**Meeting Held Electronically** 



# COMMITTEE OF THE WHOLE MEETING MONDAY, MARCH 7, 2022

(Immediately following the Village Board Meeting)

# AGENDA

CALL TO ORDER

**ROLL CALL** 

AUDIENCE COMMENTS

# **TRUSTEE COMMENTS**

# DISCUSSION

- 1. Supplemental Entertainment Class B Liquor License for Randall Café
- 2. Petition #22-02: Seasons of North Aurora Apartments

# **EXECUTIVE SESSION**

ADJOURN

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



# Memorandum

- To: Village President and Village Board of Trustees
- Cc: Steve Bosco, Village Administrator
- From: Natalie Stevens, Executive Assistant
- Date: March 1, 2022
- **Re:** Supplemental Entertainment Class B Liquor License Application for Randall Café Bar and Grill

Randall Café Bar and Grill, 362 North Randall Road, is looking to apply for a Supplemental Entertainment Class B (SE-B) Liquor License for their location.

A Supplemental Entertainment License allows for the use of live entertainment with sound amplification and has two classes; A and B. Class A restricts entertainment to live solo and duo groups with minimum sound amplification. Class B, which Randall Café is seeking, does not have restrictions to the number of performers allowed. A SE-B liquor license requires board approval for the first issuance, where the Board can also add any terms or conditions to the license.

Randall Café has provided information regarding their plans for the license. They have indicated they would like to host a band every Saturday from the hours of 9pm – 2am, host karaoke every other Thursday from 8pm – 10pm, and also would like to have a Mariachi band every other Friday from 7pm – 10pm.

Randall Café's location is primarily located in a commercial area alongside Randall Road. Across Randall Road is the Willow Lake subdivision, which according to a buffer distance map created by staff is clear by over 300 feet and the Randall Highland Townhomes located off of Comiskey Avenue are over 400 feet outside of the buffer zone. Please see the attached map for a full visual of the buffer distances.



# AFFIDAVIT FOR ANNUAL NORTH AURORA LIQUOR LICENSE RENEWAL March 1, 2020 through February 28, 2021

Date: 06/11/202.1	Customer No
Business Name: Randgil Cafe 6	rill & Bar CORP
Applicant/Manager Name: Marcos	ext Alamo
Address: 362 NRandall Rd	
1 <b>2</b> 23 23	Conditionant Continue 5 00 240 Classifications of licenses

Please review the North Aurora Code of Ordinances Section 5.08.340 – Classifications of licenses – Fees for a complete description of each classification and what each classification allows.

- Class A Large Restaurant License Minimum indoor seating of 125 for standalone building or 75 for premises of a multi-space building. Number of seats \_\_\_\_\_\_ Annual Fee \$2,400
- Class B Small Restaurant License Indoor seating of less than 125 for a standalone building or less than seating for 75 for premises of a multi-space building. Number of seats \_\_\_\_\_ Annual Fee \$2,200
- Class C Limited Restaurant License Beer and Wine only Annual Fee \$1,900
- Class D Liquor Store License Annual Fee \$2,400
- Class E Large Area Package License 3,000 square feet or greater Annual Fee \$2,400
- Class F Small Area Package License no greater than 3,000 square feet Annual Fee \$1,900
- Glass G Gas Station License beer and wine only Annual Fee \$1,900
- Class H Golf Course License Annual Fee \$1,900
  - Class J Brewery Licenses

- J-1 Brewpub Annual Fee \$3,000
- J-2 Craft Brewery Annual Fee \$3,000
- I-3 Microbrewery Annual Fee \$1,500
- Class T Tavern License Annual Fee \$2,200
  - Class L Limited Retail License
    - Class L-1 Salon License Annual Fee \$250
    - Class L-2 Art Exhibit License Annual Fee \$500
    - Class Art L-3 Arts Event License Annual Fee \$500
  - Class M Motel/Hotel License 📃 Annual Fee \$2,000
  - Class N Catering License 🔲 Annual Fee \$200
  - Class S Supplemental 🕼 Class S-E Entertainment (a.) Annual Fee \$50 (b.) Annual Fee \$300
    - Class S-P Supplemental Package wine only Annual Fee \$100
    - Class S-O Outdoor Annual Fee \$50

#### THE UNDERSIGNED APPLICANT, BEING DULY SWORN ON OATH, STATES AS FOLLOWS:

That the applicant is personally familiar with the facts set forth in the Liquor License application originally issued by the Village of North Aurora for a Liquor License and that there are no changes in any of the data set forth in said License Application, for currently licensed premises.

**Applicant further affirms**: If the Licensee is a corporation is, that the corporation is in good standing. (Attach current Certificate of Good Standing from Illinois Secretary of State). That there have been no changes in partnerships, officers, directors, persons holding directly or beneficially more than five percent of the stock or ownership interest, or managers of the establishment that have not been reported to the Village Liquor Commissioner. That no events have occurred since the initial issuance of the license or since its last renewal that would make any personnel of the establishment ineligible to hold the license. All required background investigation and fingerprinting has been completed for all new management.

