

**Meeting Held Electronically**



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, DECEMBER 20, 2021**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Recreational Vehicles
2. Riverfront Park Plaza

**EXECUTIVE SESSION**

1. Personnel

**ADJOURN**

Initials: \_\_\_\_\_

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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
DAVID HANSEN, PLANNER  
**SUBJECT:** RECREATIONAL VEHICLES  
**AGENDA:** DECEMBER 20, 2021 COMMITTEE OF THE WHOLE MEETING

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### DISCUSSION

At the November 15, 2021 Village Board meeting, a resident addressed the Village Board with concerns regarding the restrictions associated with the Village's recreational vehicle provisions. The Village Board subsequently directed staff to bring back information on the Village code provisions for discussion.

The Village Board discussed the topic at the December 6, 2021 Committee of the Whole meeting. The Village Board discussed the topic from both the perspective of keeping the regulations as-is to maintain the single-family character of North Aurora's neighborhoods and also from the perspective that the Village shouldn't be overregulating recreational vehicles. The Village Board agreed that changing the provisions to accommodate individual requests could have negative consequences with other residents so the provisions should mostly remain the same. The Village Board did agree that residents should have additional time to ready their recreational vehicles and/or trailers before the weekend and directed staff to change the weekend times from Friday noon to Monday noon to Thursday 6:00 p.m. to Monday noon.

The provisions below currently regulate recreational vehicles in residential districts. Staff included the suggested changes from the Village Board and has also added changes recommended for clarity purposes.

#### **13.12 Recreational vehicles in residential districts.**

For the purposes of this section, recreational vehicles shall include campers, motor homes, boats (and other watercraft), pop-up campers, and utility trailers.

- A. No recreational vehicle shall be parked or stored on public right-of-way.
- B. No recreational vehicle shall be parked or stored in front yard or corner side yard off-street parking facilities on residential premises except that one recreational vehicle may be parked or stored during the following periods:
  - 1. Thursday 6:00 p.m. Friday noon to through Monday noon, ~~inclusive.~~
  - 2. April 15 ~~to~~ through April 30 and October 1 ~~to~~ through October 15, ~~both inclusive.~~
  - 3. Upon written request by permit issued by the code enforcement office, for a continuous period not to exceed fourteen (14) days for the parking of recreational vehicles owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.

- C. ~~No recreational vehicles shall be parked or stored on property in any zoning district unless located in a fully enclosed permanent structure; except that One recreational vehicle not located in a fully enclosed permanent structure may be parked or stored behind the front building elevation on a residential lot, unless a recreational vehicle is already being parked or stored in the front yard or corner side yard off-street parking facilities. Temporary storage tents for recreational vehicles shall not be considered such a structure. For the purposes of this Ordinance, the "front building elevation" shall also include any building frontage along a corner side yard.~~
- D. There shall be no limit to the number of recreational vehicles being parked or stored in a fully enclosed permanent structure. Temporary storage tents for recreational vehicles shall not be considered a permanent structure.
- E. All parking and storing of recreational vehicles shall be on a hard surface as identified in section 13.8(C).
- F. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes in any zoning district.

As the recreational vehicle provisions are included in the Zoning Ordinance, a public hearing must be held with the Plan Commission in order to amend the language. A public hearing is currently scheduled for January 4, 2022.

# Memorandum



**To:** Village President and Village Board of Trustees

**From:** Steven Bosco, Village Administrator

**Date:** 12-15-21

**Re:** Riverfront Park Plaza Concept

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The Village acquired Riverfront Park in 2016 from the Fox Valley Park District. Later in 2017, the Riverfront Park Landscape Master Plan was completed by in-house planning consultants Teska and Associates, Inc. The plan includes optional amenities such as creating a public seating/viewing plaza, entertainment pavilion, boardwalk, pathways, public art improvements, hillside seating and upgrades to the Water Wonders feature currently in the park.

