



Meeting Held Electronically

**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, DECEMBER 20, 2021 - 7:00 P.M.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

AGENDA

Due to the current COVID-19 pandemic, Village Board meetings are being conducted live and remotely via telecommunications to help prevent the spread of COVID-19. For best safety practices, the public can view the board meeting remotely via telecommunications using Zoom; however, to participate must attend the meeting in person. The public can view the meeting remotely as follows:

Website Address: <https://us02web.zoom.us/j/84453803879>

Meeting ID: 844 5380 3879

Dial In: +1 312 626 6799

This procedure is being followed pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.01 et seq.) as amended by Public Act 101-0640.

Please be advised, all visitors to North Aurora Village Hall are required to wear face coverings, regardless of vaccination status. Participants and attendees in board and commission meetings are permitted to remove their face coverings once seated if they are vaccinated and able to maintain 6-feet of social distancing from other participants.

CALL TO ORDER - SILENT PRAYER - MEDITATION - PLEDGE OF ALLEGIANCE

ROLL CALL

AUDIENCE COMMENTS

CONSENT AGENDA

1. Village Board Minutes dated 12/06/2021 and Committee of the Whole Minutes dated 12/06/2021
2. Bills List Dated 12/20/2021 in the Amount of **\$156,388.49**
3. Approval of Executive Session Minutes Dated 05/03/2021, 05/17/2021, 10/18/2021, and 11/15/2021
4. Approval of 2022 Meeting Schedules

5. Approval of Resolution Authorizing the Village Administrator to Execute the Purchase of a Utility Truck for the Public Works Water Division Exceeding the Spending Authority of the Village Administrator and in Lieu of Procurement Requirements Within the Village Purchasing Policy

NEW BUSINESS

1. Approval of Ordinance Ratifying Ordinance 98-03-09-02 Being an Ordinance to Vacate a Portion of Grant Street in the Village of North Aurora
2. Approval of Ordinance Approving the Aurora Packing Company Final Plat of Subdivision in the Village of North Aurora
3. Approval of Resolution Approving Release of Easements/Vacation Obligations and Parking License Agreement Aurora Packing Company, Inc.
4. Approval of Ordinance Approving the Second Amendment to the Development Agreement between Village of North Aurora, Mark E. Sorrentino, Trustee of the Mark E. Sorrentino Trust No. 1 Dated October 14, 1996 and Progressive Concepts, LLC
5. Approval of an Ordinance Amending a Special Use as B-2 General Commercial Planned Unit Development for Lots 4,6,7,8,9, and 10 of Randall Square
6. Approval of Ordinance Amending Title 17 of the North Aurora Code Regarding Solar Energy Collection Panels
7. Approval of Ordinance Repealing Chapter 5.05 of Title 5 of the North Aurora Municipal Code (Contractor Registration)
8. Approval of Motion to Accept the Single Audit Report for the May 31, 2021 Fiscal Year

VILLAGE PRESIDENT

TRUSTEE COMMENTS

ADMINISTRATOR'S REPORT

VILLAGE DEPARTMENT REPORTS

ADJOURN

Initials: SB

**NORTH AURORA VILLAGE BOARD MEETING
VILLAGE BOARD MEETING MINUTES
Monday, December 6, 2021**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely via telecommunications.

CALL TO ORDER

Mayor Gaffino called the meeting to order.

SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

In attendance: Mayor Mark Gaffino, Trustee Mark Carroll, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Todd Niedzwiedz, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Village Attorney Kevin Drendel, Public Works Director John Laskowski, Police Chief Dave Fisher.

PUBLIC HEARING-2021 Tax Levy

No public comment, public hearing was closed.

PRESENTATION-North Aurora Fire Protection District

Administrator Bosco introduced Deputy Fire Chief Mike Klemencic who was in attendance with a presentation for the Village Board in regard to the North Aurora Fire Protection District's desire to build a new Station 1. Recently a space needs study had been conducted for the current Fire Station 1 and Deputy Chief Klemencic was there to discuss the options for building a new station within parameters of their drive times and site needs.

Deputy Chief Klemencic stated to the Board that the needs assessment resulted in the recommendation to build a new Fire Station 1. He presented to the Board a map which highlighted the current response times from Station 1 and compared those times to estimated times from proposed new sites including 230 S. Lincolnway and 310 Butterfield Rd. He emphasized that a parameter that must be reached is that driving times must stay under four minutes for the majority of the Village.

Deputy Chief Klemencic stated that based on numbers from the past three years, the area between Randall Road and the river account for 54%-56% of calls while the east side of the river account for between 21%-23% of calls.

Trustee Curtis stated that Lincoln Valley is a new residential community being built on the east side of the river with 400 new homes being built and the numbers from previous years that Deputy Chief Klemencic presented could not reflect the potential increase of calls that may be coming from the east side with the growth of the development.

There was discussion in regard to the potential hazard of having the main thoroughfare to the east side of the river being limited to the State St. bridge and the possibilities of slowed reaction time should the bridge be congested or impassible. Deputy Chief Klemencic maintained that traveling times from the west side of the river to the east side of the river would be efficient. He stated that by moving the station to the east side of the river it would add a minute or a minute and half to the area where they have seen a majority of their calls generated from on the west side of the river.

Deputy Chief Klemencic stated that the North Aurora Fire Protection District would like to remain on the current site of Fire Station 1, 2 N. Monroe St, or adjacent to it.

The Village Board and Deputy Chief Klemencic discussed additional potential lots for the Station to be relocated to. They also discussed the Board's desire to free up the land where the current Station is located, on Monroe Street, for potential retail growth and creating a centralized "downtown" area. A majority of the Trustees also commented that they were in favor of building a station on the east side of the river in order to make Fire District availability more equitable for east side residents as there is a Fire Station 2 on the west side of the Village.

Both the Village Board and Deputy Chief Klemencic agreed to open discussions on this topic as the Fire District moves forward with their decision making.

AUDIENCE COMMENTS – Brayden Bernardi of 554 Mallard Point Drive, North Aurora thanked Mayor Gaffino for attending his last Cub Scout den meeting. Brayden spoke about a lack of crosswalk at the intersection of Dogwood and Randall Road. Brayden also mentioned that he noticed some of the crosswalks around some of the schools needed to be repainted. Administrator Bosco explained the process of adding a crosswalk to the intersection.

CONSENT AGENDA

1. Village Board Minutes dated 11/15/2021 and Committee of the Whole Minutes dated 11/15/2021
2. Bills List Dated 12/06/2021 in the Amount of \$323,116.02
3. Approval of the Messenger Public Library Resolution of the Board of Library Trustees for .02% Maintenance Tax
4. Approval of Travel and Expenses for Business Purposes in the Amount of \$40.00

Motion for approval made by Trustee Guethle and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes. **Motion approved (6-0).**

NEW BUSINESS

1. **Approval of Ordinance Approving Changes to Sections 5.08.010 and 5.08.340 of Chapter 5.08 of Title 5 of the North Aurora Municipal Code Amending the Liquor License Classification that Allow Video Gaming and Adding a Supplemental Video Gaming License**

Administrator Bosco explained that the Village Board has had recent conversations in regard to the Village's Liquor code relating to video gaming. Conversations during the Committee of the Whole meeting on November 15, 2021 resulted in the following changes to the liquor code on the agenda for approval:

1. Define Video gaming parlors
2. Define Class A License Large Restaurants as having 2,000 or more square feet
3. Define Class B License Small Restaurants as having 1,999 square feet or less
4. Require initial liquor license applicants in categories that allow video gaming to have Village Board review
5. Create a supplemental video gaming license
 - a. Prohibits video gaming parlors
 - b. Capacity requirement of 50 people based on 15 square feet per person in dining/video gaming area (which eliminates the current seating and any potential two-year waiting requirement)
 - c. Requires Committee of the Whole review and subsequent Village Board approval in the first year (can be at the same time as initial application if video gaming is pursued immediately)
 - d. Requires the submittal of a floorplan the first year

- e. Requires any approved supplemental liquor license applicant to maintain a substantially similar floor plan to the floor plan approved during the initial supplemental license process
- f. Requires a dedicated person to prepare or cook food in a kitchen on premises
- g. Establishes a \$500 annual fee for the supplemental license (which includes the annual registration fee for video gaming machines: currently \$25 per machine)
- h. The Mayor/Liquor Commissioner can issue renewals in subsequent years

Motion for approval made by Trustee Guethle and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes. **Motion approved (6-0).**

2. Approval to Authorize of the Repair of the Pump for Well #9 to Layne Christensen in the Amount of \$51,499.95

Director Laskowski explained that at the October 18, 2021 Village Board meeting, the Board retroactively approved an expenditure that allowed staff to send the poorly functioning pump to Layne to diagnose why it was no longer producing water at the expected rate. Layne prepared a damage report that concluded the cause of the damage to the pump was from the shale walls of the well collapsing and then being sucked into the pump. The damage report was evaluated by staff as well as Water Well Solutions who recommended several options to resolve the issue. The suggested solutions ranged in cost between \$51,000 and \$250,000. Director Laskowski stated that the lowest cost solution was the best option in this case. Layne will adjust the elevation of the pump to minimize the migration of shale in to the shaft, and utilizing the variable frequency drive on the motor to determine the maximum flow that can be maintained without sucking shale into the pump.

Motion for approval made by Trustee Guethle and seconded by Trustee Niedzwiedz. **Roll Call Vote:** Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes. **Motion approved (6-0).**

3. Approval to Authorize Village Administrator to Execute Purchase of Utility Truck for Water Division Above Spending Authority

Director Laskowski explained that at the Committee of the whole meeting on November 15, 2021, it was the consensus of the Board to allow the Administrator authority to purchase a utility truck for the water division should one become available.

Motion for approval made by Trustee Salazar and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

4. Approval of Sewer Televising Contract with Visu-Sewer for the Unity Price Agreement in the Amount of \$19,357.12

Director Laskowski explained that this request was in connection with the water main replacement program for the Chestnut, Spruce and Locust area. Televising will allow for verification of the pipes alignments and connections. This contract will also cover the sanitary sewer extension project and an addition repair on Grant St.

Motion for approval made by Trustee Lowery and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Guethle – yes. **Motion approved (6-0).**

5. Approval of Intergovernmental Agreement with City of Batavia Formalizing Emergency Water Sharing Operations

Director Laskowski explained this IGA would be a formalization of procedures currently in place for sharing water during times of emergency with Batavia. The agreement was reviewed by the Village Attorney, Village Administrator, Public Works Director as well as the Water Superintendent.

Motion for approval made by Trustee Carroll and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes. **Motion approved (6-0).**

6. Approval of Resolution Approving a Recapture Agreement with Richmar Realty and Development LLC Pursuant to the Orchard Commons Annexation Agreement

Director Toth explained that this item is referring to the Orchard Commons development which is located on the west side of Orchard Road between Oak Street and Tanner Road. The Annexation was approved in 2007, as part of that agreement the developer was required to put certain improvements in to benefit the property and the surrounding community. Once the property was developed, the agreement allows for the recapture of the costs of the improvements. This resolution will allow for the Village to capture those funds once those properties are developed and redistributing them to Richmar Realty, the holder of the recapture rights.

Motion for approval made by Trustee Guethle and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes. **Motion approved (6-0).**

7. Resolution approving Amendment No. 5 to the Intergovernmental Agreement Between the Village of North Aurora and the County of Kane For Jurisdictional Transfer and Access to Randall Road

Director Toth explained that in 2004 the Village entered into an IGA with Kane County for jurisdictional transfer and access to Randall road from Orchard Road south to the I-88 Bridge. This IGA transferred jurisdictional control of Randall Road from the County to the Village and included terms specifying direct vehicular access points from properties adjacent to Randall Road. The agreement has been amended four times since its adoption, this amendment would give the Village control over the access points, and anything south of the dogwood access point would no longer need county approval to get access. The Kane County Board had already approved the amendment at their November 9, 2021 meeting.

Motion for approval made by Trustee Lowery and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Guethle – yes. **Motion approved (6-0).**

8. Approval of Ordinance for the Levy and Assessment of Taxes in and for the Village of North Aurora and the Messenger Public Library, Kane County, Illinois for the Fiscal Year Beginning June 1, 2021 and Ending May 31, 2022

Director Hannah stated that the next nine agenda items were various tax levy ordinances. The first one was the levy and assessment of taxes for the Village of North Aurora as well as the Messenger Public Library. The levy for the Village is \$2,690,000, the levy for the Library is \$1,970,000.

Motion for approval made by Trustee Guethle and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes. **Motion approved (6-0).**

9. Approval of Ordinance Levying the Taxes for the Waterford Oaks Special Service Area #4 for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022

Property tax levy ordinance for Waterford Oaks special service area #4 in the amount of \$8,600.

Motion for approval made by Trustee Niedzwiedz and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes. **Motion approved (6-0).**

10. Approval of an Ordinance Levying the Taxes for the Oak Hill Special Service Area #7 for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022

Property tax levy ordinance for Oak Hill special service area #7 in the amount of \$10,000.

Motion for approval made by Trustee Carroll and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

11. Approval of an Ordinance Levying the Taxes for the Timber Oaks Special Service Area #8 for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022

Property tax levy ordinance for Timer Oaks special service area #8 in the amount of \$7,500.

Motion for approval made by Trustee Niedzwiedz and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes. **Motion approved (6-0).**

12. Approval of an Ordinance Levying the Taxes for the Pinecreek (Phase III) Special Service Area #9 for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022

Property tax levy ordinance for Pinecreek (Phase III) special service area #9 in the amount of \$2,000

Motion for approval made by Trustee Lowery and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis – yes, Trustee Guethle – yes. **Motion approved (6-0).**

13. Approval of an Ordinance Levying the Taxes for the Willow Lakes Special Service Area #11 for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022

Property tax levy ordinance for Willow Lakes special service area #11 in the amount of \$200

Motion for approval made by Trustee Niedzwiedz and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes. **Motion approved (6-0).**

14. Approval of an Ordinance Levying the Taxes for the North Towne Centre Special Service Area #32 for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022

Property tax levy ordinance for North Towne Centre special service area #32 in the amount of \$30,000.

Motion for approval made by Trustee Carroll and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes. **Motion approved (6-0).**

15. Approval of an Ordinance Abating the Tax Heretofore Levied for the Year 2021 to Pay Debt Service on \$6,885,000 General Obligation Refunding bonds, Series 2014 (Alternate Revenue Source)

Director Hannah explained that these were the refunding bonds that are being paid off with sales tax revenues, originally issued to fund the construction of the police station. The total principal and interest payments next year will be paid by sales tax revenue and not necessary to pay with property taxes will be \$634,700.

Motion for approval made by Trustee Salazar and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Salazar – yes, Trustee Carroll – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

16. Approval of an Ordinance Abating the Tax Heretofore Levied for the Year 2021 to Pay Debt Service on \$5,800,000 General Obligation Bonds, Series 2017 (Alternate Revenue Source)

Director Hannah explained that these bonds are paid with water works fund revenues and it is not necessary to levy property taxes, in the amount of \$496,075.

Motion for approval made by Trustee Lowery and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Carroll – yes. **Motion approved (6-0).**

VILLAGE PRESIDENT –

1. Beautification Committee Appointments
 - a. Appointing Chairman-Mark Carroll
 - b. Appointing Existing Commission Members
 - i. Al Boholm
 - ii. Rose Harding
 - iii. Mary Ann Hosler
 - c. Appointing New Members
 - i. Brian Apgar
 - ii. Gabby Gaytan
 - iii. Edoardo Tabasso

All in favor of appointments to the Beautification Committee.

TRUSTEES COMMENTS – Multiple Board Members commented on the Village’s light decorations at Riverfront Park and complimented Public Works for their efforts.

ADMINISTRATOR’S REPORT – Administrator Bosco stated that the IGA with Batavia establishing formal emergency water sharing operations was rushed to the Board because the Village is trying to file it by the end of the month as part of the Village’s emergency response plan for the water system that the Village has been upgrading.

ATTORNEY’S REPORT – None

VILLAGE DEPARTMENT REPORTS

1. **Finance** – None
2. **Community Development** – None
3. **Police** – None
4. **Public Works** – None

ADJOURNMENT

Motion to adjourn was made by Trustee Niedzwiedez and seconded by Trustee Guethle. All in favor.
Motion approved.

Respectfully Submitted,

Jessi Watkins
Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
Monday, December 6, 2021**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely
via telecommunications.

CALL TO ORDER

Mayor Gaffino called the meeting to order.

ROLL CALL

In attendance: Mayor Mark Gaffino, Trustee Mark Carroll, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Todd Niedzwiedz, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Village Attorney Kevin Drendel, Public Works Director John Laskowski, Police Chief Dave Fisher.

AUDIENCE COMMENTS – See below

TRUSTEE COMMENTS - None

DISCUSSION

1. Water Tower Bids

Administrator Bosco introduced Dan Watson of Rempe-Sharpe who spoke about the bid results for the Water Tower Project.

Mr. Watson stated that the Village of North Aurora reopened bids for the Central Water Tower 750MG Project on Tuesday, November 30, 2021. The Village bid out two types of water tower being bid, the first is an all steel waterspheroid tower similar to the three towers already in the Village. There is only one tower contractor in the United States that has the experience necessary to construct this type and size of water tower. To attract more competitive bids, a second style of tower was bid out, a composite tank which consists of a concrete pedestal with a steel tank on top which holds the water, there are three contractors that work throughout the Midwest that are qualified to construct such a tower.

No bids were received for this project.

Mr. Watson explained that when the project was bid out in July 2021, there was only one bid and the Village rejected it because the contractor could not meet the Village's Joint Apprenticeship Training Program standards. There are only four qualified elevated tank contractors in the United States that could bid on this project. Since the qualified contractors travel throughout the United States building water towers, none of the tank contractors can meet the Village's Joint Apprenticeship Training Program requirements.

Mr. Watson said that the Village has three options for this project. The first is that the Village can Bid this the same way for a third time but the results will be most likely the same. The Village could waive their Joint Apprenticeship Training Program for this project. All Contractors would still be required to meet the prevailing wage requirements as required by the State of Illinois. Or, the Village could bid this project out with the General Contractor not required to meet the Joint Apprenticeship Training Program but would still be required to pay prevailing wage. All subcontractors working on this project would be

required to meet the Joint Apprenticeship Training Program requirement. The general contractor would be required to list all subcontractors and provide their USDOL approved Joint Apprenticeship Training Program certificates.

The Village Board was in agreement that the third option, to waive the Joint Apprenticeship Training Program provision for the general contractor but require it for subcontractors, was the best option.

2. Recreational Vehicles

Administrator Bosco explained that at the November 15, 2021 Village Board meeting, a resident addressed the Board with his concerns about the Village's recreational vehicle provisions. Bosco stated that the code is complicated and the Village receives many calls on it, with residents wanting both looser restrictions as well as tighter restrictions.

Director Toth stated that the Village recognizes recreational vehicles to be utility trailers, pop-up campers, motorhomes and boats. The Village allows for one recreational vehicle to be stored on a property at a time. It can be parked on a hard surface either at the front or side yard of the house between the hours of Friday noon to Monday noon, and from April 15 to April 30 and October 1 to October 15. RVs parked inside a structure are exempt.

In 2013 the Village Board passed an ordinance amending the recreational vehicles in residential districts, the definition of a recreational trailer was changed to include utility trailers, it removed the 48 hour parking allowance provision for recreational vehicles and limited the number of recreational vehicles parked or stored on a residential lot to one.

In 2014 the Village Board passed an ordinance removing the requirement that only allowed a recreational vehicle to be parked or stored behind the front of the house if they were completely screened from view by a solid fence at least six feet in height.

The Board discussed the potential of expanding the timeframe that a recreational vehicle could sit on a residential property. They discussed how far their legislative role should reach in deciding how residents plan their travel with recreational vehicles and how that could be balanced with the residents who do not own recreational vehicles and prefer not to have them parked in neighborhoods for long periods due to aesthetic reasons.

The majority of the Board agreed to extend the time that a Recreational Vehicle can be on residential property to Thursday at 6pm until Monday at noon rather than Friday at noon until Monday at noon.

3. Contractor Registration

Director Toth explained that in 2010 the Village Board approved an ordinance which required all contractors performing any work within the municipal limits of the Village of North Aurora to be registered with the Village. Contractors were required to be insured, bonded and pay a registration fee. Originally the fee was set at \$150 for the calendar year. An amendment was approved in 2012 that established proration amounts. In 2016 the Board further amended the ordinance and established that the \$150 fee was good for a full year rather than a calendar year, the bonding requirement was eliminated at that time as well.