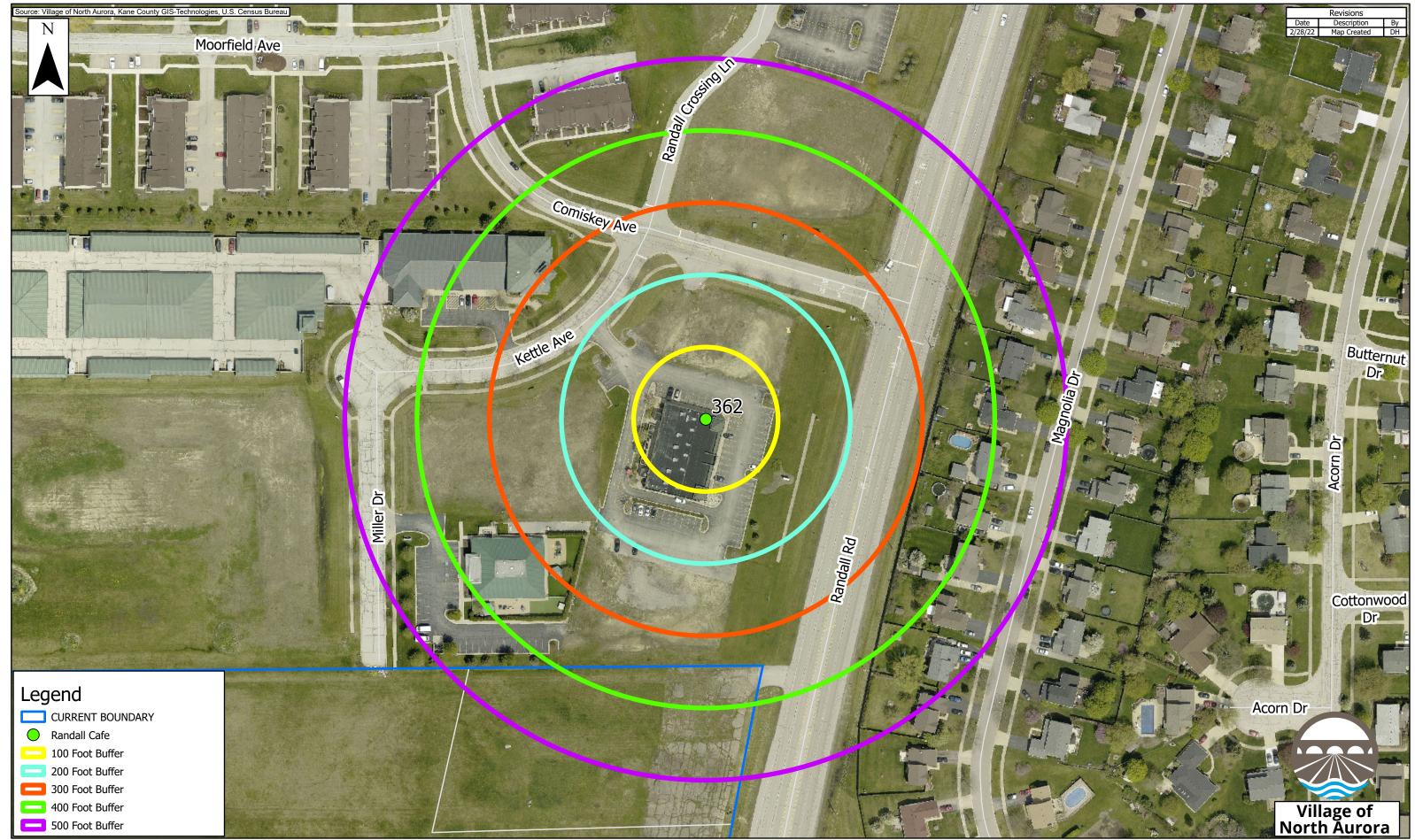
All applicant's employees who sell or serve alcoholic beverages at retail, or screen patrons and allow their entry onto the premises, <u>have completed the BASSETT, TAMS or TIPS alcohol training program</u> approved by the Village and delivered a certificate of completion for each employee to the Village of North Aurora.

# IN ORDER TO RECEIVE YOUR LIQUOR LICENSE RENEWAL, THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS SIGNED AFFIDAVIT OF RENEWAL FORM:

- APPLICABLE FEE(S)
- CURRENT CERTIFICATE OF INSURANCE
- CURRENT CERTIFICATE OF GOOD STANDING FROM ILLINOIS SECRETARY OF STATE
- PROOF OF ALCOHOL SALES AND SERVICE TRAINING (Current Bassett Training Certificates for ALL Employees Selling and/or Serving Alcohol in your Establishment)

Liquor License Fee: <b>\$</b>	2
Additional Supplemental License Fee: Class SE-3 Fee: \$_	300
Email: Taul gonzazozo@gmail.com	
Printed Name: Marcos Alamo	Business Phone: $630-229-6067$
Signature: Marcas Alamo	Cell Phone: (630) 229-5259
Subscribed and sworn to before me This day of, 20	(Notary Public)
Office Use Only: Class Fee Paid \$ Date Paid	Supplemental License
Bassett Training Certificates (all employees) Certificate of Insurance	e Certificate of Good Standing with State of Illinois

# Randall Café- Buffer Distances



# 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 22-02: SEASONS AT NORTH AURORA APARTMENTS
AGENDA:	MARCH 7, 2022 COMMITTEE OF THE WHOLE MEETING

#### DISCUSSION

The subject property is a 21.7-acre vacant tract situated west of Orchard Road, south of West Mooseheart Road, and east of Deerpath Road. The petitioner has submitted plans for a multifamily residential development to be located on the subject property in the B-2 General Business District/R-4 General Residence District Mixed Use Planned Unit Development. The submitted development plans include thirteen (13) two-story residential buildings consisting of 20 units per building and providing a total of 260 residential units – 26 studio units, 104 one-bedroom units, 104 two-bedroom units and 26 three-bedroom units. A clubhouse, pool and other ancillary amenities would also be included.

A public hearing was conducted on this item before the Plan Commission at their March 1, 2022 meeting. The meeting was well-attended by the public who asked various questions and voiced concerns regarding area traffic, parking, stormwater and the proposed multi-family use of the property. The Plan Commission also asked similar questions with some of the Commissioners voicing concerns over the location of the clubhouse. Staff has included the draft meeting minutes from the March 1, 2022 Plan Commission meeting in order to provide context on the public comment and Plan Commission discussion.

The Plan Commission unanimously recommended approval of Petition #22-02, subject to staff's eight conditions and three added conditions:

- The petitioner shall evaluate alternative locations for the clubhouse.
- The Traffic Impact Statement shall be updated to include the viability of making a northbound movement (left turn) onto Orchard Road from the connector road and the anticipated trip generation for the area of West Mooseheart Road, White Oak Drive and Orchard Road.
- Through the design and development phases of the property, the petitioner shall accommodate to the greatest extent possible the health of the existing trees, including their canopy and root systems, on the residential properties located directly to the west.

