guethle _____

Michael Lowery _____

Todd Niedzwiedz _____

Carolyn Salazar _____

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

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 21-10: RANDALL SQUARE PUD AMENDMENT
DATE: NOVEMBER 15, 2021 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The Randall Square development is located on the southwest corner of Randall Road and Oak Street in the B-2 General Business District and was granted a special use for a General Commercial Planned Unit Development by the Village Board on April 24, 2006 (Ordinance #06-04-24-02).

The property owner is proposing to subdivide Parcel 6 and develop each newly-created parcel with a multi-tenant commercial and multi-tenant office building. A special use for a planned unit development amendment with deviations to the PUD and Zoning Ordinance, preliminary final plat of subdivision and site plan approval are all being requested as part of the petition. One of the deviations included as part of the PUD amendment would be a reduction in the 50 foot building and yard setback for all parcels adjacent to Oak Street and Randall Road (Parcels 4, 6, 7, 8, 9 & 10) to a 15 foot yard to allow parking and drive aisle encroachment.

A public hearing was held on this petition at the November 2, 2021 Plan Commission meeting. While the Plan Commission recommended approval of the petition, they did spend considerable time discussing the site circulation and the potential impact of the development on area traffic. The reduction to the 50 foot building and yard setback was also a focal point of the conversation. In order to provide greater context to the Plan Commission discussion, staff has prepared draft meeting minutes from the November 2, 2021 Plan Commission meeting.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #21-10.

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
NOVEMBER 2, 2021**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Commissioners, Anna Tuohy, Aaron Anderson, Tom Lenkart, Richard Newell, Alexander Negro, Mark Bozik, and Doug Botkin

Not in attendance: Scott Branson

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 September 7, 2021

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

Chairman Mike Brackett officially welcomed two new members to the Plan Commission. The two new commissioners are Richard Newell and Alexander Negro. Commissioner Newell shared he has lived in the Village for 27 years, was on a Village committee a number of years ago and is excited to get back into it. Commissioner Negro shared he has been in the Village for over 10 years and is currently the president of the Fox Valley Freedom Travel baseball organization.

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

Chairman Mike Brackett called the public hearing to order.

The petitioner, Jason Doran (attorney for Randall/Oaks, LLC) stated Ramsey Elshafei (an owner of Randall/Oaks, LLC) was in attendance along with Michael Semenzin (project architect) and James Miller (project manager) to answer any questions the Plan Commission may have. Doran presented the special use application for the Randall Square Subdivision located at the southwest

corner of Oak St and Randall Rd. There are 11 parcels in the Randall Square Subdivision, one parcel is a detention pond and the other 10 parcels are developable. Elshafei owns 9 of the parcels and is selling the parcel on the corner of Oak St and Randall Rd to Casey's. Doran shared the petition's requests with the Plan Commission regarding reducing the yard setback line from 50 feet to 15 feet, subdividing Lot 6 into two parcels and increasing the monument sign's viewing area. Elshafei explained the site with the survey of existing conditions. Elshafei stated they are asking to subdivide Lot 6 into two parcels with one building being an office building and the other being a retail. Elshafei stated modifying the yard setback from 50 feet to 15 feet would be for additional parking, help visibility for the two buildings and make it consistent across the lots fronting Randall Rd and Oak St (lots 4, 6, 7, 8, 9, and 10).

Elshafei said Lot 6 is zoned as a restaurant and would like to change it to general commercial for a broader use. Doran mentioned there is no zoning change from the B-2 classification, but Elshafei was referring to the use on the past approved preliminary plans indicating a restaurant. Mike Toth stated per the original plan back in 2006 they had a standalone restaurant, the property is in the B-2 District, which commercial and office buildings are considered permitted uses. Elshafei walked the Plan Commission through the site plan, building plans, and how Casey's incorporates into the plan. The retail building would front Randall Rd with the office building behind it. Elshafei showed the renderings and mentioned Dunkin Donuts was the anchor tenant for the retail building. Elshafei stated they expect three to five units per building with tenants having their own entrances on the front and side. The parking, elevations and landscape plans were presented as well as monument sign renderings. Elshafei said currently there are three medical office buildings in the subdivision that are succeeding.

Mike Toth mentioned the three motions for the evening. First, a special use for the Randall Square PUD amendment, which includes requesting a single parcel (Lot 6) to be subdivided into two one acre lots, reducing the 50 foot encroachments on the perimeter of the development (for Parcels 4, 6, 7, 8, 9, and 10) to 15 feet only to allow space for parking and drive aisles, and modification to monument signs in the development. Petitioners proposed monument signs would be 6 feet tall, 9 feet wide, but 36 square foot viewing area. The current PUD allows monument signs to be 6 feet in height, 10 feet in width with a 32 square foot viewing area. Mike Toth shared Casey's approved development had the same setback requests and Casey's sign viewing area was approved at 46 square feet. Second, a Preliminary Final Plat of Subdivision. Third, Site Plan Approval for both buildings. Staff is recommending approval of the petition subject to seven conditions outlined in staff report.

Chairman Mike Brackett opened the public hearing for public comment.

Deb Sturges, a resident in the Summer Wind Subdivision adjacent to the development, asked why were only one row of the townhouses notified regarding this petition instead of the entire subdivision. Mike Toth stated the public notice area is 250 feet from the subject properties, so the properties more western probably would not fall into that 250 foot category. Sturges mentioned her concerns regarding traffic and entrance access. Mike Toth stated a right-in, right-out will be in the Casey's development on Oak St and Randall Rd and there was traffic study completed by Casey's and current petitioners to ensure the street modification complies with the Village ordinance. Sturges also mentioned before and after school there is a backup of traffic in that area.

already. Mike Toth mentioned the original preliminary plan and how traffic users from different uses impact the traffic in the area and the traffic study took that into consideration.

Jolene Rohlik, a resident in the Summer Wind Subdivision and bus driver shared her concerns regarding the Oak St and Randall Rd intersection, speed limit on Oak St and how adding more traffic on Oak St and Randall Rd could cause more safety concerns. Mike Toth stated part of Casey's and this development geometrics of right-in, right-out out were reviewed in regards of mitigating traffic and safety concerns from trying to turn left from such locations and trying to slow down speeds with the use of deceleration lanes. Mike Toth stated all the public hearing speaker concerns will be taken into consideration and will be forwarded onto the proper departments and entities.

Chairman Mike Brackett closed the public hearing.

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

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

Commissioner Tuohy stated she supports looking into the traffic signal timing on Oak St and Randall Rd. Commissioner Tuohy asked if the monument signs would all be stacked next to each other off Randall Rd. Mike Toth mentioned, a shopping center sign may have been originally approved, but the signs proposed would only be for each parcel. Elshafei stated the proposed signs are for directional purposes and would advertise tenants. Commissioner Tuohy had no concerns with splitting the current parcel into two parcels. She also said the setbacks seem reasonable since Casey's setbacks are the same.

Commissioner Anderson stated he was good with the subdivision of the parcel, has no issues with the signage and since Casey's already has the same setback it's hard to say no to it. He said for the site plan the right-in, right-out is the best way to manage traffic at this point, but understand the traffic concerns since a lot is happening there. He agreed with Rohlik regarding the traffic situation being challenging and dangerous.