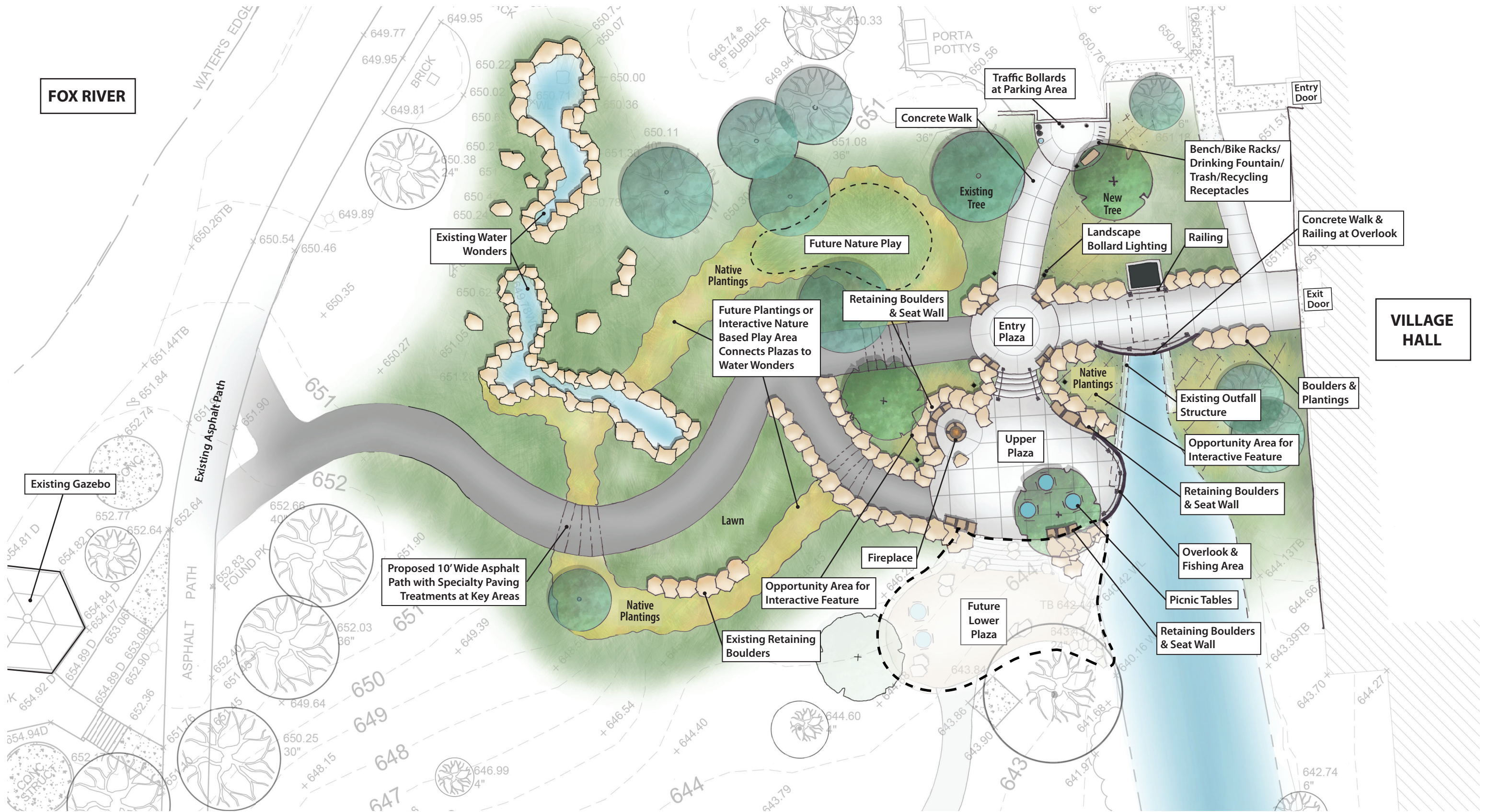
Staff worked with Teska and Associates to develop a concept for a plaza near the entry way of the park behind Village Hall and brought a finalized concept to the Village Board in March of 2019 at a Committee of the Whole meeting. The Village Board provided positive feedback on the concept; however, the project was ultimately put on hold as staff learned that the state was reevaluating dam removal projects along the Fox River; removal of the Fox River Dam could have an impact on the millrace adjacent to the proposed plaza location as it is fed by the Fox River. For reference, previous to the plaza concept being designed, the Village had an intergovernmental agreement (IGA) with the State of Illinois and the Fox Valley Park District to remove the Fox River Dam. State funding for the dam removal project was suspended and the IGA subsequently expired. Staff is aware that the Illinois Department of Natural Resources (IDNR) is currently reviewing the potential removal of the Fox River Dam.

Given that the concept was shown to the Village Board two years ago and the IDNR's review of potential Fox River Dam removal is ongoing, staff would like to reintroduce the current concept to the Village Board. Should the Village Board choose to continue moving forward, staff is prepared to bring agreements with Teska and Associates and WBK Engineering to the Village Board for approval that would finalize the concept and prepare all of the construction documents to bid the project.

There is currently funding in this year's capital budget in the amount of \$400,000 for this project. Staff is aware of state grant funds that are currently available to the Village and is reviewing their potential use for this project.

Attached is a copy of the Riverfront Park Plaza concept that was presented in 2019.