Staff would like to take this opportunity to provide the Board with information from the Plan Commission public hearing and solicit feedback from the Village Board on the proposed development plans associated with Petition #22-02. It is anticipated the developer will be providing the Village Board alternate clubhouse locations to discuss. As the site plan standards included in the Annexation Agreement require sidewalk to be constructed on both sides of all internal public streets and on the adjacent public road frontages, staff is also requesting feedback on the proposed pedestrian plan.

#### VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES MARCH 1, 2022

### CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

# ROLL CALL

**In attendance:** Chairman Mike Brackett, Commissioners, Anna Tuohy, Aaron Anderson, Scott Branson, Alexander Negro, Richard Newell, and Doug Botkin

Not in attendance: Mark Bozik and Tom Lenkart

**Staff in attendance:** Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth and Planner David Hansen

Also in attendance: Kevin Drendel, Village Attorney

# **APPROVAL OF MINUTES**

# 1. Approval of Plan Commission Minutes dated February 1, 2022

Motion for approval made by Commissioner Newell and seconded by Commissioner Branson. All in favor. **Motion approved**.

# PUBLIC HEARING

- 1. <u>Petition #22-02:</u> The petitioner, Fiduciary Real Estate Development, Inc., requests the following actions in the R-4 General Residence District, Planned Unit Development for the vacant tract of land situated west of Orchard Road, south of West Mooseheart Road and east of Deerpath Road:
  - a) Special Use Planned Unit Development Amendment with deviations to the Planned Unit Development and Zoning Ordinance
  - b) Preliminary Final Plat of Subdivision
  - c) Site Plan Approval

Chairman Mike Brackett called the public hearing to order.

Chairman Brackett explained Mike Toth will introduce the petition, which will be followed by the petitioner's presentation and public comments. The Plan Commission will then close the public hearing and discuss the petition amongst Commissioner's and ask any questions they may have.

Mike Toth introduced Petition #22-02, which is a 21.7 acre tract of land located east of Deerpath Rd, south of West Mooseheart Rd, and north of Orchard Rd. The developer will give a presentation and provide background on the project itself and then the Village will give their presentation and explain the developer's request in more detail.

The petitioner, Tony DeRosa (Vice President for Fiduciary Real Estate Development, Inc.) presented their Seasons at North Aurora project. DeRosa gave a brief overview on the company, which is based out of Milwaukee, Wisconsin. DeRosa mentioned mixed-use and luxury multi-family products are their specialty and have developed and owned up to 11,000 apartments in their history. DeRosa shared some completed projects that are similar to the Seasons at North Aurora concept, which included their first Seasons development, Seasons at Randall Road in West Dundee, which was completed a few years ago. That development was two phases, which consisted of 380 total apartments. DeRosa showed pictures of the completed project's clubhouse, interior finishes, and overall site. DeRosa mentioned his other team members are here tonight include David Ferrell and Ashley Poull. AG Architecture is their design company and Manhard Consulting Engineering is their civil engineering firm.

DeRosa presented their Seasons at North Aurora concept in greater detail, which includes 260 apartment units (26 studio, 104 one bedroom, 104 two bedroom, and 26 three bedroom units). DeRosa mentioned it was a 21.7 acre site and the current zoning is R-4 General Residence District and the proposed multi-family development is a permitted use with a density of about 12 units per acre. DeRosa mentioned there is Connector Road that divides the two sites and the road is about \$1 million to build and Fiduciary will be building it as part of the site development. Parcels to the south of the connector road are zoned B-2 General Business District for future commercial, but are not part of this development. DeRosa stated the area's apartment occupancy is around 95% and there is a lack of newer multi-family housing in North Aurora. DeRosa added North Aurora has older rental housing stock, lack modern amenities and this development will target all age groups. Apartment prices would be \$1,400 (studio) to \$2,700 (3 bedroom). The development will have a condo and townhome type feel with garages and private entry's, maintenance free living with attached/detached garages, oversized windows, balconies, open concept floor plans, walk in closets, in unit washer/dryer and stainless steel appliances. It will also have a clubhouse, walkability connections throughout the site and on-site management team. DeRosa showed images of the proposed development, which included the clubhouse, outdoor areas, interior gathering areas, and exterior elevations. DeRosa mentioned the east-west connector road would divide the 40 acres of parcels with multi-family permitted on north side and commercial on both ends and the first developer to build on site must build the connector road. DeRosa added the parking screened to interior of development, there is a landscape buffer around perimeter, stormwater features on north side of development, trail/sidewalk connections throughout the site. Parking will be assigned by unit for both garages and exterior parking spaces. DeRosa showed a two-minute fly through 3-D presentation of what the site would look like.

DeRosa outlined the PUD Ordinance development standards for apartment uses for the site, which included the following: building height be limited to three stories (development is two stories), apartments unit have individual access from exterior (each unit will have individual access from the exterior of the building), one parking space provided for each dwelling unit in an interior enclosed area (66% enclosed parking spaces per unit a total of 172 spaces); at least 25% of each apartment building covered in masonry (25.8% will be covered), and architectural monotony standards must be met ( DeRosa mentioned cement siding, big windows, and lots of design to avoid monotony on the exterior). DeRosa shared some conclusions from preliminary traffic study, which included the development would not have a detrimental impact. Some traffic study details included Orchard Rd is estimated to increase 8% per day (60% of it would use Orchard to the south

via the connector road that comes out to .73 trips per minute). Deerpath Rd traffic would increase 3% trips increase per day (15% of the traffic is estimated to go south on Deerpath Rd, which is about .18 trips per minute). DeRosa added current conditions as well as improvements as part of the development will help mitigate congestion and commercial development would have more traffic impact than residential one. DeRosa said Fiduciary is working with Kane County Department of Transportation on traffic improvements for Orchard Rd, which would include a southbound deceleration lane on Orchard Rd into the connector road and a dedicated northbound left turn lane into the connector road DeRosa showed the elevations for the clubhouse, floorplans and building exterior contrast. DeRosa added the current tax bill is around \$600 tax bill, but would increase to about \$800,000 a year after the development is completed. DeRosa continued and said this would help retailers in area that are struggling, that the development will hopefully be a catalyst to help commercial develop to the south in the future and that the development is highest and best use of property according to our research.