Commissioner Lenkart asked about the setback allowances for Casey's, if the 15 foot area/easement is enough room for sidewalks and was concerned about how close it may be to the road if sidewalks were placed in the easement. Mike Toth mentioned sidewalks can go into the Village parkway and doesn't have to be on the parcel itself. Elshafei stated it's about 30-40 feet of the road. Commissioner Lenkart asked whether wall signs can go on north or south of building since the condition relates to only west side of the facades. Mike Toth stated there were no signs

on the west facades since it would be facing a residential area, but north, south, and east wall signs are permitted according to PUD and sign ordinance. Commissioner Lenkart also asked who controls the traffic lights at the Oak St and Randall Rd intersection. Mike Toth stated the Village owns road and lights, but traffic signals are believed to be KDOT. Commissioner Lenkart said he was good with subdividing the parcels, signage, and the setback request since it matches Casey's, but shared the same concern of too many signs that Commissioner Tuohy mentioned.

Chairman Mike Brackett asked Mike Toth for clarification of site plan approval and what the three motions were. Mike Toth stated the three motions and site plan approval was one of them.

Commissioner Newell was okay with subdividing the parcels, but asked if the easement and sidewalks would mirror the east side of the road and if the landscape of parcels would be maintained even if no buildings are built. Elshafei said they maintain the entire land even if no buildings exist.

Commissioner Negro asked if Dunkin Donuts building (building fronting Randall) would connect into Casey's new development. Elshafei said there will be a roadway/drive aisle connecting both properties. Commissioner Negro asked about how stacking would impact the drive aisle. Mike Toth said they meet the stacking requirement of three and looks like the plan shows eight. Commissioner Negro had a concern of traffic backing up into the right-in, right-out. Elshafei mentioned the plan in the presentation hasn't been updated to match the Casey's approved plan. Mike Toth showed Plan Commission Casey's plan and the approved deceleration lane. Commissioner Negro asked about how the circulation and entering/exiting the site would work.

Commissioner Bozik asked if there was a rear yard setback in the B-2 zoning district. Mike Toth said there is a setback for rear yards, which is prescribed in the PUD and this plan meets those requirements. Commissioner Bozik had concerns about no setbacks between parcels 6A and 6B since the parcels are being subdivided. Elshafei said there was no setback in the PUD, but there is a building setback. Commissioner Bozik had a concern about the parking spaces backing into the drive aisle of Casey's and an issue with the 50 foot setback since all properties along Randall Road have to abide by the 50 foot setback. Commissioner Bozik elaborated and said a special use is usually reserved for a unique property situation and the Casey's property is an example of that due to unique shape and location of the parcel. He also stated although setbacks are reduced for Casey's, there is no parking allowed since it's used for traffic flow enhancement and the comprehensive plan shows the arterial setback for Randall Rd for a purpose. Commissioner Bozik also said he doesn't agree with the special use setback since it maximizes a property without a plan for the other four other parcels.

Commissioner Botkin shared he has similar concerns as Bozik and was also concerned Parcel 7, 8, and 9 may be back at the Plan Commission in the future with possible subdivides, which would make the site even more dense. Commissioner Botkin didn't have any additional comments or concerns about the current petitioner's plan.

Commissioner Anderson asked how far away the right-in, right-out by Casey's is from the Oak St and Randall Rd intersection. Mike Toth stated the centerline from the intersection to right in and right out is 275ft. Mike Toth stated the deceleration lane was part of Kane County comments of

Casey's plans. Mike Toth said the advantage of the right-in, right-out is to have the traffic coming into the site slower via stack and store of the deceleration lane. The plan was approved with the Casey's development so right-in, right-out is not part of this development and has already been approved. Commissioner Tuohy compared the right-in, right-out to Fabian Pkwy/Randall Rd area which has one by the Walmart. Commissioner Tuohy asked to have staff look at speed limits overall by Oak St and Randall Rd to potential mitigate speeders.

Chairman Mike Brackett stated there seemed to be a split in the setback change with the commissioners. Chairman Mike Brackett said he was okay with setback and signage request since it was the same granted to Casey's. Mike Toth stated the developer plan is to ask for the PUD amendment for every lot now so it is consistent, but site plan approval will need to come back to Plan Commission for each parcel development. Chairman Mike Brackett mentioned site plan approval and traffic plan had concerns, but seemed to be okay for the most part. Commissioner Lenkart asked what would stop the petitioners from subdividing all the lots. Mike Toth said they can divide property lines without going through the Plan Commission and Village Board process as long as the lots are an acre or more, but if they are less than an acre they would need to come back and ask for an amendment. Currently, Lot 10 is the only parcel that could be split without coming back through this process since it's over two acres.

Commissioner Bozik asked about lot coverage requirements for Lot 6 for the B-2 development. Mike Toth stated there is no impervious lot coverage requirements since it's done through the storm water management process and storm water ordinance, which are more restrictive now than when the original plan was approved. Mike Toth stated each permit that comes through gets reviewed. Commissioner Negro asked about traffic coming off Voss Ave regarding making a left or right and if it's a safety concern since the east side can also both directions. Commissioner Bozik asked if a traffic signal would be needed. Mike Toth stated he had not heard anything from KDOT about a traffic signal, but future development of the subdivision could warrant a signal when lots 7, 8, 9 and 10 develop. Chairman Mike Brackett asked to include Voss Ave and Randall Rd intersection in conversation with Kane County when discussing signal timing at Oak St and Randall Rd intersection as well as Dogwood Dr and Randall Rd intersection. Commissioner Botkin also voiced his concerns about the signal timing at Dogwood Dr and Randall Rd intersection. Steve Bosco mentioned he has received some complaints regarding the timing of the Dogwood Dr and Randall Rd signal and will notify the County about it.

Motion for approval of a Special Use for a Planned Unit Development Amendment with deviations to the Randall Square Planned Unit Development and Zoning Ordinance with staff's seven conditions, Preliminary Final Plat of Subdivision, and Site Plan Approval was made by Commissioner Lenkart and seconded by Commissioner Anderson. Vote: Tuohy – Yes, Anderson – Yes, Lenkart – Yes, Newell – Yes, Negro – Yes, Bozik – No, Botkin – Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Mike Toth mentioned next month a text amendment for solar panels may be on the agenda. Chairman Mike Brackett asked if there were any project updates in the community. Mike Toth

stated the petition for Casey's was approved November 1, 2021 by the Village Board. Mike Toth mentioned the Starbucks and Taco Bell in the Orchard Commons subdivision received permit submittals and Gerald Hyundai expansion is also currently going through permitting. Mike Toth stated Gerald Genesis special use was unanimously approved by the Village Board and there are improvements to Ford as well as a parking lot expansion over at the Auto Mall.

Chairman Mike Brackett asked about whether the Dunkin Donuts in the proposed development was separate from the owners off Orchard. Elshafei stated he believes it's in addition to the Dunkin off Orchard and not replacing it.

ADJOURNMENT

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

Respectfully Submitted,

Jessica Watkins
Village Clerk

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.



RE Development
Solutions

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,

Ramsey Elshafel

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

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**

I, Ramsey Elshafei 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.