Staff is suggesting the elimination of the Contractor Registration program. Director Toth stated that the registration process slows building permit issuance and is a drain on staff time and efficiency. The program does not provide any meaningful benefit or assurance that contractors are qualified in any way.

Director Toth stated that in fiscal year 2019-2020 the registration program generated \$46,050 and in 2020-2021 generated \$42,600 in revenue. Staff is in the process of evaluating building permit fees, upon updating, the new fees may offset some of the funds generated by the registration program.

The Village Board and staff discussed what, if any, role the Village should play between residents and whom they contract to do work on their home. They also discussed other Village building permit fees and how staff time and effort affect the determination of the fees and what the benefits to the residents are.

The Village Board was in agreement to eliminate the Contractor Registration program.

After staff review, the building permit fees will come back before the Village Board.

4. 2022 Meeting Schedules

Administrator Bosco presented the Annual Meeting Schedule for the North Aurora Village Board and Committee of the Whole meetings, Plan Commission and Committee meetings for the 2022 calendar year.

The Village Board and Committee of the Whole will meet every first and third Monday of each month at 7pm. There will be no Village Board or Committee of the Whole meetings due to observed holidays, July 4, 2022 and September, 5 2022.

The Plan Commission will meet the first Tuesday of each month at 7pm.

The North Aurora Days Committee will meet the second Monday of each month at 6pm.

The Beautification Committee will meet the third Monday, quarterly at 6pm.

The Village Board was in agreement.

EXECUTIVE SESSION –

1. Review of the Executive Session Minutes Dated 05/03/2021, 05/17/2021, 10/18/2021, 11/15/2021
2. Review of Release of the Executive Session Minutes

ADJOURNMENT TO EXECUTIVE SESSION

Motion to adjourn made by Trustee Carroll and seconded by Trustee Lowery. All in favor. **Motion approved.**

RETURN FROM EXECUTIVE SESSION

ROLL CALL

In attendance: Mayor Mark Gaffino, Trustee Mark Carroll, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Todd Niedzwiedz, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Village Attorney Kevin Drendel.

ADJOURNMENT

Motion to adjourn made by Trustee Carroll and seconded by Trustee Lowery. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins
Village Clerk

Accounts Payable

To Be Paid Proof List

User: ablasr
 Printed: 12/16/2021 - 2:56PM
 Batch: 00502.12.2021



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Aflac						
030540						
AFLAC- Nov 2021	80.48	01-000-2053	AFLAC	298351	11/30/2021	12/20/2021
Total:	80.48	*Vendor Total				
Altorfer Industries, Inc.						
467830						
Generator Maint- PD	2,956.00	01-445-4520	Public Buildings Rpr & Mtce	PM6A000536	11/30/2021	12/20/2021
Transfer Switch Inspection- PD	168.00	01-445-4520	Public Buildings Rpr & Mtce	PM6A000536	11/30/2021	12/20/2021
Total:	3,124.00	*Vendor Total				
Anderson Pest Solutions						
019770						
Pest Control- VH	103.95	01-445-4520	Public Buildings Rpr & Mtce	129463326	12/1/2021	12/20/2021
Pest Control- PD	98.45	01-445-4520	Public Buildings Rpr & Mtce	12948350	12/1/2021	12/20/2021
Total:	202.40	*Vendor Total				
B & F Construction						
015600						
Building Inspections	5,001.60	01-441-4276	Inspection Services	15175	11/24/2021	12/20/2021
Plan Review- 2463 Bauer Rd	1,025.64	01-441-4276	Inspection Services	57838	11/22/2021	12/20/2021
Total:	6,027.24	*Vendor Total				
Bonnell Industries						
035410						
Powerband Belt	465.10	01-445-4511	Vehicle Repair and Maint	0201404-IN	12/18/2021	12/20/2021
Leaf Vac Repair Belts (5)	427.97	01-445-4511	Vehicle Repair and Maint	0201491-IN	11/23/2021	12/20/2021
Total:	893.07	*Vendor Total				
Camic Johnson, LTD.						
03989						
Adjudication hearings	350.00	01-440-4260	Legal	131	11/22/2021	12/20/2021
Total:	350.00	*Vendor Total				
Carus Corporation						
033300						
HMO Chems- WTP	847.51	60-445-4437	Chlorine	SLS 1009673	11/16/2021	12/20/2021
HMO Chems- ETP	755.08	60-445-4437	Chlorine	SLS 1009674	11/16/2021	12/20/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	1,602.59	*Vendor Total				
Charter Communications						
468241						
Grand Jury Subpoenas	100.00	01-440-4555	Investigations	21-162050	11/19/2021	12/20/2021
Grand Jury Subpoenas	100.00	01-440-4555	Investigations	21-163133	11/19/2021	12/20/2021
Total:	200.00	*Vendor Total				
Cintas Corporation						
041590						
Towel & Rug Cleaning- PW Garage	39.08	01-445-4520	Public Buildings Rpr & Mtce	4102706541	11/23/2021	12/20/2021
Total:	39.08	*Vendor Total				
City of Aurora						
027870						
Water Samples/ Nov 2021	285.00	60-445-4562	Testing (water)	216332	12/9/2021	12/20/2021
Total:	285.00	*Vendor Total				
Commercial Tire Services, Inc.						
038680						
New Tire- Truck #144	342.60	60-445-4511	Vehicle Repair and Maint	3330032713	11/23/2021	12/20/2021
Total:	342.60	*Vendor Total				
Commonwealth Edison						
000330						
Street Lights/ 4 S Willowway	97.52	10-445-4660	Street Lighting and Poles	0146092024	12/7/2021	12/20/2021
Street Lights/ 1802 Orchard Gateway	279.97	10-445-4660	Street Lighting and Poles	0562144049	12/7/2021	12/20/2021
Silo Lighting/ 8 W State Street	116.37	01-445-4660	Street Lighting	1047147081	12/7/2021	12/20/2021
Street Lights/ 1200 Orchard Gateway	564.66	10-445-4660	Street Lighting and Poles	1344158042	12/7/2021	12/20/2021
Street Lights/ Orchard & Deerpath	78.08	10-445-4660	Street Lighting and Poles	1776122038	12/7/2021	12/20/2021
Street Lights/ Orchard & Oak	295.41	10-445-4660	Street Lighting and Poles	1875021089	12/7/2021	12/20/2021
Street Lights/ Comiskey & Orchard	161.26	10-445-4660	Street Lighting and Poles	2313121105	12/7/2021	12/20/2021
Street Lights/ 1600 Orchard Gateway	306.02	10-445-4660	Street Lighting and Poles	2579039064	12/7/2021	12/20/2021
Street Lights/ Oak & White Oak	137.59	10-445-4660	Street Lighting and Poles	2963079050	12/7/2021	12/20/2021
Street Lights/ 19 N Lincolnway	67.33	10-445-4660	Street Lighting and Poles	2985029045	12/7/2021	12/20/2021
Street Lights/ Orchard & Orchard Gateway	236.37	10-445-4660	Street Lighting and Poles	3147017028	12/7/2021	12/20/2021
Total:	2,340.58	*Vendor Total				
Cornerstone Surveying PC						
467648						
Emergency Overflow Rt Survey- Tanner Trails	750.00	01-445-4255	Engineering	16543	11/24/2021	12/20/2021
Total:	750.00	*Vendor Total				
Cylinder Services, Inc						
468240						
Bobcat Cylinder Repair	217.23	01-445-4510	Equipment/IT Maint	215050	12/2/2021	12/20/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	217.23	*Vendor Total				
D&A Powertrain Components, INC						
467649						
Hoses & Fitting	703.89	01-445-4511	Vehicle Repair and Maint	239848	10/28/2021	12/20/2021
Brake Clean	162.74	01-445-4511	Vehicle Repair and Maint	240004	11/5/2021	12/20/2021
Hoses	88.15	01-445-4511	Vehicle Repair and Maint	240151	11/12/2021	12/20/2021
Hoses	95.58	01-445-4511	Vehicle Repair and Maint	240154	11/12/2021	12/20/2021
<hr/>						
Total:	1,050.36	*Vendor Total				
DACRA Adjudication Systems						
467842						
Adjudication	1,850.00	01-440-4510	Equipment/IT Maint	DT-2021-11-2	11/30/2021	12/20/2021
<hr/>						
Total:	1,850.00	*Vendor Total				
Dell Marketing L. P.						
024370						
CAD Desktops	3,098.92	71-430-4870	Equipment	10529546225	10/28/2021	12/20/2021
<hr/>						
Total:	3,098.92	*Vendor Total				
Display Sales						
017010						
IL State Flags (6)	504.00	01-445-4530	Public Grounds/Parks Maint	INV-031138	11/29/2021	12/20/2021
<hr/>						
Total:	504.00	*Vendor Total				
Feece Oil						
031060						
Diesel Fuel	1,626.69	71-000-1340	Gas/Diesel Escrow	3841871	11/26/2021	12/20/2021
Mid-Grade Fuel	3,178.51	71-000-1340	Gas/Diesel Escrow	3841872	11/26/2021	12/20/2021
<hr/>						
Total:	4,805.20	*Vendor Total				
Fifth Third Bank						
028450						
Disk Brake Pad Set/ Ford Parts	152.47	01-445-4511	Vehicle Repair and Maint	BR11292021-	11/4/2021	12/20/2021
Disk Brake Pad Set/ Ford Parts	152.47	01-445-4511	Vehicle Repair and Maint	BR11292021-	11/4/2021	12/20/2021
Disk Brake Pad Set/ Ford Parts	386.05	01-445-4511	Vehicle Repair and Maint	BR11292021-	11/4/2021	12/20/2021
Christmas Lights/ Home Depot	566.88	01-490-4761	Beautification Committee	BR11292021-	11/4/2021	12/20/2021
Microphone Windscreens/ Amazon	33.80	01-430-4420	IT Supplies	DA11292021-	10/28/2021	12/20/2021
Extension Cord Bld Code/ Amazon	26.29	01-430-4420	IT Supplies	DA11292021-	10/31/2021	12/20/2021
Respirator Filter Cartridges- PW/ Amazon	92.04	01-445-4870	Equipment	DA11292021-	10/31/2021	12/20/2021
Christmas Lights- PW Projects/ Amazon	358.31	01-490-4761	Beautification Committee	DA11292021-	10/30/2021	12/20/2021
Handset Phone Cords/ Amazon	15.98	01-430-4420	IT Supplies	DA11292021-	11/7/2021	12/20/2021
Web Cams (3)/ Amazon	59.94	01-430-4420	IT Supplies	DA11292021-	11/7/2021	12/20/2021
LED Lights For Christmas Park/ Amazon	353.94	01-490-4761	Beautification Committee	DA11292021-	11/7/2021	12/20/2021
Cloud Backup For VH Servers/ Carbonite	999.97	01-430-4510	Equipment/IT Maint	DA11292021-	11/5/2021	12/20/2021
Microphone For Boardroom Podium/ Amazon	39.00	01-430-4420	IT Supplies	DA11292021-	11/14/2021	12/20/2021
Coffee Maker- VH/ Amazon	30.98	01-430-4411	Office Expenses	DA11292021-	11/18/2021	12/20/2021
Vehicle Laptop Mount- Code Enforcement/ Rar	292.96	71-430-4869	Vehicles	DA11292021-	11/19/2021	12/20/2021
Apple Lighting Cables- Water/ Amazon	21.96	01-430-4420	IT Supplies	DA11292021-	11/23/2021	12/20/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Coffee Maker- VH/ Amazon	24.99	01-430-4411	Office Expenses	DA11292021-	11/24/2021	12/20/2021
Christmas Decorations- PD/ Amazon	217.09	01-440-4498	Community Service	DA11292021-	11/24/2021	12/20/2021
Christmas Decorations/ Amazon	125.33	01-440-4498	Community Service	JD11292021-(	11/1/2021	12/20/2021
Office Supplies/ Office Depot	141.14	01-440-4411	Office Expenses	JD11292021-(	11/2/2021	12/20/2021
Investigation Database/ LexisNexis	150.00	01-440-4555	Investigations	JD11292021-(	11/3/2021	12/20/2021
Christmas Giveaways/ Amazon	188.05	01-440-4498	Community Service	JD11292021-(	11/11/2021	12/20/2021
Christmas Giveaways/ Amazon	83.25	01-440-4498	Community Service	JD11292021-(	11/11/2021	12/20/2021
Christmas Giveaways/ Amazon	177.68	01-440-4498	Community Service	JD11292021-(	11/12/2021	12/20/2021
Christmas Giveaways/ Amazon	266.46	01-440-4498	Community Service	JD11292021-(	11/12/2021	12/20/2021
Treats For Event/ Spangler Candy	334.32	01-440-4498	Community Service	JD11292021-(	11/12/2021	12/20/2021
Exercise Equip Delivery/ Moving Mountain M	454.25	01-440-4870	Equipment	JD11292021-(	11/15/2021	12/20/2021
Christmas Supplies/ Oriental Trading	130.78	01-440-4498	Community Service	JD11292021-	11/19/2021	12/20/2021
Rebate/ Oriental Trading	-8.56	01-440-4498	Community Service	JD11292021-	11/19/2021	12/20/2021
Dept Holiday Cards	113.65	01-440-4870	Equipment	JD11292021-	11/23/2021	12/20/2021
PE License Renewal/ IDFP	61.35	01-445-4390	Dues & Meetings	JL11292021-(	11/17/2021	12/20/2021
Taser Holster Parts/ Blackhawks	212.08	01-440-4383	Firearm Training	MQ11292021-	11/8/2021	12/20/2021
Military Pins/ Eagle Engraving	245.95	01-440-4160	Uniform Allowance	MQ11292021-	11/15/2021	12/20/2021
Tax Exempt Credit/ Blackhawk	-12.48	01-440-4383	Firearm Training	MQ11292021-	11/24/2021	12/20/2021
Lead Filters, Pitchers/ Protect Plus Pro	927.25	60-445-4562	Testing (water)	PY11292021-	10/27/2021	12/20/2021
Clothing For CommDev/ 4Imprint	120.60	01-441-4160	Uniform Allowance	SB11292021-	10/29/2021	12/20/2021
Clothing For PW/ 4Imprint	140.80	01-445-4160	Uniform Allowance	SB11292021-	10/29/2021	12/20/2021
Annual Membership/ IL Assoc Of Chiefs Of Po	115.00	01-440-4390	Dues & Meetings	SBZ11292021	11/1/2021	12/20/2021
Training/ IL Law Enforcement Training & Std I	350.00	01-440-4380	Training	SBZ11292021	11/5/2021	12/20/2021
Beacon Mthly Subscription/ Chicago Tribune	27.72	01-440-4652	Phones and Connectivity	SBZ11292021	11/22/2021	12/20/2021
Wellness Refreshments/ Dunkin	63.40	01-430-4799	Misc.	WH11292021	10/28/2021	12/20/2021
COA Review Fee/ GFOA	460.00	01-430-4799	Misc.	WH11292021	11/10/2021	12/20/2021
Wellness Prize Incentive/ Target	161.99	01-430-4799	Misc.	WH11292021	11/18/2021	12/20/2021
Wellness Prize Incentive/ Target	270.00	01-430-4799	Misc.	WH11292021	11/18/2021	12/20/2021

Total: 9,125.13 *Vendor Total

FullLife Safety Center

041360

Safety Clothing	1,340.64	01-445-4160	Uniform Allowance	56576	11/23/2021	12/20/2021
Safety Clothing- Hake, Kick, Cook, Harreld	862.29	60-445-4160	Uniform Allowance	56577	11/23/2021	12/20/2021
Rubber Overshoes (12)	115.94	01-445-4160	Uniform Allowance	56578	11/23/2021	12/20/2021

Total: 2,318.87 *Vendor Total

Gerald Ford

467768

Squad Repair	741.64	01-440-4931	Vehicle Equip Fund Charges	6034524	12/22/2021	12/20/2021
Squad Repair	162.95	01-440-4931	Vehicle Equip Fund Charges	6034718	12/26/2021	12/20/2021

Total: 904.59 *Vendor Total

Global Technology Systems, Inc.

047200

Harris Radio Batteries (75)	5,460.00	01-440-4510	Equipment/IT Maint	0230757-IN	12/3/2021	12/20/2021
-----------------------------	----------	-------------	--------------------	------------	-----------	------------

Total: 5,460.00 *Vendor Total

Groot, Inc.

468131

Waste Stickers (2000)	8,180.00	01-000-2217	Waste Stickers Escrow	7800992	11/1/2021	12/20/2021
-----------------------	----------	-------------	-----------------------	---------	-----------	------------