Mike Toth presented slides regarding the Village's codes, zoning designation, the current PUD, and the Annexation Agreement for the property. In 2012, the property was annexed and a PUD ordinance was approved, which established the B-2 General Business District for the properties north and south of the connector road area with area north of connector road having an R-4 General Residence District zoning designation which allows multi-family as a permitted use. The PUD established standards in 2012 and was amended in 2013 which had a few changes. One change was, in the 2012 PUD, both interior and exterior access was required, but the 2013 PUD only requires exterior access which the development is providing. Another change is that the 2012 PUD ordinance requires 100% of parking spaces (260 spaces) would need to be provided interior enclosed parking.

Toth stated, if the site plan met all requirements of the PUD and Annexation Agreement, the site plan would only need to be submitted to the Plan Commission for review and could have been forwarded to the Village Board for approval without a need for a public hearing. Toth elaborated and said site plan reviews are required for any development to go to the Plan Commission for review and Village Board for approval. However in this PUD ordinance, once anyone submitted a site plan for the property it would come to the Plan Commission for review and developer would only be required to send notice to the adjacent property owners. No signs or newspaper listings would have been required if this would have happened. Site plan approval standards are included in the annexation agreement instead of the PUD, which means Village Board has final say over the site development standards. He added they are included in staff report for guidance tonight on Page 5. Another approval to be considered is the establishment of Lot 1 of Seasons at North Aurora subdivision and preliminary plat that has been submitted.

Toth explained the reason why the public hearing was triggered, signs on the property and letters sent to property owners, etc. were because of Planned Unit Development and Zoning Ordinance amendments. First, the enclosed parking spaces deviation. They are providing 172 enclosed parking spaces, but they need 260 enclosed spaces to avoid it. More garages on property could be a negative due to storage component. Second, is the plan submittal process deviation. As long as the plan being submitted for permit review matches the plans approved by the Village Board they do not need to go through the final review process. Third, the landscape buffer along Orchard

Road. Kane County requires 170 feet of ROW and has jurisdiction for the Road. Upon review, Kane County requires another 15 feet into the buffer yard so the landscape buffer has been reduced to 35 feet instead of 50 feet allowable by code. This has been customary since the Orchard Acres development to the south of this proposed development, on northwest part of Oak St and Orchard Rd., also had same thing happen – the 50 foot buffer was reduced to a 35 feet setback. Given those deviations, staff has reviewed the site plan and is recommending approval with eight conditions upon approval, which are listed on the last page of the staff report.

Chairman Mike Brackett opened the public hearing for public comment. Chairman Brackett mentioned no one signed up on the sheet, but anyone who would like to speak is free to do so in an orderly manner.

Ann Snodgrass (1525 W. Mooseheart Rd.) had a few questions regarding how long the plan been under consideration, what is the time frame for the development, any traffic studies on Mooseheart Rd towards White Oak Dr, how will this impact the schools, and will a left turn be allowed on Orchard Rd. Toth mentioned the Village has been in contact with the Village for months and have a had a few meetings about the project both internal and external and the plan tonight was first seen about a month ago. Toth said the next step is to send it to the Village Board for further discussion with final consideration coming in April or May. It would then have to go through permitting process if approved before site work could begin. DeRosa said the construction target date is mid to late summer with 20 months start to finish with the first building completed in 10 months and one building finished every 30 days after commencement of construction. DeRosa said roughly 10 school age kids per 100 units is about the average they see so they would expect 25-30 school age kids at the development. KOLA traffic consultant, Luay Aboona, said the intersection for Orchard Rd/White Oak and White Oak/W Mooseheart will be looked at as the traffic is further studied and the new access road will be a full intersection with a left and right turn out onto Orchard with stop sign control. DeRosa mentioned they are working with KDOT and that the development will not warrant a need for a traffic signal. Snodgrass asked if there will be any more meetings for residents to speak and asked about how the construction traffic routes will enter and exit during construction. DeRosa said they will work with the Village regarding access for the site. Steve Bosco mentioned tonight the Plan Commission will make a recommendation to the Village Board and next the Village Board would look at it at a Committee of a Whole (COW) meeting which is a public meeting where people can attend again. Bosco said there will be at least two COW meetings then will be a third meeting for approval is the likely route and residents can speak at each meeting. Meetings are held here at Village Hall and packets will be posted online. Public hearing notices are only for Plan Commission meeting and will not be updated on site. Toth added Village Board meetings are held 1<sup>st</sup> and 3<sup>rd</sup> Monday of the month and packets are posted online typically by Thursday afternoon prior to that meeting.

Michelle Pitts (2041 Westover Rd.) has lived near Deerpath Rd for 42 years and had questions about the need for the multi-family housing in the area and didn't want to bring certain type of people to town. She was also concerned about the environmental impact of marshland in Mirador since it floods every year and has a good amount of wildlife in that area. Toth mentioned there are IDNR reports that are submitted as part of the process. Bosco mentioned governments speak with acronyms a lot and explained what each of the following were: IGA stands for "intergovernmental agreement", the IDNR is the "Illinois Department of Natural Resources" and PUD is a "Planned

Unit Development". The petitioner questioned what type of people or demographics she was referring to. DeRosa mentioned demand for this type of development is stronger than 20 years ago and many people want to rent now due to maintenance free living. Retirees, young professional, and snowbirds will be attracted to this development. High quality of housing is as nice or nicer than brand new than single family home and average income 10-15% higher than income in the community as a whole. Rooftops drive retail and should help bring more retail to area and help maintain existing retail.

Jared Placek, Engineer with Manhard Engineering, addressed stormwater concerns and explained there are two stormwater management ponds proposed on the development and the current conditions of the stormwater drain north into the Mirador pond. Currently the site is uncontained and unrestricted north into the area, which has been mentioned as a flooding concern. Part of the development stormwater detention basin would hold water for an extended period of time and allows water to slow down. As a result, it will increase amount of time the water heads north. As required by law, the development will improve the current conditions and in regards to IDNR species endangered in the area, not on the site, but in the area, include herons, but the development doesn't show to have a negative impact on that and will continue to work with IDNR and other governmental agencies. Toth mentioned Village Engineer will review stormwater as well as need to follow the Kane County Stormwater Ordinance.