Applicant Signature Rammy Ellis

Date 9/10/2021

SUBSCRIBED AND SWORN TO

Before me this 10 day of September, 20 21

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., Sequola 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	88 Miller Drive, North Aurora, IL 60542	98 Miller LLC, Ramsey Elshafei	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 Elshafei	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	60517-5042
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	30308-3374
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. Menaghini	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
15-05-177-101	107 E Victoria Circle	Robert Chico	107 E Victoria Circle	North Aurora	IL	60542-5104
15-05-177-095	108 E Victoria Circle	Kathryn A. Feltes	108 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-100	109 E Victoria Circle	Vannessa K. Graer	109 E Victoria Circle	North Aurora	IL	60542
15-05-177-097	110 E Victoria Circle	Melissa Balmes	110 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-089	111 E Victoria Circle	Megan E. Strelid	111 E Victoria Circle	North Aurora	IL	60542
15-05-177-096	112 E Victoria Circle	Lavon Mook	112 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-093	201 E Victoria Circle	Ricay Petrick	201 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-005	202 E Victoria Circle	Oscar & Sandra Alvarado	202 E Victoria Circle	North Aurora	IL	60542
15-05-177-090	203 E Victoria Circle	Alisa Wimbley	203 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-006	204 E Victoria Circle	Kevin & Laura S. Nelson	204 E Victoria Circle	North Aurora	IL	60542
15-05-177-085	205 E Victoria Circle	Anthony J. and Barbara J. Sarni	205 E Victoria Circle	North Aurora	IL	60542-5105
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	Saiikat Chakraborty	208 E Victoria Circle	North Aurora	IL	60542
15-05-177-009	210 E Victoria Circle	Marvin 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 Chalmaz	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 Wetzel	306 E Victoria Circle	North Aurora	IL	60542-5101
15-05-177-014	307 E Victoria Circle	Randy A. and Michelle R. Golembek	307 E Victoria Circle	North Aurora	IL	60542
15-05-177-020	308 E Victoria Circle	Kathy L. Orso	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 Rosper	PO Box 388	North Aurora	IL	60542-0137
15-05-177-022	312 E Victoria Circle	Steven D. and Clayinka J. Ahlboro	12276 Ferncreek Drive	Alpharetta	GA	30004-5336
15-05-177-023	401 E Victoria Circle	Lennie 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 B. 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	N4880 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	60542-1199
15-05-177-038	507 E Victoria Circle	Ana M. Chew	507 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-044	508 E Victoria Circle	Shannon E. Cameron	508 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-039	509 E Victoria Circle	Michael & Rosalind R. Keith	509 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-045	510 E Victoria Circle	William A. and Jennifer R. Indelli	510 E Victoria Circle	North Aurora	IL	60542
15-05-177-040	511 E Victoria Circle	Denise Duncan	511 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-046	512 E Victoria Circle	Matthew Kammes	512 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-047	601 E Victoria Circle	Benjamin M. Hensley	601 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-053	602 E Victoria Circle	Mark E. and Kimberly R. Davis	602 E Victoria Circle	North Aurora	IL	60542
15-05-177-048	603 E Victoria Circle	Kristin N. Gergi	603 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-054	604 E Victoria Circle	Martha Y. Ayala and Martha Lara	604 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-049	605 E Victoria Circle	Melissa Balmes	605 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-055	606 E Victoria Circle	Xheial & 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
15-05-177-056	608 E Victoria Circle	Virginia J. Weiss	608 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-051	609 E Victoria Circle	James Kivela	609 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-057	610 E Victoria Circle	Elizabeth A. Lackband	610 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-052	611 E Victoria Circle	Valerie Rangel	611 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-058	612 E Victoria Circle	Michael J. Carter	612 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-059	701 E Victoria Circle	Fida Salameh	701 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-065	702 E Victoria Circle	Leigh R. Smith	702 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-060	703 E Victoria Circle	Deborah E. Sturges	703 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-066	704 E Victoria Circle	Francisco J. Perez and Maria S. Morales	704 E Victoria Circle	North Aurora	IL	60542
15-05-177-061	705 E Victoria Circle	Kristine Manning, Trustee, Benard Family Trust	705 E Victoria Circle	North Aurora	IL	60542-8980
15-05-177-067	706 E Victoria Circle	Jolene Rohlik	706 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-062	707 E Victoria Circle	Cetina Alcala	707 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-068	708 E Victoria Circle	Adams J. Vincens	708 E Victoria Circle	North Aurora	IL	60542
15-05-177-063	709 E Victoria Circle	Samh D. Lahi	709 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-069	710 E Victoria Circle	Bryan Vacco	710 E Victoria Circle	North Aurora	IL	60542-1193
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	60542-1195
15-05-177-070	712 E Victoria Circle	Michael Miller	712 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-071	801 E Victoria Circle	Phillip D. & Emeraldia Studdard	801 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-072	802 E Victoria Circle	Daniel H. Thompson and Claire R. Chun	802 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-073	803 E Victoria Circle	Simon E. Quiroz	803 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-074	804 E Victoria Circle	Randy A. Sodawasser	804 E Victoria Circle	North Aurora	IL	60542
15-05-177-075	805 E Victoria Circle	Jonathan & Paulina Delmore	805 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-076	806 E Victoria Circle	Timothy Czajowski	806 E Victoria Circle	North Aurora	IL	60542
15-05-177-077	807 E Victoria Circle	Erik S. Hansen	807 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-080	808 E Victoria Circle	Cynthia Ladlow	808 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-078	809 E Victoria Circle	Paul T. Stanczak	809 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-081	810 E Victoria Circle	Starr Bundy	810 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-079	811 E Victoria Circle	Marcey Kmiec	811 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-082	812 E Victoria Circle	Alleen D. Fitzpatrick	812 E Victoria Circle	North Aurora	IL	60542
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 comer 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

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EcoCAT Receipt

Project Code 2203438

APPLICANT

DATE

Randall/Oaks, LLC
Ramsey Elshafei
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