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	8,180.00	*Vendor Total				
Hach Company						
014100						
Chlorine Reagent Kits (8)	546.00	60-445-4567	Treatment Plant Repair/Maint	12750165	11/17/2021	12/20/2021
Chlorine Reagent Kits (8)	546.00	60-445-4567	Treatment Plant Repair/Maint	12752140	11/18/2021	12/20/2021
Total:	1,092.00	*Vendor Total				
Harmonic Heating & Air Conditioning						
047680						
Heater Repair- VH Garage	246.00	01-445-4520	Public Buildings Rpr & Mtce	41884	11/3/2021	12/20/2021
Heater Repair- VH Garage	2,317.00	01-445-4520	Public Buildings Rpr & Mtce	42117	12/1/2021	12/20/2021
Boiler Check- VH	180.00	01-445-4520	Public Buildings Rpr & Mtce	42128	12/7/2021	12/20/2021
Total:	2,743.00	*Vendor Total				
Hermann and Sons Farm						
051020						
Leaf Disposal Fee	6,867.00	01-445-4532	Tree Service	12062021	12/6/2021	12/20/2021
Total:	6,867.00	*Vendor Total				
Homer Tree Care, Inc.						
467615						
Brush Clearing- Sharon Lane Woods	13,500.00	01-445-4531	Grass Cutting	47259	12/8/2021	12/20/2021
Total:	13,500.00	*Vendor Total				
ILLCO Inc.						
040110						
New Ball Valves (4)- TPs	350.00	60-445-4567	Treatment Plant Repair/Maint	1393199	11/19/2021	12/20/2021
Total:	350.00	*Vendor Total				
Illinois Public Works						
039690						
IPWMAN Dues 1/1/22 - 12/31/22	250.00	01-445-4390	Dues & Meetings	1550	12/2/2021	12/20/2021
Total:	250.00	*Vendor Total				
Illinois State Police Bureau of						
041810						
Fingerprints	56.50	01-440-4799	Misc.	COST CTR06	10/1/2021	12/20/2021
Total:	56.50	*Vendor Total				
Industrial Door Company						
044430						
Salt Barn Door Repair- Tanner Rd	1,475.00	01-445-4520	Public Buildings Rpr & Mtce	114946	11/22/2021	12/20/2021
Total:	1,475.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Janco Chemical Supply, Inc						
000660						
Paper Towels, Mop, Scrub	178.45	01-445-4421	Custodial Supplies	286180	12/2/2021	12/20/2021
Total:	178.45	*Vendor Total				
Kane County Animal Control						
031620						
Animal Control/ Nov 2021	100.00	01-440-4523	Animal Control	12062021	12/6/2021	12/20/2021
Total:	100.00	*Vendor Total				
Kane County Chiefs of						
001920						
Annual Dues- DeLeo, Fisher	100.00	01-440-4390	Dues & Meetings	12072021	12/7/2021	12/20/2021
Total:	100.00	*Vendor Total				
KenCom						
467776						
New World/ Records Annual	17,685.38	01-430-4510	Equipment/IT Maint	414	12/2/2021	12/20/2021
Total:	17,685.38	*Vendor Total				
KnowBe4 Inc.						
467951						
Harassment Training	681.75	01-430-4380	Training & Testing	INV159483	11/23/2021	12/20/2021
Total:	681.75	*Vendor Total				
Konica Minolta						
024860						
Copier Maint/ Nov 2021	129.94	01-440-4510	Equipment/IT Maint	276820279	11/30/2021	12/20/2021
Copier Maint/ Nov 2021	81.47	01-440-4510	Equipment/IT Maint	276820624	11/30/2021	12/20/2021
Copier Maint/ Nov 2021	71.15	01-440-4510	Equipment/IT Maint	276820635	11/30/2021	12/20/2021
Copier Maint/ Nov 2021	71.15	01-440-4510	Equipment/IT Maint	276820927	11/30/2021	12/20/2021
Copier Maint/ Nov 2021	55.72	01-440-4510	Equipment/IT Maint	276825041	11/30/2021	12/20/2021
Copier Maint/ Nov 2021	42.75	01-440-4510	Equipment/IT Maint	276827925	11/30/2021	12/20/2021
AP Printer Maint 11/21 - 12/20	8.25	01-430-4411	Office Expenses	9008208155	11/24/2021	12/20/2021
Copier Maint- PW Garage/ Nov 2021	17.64	01-445-4411	Office Expenses	9008231208	12/1/2021	12/20/2021
Total:	478.07	*Vendor Total				
Lauderdale Electric, Inc.						
468103						
Evidence Room Motion Detector Repair	765.75	01-445-4530	Public Grounds/Parks Maint	8165-F	11/18/2021	12/20/2021
Light Repair- Riverfront Park	290.00	01-445-4530	Public Grounds/Parks Maint	8187-F	11/29/2021	12/20/2021
Total:	1,055.75	*Vendor Total				
Layne Christensen Company						
025170						
Well #9 Repair	22,432.05	60-445-4565	Water Well Rpr & Mtce	2136579	11/16/2021	12/20/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	22,432.05	*Vendor Total				
Lynn Peavey Company						
016820						
Police Supply Evidence	276.30	01-440-4557	Evidence Processing	385359	12/2/2021	12/20/2021
Total:	276.30	*Vendor Total				
Meade Electric Company, Inc.						
027140						
Traffic Signal Repair- Dogwood & Ritter	442.52	01-445-4545	Traffic Signs & Signals	698638	11/29/2021	12/20/2021
Total:	442.52	*Vendor Total				
Menards						
016070						
Washers, Pliers, Caster	194.46	01-445-4510	Equipment/IT Maint	74412	11/18/2021	12/20/2021
Floor Mat	33.46	01-445-4520	Public Buildings Rpr & Mtce	74446	11/19/2021	12/20/2021
Cleaning & Misc Supplies- WTP	194.31	60-445-4567	Treatment Plant Repair/Maint	74458-01	11/19/2021	12/20/2021
Softener Salt- VH	59.70	01-445-4520	Public Buildings Rpr & Mtce	74458-02	11/19/2021	12/20/2021
Broom, Tape, Loctite	28.99	01-445-4520	Public Buildings Rpr & Mtce	74739	11/24/2021	12/20/2021
Rakes, Tarps	82.33	01-445-4870	Equipment	74750	11/24/2021	12/20/2021
Painting Supplies	37.48	01-445-4520	Public Buildings Rpr & Mtce	75065	11/30/2021	12/20/2021
Christmas Decorations	95.86	01-490-4761	Beautification Committee	75068	11/30/2021	12/20/2021
All Weather Cord	51.56	01-490-4761	Beautification Committee	75140	12/1/2021	12/20/2021
Tools For Dist & Meter Work	261.89	60-445-4480	New Meters,rprs. & Rplcmts.	75164	12/1/2021	12/20/2021
Paint Rollers, Trays	80.85	01-445-4520	Public Buildings Rpr & Mtce	75562-01	12/8/2021	12/20/2021
Pipe Wrench (3)	67.97	01-445-4870	Equipment	75562-02	12/8/2021	12/20/2021
Total:	1,188.86	*Vendor Total				
Motorola Solutions- STARCOM21						
002980						
StarComm Radios Annual Fee- PD	200.00	01-440-4652	Phones and Connectivity	54533202012	12/1/2021	12/20/2021
StarComm Radio Mthly Fees- PD	480.00	01-440-4652	Phones and Connectivity	61776202111	12/1/2021	12/20/2021
Total:	680.00	*Vendor Total				
MSC Industrial Supply						
051190						
Disposable Gloves	59.70	01-445-4870	Equipment	82059654	11/29/2021	12/20/2021
Total:	59.70	*Vendor Total				
Municode						
038650						
Code Ordinance Supplemental Pages	427.99	01-410-4260	Legal	00367086	11/30/2021	12/20/2021
Total:	427.99	*Vendor Total				
North Aurora Lions Club						
467640						
Fall Decorations	180.00	01-440-4799	Misc.	828	11/23/2021	12/20/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	180.00	*Vendor Total				
North Aurora NAPA, Inc.						
038730						
Ball Joint Press	139.63	01-445-4660	Street Lighting	358390	8/11/2020	12/20/2021
Wire, Fuse Holder, Cleaner	62.30	01-445-4511	Vehicle Repair and Maint	360075	8/31/2020	12/20/2021
Cleaner	26.15	01-445-4511	Vehicle Repair and Maint	361236	9/16/2020	12/20/2021
Vehicle Cleaning Supplies	61.47	01-445-4511	Vehicle Repair and Maint	363227	10/9/2020	12/20/2021
Lockasocket	53.99	01-445-4511	Vehicle Repair and Maint	363466	10/13/2020	12/20/2021
Oil & Air Filter	73.53	01-445-4511	Vehicle Repair and Maint	365418	11/6/2020	12/20/2021
Trailer Wire	24.25	01-445-4511	Vehicle Repair and Maint	366000	11/13/2020	12/20/2021
Face Masks, Class Cleaner	52.35	01-445-4411	Office Expenses	366558	11/20/2020	12/20/2021
Steering Fluid	31.76	01-445-4511	Vehicle Repair and Maint	370699	1/18/2021	12/20/2021
Chevy OR	6.76	01-445-4511	Vehicle Repair and Maint	372498	2/10/2021	12/20/2021
Light Bulbs, Fuses	29.54	01-445-4511	Vehicle Repair and Maint	372505	2/10/2021	12/20/2021
Fitting	21.98	01-445-4511	Vehicle Repair and Maint	372548	2/11/2021	12/20/2021
Brakes	110.14	01-445-4411	Office Expenses	373513	2/24/2021	12/20/2021
Spark Plugs	2.63	01-445-4511	Vehicle Repair and Maint	377143	4/9/2021	12/20/2021
Spark Plugs	2.61	01-445-4511	Vehicle Repair and Maint	378848	4/29/2021	12/20/2021
Oil & Fittings	42.27	01-445-4511	Vehicle Repair and Maint	382124	6/9/2021	12/20/2021
Coupler	25.10	01-445-4511	Vehicle Repair and Maint	382202	6/9/2021	12/20/2021
Oil Dry	27.69	01-445-4510	Equipment/IT Maint	382543	6/14/2021	12/20/2021
Chain Saw Bar Oil	18.69	01-445-4510	Equipment/IT Maint	383616	6/25/2021	12/20/2021
Chain Oil	16.69	01-445-4510	Equipment/IT Maint	385954	7/22/2021	12/20/2021
Brake Tool Set	57.09	01-445-4870	Equipment	386238	7/26/2021	12/20/2021
Oil	14.36	01-445-4511	Vehicle Repair and Maint	386395	7/27/2021	12/20/2021
Filters	308.26	01-445-4511	Vehicle Repair and Maint	386545	7/29/2021	12/20/2021
Sockets	144.86	01-445-4870	Equipment	386656	7/30/2021	12/20/2021
Tie Rod Camber Kit- 06 Chevy	261.98	01-445-4511	Vehicle Repair and Maint	389053	8/25/2021	12/20/2021
Brake Caliper/ Hose	257.80	01-445-4511	Vehicle Repair and Maint	389205	8/26/2021	12/20/2021
Brake Rotor	148.00	01-445-4511	Vehicle Repair and Maint	392648	10/5/2021	12/20/2021
AW46	79.99	01-445-4511	Vehicle Repair and Maint	393337	10/13/2021	12/20/2021
Squad Parts	68.49	01-440-4511	Vehicle Repair and Maint	394326	10/25/2021	12/20/2021
20V Grease Gun	249.00	01-445-4870	Equipment	394538	10/27/2021	12/20/2021
Squad Parts	153.27	01-440-4511	Vehicle Repair and Maint	395351	11/4/2021	12/20/2021
V-Belt	98.78	01-445-4511	Vehicle Repair and Maint	396076	11/12/2021	12/20/2021
Hoses	14.40	01-445-4511	Vehicle Repair and Maint	396173	11/15/2021	12/20/2021
Truck Part- #183	227.58	60-445-4511	Vehicle Repair and Maint	396219	11/15/2021	12/20/2021
Disc Pads & Rust Protect- Truck #165	80.95	01-445-4511	Vehicle Repair and Maint	396702	11/20/2021	12/20/2021
Pedal Assembly- 2006 Chevy	90.58	01-445-4511	Vehicle Repair and Maint	396733	11/21/2021	12/20/2021
Squad Parts	150.23	01-440-4511	Vehicle Repair and Maint	396734	11/4/2021	12/20/2021
Battery- 2000 Ford F450	289.92	01-445-4511	Vehicle Repair and Maint	397211	11/29/2021	12/20/2021
Air Filters	91.12	01-440-4511	Vehicle Repair and Maint	397681	12/3/2021	12/20/2021
<hr/>						
Total:	3,616.19	*Vendor Total				
Ottosen DiNolfo						
031590						
Legal Police	652.50	01-440-4260	Legal	140573	11/30/2021	12/20/2021
<hr/>						
Total:	652.50	*Vendor Total				
Paddock Publications, Inc.						
026910						
Public Hearing Notice	94.30	90-000-E110	NW Corner Randall & Oak(Lot 1	195062	10/17/2021	12/20/2021
Levy Publication	257.60	01-430-4506	Publishing/Advertising	200016	11/29/2021	12/20/2021

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	351.90	*Vendor Total				
PDC Laboratories, Inc.						
031940						
Nitrate Samples	53.00	60-445-4562	Testing (water)	19490986	11/19/2021	12/20/2021
<hr/>						
Total:	53.00	*Vendor Total				
Petty Cash, David Fisher						
007570						
Community Service	155.64	01-440-4498	Community Service	11232021-01	11/23/2021	12/20/2021
Misc Expenses	12.87	01-440-4799	Misc.	11232021-02	11/23/2021	12/20/2021
Prisoner Maint & Supplies	4.35	01-440-4450	Prisoner Mtce & Supplies	11232021-03	11/23/2021	12/20/2021
Training	40.00	01-440-4380	Training	11232021-04	11/23/2021	12/20/2021
<hr/>						
Total:	212.86	*Vendor Total				
Petty Cash, Mandy Flatt						
000900						
Oberweis Giftcard For Scavenger Hunt	25.00	01-430-4799	Misc.	09302021	9/30/2021	12/20/2021
Food For Wellness Fair	74.85	01-430-4799	Misc.	11172021-01	11/17/2021	12/20/2021
Gift Card For Wellness Prizes	100.00	01-430-4799	Misc.	11172021-02	11/17/2021	12/20/2021
Meal OT Allowance	15.00	01-445-4799	Misc. Expenditures	12012021-01	12/1/2021	12/20/2021
Leaf Machine Maint	15.00	01-445-4799	Misc. Expenditures	12012021-02	12/1/2021	12/20/2021
Leaf Pickup	15.00	01-445-4799	Misc. Expenditures	12012021-03	12/1/2021	12/20/2021
Gas- Truck #169	10.00	01-445-4799	Misc. Expenditures	12062021	12/6/2021	12/20/2021
Respirators (2)	109.94	01-441-4799	Misc. Expenditures	12072021	12/7/2021	12/20/2021
Drinks For Holiday Party- VH	35.67	01-430-4799	Misc.	12152021	12/15/2021	12/20/2021
<hr/>						
Total:	400.46	*Vendor Total				
ProFlow Pumping Solutions						
039420						
Shipping Cost Of New Hyd Pump For ETP	106.87	60-445-4567	Treatment Plant Repair/Maint	INV15652-02	6/21/2021	12/20/2021
Hypo Pump Repair	1,708.00	60-445-4567	Treatment Plant Repair/Maint	INV17369	11/18/2021	12/20/2021
<hr/>						
Total:	1,814.87	*Vendor Total				
Pump Supply, Inc.						
467652						
Hypo Skid Repair Parts- ETP	2,011.00	60-445-4567	Treatment Plant Repair/Maint	79225-01	11/8/2021	12/20/2021
<hr/>						
Total:	2,011.00	*Vendor Total				
Rempe Sharpe & Associates						
000970						
Eng Srvc- Well #9/ Nov 2021	770.16	60-445-4255	Engineering	28230	12/10/2021	12/20/2021
Eng Srvc- LV Plan Review/ Nov 2021	939.50	01-441-4255	Engineering	28231	12/10/2021	12/20/2021
Eng Srvc- ATT Central Tower/ Nov 2021	1,332.00	90-000-e267	Velex - AT&T Antenna	28232	12/10/2021	12/20/2021
Eng Srvc- LV Plan Review/ Nov 2021	1,437.84	90-000-E232	DR Horton - FV Golf Course	28233	12/10/2021	12/20/2021
Eng Srvc- Water Twr Bid & Eval/ Nov 2021	1,113.34	60-472-4255	Engineering	28234	12/10/2021	12/20/2021
<hr/>						
Total:	5,592.84	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Sebert Landscaping						
032840						
SSA4 Mowing	964.00	17-004-4533	Maintenance	229992-01	11/30/2021	12/20/2021
SSA8 Mowing	888.00	17-008-4533	Maintenance	229992-02	11/30/2021	12/20/2021
SSA9 Mowing	276.00	17-009-4533	Maintenance	229992-03	11/30/2021	12/20/2021
SSA11 Mowing	23.88	17-011-4533	Maintenance	229992-04	11/30/2021	12/20/2021
Public Property Mowing	3,409.99	01-445-4531	Grass Cutting	229992-05	11/30/2021	12/20/2021
Total:	5,561.87	*Vendor Total				
St. Charles Trading, Inc.						
033210						
Salt For MIOX	2,010.20	60-445-4438	Salt - Treatment	IN2134382	11/29/2021	12/20/2021
Total:	2,010.20	*Vendor Total				
Sugar Grove Development						
039730						
Squad Washes- Oct & Nov 2021	387.00	01-440-4511	Vehicle Repair and Maint	169	12/1/2021	12/20/2021
Total:	387.00	*Vendor Total				
Technology Management Rev Fund						
007390						
IWIN- October 2021	723.32	01-440-4652	Phones and Connectivity	T2210607	11/15/2021	12/20/2021
Total:	723.32	*Vendor Total				
Terminal Supply Inc.						
467643						
Washers (2)	7.86	01-445-4511	Vehicle Repair and Maint	57728-03	11/29/2021	12/20/2021
Total:	7.86	*Vendor Total				
TruGreen						
045160						
Auto Mall Tower Lawn Care	171.81	60-445-4569	Water Tower Rpr & Mtce	151607679	11/30/2021	12/20/2021
Total:	171.81	*Vendor Total				
University Of Illinois Chicago, UIC Analytical Fore						
467755						
Officer Screening	180.00	01-440-4799	Misc.	H0996	12/13/2021	12/20/2021
Total:	180.00	*Vendor Total				
USA Blue Book						
035680						
WM Repair Ladder	331.75	60-445-4870	Equipment	785514-01	11/8/2021	12/20/2021
Chlorine Reagent Kits (4)	336.45	60-445-4567	Treatment Plant Repair/Maint	785514-02	11/8/2021	12/20/2021
Equip & Tools For Harrauld	382.23	60-445-4870	Equipment	798437	11/19/2021	12/20/2021
Total:	1,050.43	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Village of Montgomery						
047080						
Leads- Sept 2021	471.20	01-440-4652	Phones and Connectivity	LEAD000007	11/18/2021	12/20/2021
Leads- Oct 2021	471.20	01-440-4652	Phones and Connectivity	LEAD000008	12/9/2021	12/20/2021
	<hr/>					
Total:	942.40	*Vendor Total				
Water Products Company						
001170						
3/4" Comp Couplings (8)	210.30	60-445-4568	Watermain Rprs. & Rplcmts.	0306688	11/18/2021	12/20/2021
WM Repair Clamps	470.51	60-445-4568	Watermain Rprs. & Rplcmts.	0306689	11/18/2021	12/20/2021
90 Degree Elbows (2)	57.13	60-445-4568	Watermain Rprs. & Rplcmts.	0306722	11/19/2021	12/20/2021
	<hr/>					
Total:	737.94	*Vendor Total				
WBK Engineering, LLC						
467655						
Tanner Conveyance Ph 2 Design	3,773.38	21-456-4255	Engineering	22594	12/8/2021	12/20/2021
	<hr/>					
Total:	3,773.38	*Vendor Total				
Xerox Corporation						
040890						
Copier Maint/ Nov 2021	85.00	01-440-4510	Equipment/IT Maint	014939883	12/1/2021	12/20/2021
	<hr/>					
Total:	85.00	*Vendor Total				
<hr/>						
Report Total:	156,388.49					



Memorandum

To: Village President and Village Board of Trustees
Cc: Steve Bosco, Village Administrator
From: Natalie Stevens, Executive Assistant
Date: December 7, 2021
Re: 2022 Annual Village Board, C.O.W., Plan Commission, and
Trustee Committee Meeting Schedules

Attached for approval are the Annual Meeting Schedule for the North Aurora Village Board and Committee of the Whole (C.O.W.) meetings, the Plan Commission meetings, and Trustee Committee meetings for the 2022 calendar year. These schedules were presented during the Committee of the Whole meeting on December 6, 2021, where no concerns were raised. Two dates were changed for the Plan Commission meeting schedule due to an initial clerical error.

As noted on the Village Board meeting schedule, there are two instances when a Village Board meeting falls on a Village observed holiday being Fourth of July (July 4) and Labor Day (September 5) where the Village Hall is closed. In these instances there will be no Village Board/C.O.W. meeting scheduled, resulting in just one meeting each for both July and September.

Also attached for approval are the 2022 Annual North Aurora Days Committee Meeting Schedule and the 2022 Beautification Committee schedule. There are no meetings that fall on holidays for these committees.

The 2022 meeting schedules for all meetings must be approved by January 1, 2022 and posted at the Village Hall and on the Village's website.



VILLAGE OF NORTH AURORA

***Holiday
Village Hall Closed
No Meetings**

2022 ANNUAL MEETING SCHEDULE

Village Board / C.O.W. / Plan Commission Meetings

Village Board & Committee of the Whole Meetings 1 st & 3 rd Mondays of each month - 7:00 pm			Plan Commission Meetings 1 st Tuesday of each month - 7:00 p.m.	
	1st Monday	3rd Monday	(unless otherwise noted)	
January	3	17	January	4
February	7	21	February	1
March	7	21	March	1
April	4	18	April	5
May	2	16	May	3
June	6	20	June	7
July	4 (None - Fourth of July)	18	July	5
August	1	15	August	2
September	5 (None - Labor Day)	19	September	6
October	3	17	October	4
November	7	21	November	1
December	5	19	December	6

***All Village Board and Committee of the Whole (C.O.W.) Meetings will be held at the North Aurora Village Hall, 25 E. State St., North Aurora, IL unless posted otherwise. C.O.W. Meetings immediately follow the Village Board Meeting.**



VILLAGE OF NORTH AURORA

*Holidays
Village Hall Closed
No Meetings

2022 COMMITTEE MEETING SCHEDULE

Committee	Meeting Days	Meeting Time	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
NORTH AURORA DAYS Mark Gaffino - Chairman	2nd Monday of each month	6:00 p.m.	10	14	14	11	9	13	11	8	12	10	14	12
BEAUTIFICATION Mark Carroll - Chairman	3rd Monday Quarterly	6:00 p.m.	17			18			18			17		

All Committee Meetings will be held at the North Aurora Village Hall, 25 E. State St., North Aurora, IL unless posted otherwise.

Memorandum



To: Village President and Village Board of Trustees

From: Steven Bosco, Village Administrator

Date: 12-16-21

Re: Village Administrator Water Truck Purchase Authority Resolution

At the December 6th Village Board meeting, the Village Board approved a motion authorizing the Village Administrator to exceed their purchasing authority in the Village's current purchasing policy in order to expedite the purchase of a water truck for the Public Works Department. After the approval, staff felt a resolution formalizing the action made sense to further clarify that the Village Administrator's purchasing authority would be exceeded, but that the expedited purchase process may require the staff to also work outside of normal purchasing policy procurement practices.

Please find attached a resolution formally authorizing the Village Administrator to exceed their purchasing authority and in lieu of normal purchasing requirements listed in the Village's current purchasing policy in order to buy a water truck for the Village's Public Works Department in an expeditious manner. Also attached is the staff memo from the previous Village Board meeting on December 6, 2021 regarding the purchase of the water truck.



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: November 24, 2021

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

As discussed at the November 15, 2021 Committee of the Whole 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</u> <u>Approved</u> <u>Date</u>	<u>Scheduled</u> <u>Delivery</u> <u>Date</u>	<u>Estimated</u> <u>Delivery</u> <u>Date</u>	<u>Days from</u> <u>Approval</u> <u>to</u> <u>Estimated</u> <u>Delivery</u>	<u>Days</u> <u>Until</u> <u>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 started in October. Traditionally staff has worked through state and national joint purchasing programs accessible to municipalities. Staff would order the truck body from a 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 estimates 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 are 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 his authority of \$15,000 and the current budgeted amount. Staff is seeking authorization for the Village Administrator to execute the purchase of a utility truck for the Water Division without requiring Board approval per the Village's normal Purchasing Policies.