Dan Carter (1516 W Mooseheart Rd.) had questions about the construction access points, village curfews in regards to the social aspects of the development, dumpster locations and wondered if there would be streetlights at connector road and Deerpath Rd. Toth shared there appears to be eight dumpsters on site and the two access points for the property are on the connector road. Dumpsters would have to follow code of 6-8ft of solid wall or fence with a gate and 6 foot concrete pad. Toth added construction access points will be determined as part of the engineering review and erosion control plan. Bosco stated that curfews generally apply to certain activities after a certain time, but the development would most likely be noise control complaints where a resident can call the police if there is excessive noise. DeRosa mentioned loud parties are not allowed on the weekend; clubhouse gatherings are mostly with family; speakers and pool-related activities are kept at a minimum as well. Carter asked if W Mooseheart Rd will be overflow parking and there will be no access to W Mooseheart Rd from the development. DeRosa said Fiduciary looked into going to W. Mooseheart Rd for access, but after review, traffic going to the connector road made the most sense for the area and creates more buffer green space for the site and the connector road would only have access to the site. DeRosa said the management company controls noise for the clubhouse activities and if residents are loud they can be cited. It could lead to a break in their lease if continued. DeRosa added that no parking is needed on W. Mooseheart Rd since the site has adequate amount of parking. Toth added two parking spaces per unit are required and the developer is providing 2.3 parking spaces per unit. Toth said he spoke with the Police Department regarding W. Mooseheart Rd and the road isn't supposed to be parked on and cars would be towed if parked there. If it became an issue the Village can enact more specific prohibited parking, if needed.

Steve Poss (832 Benson Ct.) asked what the benefit to the community is since it will add additional people and traffic to the surrounding areas. Kevin Drendel shared the Village does not own the property and must accept the proposal and process it accordingly. Drendel said the Village doesn't

have the ability to just say no if it meets the requirements and outlined how the property owner has private property rights, which gives them opportunity to pursue a development how they see fit. The municipality has zoning controls the developer must follow, but the Village cannot deny a property outright because people don't like it. Poss asked if this will impact property values. DeRosa added empirical research suggests multi-family adjacent to the single family homes does have a positive impact on property values. Multi-family tends to drive new businesses to the area as well. Toth added business owners tend to look for demographic details, including area income, as part of their research. Toth also added the Comprehensive Plan suggests a transition from singlefamily to multi-family to commercial rather than a straight jump from commercial to single-family zoning. DeRosa added typically a desirable community has vibrant retail and business because of the people who spend money in that area. The more people spending more money, the more businesses stay open and property values tend to rise.

Max S. (unknown address) asked if the public hearing process results in a vote or just lets residents know what is happening. Bosco explained this meeting takes input by the Plan Commission who is appointed by the Mayor and Village Board. The Plan Commission role is to hear the public input, staff report, developer presentation, and add any conditions they see fit. The Plan Commission then votes to approve or deny the project, but the vote is a recommendation not a final act. Bosco continued it will then go to the Mayor and Village Board, who are elected and they make the final decision to approve it or not. Max S. was concerned about the impact on nature and the number of kids it may add to the schools. He asked if the Village plans to expand the elementary and middle schools. Bosco said the school district is a different taxing body and would make that decision. Bosco mentioned the percentage of property taxes that go to the Village is 5%-6% which would be around \$50,000 while the schools would receive 60-70% of the property tax bill. Toth stated a land cash fee and school district impact fee is required for developments and it is paid at the time of the permit. Max S. asked if the east side of Orchard Rd. is part of the development. Toth said not at this time and not a lot of concepts have been submitted for that site. That property is zoned similar to these parcels where it's mostly commercial property, but allows 30-40% residential should a developer request it. Max S. mentioned more senior living in the area would be nice addition if possible.

Dan Carter asked if the only reason we are here today is for the public hearing regarding the garage situation. Toth stated yes, mostly since the PUD deviation triggered the public notice and once that was opened then landscape buffer was added as a KDOT requirement upon their review. Toth said the developer could meet that code if they do 100% garages, but as mentioned before having too many garages could lead to parking spillover since the garages tend to be used for storage instead of parking. Drendel added in 2012 there was a public hearing for the zoning, annexation agreement and PUD and amended again in 2013, which also went through a hearing process so this is technically the third hearing process this property has gone through. Bosco explained properties are zoned throughout the community and each district has different standards of what can go in where. Staff works with the developer for a few months to get through what they are asking for so they can have all the details lined up for a meeting like this. We can't notice a public hearing until we find what the change is about and a developer has submitted all the required information.

Jacqueline S. (resident of Tanner Trails) had a few questions regarding ADA units on the property, minimum lease terms, how many three bedroom units there will be, what the maximum people is

allowed for gathering area in the clubhouse, environmental concerns for detention regarding pipe size and the depth of the pond. DeRosa mentioned ADA units will be available due to law and 2% of the units typically need to comply. Minimum lease terms are 6, but most leases are usually 12-18 month leases. Toth stated occupancy limits are determine by the local code, which would be the North Aurora Fire Protection District. Jared Placek, Engineer from Manhard Engineering, shared the existing pipe on the south end of W Mooseheart Rd is 12 inches in diameter widens to 21 inches as it travels north to the marsh area. The development would install a smaller pipe to keep the water in the detention basin as long as possible with the water levels in the ponds for two-year storm event reaching 2-3 feet and 100 year flood event reaching 5-6 feet with the capacity to handle 100 years storm events. Toth added there are 26 three-bedroom units on the plan.