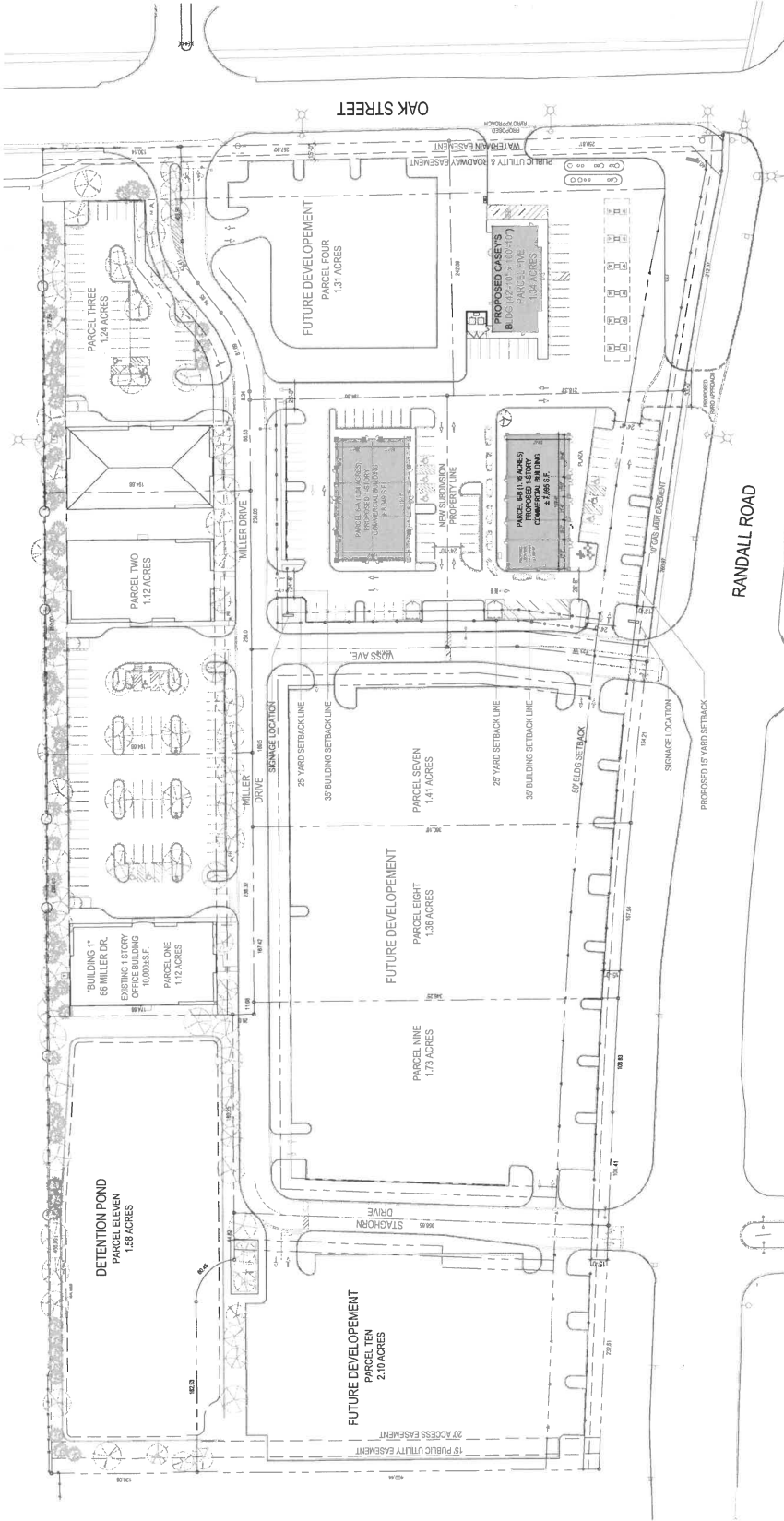
TOTAL PAID \$ 127.81

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



MESA architects and planners
ARCHITECTS OF RECORD
1000 N. LAKE DRIVE
AURORA, IL 60009
TEL: 630.584.1000
WWW.MESA-PA.COM

RE DEVELOPMENT SOLUTIONS
700 N. LAKE DRIVE
AURORA, IL 60009
TEL: 630.584.1000
WWW.MESA-PA.COM



1 SITE PLAN
SCALE: 1/8" = 1'-0"

ZONING ANALYSIS - PARCEL 10

ZONING DISTRICT	B-2
MAXIMUM LOT AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM FLOOR AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM TOTAL FLOOR AREA ALLOWABLE	4-10,000 SQ. FT. (1.0 A.C.)
PROPOSED PARKING SETBACK	15'
PROPOSED REAR YARD SETBACK	25'
PROPOSED SIDE YARD SETBACK	25'
PROPOSED FRONT YARD SETBACK	25'
PROPOSED BUILDING SETBACK	30'
PROPOSED BUILDING HEIGHT	30'

ZONING ANALYSIS - PARCEL 7A

ZONING DISTRICT	B-2
MAXIMUM LOT AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM FLOOR AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM TOTAL FLOOR AREA ALLOWABLE	4-10,000 SQ. FT. (1.0 A.C.)
PROPOSED PARKING SETBACK	15'
PROPOSED REAR YARD SETBACK	25'
PROPOSED SIDE YARD SETBACK	25'
PROPOSED FRONT YARD SETBACK	25'
PROPOSED BUILDING SETBACK	30'
PROPOSED BUILDING HEIGHT	30'

ZONING ANALYSIS - PARCEL 6A

ZONING DISTRICT	B-2
MAXIMUM LOT AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM FLOOR AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM TOTAL FLOOR AREA ALLOWABLE	4-10,000 SQ. FT. (1.0 A.C.)
PROPOSED PARKING SETBACK	15'
PROPOSED REAR YARD SETBACK	25'
PROPOSED SIDE YARD SETBACK	25'
PROPOSED FRONT YARD SETBACK	25'
PROPOSED BUILDING SETBACK	30'
PROPOSED BUILDING HEIGHT	30'

ZONING ANALYSIS - PARCEL 6B

ZONING DISTRICT	B-2
MAXIMUM LOT AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM FLOOR AREA	4-10,000 SQ. FT. (1.0 A.C.)
MAXIMUM TOTAL FLOOR AREA ALLOWABLE	4-10,000 SQ. FT. (1.0 A.C.)
PROPOSED PARKING SETBACK	15'
PROPOSED REAR YARD SETBACK	25'
PROPOSED SIDE YARD SETBACK	25'
PROPOSED FRONT YARD SETBACK	25'
PROPOSED BUILDING SETBACK	30'
PROPOSED BUILDING HEIGHT	30'

PARKING DATA

REGULAR PARKING SPACES	38
ADDITIONAL PARKING SPACES PROVIDED	1
TOTAL SPACES	39

PARKING DATA

REGULAR PARKING SPACES	38
ADDITIONAL PARKING SPACES PROVIDED	1
TOTAL SPACES	39

PARKING DATA

REGULAR PARKING SPACES	38
ADDITIONAL PARKING SPACES PROVIDED	1
TOTAL SPACES	39

PARKING DATA

REGULAR PARKING SPACES	38
ADDITIONAL PARKING SPACES PROVIDED	1
TOTAL SPACES	39

COMMERCIAL PARKING REQUIREMENT: 4 STALLS PER 1,000 SF
PROVIDED: 4 STALLS
COMMERICAL PARKING REQUIREMENT: 4 STALLS PER 1,000 SF
PROVIDED: 4 STALLS
ADA ACCESSIBLE SPACES
PROVIDED: 3 STALLS
TOTAL PROVIDED: 7 STALLS
ADA ACCESSIBLE SPACES
PROVIDED: 3 STALLS
TOTAL PROVIDED: 7 STALLS
TYP PARKING SPACES DIMENSIONS
9' X 18' 6"

COMMERCIAL PARKING REQUIREMENT: 4 STALLS PER 1,000 SF
PROVIDED: 4 STALLS
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TOTAL PROVIDED: 7 STALLS
ADA ACCESSIBLE SPACES
PROVIDED: 3 STALLS
TOTAL PROVIDED: 7 STALLS
TYP PARKING SPACES DIMENSIONS
9' X 18' 6"

PROJECT NO. 2012.001.0000
PROJECT NAME RANDALL SQUARE SITE PLAN SS.1
CONSULTANT'S NAME MESA

SS.12





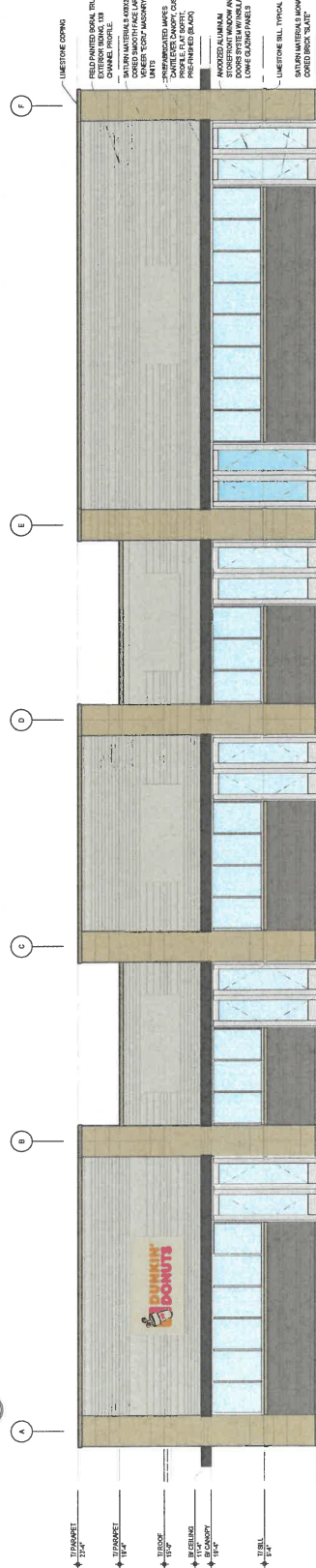
SCALE: 3/16" = 1'-0"