VILLAGE OF NORTH AURORA

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE
PURCHASE OF A UTILITY TRUCK FOR THE PUBLIC WORKS WATER DIVISION
EXCEEDING THE SPENDING AUTHORITY OF THE VILLAGE ADMINISTRATOR AND IN
LIEU OF PROCUREMENT REQUIREMENTS WITHIN THE VILLAGE PURCHASING
POLICY**

WHEREAS, the Village is currently seeking to purchase a new utility truck for the water division but the process has been made difficult due to supply issues, availability and timing in which for the Village to act to secure the purchase of said vehicle; and

WHEREAS, on December 6, 2021, the Village Board unanimously approved authorization for the Village Administrator to execute the purchase of the utility truck above their spending authority as outlined in the current purchasing policy which has a current limit of \$15,000; and

WHEREAS, this purchase is anticipated to be in excess of \$25,000 and does not require formal bidding per state statute; and

WHEREAS, this resolution authorizes the Village Administrator to act in lieu of normal purchasing policy requirements in the Village's purchasing policy; in an effort to secure the truck in an expeditious manner; and

WHEREAS, the Village desires to memorialize this action in a formal Resolution;

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

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. The purchase of the Public Works Water Division Truck at market rate from a dealership and in lieu of the Village's purchasing policy requirements
3. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

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

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 Bird Salazar _____

VILLAGE OF NORTH AURORA

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:

Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: GRANT STREET VACATION ORDINANCE RATIFICATION
AGENDA: DECEMBER 20, 2021 REGULAR VILLAGE BOARD MEETING

ITEM

An Ordinance ratifying Ordinance 98-03-09-02 being an Ordinance to vacate a portion of Grant Street

DISCUSSION

The Village approved Ordinance No. 98-03-09-02 on March 9, 1998, vacating a portion of Grant Street located between the Aurora Packing Company and the Fox River. Compensation was paid and a Plat of Vacation was recorded as document No. 98K026516; however, a signed Ordinance No. 98-03-09-02 is missing from the public records maintained by the Village. Ratifying Ordinance No. 98-03-09-02 through Board approval would officially make it a valid document.

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

ORDINANCE RATIFYING ORDINANCE 98-03-09-02
BEING AN ORDINANCE TO VACATE A PORTION OF GRANT STREET
IN THE VILLAGE OF NORTH AURORA

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.

**AN ORDINANCE RATIFYING ORDINANCE 98-03-09-02
BEING AN ORDINANCE TO VACATE A PORTION OF GRANT STREET
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, the Village of North approved Ordinance No. 98-03-09-02 on March 9, 1998, vacating a portion of Grant Street that is legally described on the document attached hereto and incorporated herein as Exhibit A (the “Vacated Grant Street Area”); and

WHEREAS, the Vacated Grant Street Area was in need of repair, and President and the Village Board of Trustees determined that the public interest would be served by vacating the Vacated Grant Street Area in order relieve the burden from the public of the repair and maintenance thereof; and

WHEREAS, the Village had the authority pursuant to the Illinois Municipal Code (65 ILCS 5/11-91-1) to vacate the Vacated Grant Street Area, reserve rights-of-way and/or easements for public utilities, and to require compensation equal to the benefit conferred by the vacation property to the abutting property owner; and

WHEREAS, the compensation was paid, and a Plat of Vacation was recorded as Document No. 98K026516, a copy of which document is attached hereto and incorporated herein by reference as Exhibit B, and an Ordinance was drafted, a copy of which is attached hereto and incorporated herein by reference as Exhibit C, but the signed Ordinance No. 98-03-09-02 is missing from the public records maintained by 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:

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. This Ordinance hereby ratifies Ordinance No. 98-03-09-02 approving the vacation of the Vacated Grant Street Area subject to the reservation to the Village of the following (“an easement in, over, along, and under said portion of Grant Street for the purpose of maintaining, renewing and reconstructing any and all public service facilities which presently exist; and the Village shall have the right of ingress to and egress upon and from said portion of Grant Street for the purposes of maintaining, renewing, reconstructing and replacing its public service facilities thereon. Such easement is to and shall run with the land and shall be permanent in nature as long as any public service facilities are located in said portion of Grant Street and remain in service to the public”).)
3. Severability. 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 anyone or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

VILLAGE OF NORTH AURORA

4. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law *nunc pro tunc* effective back to the date of the approval of the original Ordinance No. 98-03-09-02 on March 9, 1998.

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

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

EXHIBIT A

Legal Description of Vacated Area

THAT PART OF GRANT STREET LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 2 IN BLOCK 3 IN JACOB DICKES' ADDITION TO NORTH AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 8 IN BLOCK 3 IN SAID JACOB DICKES' ADDITION TO NORTH AURORA; THENCE SOUTH 17° 07' 00" EAST 4.5 FEET ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED; THENCE SOUTH 72° 53' 00" WEST 308.67 FEET, TO A POINT ON THE WESTERLY LINE OF GRANT STREET, FOR THE TERMINUS OF SAID LINE, IN THE CITY OF NORTH AURORA, KANE COUNTY, ILLINOIS.

VILLAGE OF NORTH AURORA

EXHIBIT B

Plat of Vacation Recorded as Document No. 98K026516

98K026516 FILED FOR RECORD KANE COUNTY, ILL. 98 APR -2 PM 2:45
By: *James P. Shaw* SURVEYOR

PLAT OF VACATION

OF
GRANT STREET
RIGHT OF WAY

THAT PART OF GRANT STREET LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 2 IN BLOCK 3 IN JACOB BICKER'S ADDITION TO NORTH AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 IN SAID JACOB BICKER'S ADDITION TO NORTH AURORA, THENCE SOUTH 17° 07' 00" EAST 4.5 FEET ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED, THENCE SOUTH 72° 53' 00" WEST 306.47 FEET TO A POINT ON THE WESTERLY LINE OF GRANT STREET, FOR THE TOWNSHIP OF SAID LINE, IN THE CITY OF NORTH AURORA, KANE COUNTY, ILLINOIS.

NOTE
THE PORTION OF VACATED GRANT STREET SHOWN HEREON IS HEREBY GRANTED AS A PUBLIC UTILITY EASEMENT AND AN INGRESS-EGRESS EASEMENT FOR USE BY ANY EMERGENCY VEHICLES AND BUSINESSES AND PROPERTY OWNERS SOUTH AND WEST OF SAID VACATED PORTION.

LEGEND
R = RECORDED
M = MEASURED

SCALE: 1" = 60'

STATE OF ILLINOIS }
COUNTY OF KANE }
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTH AURORA, ILLINOIS, THIS 9th DAY OF MARCH, A.D. 1998
BY: *James P. Shaw* VILLAGE PRESIDENT
ATTEST: *Barbara O. Erickson* CLERK

STATE OF ILLINOIS }
COUNTY OF KANE }
APPROVED THIS 9th DAY OF MARCH, A.D. 1998
NORTH AURORA PUBLIC WORKS DEPARTMENT
BY: *Michael A. Black* DIRECTOR

STATE OF ILLINOIS }
COUNTY OF KANE }
APPROVED THIS 19 DAY OF JULY, A.D. 1997
FOX METRO WATER RECLAMATION DISTRICT
BY: *Steph E. Adams*

STATE OF ILLINOIS }
COUNTY OF KANE }
THE UNDERSIGNED HEREBY APPROVE THE VACATION OF THE PUBLIC RIGHT OF WAY AS DESCRIBED HEREIN:
ACCEPTED: *Edmund B. Albrecht* DATE: 7-16-97
JENNIS BELL-THEODORE CO.
ACCEPTED: *Edmund B. Albrecht* DATE: 7/23/97
NORTHERN ILLINOIS GAS CO.
ACCEPTED: *Marion J. Jones* DATE: 7/14/97
GOMMON HEALTH EDISON CO.

STATE OF ILLINOIS }
COUNTY OF KANE }
I, *James P. Shaw*, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS 2nd DAY OF April, A.D. 1998
James P. Shaw COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF KANE }
THIS IS TO CERTIFY THAT ENGINEERING ENTERPRISES, INC. HAS PREPARED THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL AT ELBURN, ILLINOIS, THIS 30th DAY OF JUNE, A.D. 1997.
ENGINEERING ENTERPRISES, INC.
BY: *William A. Thomas* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1763

STATE OF ILLINOIS }
COUNTY OF KANE }
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 19____, AT _____ O'CLOCK _____ M., AND RECORDED IN PLAT ENVELOPE NO. _____
COUNTY RECORDER

Engineering Enterprises, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
52 Wheeler Road
Sugar Grove, Illinois 60054
Phone: (830) 466-9350

RETURNED TO:
VILLAGE OF NORTH AURORA
201 E. STATE STREET
NORTH AURORA, ILL. 60142

JOB NO. 9802002

VILLAGE OF NORTH AURORA

EXHIBIT C

Unsigned 1998 Ordinance Approving the Plat of Vacation

ORDINANCE NO. 98-03-09-02

BEING AN ORDINANCE TO VACATE A PORTION OF GRANT STREET

WHEREAS, a portion of Grant Street legally described as and attached hereto and incorporated herein as Exhibit A is currently dedicated to and owned by the Village of North Aurora, Kane County, Illinois, (hereinafter "Village") as a public street; and

WHEREAS, said portion of Grant Street connects with a private road to the south primarily serves one business which owns the property abutting both sides of the street; and

WHEREAS, said portion of Grant Street is in need of repair, and the public interest would be served by vacating said portion of Grant Street in order relieve the burden from the public of the repair and maintenance thereof; and

WHEREAS, the Village has the authority pursuant to the Illinois Municipal Code (65 ILCS 5/11-91-1) to vacate said portion of Grant Street, reserve rights-of-way and/or easements for public service facilities for continuing the public services and the maintenance renewal and reconstruction thereof, and to require compensation equal to the benefit conferred by the vacation property to the abutting property owner.

NOW, THEREFORE, be it ordained by the President and the Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. The Recitals and Exhibits set forth above are incorporated herein as the findings of the President and the Board of Trustees and made a part of this Ordinance.
2. The portion of Grant Street identified in Exhibit A shall be and is hereby vacated.
3. The Village, by this Ordinance, reserves to itself an easement in, over, along, and under said portion of Grant Street for the purpose of maintaining, renewing and reconstructing any and all public service facilities which presently exist; and the Village shall have the right of ingress to and egress upon and from said portion of Grant Street for the purposes of maintaining, renewing, reconstructing and replacing its public service facilities thereon. Such easement is to and shall run with the land and shall be permanent in nature as long as any public service facilities are located in said portion of Grant Street and remain in service to the public.
4. The Village Administrator, or his designee, and/or the Village attorneys are hereby authorized and directed to take all necessary action to negotiate the compensation for the vacated

VILLAGE OF NORTH AURORA

property and to record or have recorded a plat of vacation or other sufficient documentation to vacate said portion of Grant Street with the reservations of interest as specified herein.

5. If any section, subsection, sentence, clause, phrase, word, or provision of this Ordinance is for any reason held invalid or unconstitutional by any Court of compete jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

6. This Ordinance shall take immediate force and effect upon its passage and payment, or agreement for the payment, of compensation, in cash or in kind, which, in the judgment of the President and the Board of Trustees, is equal to the benefit conferred to the abutting property owner.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 1998, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 1998. A.D.

George Glass	_____	Joyce Heiss	_____
Max C. Herwig	_____	David Lunardini	_____
Ted Berry	_____	Annette A. Kallevik	_____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 1998, A.D.

Village President

ATTEST:

Village Clerk

\\D:\58501\DOCS\SECRETARY\CLIENTS - MUNICIPAL\VILLAGE OF NORTH AURORA\VACATION - STREETS, ALLEYS & EASEMENTS\GRANT STREET\1998 ORD. VACATING A PORTION OF GRANT STREET.DOCX

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: AURORA PACKING COMPANY FINAL PLAT OF SUBDIVISION
AGENDA: DECEMBER 20, 2021 REGULAR VILLAGE BOARD MEETING

ITEM

A Resolution approving the Aurora Packing Company Final Plat of Subdivision in the Village of North Aurora

DISCUSSION

Aurora Packing Company, Inc. has applied to the Village for approval of the Aurora Packing Company Final Plat of Subdivision. On March 2, 2020, the Village Board approved the adoption of Ordinance No. 20-03-02-02. The Village approved the zoning and subdivision entitlements necessary for Aurora Packing Company, Inc., including the Aurora Packing Company Preliminary Plat. Aurora Packing Company, Inc. is now requesting approval of the Aurora Packing Company Final Plat of Subdivision.



VILLAGE OF
NORTH
AURORA

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Resolution No. _____

**APPROVING THE AURORA PACKING COMPANY FINAL PLAT OF SUBDIVISION
IN THE VILLAGE OF NORTH AURORA**

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 _____

RESOLUTION NO.

**APPROVING THE AURORA PACKING COMPANY FINAL PLAT OF SUBDIVISION
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, Aurora Packing Company, Inc. has applied to the Village of North Aurora for approval of the Aurora Packing Company Final Plat of Subdivision; and

WHEREAS, on March 2, 2020, the President and Board of Trustees approved the adoption of Ordinance No. 20-03-02-02, the Village approved the zoning and subdivision entitlements necessary for Aurora Packing Company, Inc., including the Aurora Packing Company Preliminary Plat; and

WHEREAS, the Aurora Packing Company, Inc. is now requesting approval of the Aurora Packing Company Final Plat of Subdivision.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of North Aurora, as follows:

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

2. The subdivision of the property indicated on the Aurora Packing Company Final Plat of Subdivision attached hereto and incorporated herein by reference as Exhibit "A" is hereby approved, provided that the Community and Economic Development Director may approve minor changes to the Plat before recording.

3. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20th day of December, 2021 A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20th day of December, 2021 A.D.

Mark Carroll _____
Mark Gaffino _____
Michael Lowery _____

Laura Curtis _____
Mark Guethle _____
Carolyn Salazar _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20th day of December, 2021 A.D.

Mark Gaffino, Village President

ATTEST:

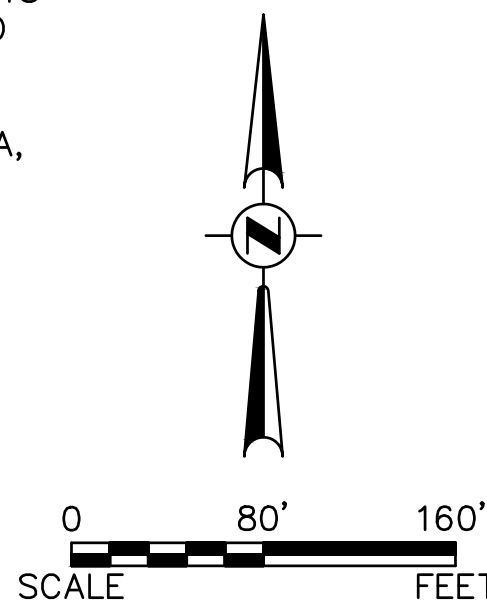
Jessica Watkins, Village Clerk

Exhibit A
Aurora Packing Company Final Plat of Subdivision

FINAL PLAT OF SUBDIVISION
AURORA PACKING COMPANY

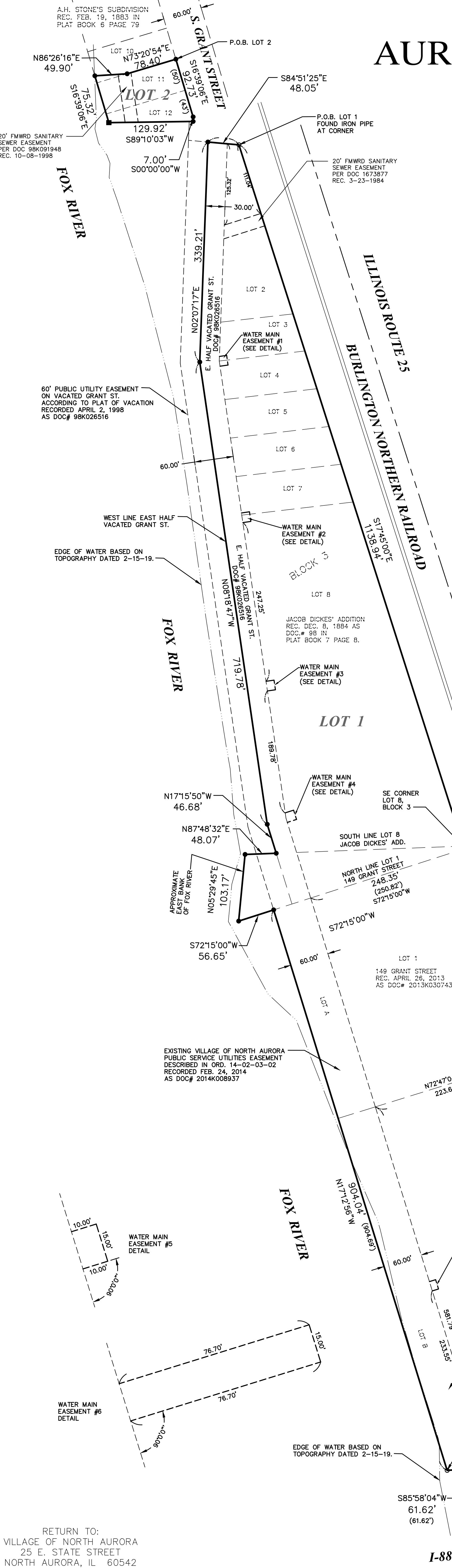
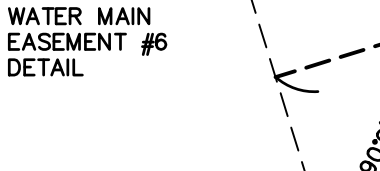
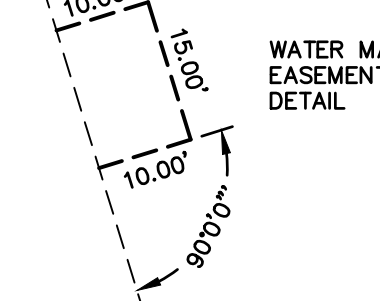
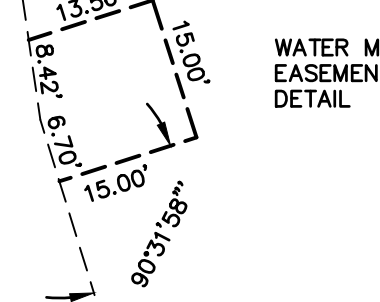
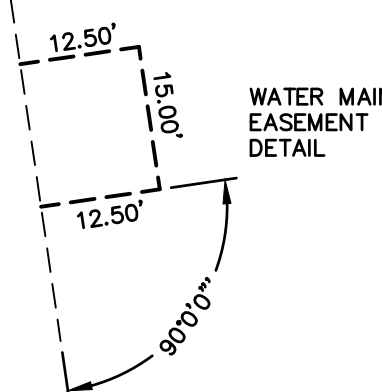
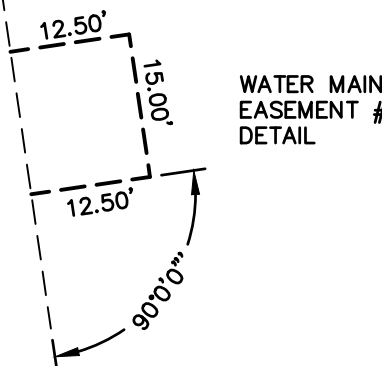
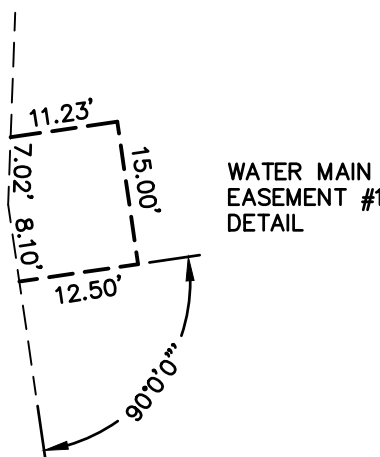
A SUBDIVISION OF PART OF LOT 10, LOTS 11 AND 12 IN BLOCK 25 OF A.H. STONE'S SUBDIVISION, LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3 IN JACOB DICKES' ADDITION, LOTS 1, 2, A AND B IN 149 GRANT STREET SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

- LEGEND
- SUBDIVISION BOUNDARY
 - ADJACENT BOUNDARY
 - EXISTING RIGHT OF WAY
 - EXISTING EASEMENT
 - EXISTING FLOODWAY
 - FOUND CORNER
 - SET CORNER
 - FOUND CONCRETE MONUMENT
 - SET CONCRETE MONUMENT
 - RECORD DIMENSION



BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011)

LOT 1
AREA = 12.503 ACRES
(544,654 SF)
LOT 2
AREA = 0.245 ACRES
(10,690 SF)



RETURN TO:
VILLAGE OF NORTH AURORA
25 E. STATE STREET
NORTH AURORA, IL 60542



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

AURORA PACKING, INC.
125 SOUTH GRANT ST.
NORTH AURORA, IL 60542

ESI DESIGN SERVICES
950 WALNUT RIDGE DR.
HARTLAND, WI 53029
(262) 369-3535

NO.	DATE	REVISIONS

DATE: JUNE 14, 2021
PROJECT NO. P18034/B
FILE NO P18034B SUBDIVISION PLAT

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: AURORA PACKING COMPANY EASEMENT AND PARKING AGREEMENT
AGENDA: DECEMBER 20, 2021 REGULAR VILLAGE BOARD MEETING

ITEM

Resolution approving Release of Easements/Vacation Obligations and Parking License Agreement Aurora Packing Company, Inc.