Ann Snodgrass had a few more questions regarding occupancy requirements and asked if the site could be voted down if there are enough residents that oppose it. DeRosa stated anyone who lives in the apartment is required to be on the lease and they track everyone who lives there including tenant vehicles. Toth stated again the fire district determines the number of occupants in a building. Drendel added that there are laws regarding defining a family and a municipality cannot make such determination in regards to those terms. Bosco said the Village can vote it down, but there is underlining zoning in place already so the developer could resubmit a site plan and it could be approved by the Village Board. Snodgrass mentioned she didn't think a \$1,400 monthly rent is luxury for a studio. She moved to North Aurora recently from a local community where projects like these have been turned down and developers don't always follow through on what they offer. She prefers condo ownership instead of rental apartment units. Snodgrass asked about the development by Woodman's and what is the rental rate and occupancy rate. Toth said The Springs are usually at 95% occupancy, which has 300 units over 18 acres.

Hugo Cardenas (3S701 Deerpath Rd) mentioned he has Oak Trees on his property and believes some are 300 years old. He was wondering if developer could look into preserving the root structure. Cardenas was also concerned about the condition of the rental community after five years. He added there is a potential for residents breaking into his vehicles. Cardenas also shared that the Spring Apartments are not his neighbors, but he can hear the music from his backyard so he was concerned how close the clubhouse was to his house. He also concern about the connector road being too close to the Oak Trees on his property. Cardenas mentioned when most people drink they get loud and happy and could cause noise issues. Cardenas said he would like the developer to look into the Oak Trees which are supposedly 300 years old as they are a key component of why he moved to the property in the first place.

Matt Berger, (resident of Mirador) had a question regarding who is the property owner of this site and have there been any proposals in the past regarding single family homes on this site. Toth mentioned Stan Zepelak is the original property owner of site, but is unsure if developer has officially bought it. Toth stated the village has only a few phone calls for multi-family or commercial on this site, but nothing for single family homes since he started with the Village in 2013.

Chairman Mike Brackett closed the public hearing.

#### **NEW BUSINESS**

- 1. Petition #22-02: The petitioner, Fiduciary Real Estate Development, Inc., requests the following actions in the R-4 General Residence District, Planned Unit Development for the vacant tract of land situated west of Orchard Road, south of West Mooseheart Road and east of Deerpath Road:
  - a) Special Use Planned Unit Development Amendment with deviations to the Planned Unit Development and Zoning Ordinance
  - b) Preliminary Final Plat of Subdivision
  - c) Site Plan Approval

Commissioner Doug Botkin thanked the staff and developer for providing a detailed presentation. Botkin mentioned the Comprehensive Plan calls for single-family housing in that location so the project complies with the zoning, but not necessarily the Comprehensive Plan. Deviating from the Comprehensive Plan is always a thing to look out for, but the plan tonight is legal and should be considered since the property is zoned that certain way. The main question is do we like the development and developer and so far I do and would vote yes.

Commissioner Aaron Anderson thanked the residents for engaging in the process and asked if the renderings and fly through is what the plan is going to be and the impact on surrounding infrastructure. Commissioner Anderson mentioned multifamily developments are newer to North Aurora, but has been written on the wall for 15 years and has now made its way here. Commissioner Anderson questioned how the 20-30 school kid information was determined. DeRosa said 10 school age kids per 100 units is the average and that's how they got that estimate. DeRosa encouraged staff and members to reach out to other communities about their other properties to get feedback how well those communities are doing and how their standards are being held up. DeRosa said he can provide tours of those communities if anyone was interested. DeRosa added the age range for the development is pretty much any age from 22 to 82. Commissioner Anderson asked how it was determined to locate the clubhouse adjacent to the single family residential housing. DeRosa said the landscape buffer makes it difficult to have the clubhouse anywhere else on site due to pavement and other accessory structures not allowed in the buffer area. DeRosa mentioned if they were allowed to encroach in the landscape setback it would be easier to move the clubhouse more east off the property line. DeRosa said they looked into having all three story buildings and adding 100 more apartments to the site to make it work, but prefer the less dense two-story plan you see here tonight. DeRosa added the site scale fits two-story more, but it appears to come down to the 1:1 garage unit's provision.

Chairman Brackett also agreed the clubhouse location pushed up next to the private property concerned him. Toth added the site's primary access is pushed back 400-500 feet due to KDOT provisions, which is why the clubhouse is located where it is. The landscape plan shows adding fencing and evergreens along the adjacent property owner to the west, which allows more buffering and screening for both parties. Chairman Brackett mentioned he thought the clubhouse location is odd since it's not centralized in the development to all the units.

Commissioner Scott Branson shared there were homes here before Mirador and Tanner Trails were built so development does happen and changes the landscape. Commissioner Branson shared that the three-bedroom apartments will probably be filled with more kids the developer is projecting, but rooftops drive retail and there are lots of new retail opportunities for the Village. Commissioner Branson mentioned he liked the residential plan for that area compared to having an industrial or commercial development next to the existing single family homes. Commissioner Branson also shared concerns regarding the clubhouse location and for the Oak Trees adjacent to the clubhouse area.

Commissioner Anna Tuohy thanked the residents for coming out and sharing their perspectives, views and concerns. Commissioner Tuohy mentioned she lives in Tanner Trails and understands the traffic concerns for the development. She asked if there was only a fence/gate along the west side perimeter of the development or was it for the entire development. DeRosa said the only fencing on the site is along the west side of the clubhouse, which is anticipated to be a six foot wood board-on-board fence. Commissioner Tuohy asked how many residents would be on site if it was at 100% capacity. DeRosa shared it would be around 420 residents on site if occupancy was 100%. Commissioner Tuohy also shared the concern about the clubhouse proximity to the property owner to the west. DeRosa said that concern is noted and will be looked into. Toth said looking into an alternative clubhouse locations can be added as a condition to the list of staff conditions, should the Plan Commission want to recommend approval.