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



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



MASSING OPTION 4

REVISIONS	
NO.	DATE
08.30.21	RENDERING COORDINATION
08.27.21	CLIENT REVIEW
08.26.21	RENDERING RFP
	DESCRIPTION

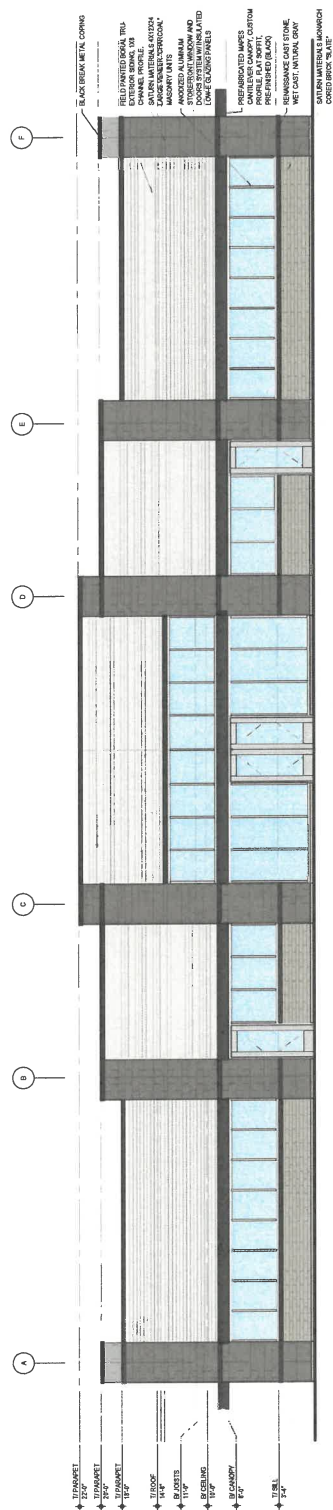
PARCEL 6
OFFICE AND RETAIL BUILDINGS
PROJECT
COMMERCIAL DEVELOPMENT
OAK STREET AND RANDALL ROAD
NORTH AURORA, IL
DRAWING TITLE
OFFICE BUILDING ELEVATION

PROJECT NO. 26.122.1001_32349
DRAWN BY J.BROUGH
FILE NAME PRESENTATION
02021 MRSA.indd 8 26/06/2011

Retail Plan

IRISA architects and planners
100 WEST OF SECOND
SUITE 200 WASHINGTON, IL 60180
TEL: 815/367-8700
FAX: 815/367-8722





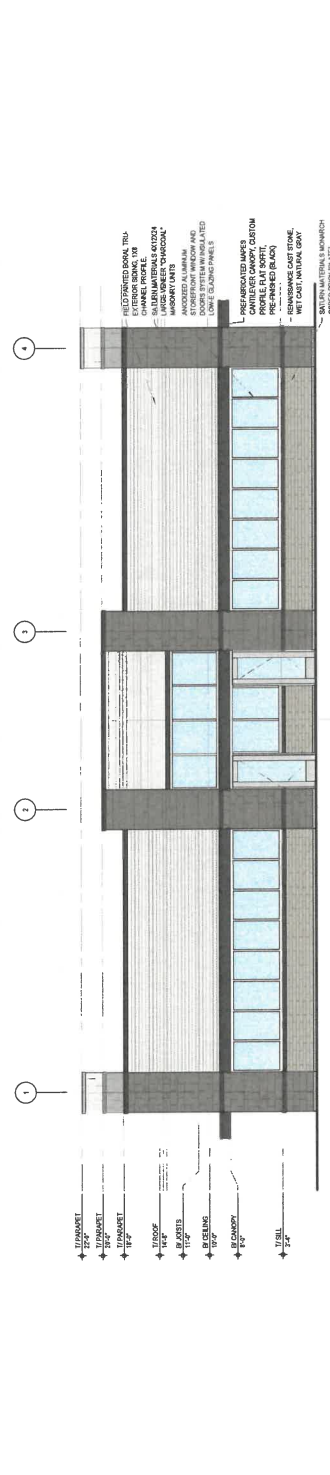
2 PROPOSED OFFICE BUILDING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NO.	REVISIONS	DATE	DESCRIPTION
1	RENDERING COORDINATION	08.30.21	
2	CLIENT REVIEW	08.27.21	
3	RENDERING RFP	08.26.21	
4	CLIENT REVIEW	08.23.21	
5	CLIENT REVIEW	08.05.21	
6	REVISION		

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

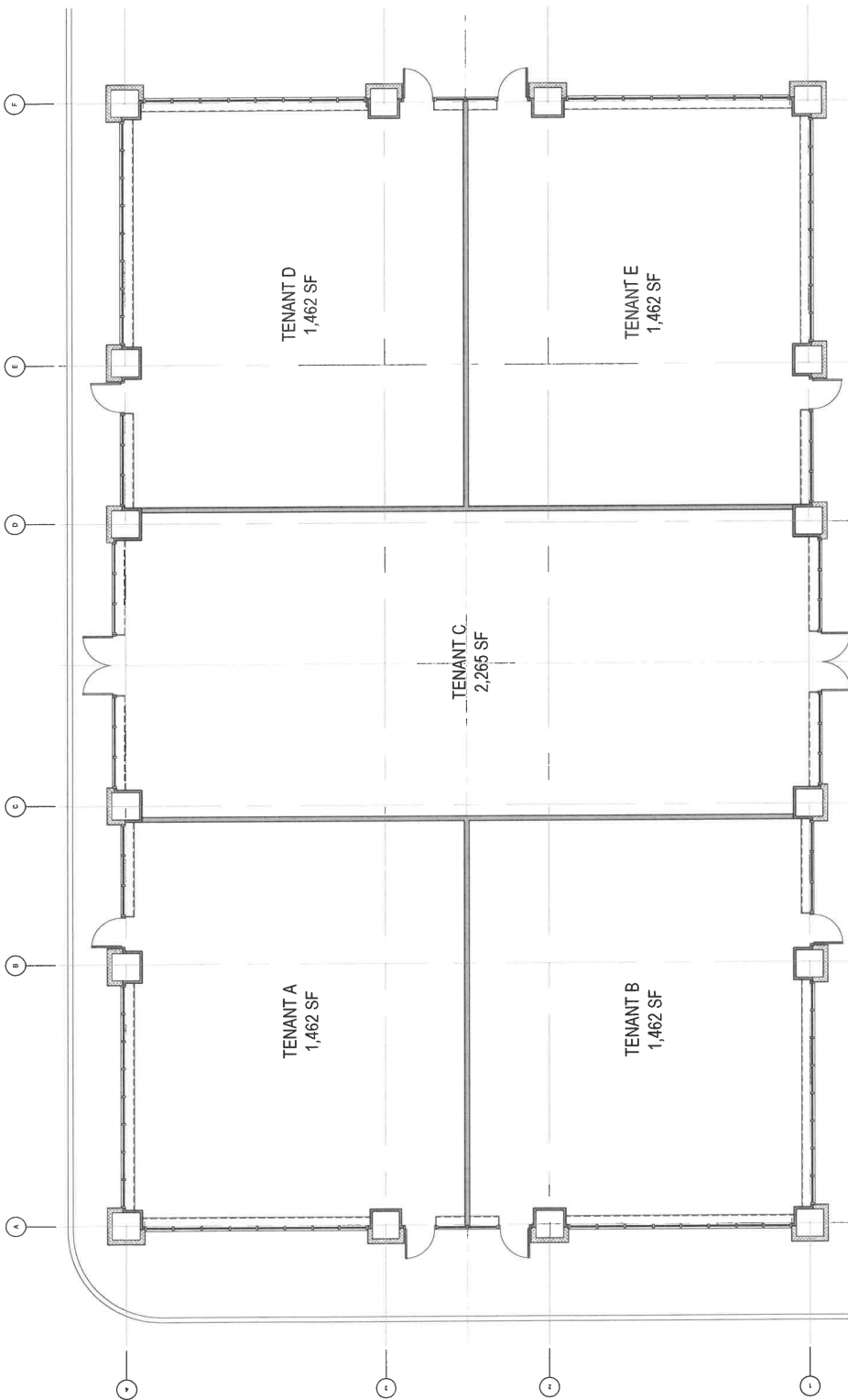
PROJECT NO.	28-122-1061_32589
DRAWN BY	JERROLD
FILE NAME	PRESENTATION
Q 2021 MRSA	4/29/2021