DISCUSSION

For decades Aurora Packing Company, Inc. has operated a meat packing facility at 125 Grant Street. Through the adoption of a PUD Ordinance in 2020 (Ordinance #20-03-02-02), the Village approved the zoning and subdivision entitlements necessary for Aurora Packing Company, Inc. to proceed with a multi-phased redevelopment/expansion plan to create a unified campus that would include all properties between Grant Street and South Street between the east bank of the Fox River and the BNSF right of way.

A portion of Grant Street, which used to run between Aurora Pack and the Fox River, was vacated in 1998 (north portion) and again later in 2014 (southern portion). When Grant Street was vacated a public utility easement was placed over the former right-of-way. The proposed new building (including associated pavement, curb, sidewalk and stairs) will slightly encroach into the Village easement.

The Village owns a parcel of land between the Aurora Packing Company, Inc. property and the east bank of the Fox River. As part of their approved redevelopment plans, Aurora Pack is proposing to construct nine parking spaces (eight handicap/one regular) on Village property. Staff notes that Aurora Pack has been using the Village property, the adjacent Fox Valley Park District property and their property located at 56 Grant Street for parking.

As a condition of their PUD Ordinance, Aurora Pack was required to enter into an agreement with the Village to allow the building to encroach into the Village easement and to be allowed to park on the Village property. Aurora Packing Company, Inc. and the Village staff have negotiated a Release of Easements/Vacation Obligations and Parking License Agreement, consistent with the terms of the PUD Ordinance.

The terms of the proposed agreement allow for the use of Village property for parking in exchange for removing the asphalt and maintaining open space on the remainder of Village property, the adjacent Fox Valley Park District property and their property located at 56 Grant Street.

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Resolution No. _____

**RESOLUTION APPROVING RELEASE OF EASEMENTS/VACATION OBLIGATIONS
AND PARKING LICENSE AGREEMENT AURORA PACKING COMPANY, INC.**

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

RESOLUTION NO.

**RESOLUTION APPROVING RELEASE OF EASEMENTS/VACATION OBLIGATIONS
AND PARKING LICENSE AGREEMENT AURORA PACKING COMPANY, INC.**

WHEREAS, Aurora Packing Company, Inc. is the owner of the real property consisting of approximately 12.4 acres located at 125 South Grant Street, North Aurora, Illinois and 149 South Grant Street, North Aurora, Illinois as legally described in Exhibit A (collectively the 125 Grant Street Property and the 149 Grant Street Property, the “Property”); and

WHEREAS, Aurora Packing Company, Inc. has operated a meat packing facility on the 125 Grant Street Property for several decades; and

WHEREAS, Aurora Packing Company, Inc. proposes to redevelop the Property, including (i) demolishing the existing facility located on the 125 Property and demolishing the building located on the 149 Property, (ii) constructing a new facility on the Property, and (iii) improving the parking, circulation and overall condition of the Property; and

WHEREAS, by the adoption of Ordinance No. 20-03-02-02 (“PUD Ordinance”), the Village approved the zoning and subdivision entitlements necessary for Aurora Packing Company, Inc. to proceed with development; and

WHEREAS, Aurora Packing Company, Inc. and the Village staff have negotiated a Release of Easements/Vacation Obligations and Parking License Agreement (the “Agreement”) consistent with the terms of the PUD Ordinance; and

WHEREAS, the President and Board of Trustees of the Village of North Aurora have determined it is in the best interests of the Village of North Aurora to approve the Agreement.

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

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. The Agreement in the form attached hereto as Exhibit C is hereby approved. The Village President and Village Clerk are hereby authorized and directed to sign it, and the Village Community Development Directors and/or his delegee is hereby authorized and directed to take whatever actions are necessary and appropriate to allow for the recording of the Agreement and to implement and enforce the Agreement.
3. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20th day of December, 2021 A.D.

VILLAGE OF NORTH AURORA

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20th day of December, 2021 A.D.

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Carolyn Salazar _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20th day of December, 2021 A.D.

Mark Gaffino, Village President

ATTEST:

Jessica Watkins, Village Clerk

VILLAGE OF NORTH AURORA

Exhibit A Legal Descriptions

125 PROPERTY

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKES' ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1884 IN BOOK 7 OF PLATS, PAGE 8, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1998 AS DOCUMENT NO. 98K026516; ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF 8 IN BLOCK 3 IN JACOB DICKES' ADDITION TO NORTH AURORA; THENCE SOUTH 17 DEGREES, 17 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, 4.50 FEET; THENCE SOUTH 72 DEGREES, 53 MINUTES, 00 SECONDS WEST, AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 8, 308 FEET MORE OR LESS FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY RIVER BANK TO THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED WESTERLY; THENCE NORTH 88 DEGREES, 26 MINUTES 32 SECONDS EAST, ALONG SAID EXTENDED SOUTHERLY LINE AND SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING; ALSO

149 PROPERTY

LOT 1, LOT 2, LOT A AND LOT B IN 149 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2013 AS DOCUMENT NO. 2013K030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

VILLAGE OF NORTH AURORA

**Exhibit B
Agreement**

**RELEASE OF EASEMENTS/VACATION OBLIGATIONS
AND PARKING LICENSE AGREEMENT
AURORA PACKING COMPANY, INC.**

This Release of Easements/Vacation Obligations and Parking License Agreement (“Agreement”) is entered into this _____ day of _____, 2021 by and between the Village of North Aurora, an Illinois Municipal Corporation (“Village”) and Aurora Packing Company, Inc., an Illinois Corporation (“APC”). Village and APC may be referred to collectively as “Parties” and individually as “Party.”

RECITALS

A. APC is the owner of the real property consisting of approximately 12.4 acres located at 125 South Grant Street, North Aurora, Illinois (“125 Property”) and 149 South Grant Street, North Aurora, Illinois (“149 Property”) as legally described in Exhibit A and depicted on Exhibit B (collectively the 125 Property and the 149 Property, the “APC Property”).

B. APC is the owner of the real property consisting of approximately 0.245 acres located north of the 125 Property (“Additional 125 Property”) as legally described in Exhibit A and depicted on Exhibit B.

C. APC has operated a meat packing facility on the 125 Property for several decades.

D. APC proposes to redevelop the APC Property, including (i) demolishing the existing facility located on the 125 Property and demolishing the building located on the 149 Property, (ii) constructing a new facility on the APC Property, and (iii) improving the parking, circulation and overall condition of the APC Property (the “Project”).

E. Through adoption of Ordinance No. 20-03-02-02, the Village approved the zoning and subdivision entitlements necessary for APC to proceed with the Project.

F. Through adoption of Ordinance No. 98-03-09-02 and approval of the Plat of Vacation recorded as Document No. 98K026516 (both ratified through the adoption of Ordinance No. 21-_____), the Village (i) vacated that portion of the Grant Street right-of-way as it abuts the 125 Property, (ii) reserved an easement in, over, along and under that portion of Grant Street for the purpose of maintaining, renewing and reconstructing any and all public service facilities existing in said right-of-way, and (iii) granted a public utility easement for use by any emergency vehicles and businesses and property owners south and west of said vacated

Grant Street right-of-way ((i) "Vacated 125 ROW"/(ii) "Village 125 Easement"/(iii) "Village 125 Access Easement"))).

G. Pursuant to Ordinance No. 98-03-09-02 and the Plat of Vacation specified in Recital F, title to the Vacated 125 ROW vested in (i) APC as to east one-half of the Vacated 125 ROW ("APC Vacated 125 ROW"), (ii) Fox Valley Park District as to west one-half of the Vacated 125 ROW as it abuts the property owned by the Fox Valley Park District, and (iii) the Village of North Aurora as to the west one-half of the Vacated 125 ROW as it abuts the property owned by the Village of North Aurora as depicted on Exhibit C.

H. Through adoption of Ordinance No. 14-02-03-02 recorded as Document No. 2014K008937 and an Agreement Regarding the Vacation of Grant Street recorded as Document No. 2014K008938 and re-recorded as Document No. 2021K_____, and the Plat of Vacation recorded as Document No. 2021K_____, the Village (i) vacated that portion of the Grant Street right-of-way as it abuts the 149 Property, (ii) reserved an easement in, over, along and under that portion of Grant Street for the purpose of maintaining, renewing and reconstructing any and all public service facilities existing in said right-of-way and (iii) imposed certain conditions and obligations on the vacation grant ((i) "Vacated 149 ROW"/(ii) "Village 149 Easement"/(iii) "Vacation Obligations") (collectively Vacated 125 ROW and Vacated 149 ROW, "Vacated ROW" and Village 125 Easement and Village 149 Easement, "Village Easement").

I. Multiple utilities serving several properties other than the APC Property and which are owned by various utility companies are located in the Vacated ROW.

J. The APC Property consists of ten lots and the APC Vacated 125 ROW and the Vacated 149 ROW. It is the intent of APC to resubdivide the APC Property and the APC Vacated 125 ROW and the Vacated 149 ROW into one lot as depicted as Lot 1 on Exhibit B.

K. The Additional 125 Property consists of three lots. It is the intent of APC to resubdivide the Additional 125 Property into one lot as depicted as Lot 2 on Exhibit B.

L. The proposed new building (including associated pavement, curb, sidewalk and stairs) will encroach into the Village Easement as depicted on Exhibit D ("APC Encroachment").

M. The Village owns a parcel of land between the APC Property and the east bank of the Fox River ("Village Property").

N. APC proposes to construct nine parking spaces (eight handicap/one regular) for its use on the Village Property as depicted on Exhibit D ("APC Parking").

O. The Village is agreeable to (i) releasing that portion of the Village Easement on which the APC Encroachment is located, (ii) releasing the Village 125 Access Easement, (iii) releasing the Vacation Obligations, and (iv) granting a license to APC to allow the APC Parking on the Village Property. The Village has determined that (i) neither the APC Encroachment nor the APC Parking will adversely impact the use of the Village Easement or Village Property or impair the public health, safety and welfare, and (ii) the Village 125 Access Easement and the Vacation Obligations are no longer necessary.

P. APC (i) shall remove the asphalt parking surface on the Additional 125 Property and plant the Additional 125 Property with grass and maintain it as open space, (ii) agrees to impose a "no future parking" restriction on the Additional 125 Property, (iii) shall eliminate

existing parking on property owned by the Fox Valley Park District and the Village, and (iv) shall encourage truck traffic to utilize South Street for access to and from the APC Property by providing appropriate signage, all of which items provide a public benefit to the Village.

NOW, THEREFORE, in consideration of APC acceptance of the items specified in Recital P and of the mutual covenants and agreements contained herein, the Parties hereto agree as follows:

1. **Recitals.** The above recitals are hereby incorporated into and made a part of this Section 1 as though fully set forth herein.

2. **Release of Village Easements/Conditions/Obligations in Vacated Grant Street Right-of-Way.**

A. The Village hereby releases that portion of the Village Easement on which the APC Encroachment will be located as depicted on Exhibit D.

B. The Village hereby releases the Village 125 Access Easement as set forth on the Plat of Vacation recorded as Document No. 98K026516, except for the ingress-egress easement for use by any emergency vehicles and for the utility easement.

C. The Village hereby releases any and all Vacation Obligations set forth in or on (i)(a) Ordinance No. 98-03-09-02 and (b) Plat of Vacation recorded as Document No. 98K026516, both of which refer to APC Vacated 125 ROW, and (ii)(a) Ordinance No. 14-02-03-02 and (b) Agreement Regarding the Vacation of Grant Street, both of which refer to Vacated 149 ROW, except for the ingress-egress easement for use by any emergency vehicles and for the utility easement.

D. All other provisions of the documents referred to above in Section 2.D. shall remain in full force and effect.

3. **Grant of APC Parking License.**

A. In consideration of APC acceptance of the items specified in Recital P above, the Village hereby grants to APC an exclusive license to construct and maintain on the Village Property the APC Parking subject to the terms and conditions set forth herein as depicted on Exhibit D.

B. The License granted herein shall be limited for the sole purpose of constructing, reconstructing, maintaining, repairing and replacing the APC Parking.

C. APC accepts the Village Property "as-is" in its present condition.

D. APC shall construct and maintain the APC Parking in conformance with the plans and specifications approved by the Village. APC shall obtain all necessary permits for the construction of the APC Parking.

E. APC shall maintain the APC Parking in good repair and in a clean and sightly manner, free of obstructions and debris.

F. APC shall maintain commercial general liability, employer's liability, worker's compensation and umbrella coverage for the foregoing insurance policies (except worker's compensation) on the Village Property, with the Village being named as an additional

insured.

G. APC shall defend, hold harmless and indemnify the Village, its officers and employees for any claim, injury or damage to person or property occasioned by or arising in connection with the use or occupancy of the Village Property by APC or the existence or condition of the APC Parking.

H. The provisions and conditions of this License shall be a covenant running with the land and shall bind and inure to the benefit of the legal representatives, successors and assigns of the respective Parties hereto, and shall be recorded in Kane County, Illinois.

The Village grants this License without any consideration.

J. This License may be terminated by either Party as follows:

- i. The Village may terminate this License upon thirty (30) days written notice if it determines that the APC Parking is not properly maintained; or the existence of this License or APC Parking presents a danger to the public's health, safety or welfare; or if the APC Parking is determined to interfere or potentially interfere with the Village's use or proposed use of the Village Property or APC using the Village Property for the APC Parking.
- ii. APC may terminate this License upon thirty (30) days written notice provided such termination shall not be effective until the APC Parking is removed and the Village's Property restored to the same condition as existed on the date of the execution of this Agreement.

4. **General Provisions.**

A. Amendment. No subsequent amendment, modifications or waiver of any of the provisions of this Agreement shall be effective unless in writing and executed by the Parties hereto.

B. Choice of Law and Venue. The laws of the State of Illinois shall govern the terms of this Agreement as to both interpretation and performance. Venue for any action arising out of the terms or conditions of this Agreement shall be in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois.

C. Severability. If one or more of the provisions contained in this Agreement should for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

D. Ambiguity. If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.

E. No Waiver. Neither Party shall be deemed, by any act or omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by the waiving Party and, then only to the extent specifically set forth in the writing. A waiver with reference to one event shall not be construed as continuing or as a bar to or waiver of any right or remedy as to a subsequent event.

F. Exhibits Incorporated. Any exhibit referenced herein is incorporated herein and made a part hereof.

G. Captions and Paragraph Headings. Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

H. Authorization. The undersigned warrant and represent that they are authorized to execute this Agreement.

I. Recordation. This Agreement shall be recorded in the Office of the Kane County Recorder by the Village.

IN WITNESS WHEREOF, the undersigned have set their hands and seals on this _____ day of _____, 2021.

**VILLAGE OF NORTH AURORA,
an Illinois Municipal Corporation**

By: _____

Its: _____

**AURORA PACKING COMPANY, INC.,
an Illinois Corporation**

By: _____

Its: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of the Village of North Aurora, an Illinois Municipal Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____, he/she signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by said municipality, as his/her free and voluntary act, and as the free and voluntary act of said municipality, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2021.

NOTARY PUBLIC

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that _____, personally known to me to
be the _____ of Aurora Packing Company, Inc., an Illinois Corporation, and personally
known to me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person and severally acknowledged that as such _____,
he signed and delivered the said instrument and caused the corporate seal of said company to be
affixed thereto, pursuant to authority given by said company, as his free and voluntary act, and as
the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2021.

NOTARY PUBLIC

PREPARED BY AND RETURN TO:

Kathleen C. West, Esq.
Dommermuth, Cobine, West, Gensler, Philipchuck and Corrigan, Ltd.
111 East Jefferson Avenue, Suite 200
Naperville, Illinois 60540
630-355-5800

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

125 PROPERTY

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKES' ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1884 IN BOOK 7 OF PLATS, PAGE 8, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1998 AS DOCUMENT NO. 98K026516; ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF 8 IN BLOCK 3 IN JACOB DICKES' ADDITION TO NORTH AURORA; THENCE SOUTH 17 DEGREES, 17 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, 4.50 FEET; THENCE SOUTH 72 DEGREES, 53 MINUTES, 00 SECONDS WEST, AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 8, 308 FEET MORE OR LESS FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY RIVER BANK TO THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED WESTERLY; THENCE NORTH 88 DEGREES, 26 MINUTES 32 SECONDS EAST, ALONG SAID EXTENDED SOUTHERLY LINE AND SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING; ALSO

149 PROPERTY

LOT 1, LOT 2, LOT A AND LOT B IN 149 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2013 AS DOCUMENT NO. 2013K030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

TO BE DESCRIBED AS

LOT 1 OF AURORA PACKING SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 10, LOTS 11 AND 12 IN BLOCK 25 OF A.H. STONE'S SUBDIVISION, LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3 IN JACOB DICKES' ADDITION, LOTS 1, 2, A AND B IN 149 GRANT STREET SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON _____, 2021 AS DOCUMENT NO. 2021K_____, IN KANE COUNTY, ILLINOIS.

PINs: 15-03-301-015; 15-03-301-016; 15-03-301-017; 15-03-301-018; 15-03-301-019; 15-03-301-020; 15-03-301-021; 15-03-301-022; 15-03-301-023; 15-03-301-028; 15-03-301-029; 15-03-301-030; AND 15-03-301-031

ADDITIONAL 125 PROPERTY

A RESUBDIVISION OF LOT 11, LOT 12 AND THAT PART OF LOT 10 LYING SOUTHERLY OF A LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT, 11.3 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, 48.6 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, ALL IN BLOCK 25 OF A.H. STONE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1883 IN BOOK 6 OF PLATS, PAGE 79.

TO BE DESCRIBED AS

LOT 2 OF AURORA PACKING SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 10, LOTS 11 AND 12 IN BLOCK 25 OF A.H. STONE'S SUBDIVISION, LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3 IN JACOB DICKES' ADDITION, LOTS 1, 2, A AND B IN 149 GRANT STREET SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON _____, 2021 AS DOCUMENT NO. 2021K_____, IN KANE COUNTY, ILLINOIS.