Multiple Commissioners asked about why the buffer dictates the location of the clubhouse and pool and why the clubhouse is so far away from other buildings. Toth shared KDOT requires a full access road to the connector road be 500 feet back from Orchard Road and the clubhouse likes to be the primary access point in most developments so possible tenants don't need to drive through the entire site to get to the clubhouse. DeRosa shared many complexes don't have the clubhouse centralized, but is the point closest to the main access point of the site. Commissioner Tuohy said the demand is here since apartments are full occupancy in most parts of the Village and people who want to move here can't do that do to lack of inventory. Commissioner Tuohy also asked if there have been any crime increase in The Springs since this proposed development is a similar, but less dense apartment community. Bosco stated the Police Department pulled police calls to the Springs and are currently reviewing it. Chairman Brackett shared more density makes it appear there are more calls, but should be viewed propositionally compared to subdivisions with same amount of residents. DeRosa shared after five years, we do not lower our standards and have detailed credit, landlord references and criminal background checks.

Commissioner Tuohy asked how much the average income may be for each unit type. DeRosa mentioned median income for the area is about \$85,000 and with 30% going to rent on average you are looking between \$50,000 incomes for studios to \$90,000 for the three-bedroom units if not higher. Commissioner Tuohy also asked about the traffic concern and would like more information on intersections for Deerpath Rd/Oak St., W. Mooseheart Rd./Deerpath Rd., Tanner Rd./Deerpath Rd., W. Mooseheart Rd./ White Oak Dr., and Orchard Rd./White Oak Dr. as well as Orchard Rd. and Deerpath Rd. in regards to the connector road. DeRosa shared KDOT has jurisdiction of Orchard Rd., but it appears the Village will maintain the connector road once built. DeRosa shared stop light is not warranted at this point, but if Mango Creek (land to the east) is developed it would trigger the signalized intersection. Toth said the connector road was also added to relieve traffic on Deerpath Rd. to Orchard Rd. and vision triangle provisions will be taken into consideration at the time the intersections are developed.

Commissioner Alexander Negro mentioned he was also concerned with location of the clubhouse and asked who is responsible for paying for the stoplight. Toth shared he believes there is a shared cost between Village and Developer, but will check the Annexation Agreement.

Commissioner Richard Newell thanked the residents for the community interest and taking time to be there. Commissioner Newell shared that current demographic trends in the United States show younger groups aren't buying regardless of economic status and prefer to rent on many occasions. Commissioner Newell also mentioned the clubhouse location seemed weird, but understands why it was placed there. Commissioner Newell asked where the stormwater management goes. Jared Placek mentioned best management practices according to law will be utilized and make it naturalized way to make sure it doesn't pollute anything downstream. Commissioner Newell also mentioned he had concerns about the traffic study as noted by Commissioner Tuohy. Commissioner Botkin mentioned although the clubhouse is close to property owner to the west, but if the developer moved it to the center, an apartment building with a balcony would most likely be next to the property owner and may be harder to screen and reduce noise.

Chairman Brackett shared the main concerns he's heard: traffic in regards to the signalization/stop sign on the connector road, the intersections for Deerpath Rd. and Orchard Rd., stormwater management and the location of the clubhouse area. Commissioner Tuohy would like the traffic study to be looked into more going forward. Toth stated clubhouse could be put in as a condition, stormwater would be addressed through permitting and engineering review and the traffic study would be reviewed by the Village engineer going forward and more detailed analysis will be done.

Bosco mentioned there are several options to consider. One option would be to ask the developer to gather more information and come back, if that would help the Plan Commission make a recommendation. Another option would be to vote as-is or add conditions to forward this project onto the Village Board for review. DeRosa mentioned KDOT still has jurisdiction on some roads so they may require certain traffic criteria and will make the ultimate decision on those intersection improvements. Commissioner Tuohy said she was good with the eight conditions in the report as well as adding a traffic and clubhouse location condition to it. Commissioner Anderson said he was in favor to send it on to the Village Board if there is community interest in it. Toth said that he can work with the Village Attorney to draft the Plan Commission conditions in more detail. Toth said staff will provide draft minutes to Village Board for the upcoming COW meeting and outline the main comments and concerns mentioned tonight. Commissioner Botkin asked the clubhouse condition to state that the developer should examine alternate clubhouse locations and not state it is required to be moved. Bosco asked for clarification on the conditions regarding to traffic. Chairman Brackett said the condition was to turn left onto Orchard Rd. from the connector road and to further examine the site in regards to traffic flow on Deerpath Rd., W Mooseheart Rd., and White Oak Dr. Commissioner Negro asked if stop light language is needed to be included in the conditions and how fast the developer would be able to look into alternate options for the clubhouse location. Chairman Brackett mentioned the stoplight would be determined by Kane County as part as their review so it does not need to be included. Bosco said there is a formula they use to determine a stop sign vs. a signalized intersection. Toth shared the annexation agreement appears to indicate the stoplight cost on Orchard Rd. and connector road is tied to cost sharing between the two development sites. DeRosa stated it would take about a week to modify the clubhouse location, but it would be ready in time for the Village Board meeting. Commissioner Anderson asked to add a condition looking into protecting the root structure for the Oak Trees on the property west of the development. Commissioner Tuohy said the IDNR requirement would apply to the site for wildlife so that would not need to be added as a condition.

Motion for approval of Petition #22-02 with the following conditions approved above regarding clubhouse placement, root structures of the Oak Trees on the western perimeter of the development and look into the traffic study in greater detail with staff's eight conditions was made by Commissioner Tuohy and seconded by Commissioner Newell. Vote: Botkin – Yes, Newell – Yes, Negro – Yes, Anderson – Yes, Tuohy — Yes, Branson – Yes, Brackett – Yes. **Motion approved**.

Bosco mentioned there will be two to three more public meetings for public comment discuss the topic before it would be considered for approval by the Village Board. If anyone has any questions they can reach out to Village and more specifically myself and the Community Development Department.

# **OLD BUSINESS** – None

# PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Toth mentioned the recreational vehicles item went to the Committee of the Whole meeting on February 21, 2022 and staff is working on finalizing the new ordinance to bring to the Village Board. Staff provided the Village Board with all the Plan Commission's comments and decided to keep the time as Thursday 6pm to Monday noon and change the two week periods to April 1 -15 and October 15 - 30.