Office



1 PROPOSED OFFICE BUILDING WEST ELEVATION

EAST ELEV SIM OPP HAND

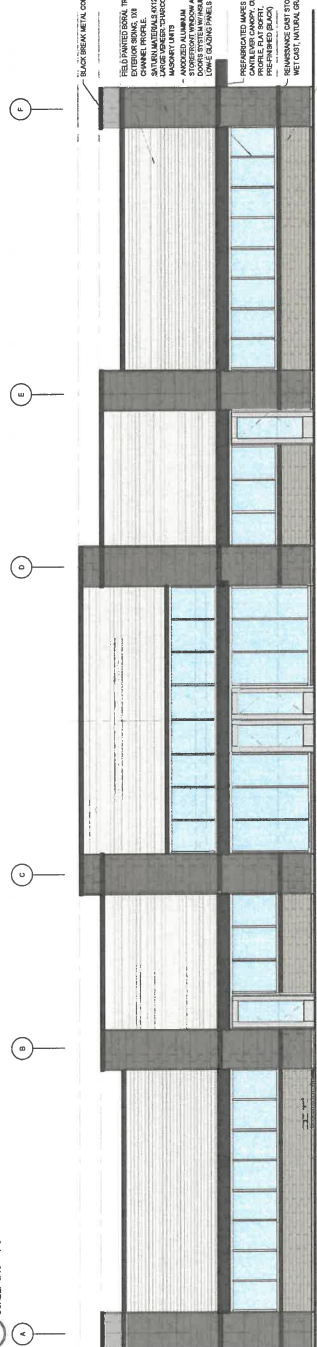


2 PROPOSED OFFICE BUILDING PLAN

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

EAST ELEVATION OFF HAND

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



1 PROPOSED OFFICE BUILDING WEST ELEVATION

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

EAST ELEVATION OFF HAND

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

NO.	DATE	DESCRIPTION
01	08.30.21	RENDERING COORDINATION
02	09.01.21	RENDERING COORDINATION
03	09.21.21	RENDERING SEP
04	09.21.21	RENDERING SEP
05	09.21.21	RENDERING SEP
06	09.21.21	RENDERING SEP
07	09.21.21	RENDERING SEP
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98	09.21.21	RENDERING SEP
99	09.21.21	RENDERING SEP
100	09.21.21	RENDERING SEP

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

PROJECT NO.	21.102.001.0018
DATE	08/30/21
BY	MRSA
CHECKED BY	MRSA
DATE	08/30/21

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

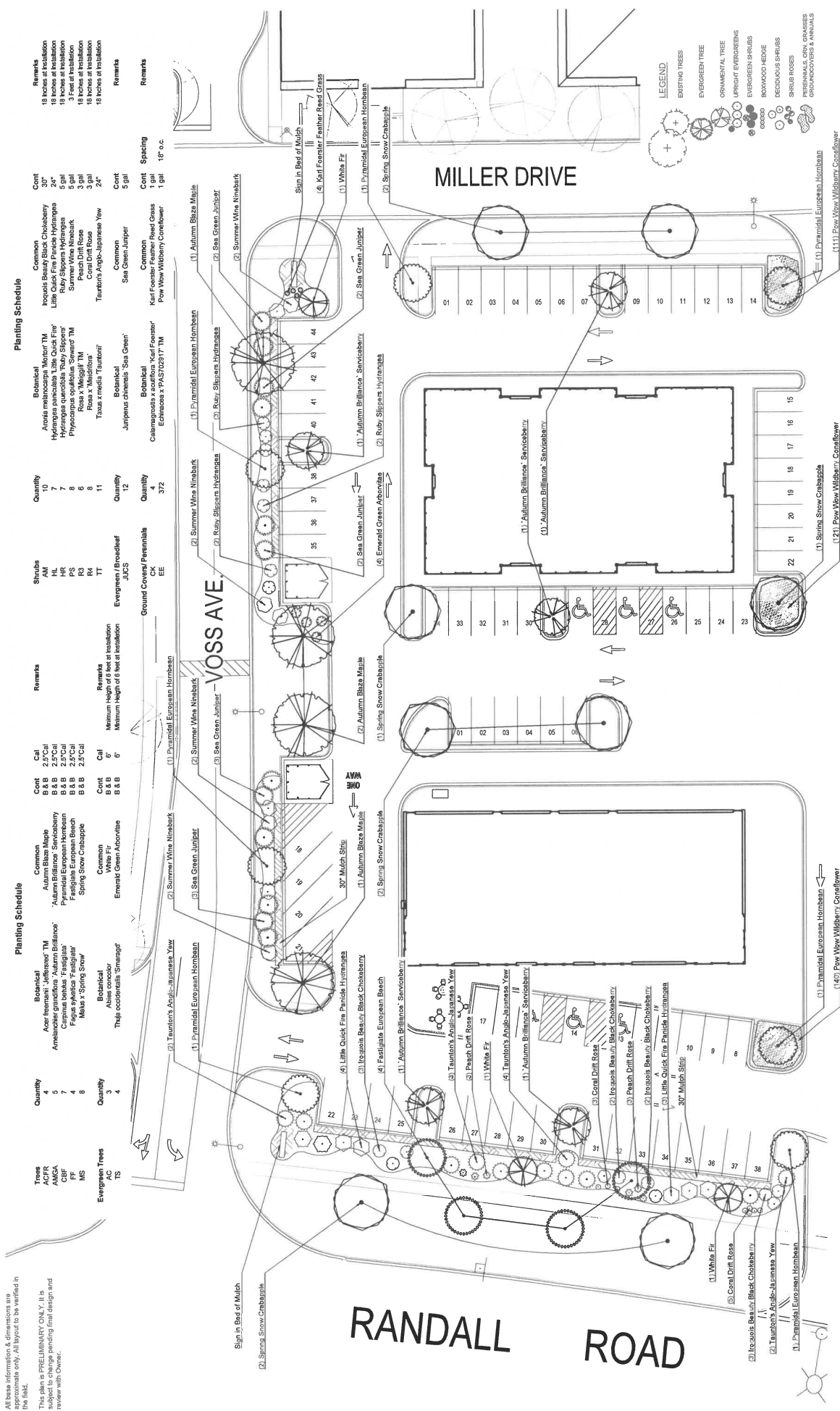
This plan is PRELIMINARY ONLY. It is not to be used for permitting and design and review with Owner.