PIN: 15-04-429-004

PRELIMINARY PLAT

AURORA PACKING COMPANY

BEING A RESUBDIVISION OF PART OF LOT 10, LOTS 11 AND 12 IN BLOCK 25 OF A.H. STONE'S SUBDIVISION, LOTS 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 3 IN JACOB DICKES' ADDITION, LOTS 1, 2, A AND B IN 149 GRANT STREET SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Additional 125 Property

LEGAL DESCRIPTION OF SUBJECT PROPERTY

A RESUBDIVISION OF LOT 11, LOT 12 AND THAT PART OF LOT 10 LYING SOUTHERLY OF A LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT 11, 11.3 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 48.6 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, ALL IN BLOCK 25 OF A.H. STONE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1883 IN BOOK 6 OF PLATS, PAGE 79;

ALSO,

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN JACOB DICKES' ADDITION TO NORTH AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1884 IN BOOK 7 OF PLATS, PAGE 8, TOGETHER WITH THE EAST HALF OF VACATED GRANT STREET LYING WESTERLY OF AND ADJOINING SAID LOTS ACCORDING TO THE PLAT OF VACATION RECORDED APRIL 2, 1998 AS DOCUMENT NO. 98K026516;

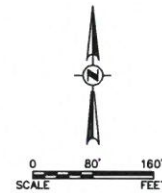
ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF 8 IN BLOCK 3 IN JACOB DICKES' ADDITION TO NORTH AURORA; THENCE SOUTH 17 DEGREES, 17 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, 4.50 FEET; THENCE SOUTH 72 DEGREES, 53 MINUTES, 00 SECONDS WEST, AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 8, 308 MORE OR LESS FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY RIVER BANK TO THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED WESTERLY; THENCE NORTH 88 DEGREES, 26 MINUTES 32 SECONDS EAST, ALONG SAID EXTENDED SOUTHERLY LINE AND SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING;

ALSO

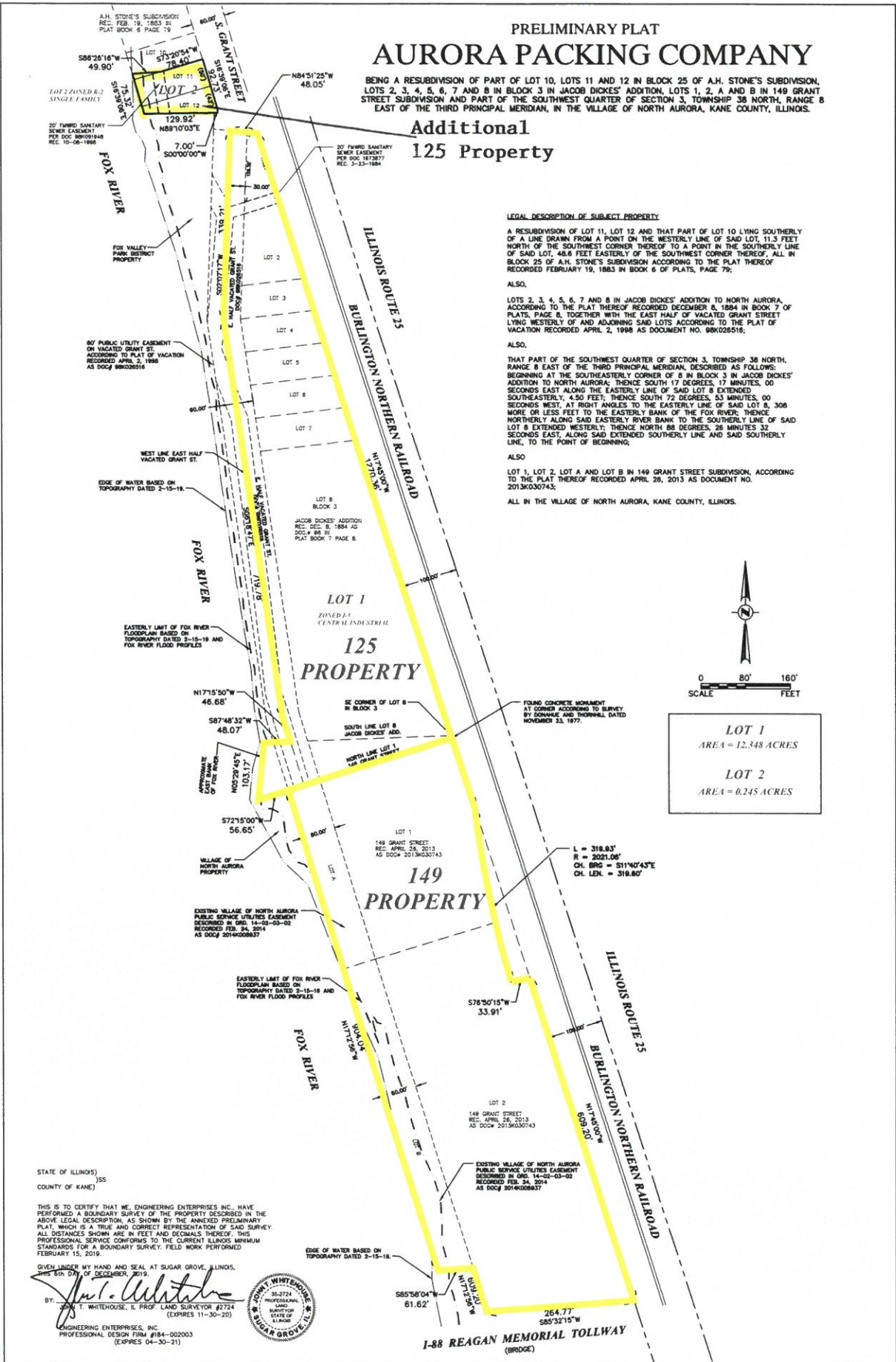
LOT 1, LOT 2, LOT A AND LOT B IN 149 GRANT STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2013 AS DOCUMENT NO. 2013K030743;

ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.



LOT 1
AREA = 12.348 ACRES

LOT 2
AREA = 0.245 ACRES



STATE OF ILLINOIS)
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC., HAVE PERFORMED A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PRELIMINARY PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK PERFORMED FEBRUARY 15, 2019.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 8th DAY OF DECEMBER, 2019.

BY: *John T. Whitehouse*
JOHN T. WHITEHOUSE, L. PROF. LAND SURVEYOR #2734
(EXPIRES 11-30-20)

ENGINEERING ENTERPRISES, INC.
PROFESSIONAL DESIGN FIRM #184-002003
(EXPIRES 04-30-21)



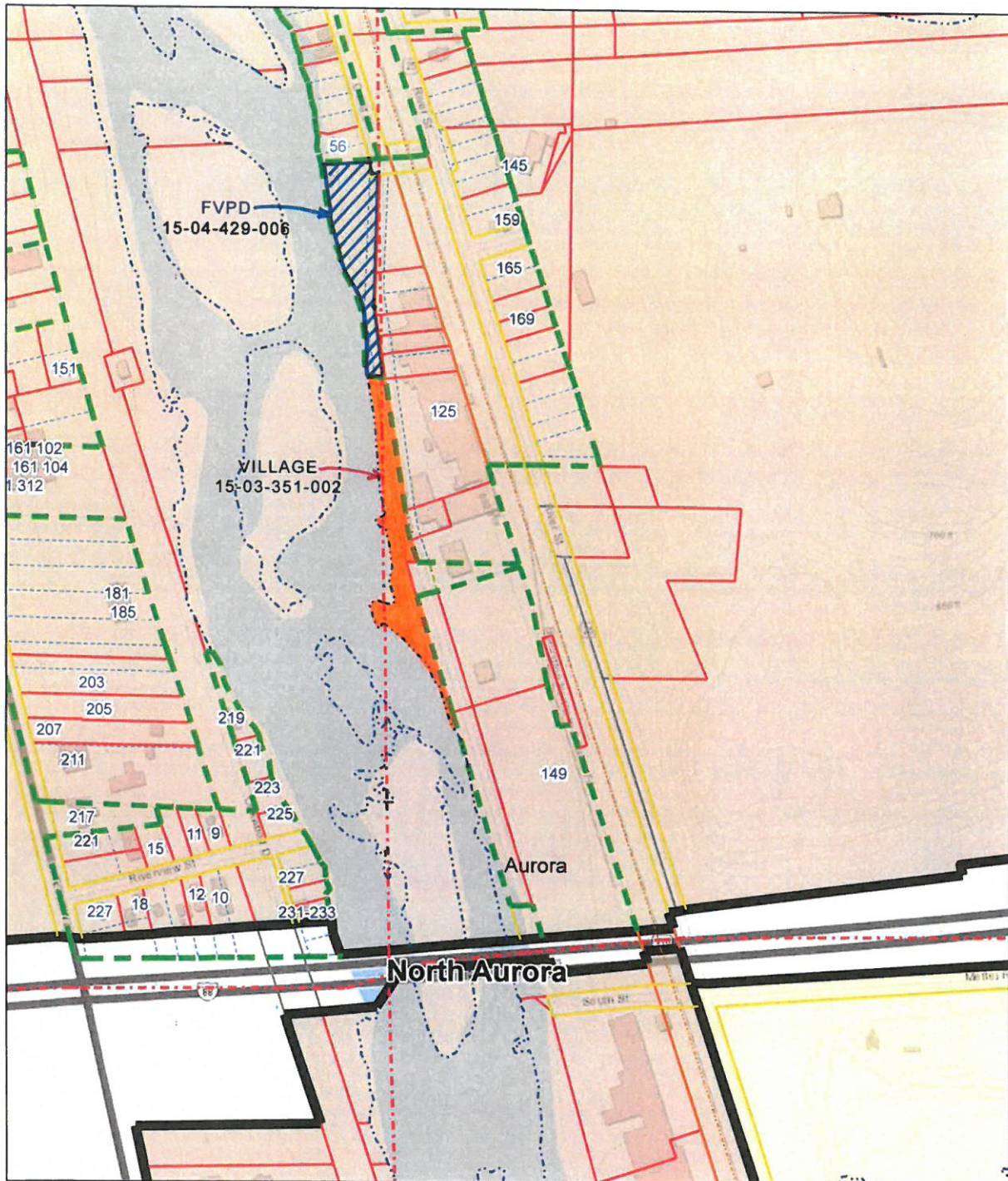
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60054
630.466.6700 / www.eeiweb.com

AURORA PACKING, INC.
125 SOUTH GRANT ST.
NORTH AURORA, IL 600542

ESI DESIGN SERVICES
950 WALNUT RIDGE DR.
HARTLAND, WI 53029
(262) 369-3535

NO.	DATE	REVISIONS

DATE:	FEBRUARY 26, 2021
PROJECT NO.:	P18034/B
FILE NO.:	P18034B PRELIM PLAT
EXHIBIT B	



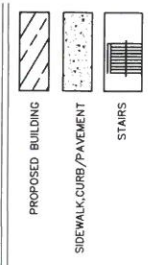
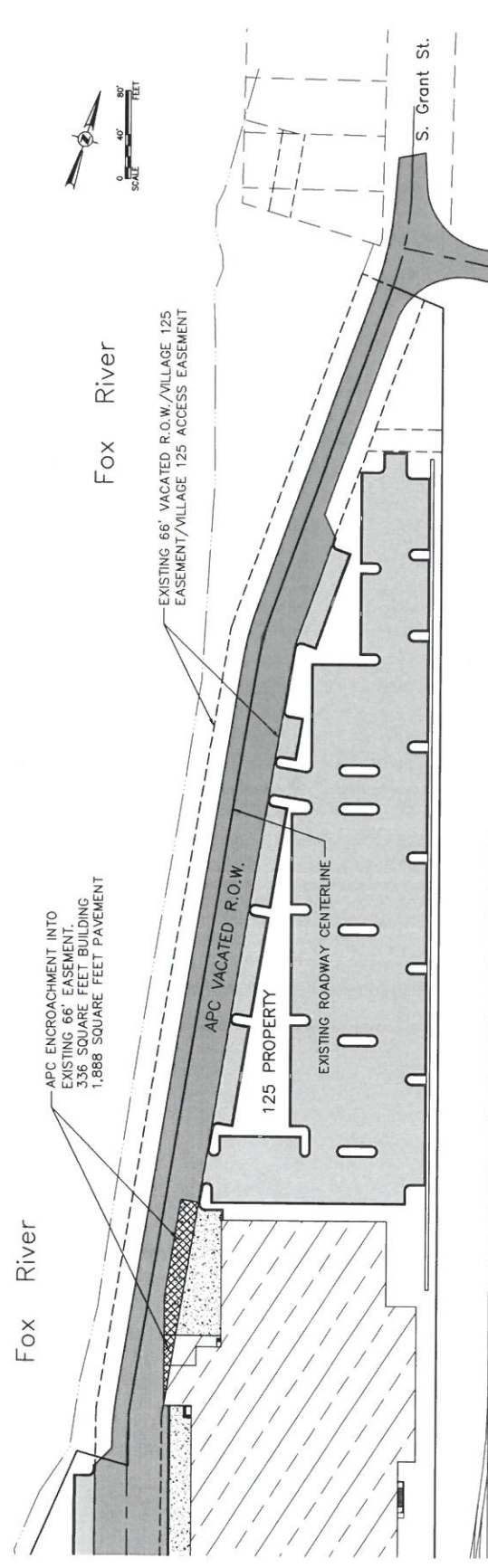
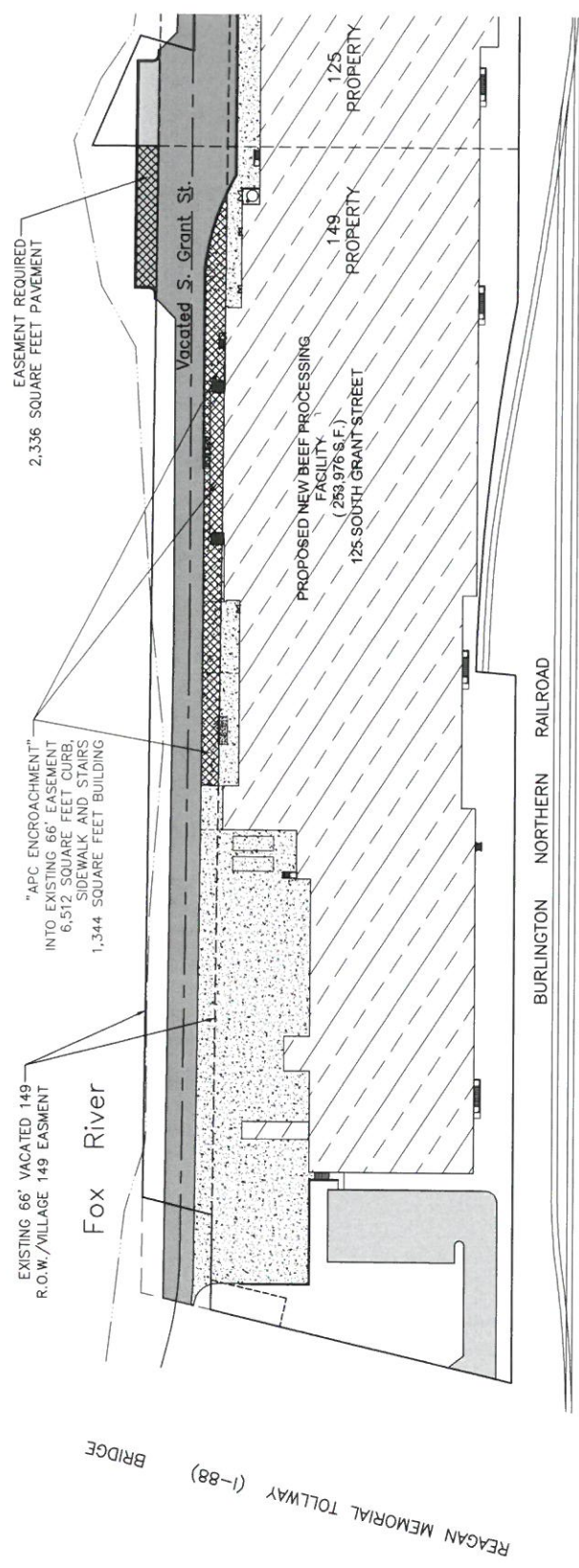
2/26/2021, 3:57:43 PM

- | | |
|----------------------|-----------------------|
| Townships | Road ROW |
| Cadastral Lines | Section Line |
| Lot Line | Sub Line 100 |
| Misc Line | Water Line |
| Parcel Line | <all other values> |
| Parcel Line Leg Desc | |
| Pol Corp Line | Municipalities |
| Railroad Centerline | Aurora |
| Railroad ROW | North Aurora |
| Road Centerline | Parcels |
| | Addresses |

1:4,514
 0 0.04 0.07 0.15 mi
 0 0.05 0.1 0.2 km

City of Aurora, IL, County of Kane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

These layers do not represent a survey. No Accuracy is assumed



BURLINGTON NORTHERN RAILROAD
 ILLINOIS ROUTE 25

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 21-10: RANDALL SQUARE PUD
AGENDA: DECEMBER 20, 2021 REGULAR VILLAGE BOARD AGENDA

ITEM

- 1) Ordinance approving the Second Amendment to the Development Agreement between Village of North Aurora, Mark E. Sorrentino, Trustee of the Mark E. Sorrentino Trust No. 1 dated October 14, 1996 and Progressive Concepts, LLC
- 2) An Ordinance amending a Special Use as B-2 General Commercial Planned Unit Development for Lots 4,6,7,8,9, and 10 of Randall Square

DISCUSSION

The subject property is located in the B-2 General Business District and has already been granted a special use for a General Commercial Planned Unit Development (Ordinance #06-04-24-02), known as the Randall Square Planned Unit Development, approved by the Village Board on April 24, 2006. The petitioner is proposing to subdivide Parcel 6 and develop each newly-created parcel with a multi-tenant commercial building. The petitioner is also requesting a reduction in the fifty (50) foot building and yard setback adjacent to Oak Street and Randall Road on Parcels 4, 6, 7, 8, 9 & 10.

According to the Randall Square Development Agreement, any change to the development of the property, which requires a formal amendment to the Development 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 Development Agreement; therefore, deviations to the PUD are considered an amendment to the Development 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.

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.

Staff solicited feedback from the Village Board at the November 15, 2021 Committee of the Whole meeting. While the Board showed overall enthusiasm for the project, there were some questions about the lack of ornamentation of the façade of the buildings and the concerns over the possibility of being unable to fill the retail and office spaces. Staff notes that no changes were made to the proposed development plans. The developer expressed that they felt there was a good amount of interest in rental of the spaces.

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

GENERAL INFORMATION

Meeting Date: November 2, 2021

Petition Number: #21-10

Petitioner: Randall/Oaks LLC

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

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

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

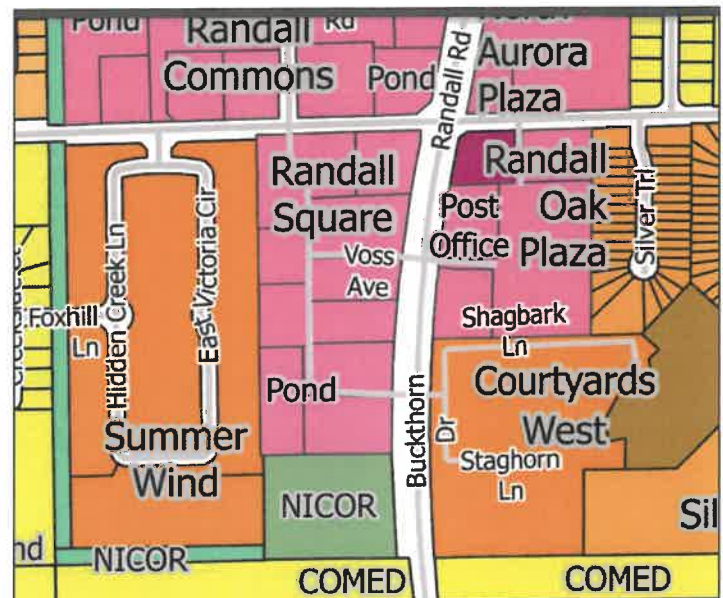
Comprehensive Plan Designation: 'Regional Commercial'



BACKGROUND

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

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



REQUESTED ACTIONS

Preliminary Final Plat of Subdivision

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

Special Use –Planned Unit Development with deviations

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

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

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

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

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

The Randall Square PUD requires a 50' 'building and yard setback' for the properties along Randall Road and Oak Street, which is intended for open space and landscaping. The 50' building and yard setback encroachment is similar to that of the 50' landscape buffer required along major arterial and collector streets (Chapter 14.103.C.3.A of the Zoning Ordinance).

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

Monument Sign Square Footage (PUD Ordinance Requirement)

Per the Randall Square PUD, each lot is afforded rights to one monument sign, not to exceed 6' in height and 10' in width. Additionally, the identifying area within the signage structure shall not exceed 32 square feet in area. The proposed monument sign is 6' in height and 9' wide; however, the identifying area within the sign structure would be 36 square feet. Staff notes the identifying area of the proposed Casey's sign would be 46 square feet.

Site Access

The Randall Square development currently has a full access intersection at Oak Street and Miller Drive (private drive) and two full access intersections on Randall Road, one at Voss Avenue (private drive), and another to the south of Voss at the continuation of Miller Drive.

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

Site Plan Approval

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

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

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

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

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

Site Plan Engineering: The Village Engineer approves the final engineering within the area to be developed within the Site Plan submitted.

Site Plan Landscaping. Approval by the Village Administrator that the parking lot and foundation landscaping proposed for the area within the Final Site Plan is in compliance with the Village Ordinances existing as of the date hereof, it being acknowledged that in addition, the landscaping depicted on the General Landscape Plan which is located in the development area of the proposed Final Site Plan shall also be installed concurrently with development of the development area within the proposed Final Site Plan.