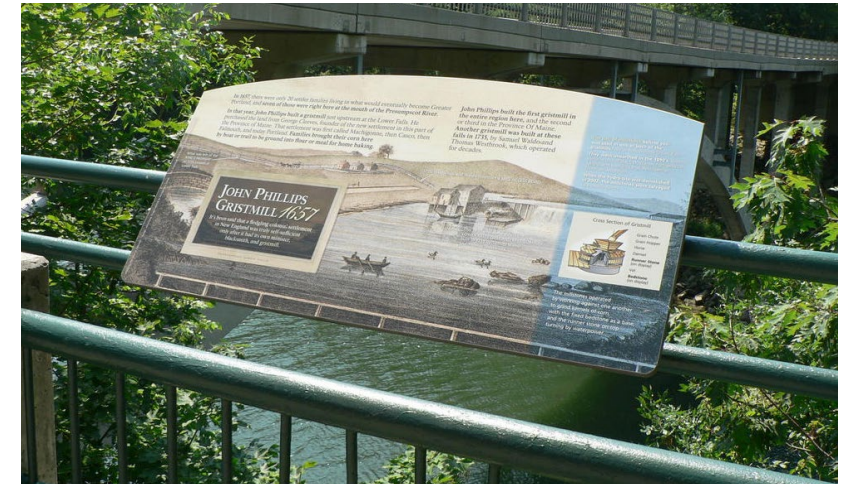
Railings



Fishing Rod Holder



Interpretive Signs



Tables and Chairs



Stone Fire Pit



Stone Seat Walls



Concrete Paving



Boulders, Outcroppings and Stairs





North Aurora Riverfront Park Plaza



Prepared by Teska Associates

Date: 02/20/2019

BASE CONTRACT - ENTRY PLAZA AND UPPER PLAZA					
	Item	Quantity	Unit	Unit Price	Total
SITE PREPARATION					
	General Conditions	1	LSUM	\$ 12,000.00	\$ 12,000
	Site Mobilization	1	LSUM	\$ 8,000.00	\$ 8,000
	Earthwork & Grading	100	CU. YD	\$ 125.00	\$ 12,500
	Soil Fill (total needed(85)- cut amount reused(35)	25	CU. YD	\$ 70.00	\$ 1,750
	Site Prep Total				\$ 34,250
HARDSCAPE					
	Concrete Plazas (5" dp. Broom finish, tooled joints, 4" subgrade)	1,340	SQ. FT	\$ 15.00	\$ 20,100
	Concrete Stairs	2	CU. YD	\$ 650.00	\$ 1,300
	Concrete Walk (5" dp. Broom finish, tooled joints, 4" subgrade)	285	SQ. FT	\$ 15.00	\$ 4,275
	Decorative Aluminum Railing at Stairs, 42" ht.	15	LF	\$ 45.00	\$ 675
	Seating Boulders (30" ht x 36" wd.)	24	EACH	\$ 1,500.00	\$ 36,000
	Outcropping Boulders (2-3' dia. X 6-8" ht.)	75	EACH	\$ 300.00	\$ 22,500
	Hardscape Total				\$ 84,850
SITE FURNISHINGS					
	Decorative Aluminum Railing, 42" ht.	21	LF	\$ 45.00	\$ 945
	Fishing Rod Holder mounted to railing	3	EACH	\$ 250.00	\$ 750
	Bollard Lighting, Planting Areas, (including wiring and conduit)	6	EACH	\$ 2,500.00	\$ 15,000
	Traffic Bollard	2	EACH	\$ 1,500.00	\$ 3,000
	Trash Receptacles	1	EACH	\$ 1,200.00	\$ 1,200
	Recycling Receptacles	1	EACH	\$ 1,200.00	\$ 1,200
	Drinking Fountain, (including utility work and plumbing)	1	EACH	\$ 25,000.00	\$ 25,000
	Bike Racks	4	EACH	\$ 400.00	\$ 1,600
	Bench	1	EACH	\$ 2,000.00	\$ 2,000
	Stone Fire Pit	1	LS	\$ 4,500.00	\$ 4,500
	Site Furnishings Total				\$ 55,195
PLANTINGS					
	Deciduous Tree, 3" cal.	3	EACH	\$ 750.00	\$ 2,250
	Perennial plantings, 1 gal.	565	EACH	\$ 14.00	\$ 7,910
	Topsoil, (plantings-6"dp. + lawn restoration-3" dp.)	33	CU. YD	\$ 65.00	\$ 2,145
	Mulch (plantings)	10	CU. YD	\$ 65.00	\$ 650
	Seeded Lawn Restoration	1445	SQ. FT	\$ 4.00	\$ 5,780
	Plantings Total				\$ 18,735
				Subtotal	\$ 193,030
				Contingency	\$ 19,303
				Total	\$ 212,333