Planting Schedule

Quantity	Botanical	Common	Remarks
4	Acer freemanii 'Jefferson' TM	Autumn Blaze Maple	
5	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	
7	Fraxinus americana 'Prism' TM	Prism White Fraxinus	
8	Malus x 'Spring Snow'	Spring Snow Crabapple	
4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	

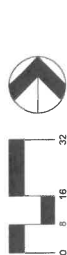
Planting Schedule

Quantity	Botanical	Common	Remarks
10	Aronia melanocarpa 'Mojito' TM	Ironclad Beauty Black Chokeberry	
7	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea	
8	Physocarpus opulifolius 'Spiral' TM	Spiral White Physocarpus	
6	Rosa x 'Mendota'	Peach Bluff Rose	
8	Rosa x 'Mendota'	Peach Bluff Rose	
11	Taxus x media 'Tutu' TM	Tutu's Anglo-Japanese Yew	
12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	
4	Calamagrostis x 'Pastor' TM	Karl Foerster Feather Reed Grass	
372	Echinacea x 'Pastor' TM	Pow Wow Wildberry Coneflower	



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 16'-0"



REVISIONS:

Per Comments: 08.07.21
Per Comments: 08.10.21

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

DATE: 08.31.21

BY: CG
BY: CG

DATE: 08.31.21

BY: CG
BY: CG

WINGREEN LANDSCAPE

5128 West Ave.
Downers Grove, IL 60515
TEL: 630.759.8100
WWW.WINGREENLANDSCAPE.COM

DATE: 08.31.21

BY: CG
BY: CG

DATE: 08.31.21

BY: CG
BY: CG

P.I.N. 15-05-180-007

GRAPHIC SCALE

1" = 40' ±

1" = 80' ±

1" = 160' ±

1" = 320' ±

1" = 640' ±

1" = 1280' ±

1" = 2560' ±

1" = 5120' ±

1" = 10240' ±

1" = 20480' ±

1" = 40960' ±

1" = 81920' ±

1" = 163840' ±

1" = 327680' ±

1" = 655360' ±

1" = 1310720' ±

1" = 2621440' ±

1" = 5242880' ±

1" = 10485760' ±

1" = 20971520' ±

1" = 41943040' ±

1" = 83886080' ±

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1" = 335544320' ±

1" = 671088640' ±

1" = 1342177280' ±

1" = 2684354560' ±

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1" = 10737418240' ±

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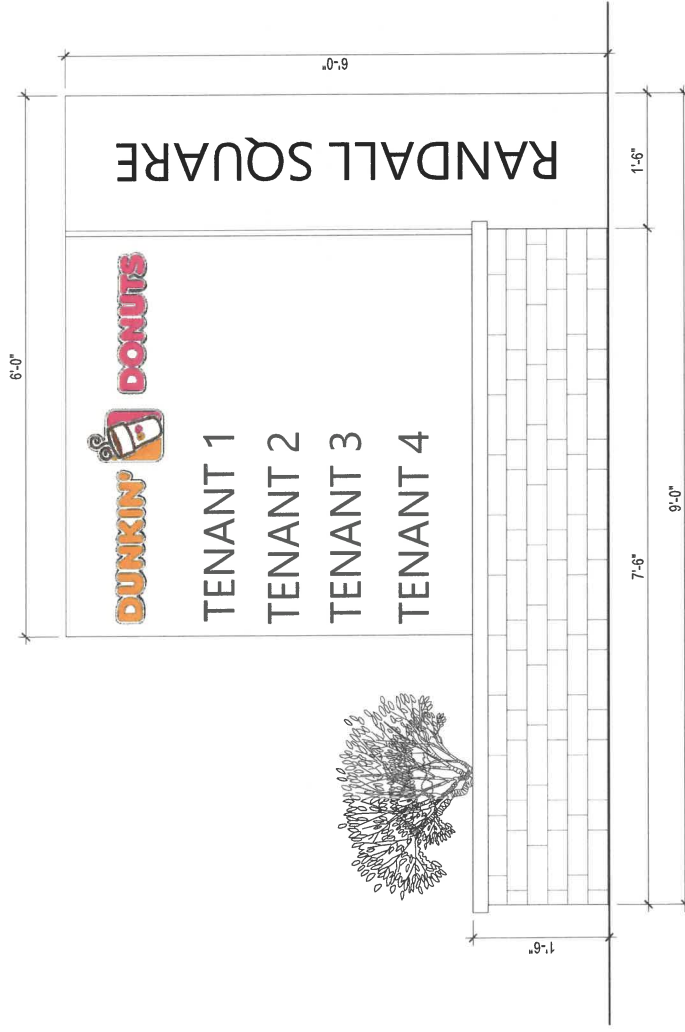
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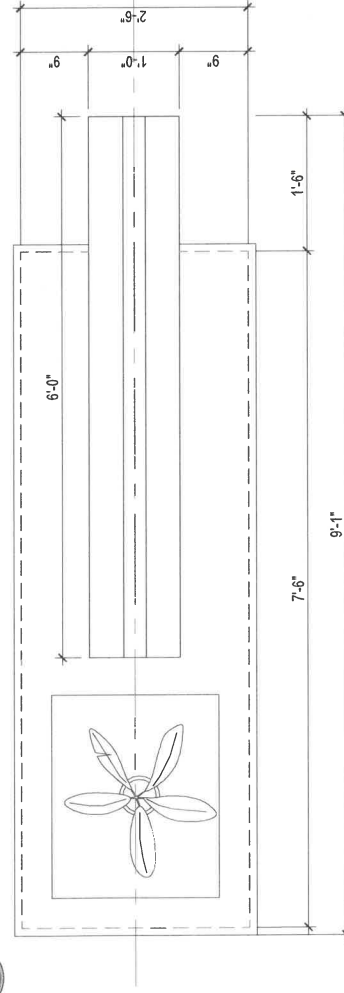
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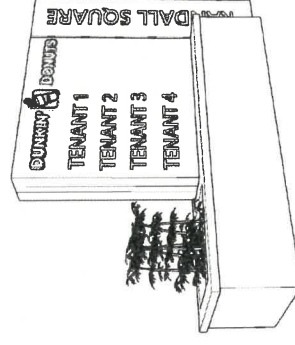
1 Monument Elevation

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



2 Monument Plan

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





Memorandum

To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: John Laskowski, Public Works Director
Paul Young, Water Operations Superintendent

Date: October 14, 2021

Re: Authorization of Additional Funding for Purchase of New Water Utility Truck

As mentioned briefly in the Public Works Department Update at the last Village Board meeting, new truck delivery has been delayed due to supply chain issues. In addition to the delivery of new vehicles, these supply chain issues are delaying repairs on existing vehicles. One Village truck has been at a shop for 2 months awaiting repair because the parts are not available. The mechanic at the shop has decided to acquire a part from a junk yard so we can get the vehicle back temporarily while we are waiting for the new part to arrive.

Currently the Village is awaiting the delivery of three new public works vehicles and one community development vehicle. Additionally the Police Department has received vehicles but they are still waiting to be outfitted with the necessary equipment like sirens and lights. The table below outlines the dates the vehicles were ordered, the scheduled delivery date upon order, and the estimated delivery date for the Public Works Vehicles.

<u>No.</u>	<u>Vehicle</u>	<u>VB Approved Date</u>	<u>Scheduled Delivery Date</u>	<u>Estimated Delivery Date</u>	<u>Days from Approval to Estimated Delivery</u>	<u>Days Until Arrival</u>
1	2021 Freightliner 5 Yard Plow / Dump Truck	1/4/2021	10/1/2021	5/1/2022	482	172
2	2022 International 5 Yard Plow / Dump Truck	5/21/2021	1/1/2022	5/1/2022	345	172
3	2021 Ford Explorer SUV	6/7/2021	8/7/2021	1/1/2022	208	52

Looking forward the Village needs to order a new water utility truck for the new laborer who recently started in October. Traditionally staff has worked through state and national joint purchasing programs accessible to municipalities. Staff would order the truck body from joint bid program and then send it out to be outfitted with the desired safety lighting and tool boxes to a third party. These programs are experiencing similar supply issues

and are limited in the stock they have to offer. Currently the delivery time on vehicles purchased through these programs is indeterminate with estimate ranging on a delivery time of one year. Compounding the delay is the third party outfitters who are experiencing similar delays.