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

FINDINGS

The Department of Community Development finds that the information presented **meets** the Standards for Special Uses. The proposed site plans meet the Randall Square Site Plan Review Standards and the Randall Square Development PUD Ordinance, as amended. Based on the above considerations, Staff recommends the Plan Commission make the following motion recommending **approval** of Petition #21-10, subject to the following condition:

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



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

MAILING ADDRESSThis image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text visible on the paper.

Date 9/10/2021

Before me this 10 day of September, 20 21

Notary Public *Monie Hart*



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 Kettel Avenue Unit 200	North Aurora	IL	60542
15-05-135-004	Randall Commons Subdivision Lot 2	Randall Commons Phase I Assoc Inc, Sequoia Realty Group	1900 S Highland Ave Ste 104	Lombard	IL	60148
15-05-135-003	1051 Oak Street, North Aurora, IL 60542	Exchange Right Net Leased Portfolio 28 Dst, Exchange Right Real Estate LLC	1085 E Colorado Blvd Ste B10	Pasadena	CA	91105-2374
15-05-180-012	98 Miller Drive, North Aurora, IL 60542	98 Miller LLC, Ramsey Elshafel	PO Box 5598	Woodridge	IL	60517-0598
15-05-180-013	82 Miller Drive, North Aurora, IL 60542	CD Aurora LLC	8802 N Maridian Street Ste 205	Indianapolis	IN	46280-5369
15-05-180-003	66 Miller Drive, North Aurora, IL 60542	66 Miller LLC, Ramsey Elshafel	PO Box 5598	Woodridge	IL	60517-0598
15-05-180-004	Randall Square Parcel 11	Randall Square Property Owners Association	1200 International Parkway Ste 125	Woodridge	IL	60517-9042
15-05-100-009	Part NW 1/4 Sec 05-38-8	Nitor Gas Company, Southern Company Services	241 Ralph McGill Blvd NE, BIN# 10081	Atlanta	GA	30308-3774
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	60506-3674
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 - FdMiles 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	971 Hoes Lane, Ste 201	Fiscataway	NJ	08854-4143
15-05-251-032	Part NW 1/4 Sec 05-38-8	Courtyards Village West Apartments LLC, Prairie Management	933 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. Managhini	103 E Victoria Circle	North Aurora	IL	60542-5104
15-05-177-083	104 E Victoria Circle	Carolyn K. Parker	104 E Victoria Circle	North Aurora	IL	60542
15-05-177-102	105 E Victoria Circle	Michael L. Davis	105 E Victoria Circle	North Aurora	IL	60542
15-05-177-089	106 E Victoria Circle	John B. and Charito Leopold	106 E Victoria Circle	North Aurora	IL	60542-5104
15-05-177-101	107 E Victoria Circle	Robert Chio	107 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-095	108 E Victoria Circle	Kathryn A. Feltes	108 E Victoria Circle	North Aurora	IL	60542
15-05-177-100	109 E Victoria Circle	Vannessa K. Grazer	109 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-097	110 E Victoria Circle	Melissa Balmes	110 E Victoria Circle	North Aurora	IL	60542
15-05-177-093	111 E Victoria Circle	Megan E. Strelid	111 E Victoria Circle	North Aurora	IL	60542-5103
15-05-177-096	112 E Victoria Circle	Levon Mook	112 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-093	201 E Victoria Circle	Ricay Patrick	201 E Victoria Circle	North Aurora	IL	60542
15-05-177-095	202 E Victoria Circle	Oscar & Sandra Alvarado	202 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-090	203 E Victoria Circle	Alisa Wimbley	203 E Victoria Circle	North Aurora	IL	60542
15-05-177-096	204 E Victoria Circle	Kevin & Laura S. Nelson	204 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-085	205 E Victoria Circle	Anthony J. and Barbara J. Santl	205 E Victoria Circle	North Aurora	IL	60542-5105
15-05-177-087	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
15-05-177-088	208 E Victoria Circle	Saikat Chakraborty	208 E Victoria Circle	North Aurora	IL	60542
15-05-177-089	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	60542-5101
15-05-177-017	302 E Victoria Circle	Joshua & Incensia Dekoyer	302 E Victoria Circle	North Aurora	IL	60542
15-05-177-012	303 E Victoria Circle	Steven Chelms	303 E Victoria Circle	North Aurora	IL	60542-5101
15-05-177-016	304 E Victoria Circle	Sherry Lewis, Raymond Lewis and Beverly Lewis	304 E Victoria Circle	North Aurora	IL	60542
15-05-177-013	305 E Victoria Circle	Patricia A. Townsend	305 E Victoria Circle	North Aurora	IL	60542-5101
15-05-177-019	306 E Victoria Circle	Thomas A. & Mary Lou Watzel	306 E Victoria Circle	North Aurora	IL	60542
15-05-177-014	307 E Victoria Circle	Randy A. and Michelle R. Golembach	307 E Victoria Circle	North Aurora	IL	60542
15-05-177-020	308 E Victoria Circle	Kathy L. Oros	308 E Victoria Circle	North Aurora	IL	60542
15-05-177-015	309 E Victoria Circle	Baltazar & Antonia Arellanes	309 E Victoria Circle	North Aurora	IL	60542-4400
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	60554-0137
15-05-177-018	311 E Victoria Circle	Gregory Rooper	PO Box 385	North Aurora	IL	60542-5107
15-05-177-022	312 E Victoria Circle	Steven O. and Olajinka J. Alkinboro	12276 Ferncreek Drive	Alpharetta	GA	30004-5336
15-05-177-023	401 E Victoria Circle	Lorrie and Ida Rochelle Lightfoot	401 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-029	402 E Victoria Circle	Cody W. Gonnell	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 Muzzquiz	405 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-023	406 E Victoria Circle	Minda Smith	406 E Victoria Circle	North Aurora	IL	60542
15-05-177-026	407 E Victoria Circle	Edward & Kathryn Manning, Trustees of the E & K Manning Trust	2647 Cedar Avenue	Geneva	IL	60134-3930
15-05-177-028	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	60014-8892
15-05-177-033	410 E Victoria Circle	Robert A. Cleave	410 E Victoria Circle	North Aurora	IL	60542-5100
15-05-177-028	411 E Victoria Circle	Alexander O. Meeks	411 E Victoria Circle	North Aurora	IL	60542-5107
15-05-177-034	412 E Victoria Circle	Gary & Karen Knipper, Gary L. & Karen A. Knipper Revocable Living Trust	N4380 Lakeview Road	Hustisford	WI	53034
15-05-177-035	501 E Victoria Circle	Andrew Boyle	501 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-041	502 E Victoria Circle	Rosalyn K. Currie	502 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-036	503 E Victoria Circle	James L. and Jennifer D. Schuker	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 Helms	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. Indell	510 E Victoria Circle	North Aurora	IL	60542-1198
15-05-177-040	511 E Victoria Circle	Denise Duncan	511 E Victoria Circle	North Aurora	IL	60542-1199
15-05-177-046	512 E Victoria Circle	Matthew Kammes	512 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-047	601 E Victoria Circle	Benjamin M. Hensay	601 E Victoria Circle	North Aurora	IL	60542
15-05-177-053	602 E Victoria Circle	Mark E. and Kimberly R. Davis	602 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-048	603 E Victoria Circle	Kristin N. Gargi	603 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-054	604 E Victoria Circle	Martha Y. Ayala and Martha Lara	604 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-049	605 E Victoria Circle	Melissa Balmes	605 E Victoria Circle	North Aurora	IL	60542
15-05-177-055	606 E Victoria Circle	Xheila & Sofika Balliu	606 E Victoria Circle	North Aurora	IL	60542
15-05-177-050	607 E Victoria Circle	Monika Carey	607 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-056	608 E Victoria Circle	Virginia J. Weiss	608 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-051	609 E Victoria Circle	James Klvea	609 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-057	610 E Victoria Circle	Elizabeth A. Lockband	610 E Victoria Circle	North Aurora	IL	60542-1197
15-05-177-052	611 E Victoria Circle	Valerie Range	611 E Victoria Circle	North Aurora	IL	60542-1196
15-05-177-058	612 E Victoria Circle	Michael J. Carter	612 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-059	701 E Victoria Circle	Fida Salama	701 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-065	702 E Victoria Circle	Leigh R. Smith	702 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-060	703 E Victoria Circle	Deborah E. Stanges	703 E Victoria Circle	North Aurora	IL	60542
15-05-177-066	704 E Victoria Circle	Francisco J. Perez and Maria S. Morales	704 E Victoria Circle	North Aurora	IL	60542-8960
15-05-177-061	705 E Victoria Circle	Kristine Manning, Trustee, Benardi Family Trust	705 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-067	706 E Victoria Circle	Juliana Rohlik	706 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-062	707 E Victoria Circle	Caroline Alcala	707 E Victoria Circle	North Aurora	IL	60542
15-05-177-068	708 E Victoria Circle	Adams J. Vincens	708 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-069	709 E Victoria Circle	Sarah D. Lahl	709 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-069	710 E Victoria Circle	Bryan Vacco	710 E Victoria Circle	North Aurora	IL	60542-1195
15-05-177-064	711 E Victoria Circle	Mary A. Donohue, Trustee of Mary A. Donohue and Kathleen Hayden	711 E Victoria Circle	North Aurora	IL	60542-1193
15-05-177-070	712 E Victoria Circle	Michael Miller	712 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-071	801 E Victoria Circle	Philip D. & Esmeralda Studdard	801 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-077	802 E Victoria Circle	Daniel H. Thompson and Claire R. Chun	802 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-072	803 E Victoria Circle	Simon E. Quirao	803 E Victoria Circle	North Aurora	IL	60542
15-05-177-078	804 E Victoria Circle	Randy A. Sodavasser	804 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-073	805 E Victoria Circle	Jonathan & Paulina Delmore	805 E Victoria Circle	North Aurora	IL	60542
15-05-177-079	806 E Victoria Circle	Timothy Czajowski	806 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-074	807 E Victoria Circle	Erik S. Hansen	807 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-080	808 E Victoria Circle	Cynthia Ledlow	808 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-075	809 E Victoria Circle	Paul T. Stanczak	809 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-081	810 E Victoria Circle	Starr Bundy	810 E Victoria Circle	North Aurora	IL	60542-1194
15-05-177-076	811 E Victoria Circle	Marcus Kmiec	811 E Victoria Circle	North Aurora	IL	60542
15-05-177-082	812 E Victoria Circle	Alleen D. Fitzpatrick	812 E Victoria Circle	North Aurora	IL	60542-1192
15-05-177-083	814 E Victoria Circle	Carson A. Browne	814 E Victoria Circle	North Aurora	IL	60542-1192

LEGAL DESCRIPTION

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

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

Common Address: Lots 4 and 6-10 at the S/W 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

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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



EcoCAT Receipt

Project Code 2203438

APPLICANT

DATE

Randall/Oaks, LLC
Ramsey 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



E R S E





VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**ORDINANCE APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT
AGREEMENT BETWEEN VILLAGE OF NORTH AURORA, MARK E. SORRENTINO,
TRUSTEE OF THE MARK E. SORRENTINO TRUST NO. 1 DATED
OCTOBER 14, 1996 AND PROGRESSIVE CONCEPTS, LLC**

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 _____

**ORDINANCE APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT
AGREEMENT BETWEEN VILLAGE OF NORTH AURORA, MARK E. SORRENTINO,
TRUSTEE OF THE MARK E. SORRENTINO TRUST NO. 1 DATED OCTOBER 14,
1996 AND PROGRESSIVE CONCEPTS, LLC**

WHEREAS, the Development Agreement Amendment, Subdivision Plat, PUD Amendment, and Site Plan have been reviewed by the Plan Commission pursuant to notice, public hearing, and the requirements imposed by law, and the Plan Commission recommends approval; and

WHEREAS, the corporate authorities of the Village hereby find that the Development Agreement Amendment, Subdivision Plat, PUD Amendment, and Site Plan meet all the conditions imposed by the North Aurora Municipal Code and applicable law and the proposed development is in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Directors of the Village of North Aurora as follows:

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

2. The Development Agreement Amendment, Subdivision Plat, PUD Amendment, and Development Plans are hereby approved in the form attached as Exhibit B.

3. The Village President, Village Clerk and Village staff are hereby authorized and directed to sign the Amendment to the Development Agreement, and other documents, and to record the Development Agreement amendment and take whatever actions are necessary and appropriate to give effect to its terms.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form 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.

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

Mark Carroll _____
Mark Guethle _____
Todd Niedzwiedz _____

Laura Curtis _____
Michael Lowery _____
Carolyn Bird 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

EXHIBIT A
LEGAL DESCRIPTION

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

EXHIBIT B
SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN
VILLAGE OF NORTH AURORA, MARK E. SORRENTINO, TRUSTEE OF THE
MARK E. SORRENTINO TRUST NO. 1 DATED OCTOBER 14, 1996
AND PROGRESSIVE CONCEPTS, LLC

THIS SECOND AMENDMENT ("Amendment") to the DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF NORTH AURORA , MARK E. SORRENTINO, TRUSTEE OF THE MARK E. SORRENTINO TRUST NO. 1 DATED OCTOBER 14, 1996 AND PROGRESSIVE CONCEPTS, LLC dated April 24, 2006 (the "Development Agreement") is made and entered into this ____ day of _____, 2021, by and between RANDALL/OAKS LLC, an Illinois limited liability company (the "Owner") and The VILLAGE OF NORTH AURORA (the "Village").

W I T N E S S E T H:

WHEREAS, Randall/Oaks LLC (the "Owner") owns Lot 4, 6, 7, 8, 9, and 10 of the Randall Square Subdivision in the Village of North Aurora is legally described as follows (the "Property"):

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

WHEREAS, the Property has previously been annexed and is located within the Village, is subject to the Development Agreement, is zoned B-2 General Commercial District and is subject to Ordinance No. 06-04-24-02, being An Ordinance Granting a Special Use as B-2 General Commercial Planned Unit Development for Randall Square (the "PUD Ordinance"); and

WHEREAS, Randall/Oaks, LLC desires to develop Lot 6 by subdividing the parcel to create two (2) individual lots for the development of two (2) multi-tenant commercial buildings with retail on the east lot and office on the west lot (the "Requested Development").

WHEREAS, in furtherance of the Requested Development the Owner has submitted the following for approval: (i) an amendment to the PUD Ordinance that includes reduction of the 50-foot building and yard setback for Lots 4, 6, 7, 8, 9, and 10 to 15 feet with the yard reduction limited for use of parking and drive aisle and an increase of the area requirement for monument signs from 32 square feet to 36 square feet in the form attached hereto as Exhibit 1 (the "PUD Amendment"; (ii) a plat of subdivision of Lot 6 in the form attached hereto as Schedule A1 to the PUD Amendment (the "Preliminary Plat") and (iii) preliminary development plans for subdivided Lot 6 in the form attached hereto as Schedule A2 to the PUD Amendment (the "Preliminary Plan"); and

1
2 WHEREAS, the PUD Amendment, Subdivision Plat, and Site Plan have been reviewed by
3 the Plan Commission pursuant to notice, public hearing, and the requirements imposed by law,
4 and the Plan Commission recommends approval.

5 NOW, THEREFORE, in consideration of the premises and of the mutual covenants and
6 agreements herein contained, it is hereby agreed by and between the Village and Owner as follows:
7

8 1. RECITALS. The representations and recitations set forth in the foregoing Recitals are
9 material to this Agreement and are hereby incorporated into and become a part of this Agreement
10 as though they were fully set forth in this Paragraph 1.
11

12 2. APPROVAL. This Amendment to the Development Agreement is hereby approved, and
13 ordinances approving, the PUD Amendment, the Plat of Subdivision and the Site Plan shall be
14 approved as provided herein. All other provisions of the Development Agreement and PUD
15 Ordinance not affected by this Amendment to the Development Agreement and PUD Ordinance
16 shall remain in full force and effect.
17

18 3. BINDING EFFECT AND TERM. This Agreement shall be binding upon and inure to
19 the benefit of the parties hereto, successors in interest, assignees, lessees, and upon any successor
20 municipal authorities of the Village.
21

22 4. COVENANT RUNNING WITH THE LAND. This Agreement may be recorded and will
23 constitute a covenant running with the land that is binding upon the parties hereto, all grantees,
24 successors in interest, assigns and lessees.
25

26 5. HOLD HARMLESS AND INDEMNIFICATION. In the event a claim is made against
27 the Village, or if the Village is made a party-defendant in any legal proceeding arising out of or in
28 connection with the zoning, or the development of the Property, the Owner shall defend the Village
29 and hold the Village harmless from all claims, liabilities, losses, taxes, judgments, costs and fees,
30 including expenses and reasonable attorney fees, in connection therewith. The Village shall
31 reasonably cooperate in the defense of such proceedings.
32

33 6. MODIFICATIONS. Modifications hereof may be handled by the procedures established
34 by law, in force from time to time, such as permit its initial approval.
35

36 7. SEPARABILITY. The provisions hereof shall be deemed to be separable; and if any
37 section, paragraph, clause, provisions or item herein shall be held invalid, the invalidity of such
38 section, paragraph, clause, provision, or item shall not affect any other provision of this
39 Agreement.
40

41 8. COOPERATION. Village, Owner shall do all things necessary or appropriate to carry out
42 the terms and provisions of this Agreement and to aid and assist each other in carrying out the
43 terms and objectives of this Agreement and the intentions of the parties as reflected by said terms,
44 including the terms of the Subdivision Plat, PUD Amendment and Site Plan passed concurrently

herewith. Both Village (including any of its departments, officials or employees) and Owner shall act in good faith, reasonably and promptly with respect to all consents, approvals and actions required or requested of it or taken by it hereunder or in connection with the development of the Property.

9. NOTICE. Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be delivered personally or be mailed by certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Village: Village Administrator
VILLAGE OF NORTH AURORA
25 East State Street
North Aurora, IL 60542

With a copy to: Drendel & Jansons Law Group
111 Flinn Street
Batavia, IL 60510

If to Owner: Randall/Oaks, LLC
c/o Ramsey Elshafei, Administrative Manager
2200 Cabot Drive
Suite 110
Lisle, IL 60532

With a copy to: Momkus LLP
Attn: Jason Doran
1001 Warrenville Road, Suite 500
Lisle, IL 60532

10. ENTIRE AGREEMENT. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Owner, Developer, and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth.

VILLAGE OF NORTH AURORA, ILLINOIS
an Illinois Municipal Corporation

By: _____
Mark Gaffino, Village President

ATTEST:

Jessica Watkins, Village Clerk

1
2
3
4
5
6
7
8
9
10

OWNER’S SIGNATURE

RANDALL/OAKS LLC

By: _____
Manager

EXHIBIT 1
PUD Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING A SPECIAL USE AS B-2 GENERAL COMMERCIAL
PLANNED UNIT DEVELOPMENT FOR LOTS 4, 6, 7, 8, 9, and 10 OF RANDALL
SQUARE

WHEREAS, the Randall Square Subdivision in the Village of North Aurora is zoned B-2 General Commercial District and is subject to Ordinance No. 06-04-24-02, being An Ordinance Granting a Special Use as B-2 General Commercial Planned Unit Development for Randall Square (the "PUD Ordinance") pursuant to a DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF NORTH AURORA , MARK E. SORRENTINO, TRUSTEE OF THE MARK E. SORRENTINO TRUST NO. 1 DATED OCTOBER 14, 1996 AND PROGRESSIVE CONCEPTS, LLC dated April 24, 2006 (the "Development Agreement") as amended from time to time; and

WHEREAS, RANDALL/OAKS LLC, an Illinois limited liability company (the "Owner"), is the owner of Lots 4, 6, 7, 8, 9, and 10 of the Randall Square Subdivision (the "Property")

WHEREAS, a petition for the Property has been submitted by the Owner for approval requesting an amendment to PUD Ordinance to allow (i) the subdivision of Lot 6 to create two individual lots for the development of 2 multi-tenant commercial building with retail on the east and office on the west(a copy of which plat of subdivision is attached hereto as Exhibit A1(the "Preliminary Plat");(ii) a reduction from 50 foot building and yard setback for Lots 4, 6, 7, 8, 9, and 10 to 15 feet with the yard reduction limited for use of parking and drive aisles; (iii) an increase of the area requirement for monument signs from 32 square feet to 36 square feet; and (iv) development plan in the form attached hereto as Exhibit A2 (the "Preliminary Plan") ; and

WHEREAS, the petition for approval of the PUD Amendment, Plat and Plan have been processed and considered by the North Aurora Plan Commission which has acted upon said petition in accordance with law; and

WHEREAS, the Board of Trustees of the Village of North Aurora has received the recommendation of the Plan Commission and has considered same and has determined that approval of the petition is in the best interests of the Village of North Aurora; and

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE

VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, as follows:

1. APPROVAL OF AMENDMENT.

That amendment of the special use for a B-2 General Commercial Planned Unit Development is granted for Lots 4, 6, 7, 8, 9, and 10 of the Randall Square Development according to the terms and conditions set forth herein in substantial compliance with the Plat attached hereto as Schedule A1 and the Plan attached hereto as Schedule A2, which Plat and Plan are on file in the Village records. The Plat and Plan and related drawings as finally approved by the Village staff, provided there are in conformance the Schedules shall be initialed by Owner and Village and placed on file in the Village records. Development of the Property shall also be subject to the additional requirements, provisions and restrictions provided in this Ordinance.