ITEMS TO BE COMPLETED BY THE VILLAGE					
	Item	Quantity	Unit	Unit Price	Total
	Tree Removal	2	EACH	\$ 1,000.00	\$ 2,000
	Asphalt Path	2550	SQ. FT	\$ 8.00	\$ 20,400
	Tables and Chairs	5	EACH	\$ 4,000.00	\$ 20,000
	Interpretive Signage	1	EACH	\$ 1,500.00	\$ 1,500
				Subtotal	\$ 43,900
				Contingency	\$ 4,390
				Total	\$ 48,290

ADDITIONAL BRIDGE ITEMS					
	Item	Quantity	Unit	Unit Price	Total
	General Condition, Site Prep and Bridge Removal Per Engineering Costs.				
HARDSCAPE					
	Concrete Walk (5" dp. Broom finish, tooled joints)	2000	SQ. FT	\$ 15.00	\$ 30,000
	Decorative Aluminum Railing at Stairs, 42" ht.	30	LF	\$ 45.00	\$ 1,350
	Outcropping Boulders (2-3' dia. X 6-8" ht.)	20	EACH	\$ 300.00	\$ 6,000
	Hardscape Total				\$ 37,350
				Subtotal	\$ 37,350
				Contingency	\$ 3,735
				Total	\$ 41,085

**NOTES:**

1. The following items are not included in the base contract budget above and are to be addressed by the Village: spillway bridge structural evaluation and repair; tree removals; asphalt pathway construction; site furnishings and wayfinding/interpretive signage.

2. Costs are provided for budgeting purposes only and do not represent actual construction bidding.

3. Quantity takeoffs are derived from the North Aurora Riverfront Park Plaza Concept, dated February 20, 2019. The Concept Plan is developed to a conceptual level of design and is based on a topographical survey and field observations.

4. Costs are based on a General Contractor project delivery method. Unit costs shown are from past experience on similar projects. Actual costs will vary based on economic conditions and other factors at the time of bidding.

5. Unforeseen conditions such as utility relocations and adjustments, other than those indicated above, are not accounted for in the budget costs provided.

# North Aurora Riverfront Park Plaza



Prepared by Teska Associates

Date: 02/20/2019

FUTURE PROJECTS - LOWER PLAZA					
	Item	Quantity	Unit	Unit Price	Total
<b>SITE PREPARATION</b>					
	General Conditions	1	LSUM	\$ 12,000.00	\$ 12,000
	Site Mobilization	1	LSUM	\$ 8,000.00	\$ 8,000
	Earthwork & Grading	100	CU. YD	\$ 125.00	\$ 12,500
	Soil Fill (total needed(85)- cut amount reused(35)	25	CU. YD	\$ 70.00	\$ 1,750
	<b>Site Prep Total</b>				<b>\$ 34,250</b>
<b>HARDSCAPE</b>					
	Concrete Plaza (5" dp. Broom finish, tooled joints, 4" subgrade)	870	SQ. FT	\$ 15.00	\$ 13,050
	Concrete Stairs	4	CU. YD	\$ 650.00	\$ 2,600
	Decorative Aluminum Railing at Stairs, 42" ht.	20	LF	\$ 45.00	\$ 900
	Stone Veneer Seat Wall and Coping, +/- 18"	40	LF	\$ 800.00	\$ 32,000
	Seating Boulders (30" ht x 36" wd.)	6	EACH	\$ 1,500.00	\$ 9,000
	Outcropping Boulders (2-3' dia. X 6-8" ht.)	25	EACH	\$ 300.00	\$ 7,500
	Rip Rap (4-9" dia.)	5	TON	\$ 300.00	\$ 1,500
	<b>Hardscape Total</b>				<b>\$ 66,550</b>
<b>SITE FURNISHINGS</b>					
	Bollard Lighting, Planting Areas, (including wiring and conduit)	5	EACH	\$ 2,500.00	\$ 12,500
	<b>Site Furnishings Total</b>				<b>\$ 12,500</b>
<b>PLANTINGS</b>					
	Deciduous Tree, 3" cal.	1	EACH	\$ 750.00	\$ 750
	Topsoil, (lawn restoration-3" dp.)	3	CU. YD	\$ 65.00	\$ 195
	Seeded Lawn Restoration	600	SQ. FT	\$ 4.00	\$ 2,400
	<b>Plantings Total</b>				<b>\$ 3,345</b>
				<b>Subtotal</b>	<b>\$ 116,645</b>
				<b>Contingency</b>	<b>\$ 11,665</b>
				<b>Total</b>	<b>\$ 128,310</b>

## NOTES:

1. The following items are not included in the base contract budget above and are to be addressed by the Village: spillway bridge structural evaluation and repair; tree removals; asphalt pathway construction; site furnishings and wayfinding/interpretive signage.
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