Typical Water Utility Vehicle Ford F-250 with Knapheide Service Body



In order to get a vehicle for the water division laborer staff has been researching the possibility of purchasing a truck that is already outfitted from a dealer. These trucks will not be built to specification, rather staff would have to search dealerships to find a truck that may have more or less similar features to the trucks typically specified. Currently the prices of these trucks range from \$50,000 to \$65,000 and located as far away as Florida.

Trucks at dealerships are selling quickly. It makes it difficult for the Village to purchase a vehicle because we cannot act as quickly as a private buyer. Many times the dealers are reluctant to hold a vehicle for 2-4 weeks they know they can sell in a matter of days. Staff is proposing to authorize the Village Administrator to act to execute the purchase of a water utility truck above the budgeted amount.

Memorandum



To: Village President and Village Board of Trustees
From: Steven Bosco, Village Administrator
Date: November 9, 2021
Re: Changes to Liquor Code Regarding Video Gaming

Background

At the October 18, 2021 Committee of the Whole meeting, the Village Board discussed changes to the Village's Liquor Code regarding the topic of Video Gaming and the subsequent seating requirements. At that time, the Board was not in favor of making any changes other than establishing a definition for Video Game Parlors, of which the Board agreed they did not want to allow in the Village. The proposed definition is as follows:

"Video gaming parlor" means an establishment in which the primary purpose is video gaming and/or the service of alcohol and in which the service of food is only complimentary or accessory to the video gaming and/or service of alcohol.

The current liquor code contains seating requirements for eligible establishments to have video gaming. At the Committee of the Whole meeting, the Village Board expressed keeping the seating requirement as a deterrent to video gaming parlors. The following is a summary of seating requirement for eligible video gaming establishments to have video gaming.

1. Class A Large Restaurant
 - a. Standalone building: 125 seats at opening
 - i. 75 seats after two years in business
 - b. Multi-unit building: 75 seats at opening
 - i. 75 seats after two years in business
2. Class B Small Restaurant
 - a. Standalone building: 75-125 seats at opening
 - i. 50 seats after two years in business
 - b. Multi-unit building: 75 seats at opening
 - i. 50 seats after two years in business
3. Class C Limited Restaurant (Beer & Wine Only)
 - a. Establishment: 75 seats at opening
 - i. 50 seats after two years in business
4. Class J-1 Brewpub
 - a. 75 seats at opening
 - i. 50 seats after two years in business
5. Class T Tavern
 - a. No seating requirement (must be in business for 5 years to have video gaming)

Seating Requirement for Video Gaming Purposes

Currently, when an establishment applies for a liquor license and states that they would like to have video gaming, staff asks for a seating chart. Staff uses the chart as a way to ensure they know they have to meet a minimum seating expectation to have video gaming. If the chart shows the ability to have the required minimum number of seats and meets the definition of a restaurant in the appropriate liquor license classification, the business can move forward with video gaming. However, an establishment seeking a liquor license is not required to disclose their video gaming interest at the time they apply for a liquor license. Should they be found out of compliance after opening, the Mayor, as Liquor Commissioner can place the business in violation of the liquor code that can result in a fine, suspension or revocation of their liquor license. Per state law, an establishment needs to have a liquor license to have video gaming unless they meet the definition of a truck stop. Thus, a violation of their liquor license can also result in a suspension or loss of ability to have video gaming.

As the staff was making preparations to change the liquor code with the gaming parlor definition, staff discussed the importance of establishing a definition or standard for seating and/or capacity with the Village Attorney and the Mayor/Liquor Commissioner. After discussing capacity definitions with the Village's Chief Building Inspector and the North Aurora Fire Protection District (NAFPD), staff learned that building and fire codes define capacity in multiple ways. When the NAFPD performs a capacity check on an establishment, there are different calculations for capacity for standing room, seating, table & chairs and seating in the video gaming area. For instance, seating capacity of the dining area (non-gaming area) is currently 7 square feet per person. That same area's capacity changes to 15 square feet per person when tables and chairs are introduced together. Essentially, as the code reads in regards to video gaming, an establishment could show a seating chart with 75 seats that meets the requirement, but not actually meet what the staff believes is the Village Board's intent is for an establishment to be considered a restaurant.

Staff believes establishing a capacity standard based on square footage will remove ambiguity and create a more enforceable standard while meeting the Village Board's intent to not allow video gaming parlors. To be in line with the Village Board's intent to establish restaurants versus gaming parlors, staff believes a reasonable standard may be to require that a video gaming establishment needs to have enough dining/video gaming area to accommodate 50 people in the dining/video gaming area when using a standard of 15 square feet per person.

For example, staff took a look at some tenant spaces being marketed in multi-tenant buildings in the Village and determined a size range of between 1,250 and 1,920 square feet per unit. Staff believes that 50% is a reasonable assumption for the amount of space a restaurant typically dedicates to its dining area. Based on the logic that a 1,500 square foot establishment has a non-kitchen/food preparation area of 750 square feet, they would meet the requirement of having space for 50 people. That number is subject to change depending on the amount of non-kitchen/food preparation area shown on the chart when the Village reviews it. In comparison, a unit with 750 square feet of dining/video gaming area could have 107 seats if applying the current fire/building code standard of seven square feet per

person. This capacity requirement would now shift the emphasis on the square footage needed to be considered a restaurant rather than then number of chairs, thus allowing establishments to meet the requirement, but still layout their interior dining/video gaming areas as they see fit.

Large Restaurant vs. Small Restaurant

In addition, currently, a Class A Large Restaurant and Class B Small Restaurant liquor license is delineated by the number of seats you have for video gaming purposes. Staff is proposing to change the classifications to be based on size of restaurant. A Class A Large Restaurant would be based on 2,000 square feet or more since that seems to be a size bigger than most single-units in a multi-tenant building. Any restaurant with full liquor, but less than 2,000 square feet would become a Class B Small Restaurant. The requirement for video gaming would be the ability to have 50 people in the dining/video gaming area using 15 square feet per person in both liquor classifications.

As part of the changes to the Class A Large Restaurant and Class B Small Restaurant liquor license, staff is also proposing to remove the designations of standalone and multi-tenant buildings as standalone buildings are not necessarily larger than a unit in a multi-tenant building.

Kitchen Requirement

Certain types of restaurants may offer cuisine that does not require a traditional kitchen while still meeting the description of a restaurant in the liquor code and the definition in the zoning ordinance. As such, staff also believes establishing a process in which the Village Board reviews initial liquor license requests in categories where video gaming may apply at a Committee of the Whole meeting prior to Village Board approval may make sense. This would act as a check and balance to video gaming in the sense that the Village Board could look at an establishment's intended business plan at the time they are seeking a liquor license. The Village Board can voice concerns that an establishment may be trying to open as a video gaming parlor and chose not to allow the creation of a liquor license to be awarded.

Summary of Proposed Changes

- Establish a new minimum requirement for Class A Large Restaurant based on size of establishment instead of number of chairs (2,000 or more square feet)
 - with ability to have video gaming if able to have 50 people minimum in the dining/video gaming area using 15 square feet per person
- Establish a new minimum requirement for a Class B Small Restaurant based on size of establishment instead of number of chairs (1,999 or less square feet)
 - with ability to have video gaming if able to have 50 people minimum in the dining/video gaming area using 15 square feet per person

- Establish a new minimum requirement for video gaming for Class C Limited Restaurant, Class J-1 Brewpub and Class T Tavern of ability to have 50 people minimum in the dining/video gaming area using 15 square feet per person
- Remove the two-year waiting requirement to have video gaming in respective liquor license classifications
- Require all future liquor licenses in liquor license classifications that allow video gaming to go to the Committee of the Whole for review and consideration at the time of their initial liquor license
 - should the Village Board deem the establishment a video gaming parlor, no liquor license would need to be created or granted

Staff is looking for feedback regarding these proposed changes.