2. LAND USE REQUIREMENT.

The Property shall be developed and operated in compliance with the Village Ordinances, subject to the deviations provided for in the Development Agreement, as amended, and the PUD Ordinance as further amended by this Amendment to the PUD Ordinance.

3. Deviations.

The following deviations to the generally applicable zoning, subdivision, and sign standards will apply to Lots 4, 6, 7, 8, 9, and 10:

3.1. 50' Setback on Randall Road and Oak Street: The Owner is hereby allowed to deviate from the fifty-foot (50') setback requirement from Randall Road and Oak Street as provided in the Preliminary Plans.

3.2. Signage: Monument signage for Lots 4, 6, 7, 8, 9, and 10 is allowed with up to thirty-six square feet (36 sf.) of identification area.

4. PRELIMINARY Plat and PLAN APPROVAL, DEVELOPMENT PROCESS.

The Preliminary Plat and Plan attached in the Schedules hereto have been reviewed by the corporate authorities of the Village and are hereby approved for the development of the Property. Development of the Property shall comply with the procedures set forth in this Ordinance. Final Plats of Subdivision and Final Engineering shall be reviewed and approved by the Community Development Director provided the Final Plat and Plan do not deviate substantially from the Plat

and Plan attached as Schedules hereto.

5. Conditions of the PUD Amendment Approval:

The Amendment to the PUD Ordinance for Lots 4, 6, 7, 8, 9, and 10 is approved subject to the following conditions:

- 5.1. Sidewalk shall be installed along Randall Road adjacent to Lot 6 as subdivided upon development of those lots and the remaining sidewalks along Randall Road shall be installed upon each Lot upon the development of the particular Lot.
- 5.2 The reduced area of the 50-foot building and yard setback shall only allow for use of parking and drive aisles.
- 5.3 All ground-based mechanical equipment shall be completely screened from public view and screening material may be masonry, wood, and landscaped hedges.
- 5.4 Heating, ventilation, and air conditioning equipment located on the roof of any building shall be screened at least six (6) feet from any supporting wall.
- 5.5 No wall signs shall be erected on the west building elevation of Lot 6A or 6B.
- 5.6 A photometric plan shall be submitted and approved by the Village prior to building permit issuance.
- 5.7 All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.

The Property shall be developed in substantial compliance with the Preliminary Plat and Plan to be approved in final form by the Community Development Director as set forth in Paragraph 4. Changes to the development of the Property shall be evaluated and processed as provided for in the Development Agreement.

6. CONFLICT IN REGULATIONS AND ORDINANCES.

The provisions of this Ordinance shall supersede the provisions of any ordinance, code, or regulation of the Village which may be in conflict with the provisions of this Ordinance.

7. INCORPORATION OF SCHEDULES.

The schedules attached to this Ordinance are hereby incorporated

herein and made a part of the substance hereof.

8. EFFECT. The special use granted under this Ordinance shall remain in effect until amended in the manner provided by law for same, or until amended or extinguished under the terms of this Ordinance.

8. PUD ORDINANCE.

All the provisions of the PUD Ordinance for Randall Square not in conflict with this Amendment shall remain in full force and effect.

9. EFFECTIVE DATE.

This Ordinance shall become effective from and after its passage and approval in accordance with law and upon the approval of the Development Agreement at the same meeting.

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

PASSED by the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this ____ day of _____. 2021.

Mark Carroll	_____	Laura Curtis	_____
Mark Guethle	_____	Michael Lowery	_____
Todd Niedzwiedz	_____	Carolyn Bird-Salazar	_____

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

President, Mark Gaffino

ATTEST:

Clerk, Jessica Watkins

PUD ORDINANCE
SCHEDULE A1
PRELIMINARY PLAT

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE
LAND HEREIN DESCRIBED AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED
HEREIN AND ADOPT THE SAME UNDER THE TITLE AND
TITLE THEREON INDICATED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, 20____
OWNER _____
ADDRESS _____

NOTARY CERTIFICATE

I, _____, NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE UNDERSIGNED IS PERSONALLY
KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING MORTGAGE AND THIS
DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT IN THEIR CAPACITY FOR THE USES AND
PURPOSES SET FORTH AS BEING THEIR FREE AND VOLUNTARY ACT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

MORTGAGEE'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }
MORTGAGEE UNDER PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AS
RECORDED IN THE OFFICE OF _____ COUNTY, ILLINOIS, AS
CONSENTS TO RECORDING OF THE PLAT HEREIN SHOWN.

DATED AT _____, A.D. 20____, THIS _____ DAY OF _____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }
I, _____, NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT _____ (TITLE) OF _____ (COUNTY) WHO
ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO
ARE SET FORTH IN THE FOREGOING MORTGAGE AND THIS INSTRUMENT
WAS SUBSCRIBED BY THEM IN THEIR CAPACITY FOR THE USES AND
PURPOSES SET FORTH AS BEING THEIR FREE AND VOLUNTARY ACT AND
IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE MORTGAGE
ACT OF 1915.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF _____ } SS
COUNTY OF _____ }

PLANNING COMMISSION, VILLAGE OF NORTH AURORA

CHARTERPERSON _____

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF NORTH AURORA, ILLINOIS (PRESIDENT)

MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

FINAL PLAT OF SUBDIVISION
RESUBDIVISION OF PARCEL 6 RANDALL SQUARE

PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }
THIS IS TO CERTIFY THAT I FIND NO DEFICIENCY AND/OR
FORFEITED TAXES, NO REDEVELOPMENT TAX SALES, AND NO
DEFICIENCY TAX SALES, AND NO OTHER MATTERS OF THE REAL
ESTATE DESCRIBED AND PLATED HEREIN.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED BY THE VILLAGE OF NORTH AURORA BOARD AT THEIR MEETING THIS _____ DAY OF _____, A.D. 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS } SS
COUNTY OF KANE }

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

GRAPHIC SCALE

1 inch = 50 ft.

AFTER RECORDING
RETURN TO:
COMPASS SURVEYING LTD.
2031 OGDEN WOODS PARKWAY
AURORA, IL 60502

AREA SUMMARY
GROSS SUBDIVISION: 11.11 ACRES
NET AREA: 10.94 ACRES
NET AREA: 10.94 ACRES
(BASED ON MEASURED VALUES)

SET 7/8" O.D.P.
90° TURN EXEMPT PER
DEC. NO. 2007/03/057

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

SET MAG NAL
503.30' S. 15° E. 100'

PUD ORDINANCE
SCHEDULE A2
PRELIMINARY PLAN

[illegible]

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

TENANT D
1,462 SF

TENANT E
1,462 SF

TENANT C
2,265 SF

TENANT A
1,462 SF

TENANT B
1,462 SF

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

EAST ELEV SIM OPP HAND

BLACK BRICK WITH CORNER

RE-CONSTRUCTED, NEW
EXTERIOR BRICK ON
EXISTING BRICK FOUNDATION
BRICK VENEER ON EXISTING
CONCRETE WALLS
WOODEN ALUMINUM
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

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

EAST ELEV SIM OPP HAND

BLACK BRICK WITH CORNER

RE-CONSTRUCTED, NEW
EXTERIOR BRICK ON
EXISTING BRICK FOUNDATION
BRICK VENEER ON EXISTING
CONCRETE WALLS
WOODEN ALUMINUM
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

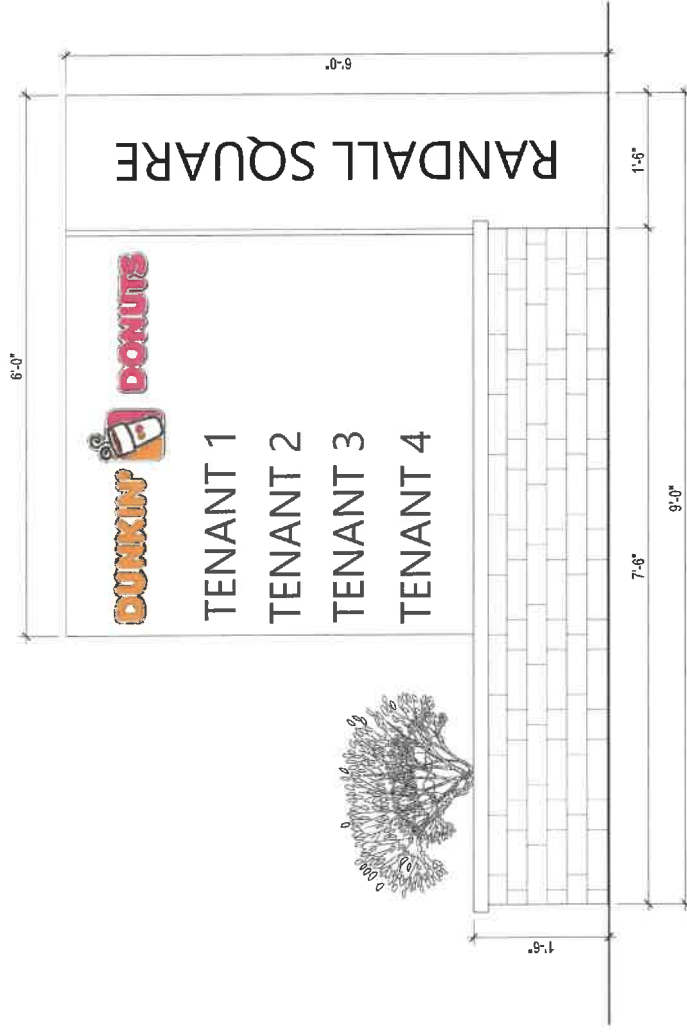
PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

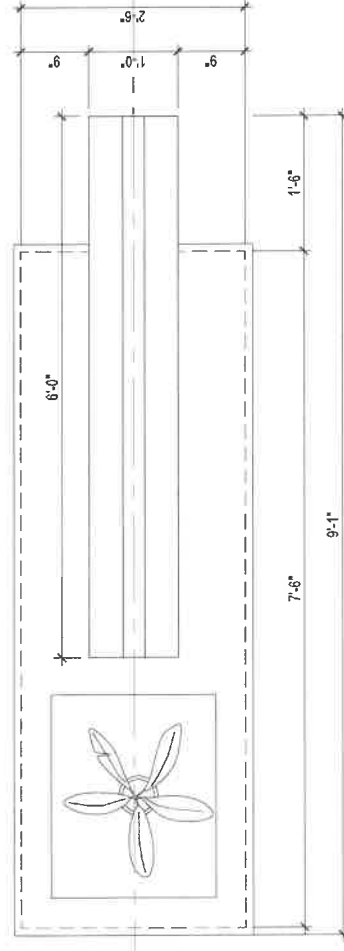
PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS

PROPOSED LANE'S
PROFESSIONAL OFFICE
BUILDING (AT REPTL)
RECONSTRUCTED BRICK
WITH EAST SIDE CORNER
DOOR SYSTEMS AND
LOW GLAZING PANELS



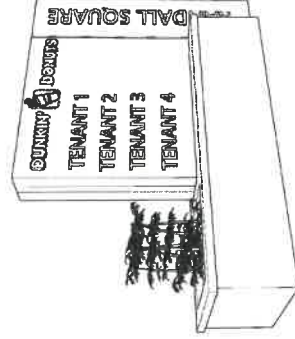
1 Monument Elevation

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



2 Monument Plan

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



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: DECEMBER 20, 2021 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance amending Title 17 of the North Aurora Code regarding Solar Energy Collection Panels

DISCUSSION

The Village was recently approached by a resident wanting to place solar collection panels on their home on a roof plane where they are not permitted. The Village Board directed staff to revisit the solar panel provisions for a future discussion. Staff subsequently drafted provisions allowing solar collection panels to locate on any roof plane on a residential building. Staff prepared a draft ordinance for review and requested feedback from the Village Board on November 15, 2021. The Village Board was supportive of the draft ordinance.

A public hearing before the Plan Commission was scheduled on this item on December 7, 2021. The Plan Commission unanimously recommended approval of the draft ordinance and included additional changes to the provisions regulating solar panels. The following is a summary of the substantial changes to the provisions, which are included in the ordinance for consideration:

- Solar panels would be permissible on any roof plane on any building (residential commercial, industrial, etc.). Screening would no longer be required for non-residential buildings.
- Instead of matching the roof color, all solar panels and the visible structural parts of a solar panel would be required to be monochromatic.
- An emergency direct current disconnect switch would no longer be required (in the Zoning Ordinance).
- Solar panels would no longer be required to only be used to generate energy for the property where it is located.

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 may be located on any roof ~~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 solar panels frame ~~and the~~ visible structural parts of a solar panel shall be monochromatic ~~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.~~
6. 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 & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: CONTRACTOR REGISTRATION
AGENDA: DECEMBER 20, 2021 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance repealing Chapter 5.05 of Title 5 of the North Aurora Municipal Code

DISCUSSION

In 2010, the Village started requiring contractors to be registered with the Village as part of work being done as part of a building permit. Amendments to the contractor registration provisions would later be approved in 2012 and 2016 and would result in the current regulations.

From a workflow perspective, contractor registration often slows building permit issuance as it essentially creates another layer of permitting that typically occurs after someone has already submitted for a building permit. Also, the registration fee may ultimately be passed on to residents. In the 11 years the registration program has been in place, the Village has not revoked registration from any one contractor. In the event that a contractor's registration were to be revoked by the Village, it might not be a lawful way of prohibiting a contractor from conducting work in the Village. Lastly, the program does not provide any meaningful benefit or assurance that contractors are qualified in any way.

Staff solicited feedback from the Village Board on the elimination of the contractor registration program at the December 6, 2021 Committee of the Whole meeting. The Board was supportive of eliminating the program as it can be viewed as an impediment for timely permit issuance and an added cost to residents. The Village Board did question what safeguards would remain, but after discussing the fact that the program does not provide any meaningful benefit or assurance that contractors are qualified and that it might not be a lawful way of prohibiting a contractor from conducting work in the Village (in the event of a suspension or revocation), the Village Board remained supportive of eliminating the program.

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

ORDINANCE REPEALING CHAPTER 5.05 OF TITLE 5
OF THE NORTH AURORA MUNICIPAL CODE

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 REPEALING CHAPTER 5.05 OF TITLE 5
OF THE NORTH AURORA MUNICIPAL CODE

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

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. Chapter 5.05 (Contractor Registration) or Title 5 Business licenses and regulations) is hereby repealed.
3. Codification. The corporate authorities of the Village intend that this Ordinance will amend the North Aurora Municipal Code by repealing Chapter 5.05 in its entirety, reserving the Chapter for future use for other purposes.
4. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication 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.

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

Mark Carroll _____
Mark Guethle _____
Todd Niedzwiedz _____

Laura Curtis _____
Michael Lowery _____
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 Memorandum



To: President and Board of Trustees

From: Bill Hannah, Finance Director

Date: December 16, 2021

CC: Steven Bosco, Village Administrator

RE: Single Audit Report as of May 31, 2021

The Village is required to have its auditors conduct a “single audit” anytime the Village expends more than \$750,000 in federal grant money, whether received directly from the federal government or as a pass-through from the State, County or other entity. The last time the Village needed to have a single audit conducted was for the 2004 fiscal year. Auditors are required to conduct internal control testing and provide an opinion on the Village’s compliance with the uniform guidance requirements for major federal programs.

A single audit was required for 2021 due to the fact that the Village received and expended the \$1,062,765 in federal grant money that was distributed through the County as part of the CARES Act and Coronavirus Relief Fund.

The auditors completed this process and the report of their findings is attached. Lauterbach & Amen issued an unmodified opinion as part of the single audit on financial statements and major federal program awards. Staff is pleased to report that there were no financial or program findings as a result of the audit.

Staff recommends that the Village accept and approve the report as presented.

VILLAGE OF NORTH AURORA, ILLINOIS

SINGLE AUDIT REPORT

FOR THE FISCAL YEAR ENDED
MAY 31, 2021

VILLAGE OF NORTH AURORA, ILLINOIS

TABLE OF CONTENTS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	1
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	2
REPORTS OF INDEPENDENT AUDITORS	
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	3
Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by Uniform Guidance and on the Schedule of Expenditures of Federal Awards	5
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	8

VILLAGE OF NORTH AURORA, ILLINOIS

**Schedule of Expenditures of Federal Awards
For the Year Ended May 31, 2021**

Federal Grantor	Pass-Through Grantor	Program Title	Federal CFDA Number	Program/Grant Number	Expenditures	Amount Provided to Subrecipients
Department of the Treasury	Kane County Treasurer's Office	Coronavirus Relief Fund	21.019	N/A	\$ 1,062,765 *	-
TOTAL FEDERAL AWARDS EXPENDED						-

See accompanying notes to the schedule of expenditures of federal awards.

VILLAGE OF NORTH AURORA, ILLINOIS

Notes to the Schedule of Expenditures of Federal Awards May 31, 2021

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of the Village under programs of the federal government for the year ended May 31, 2021. The information in this Schedule is presented in accordance with the requirements of Uniform Guidance, *Audits of States, Local Governments, and Non-Profit Organizations*. Because the Schedule presents only a selected portion of the operations of the Village, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Village.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures

Expenditures reported on the Schedule are reported on the accrual basis of accounting.

Pass-Through Entities

Pass-through entity identifying numbers are presented on the Schedule where available.

NOTE 3 – 10% DE MINIMIS INDIRECT COST RATE

The Village has selected to use the 10% de minimis indirect cost rate as permitted by 2 CFR Section 200.414.



**INDEPENDENT AUDITORS' REPORT
ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

October 27, 2021

The Honorable Village President
Members of the Board of Trustees
Village of North Aurora, Illinois

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of North Aurora, Illinois, as of and for the year ended May 31, 2021, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated October 27, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Village's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Village's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain other matters that we reported to management of the Village in a separate letter dated October 27, 2021.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP



**INDEPENDENT AUDITORS' REPORT
ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY UNIFORM GUIDANCE
AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

October 27, 2021

The Honorable Village President
Members of the Board of Trustees
Village of North Aurora, Illinois

Report on Compliance for Each Major Federal Program

We have audited the Village of North Aurora, Illinois' compliance with the types of compliance requirements described in the *Uniform Guidance Compliance Supplement* that could have a direct and material effect on each of the Village's major federal programs for the year ended May 31, 2021. The Village's major federal programs are identified in the summary of auditor's results section of the accompany schedule of findings and questioned costs.

Management Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Village's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Uniform Guidance, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and Uniform Guidance required that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Village's compliance.

Opinion on Each Major Federal Program

In our opinion, the Village of North Aurora, Illinois complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended May 31, 2021.

Report on Internal Control over Compliance

Management of the Village is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Village's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of North Aurora, Illinois as of and for the year ended May 31, 2021, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements. We issued our report thereon dated October 27, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

VILLAGE OF NORTH AURORA, ILLINOIS

Schedule of Findings and Questioned Costs Year Ended May 31, 2021

SECTION 1 – SUMMARY OF AUDITOR’S RESULTS

Financial Statements

Type of auditor’s report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified:	No
Significant deficiencies identified:	No
Noncompliance material to the financial statements noted:	No

Federal Awards

Type of auditor’s report issued on compliance for major programs:	Unmodified
Internal control over major programs:	
Material weakness(es) identified:	No
Significant deficiencies identified:	No
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	No
Major programs identified:	
<u>CFDA Number(s)</u>	<u>Name of Federal Program/Cluster</u>
21.019	Coronavirus Relief Funds
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Auditee qualified as a low-risk auditee:	No

VILLAGE OF NORTH AURORA, ILLINOIS

Schedule of Findings and Questioned Costs – Continued
Year Ended May 31, 2021

SECTION 2 – FINANCIAL STATEMENT AUDIT FINDINGS

None

VILLAGE OF NORTH AURORA, ILLINOIS

Schedule of Findings and Questioned Costs – Continued
Year Ended May 31, 2021

SECTION 3 – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

VILLAGE OF NORTH AURORA, ILLINOIS

**Schedule of Findings and Questioned Costs – Continued
Year Ended May 31, 2021**

SECTION 4 – PRIOR YEAR AUDIT FINDINGS

None