Toth shared that in 2020 Aurora Pack brought forward their full expansion plan and recently submitted building plans that were different than what was approved. This resulted in a minor change that needed to be approved by the Village Board. It was deemed a minor change since it met all the criteria for the PUD for the I-3 District, but changes were significant enough that Village Board needed to approve the altered site plan. Toth also shared permits are getting ready for the Orchard Acres development, which includes Starbucks and Taco Bell.

#### **ADJOURNMENT**

Motion to adjourn made by Commissioner Anderson and seconded by Commissioner Botkin. All in favor. **Motion approved**.

Respectfully Submitted,

Jessica Watkins Village Clerk

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

#### **GENERAL INFORMATION**

Meeting Date: March 1, 2022

Petition Number: 22-02

**Petitioner:** Fiduciary Real Estate Development, Inc.

**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

Parcel Number(s): 12-31-300-017 & 12-31-400-026

Size: 21.7 acres

Current Zoning: B-2 General Business District/R-4 General Residence District Mixed Use PUD

Current Land Use: Vacant Land

**Proposed Land Use:** Multi-Family Dwellings

Proposed Use Classification: Permitted Use

**Contiguous Land Use:** North: R-1 Single Family District and Open Space; South: Vacant Land; East: R-1 Single Family Residence District; West: F – Farming (Unincorporated Kane County)



#### PROPOSAL

The subject property is a 21.7-acre vacant tract situated west of Orchard Road, south of West Mooseheart Road, and east of Deerpath Road. The petitioner has submitted plans for a multifamily residential development to be located on the subject property in the B-2 General Business District/R-4 General Residence District Mixed Use Planned Unit Development. The submitted development plans include thirteen (13) two-story residential buildings, consisting of 20 units per building, providing a total of 260 residential units – 26 studio units, 104 one-bedroom units, 104 two-bedroom units and 26 three-bedroom units. A clubhouse, pool and other ancillary amenities would also be included.



Staff Report Petition #22-02 Page 2 of 6

#### **BACKGROUND**

On August 7, 2012 a public hearing was held before the Plan Commission at such time the property owner requested the property be annexed into the Village and change the E-R Estate Rural District zoning designation to a B-2 General Business District/R-4 General Residence District flex zoning, similar to that of the Mango Creek development located across Orchard Road. As part of the request, the property would be split by a connector road located between Deerpath Road and Orchard Road with the ability to allow multi-family residential use on the north side of the connector road and a commercial option on both sides of the connector road. The multi-family residential use would only be permitted north of the connector road. Surrounding property owners had concerns regarding higher density, traffic congestion and that the notification time frame did not give them enough time to review the request. A few Commissioner's had concerns regarding the potential of high density residential and/or a business district adjacent to single family homes. The Plan Commission concluded by recommending approval of the petition.

On November 19, 2012, the Village Board approved an Annexation Agreement between the Village of North Aurora and the Stanley L. Zepelak Trust (Ordinance 12-11-19-01) governing the development of the entire vacant tract of farm land located north of Tanner Road, south of West Mooseheart Road, west of Orchard Road and east of Deerpath Road, known as the Zepelak Property. Approval of a Special Use for a Commercial and Multi-Family Use Planned Unit Development for the Zepelak property was also approved at that time (Ordinance 12-11-19-03).

On January 7, 2013, the Village Board reapproved a special use Ordinance (Ordinance 13-01-07-03). The PUD Ordinance changed the originally-approved PUD provisions regarding the access to each apartment unit and the number of required enclosed parking spaces. The updated PUD Ordinance requires only exterior access to each apartment while the original Ordinance required both interior and exterior access. The updated Ordinance requires at least one parking space to be provided for each dwelling unit in an enclosed space while the original Ordinance only required a total of 20% of the units to have at least one parking space provided for each dwelling unit in an enclosed space while the meeting, but an ordinance clarifying the Village annexing the land (Ordinance 13-01-07-02) was approved. As part of the Annexation Agreement, it provided the process of establishing a connector road from Deerpath Road to Orchard Road should a development be built. On February 4, 2013 the Village Board approved the Plat of Dedication for the Deerpath Connector Road.

The approved PUD established rights to the B-2 General Business District zoning south of the aforementioned connector road and the flexibility of either commercial use through the B-2 General Business District or residential use through the R-4 General Residential District zoning for the area north of the connector road. The 'Dwelling, Multi-Family' (multi-family residential) use is classified as a permitted use in the R-4 General Residential District.

Section 3.2 of the PUD Ordinance provides development standards for apartment uses, which are outlined below. Staff has provided a response pertaining to the proposed development's applicability to each standard.

- Building height shall be limited to three (3) stories;
  - The proposed apartment buildings will be two (2) stories in height.

Staff Report Petition #22-02 Page 3 of 6

- Each apartment unit shall have individual access from the exterior;
  - Each unit will have individual access from the exterior of the building.
- At least one parking space shall be provided for each dwelling unit in an interior, enclosed area;
  - 66% of the total number of units will have an enclosed parking space (see deviation information below).
- At least twenty five percent (25%) of each apartment building shall be covered with masonry or brick material;
  - o 25.8% of each apartment building will be covered with masonry.
- The architectural elements, including anti-monotony standards, must be approved as part of the site plan review.
  - Site plan approval is being requested as part of the petitioner's request. The Plan Commission's motion on the site plan would include the architectural building elements.

# **REQUESTED ACTIONS**

# Special Use – Planned Unit Development Amendment with deviations to the Planned Unit Development and Zoning Ordinance

The PUD Ordinance was approved through the special use process; as such, any amendments to the PUD must be subsequently approved through the special use process.

Rights have already been granted to develop the subject property with multi-family residential through the establishment of the R-4 General Residential District zoning classification. The PUD Ordinance sets forth public notification requirements that specified only adjacent property owners (properties directly bordering of the subject property) are required to receive a letter when a site plan was submitted to the Village for review. The public notification process did not require signs to be posted, newspaper publication or letters to be sent to property owners within 250' of the subject property. Said notification requirements are only being triggered due to the following PUD and Zoning Ordinance deviations:

### PUD Amendment - Enclosed Parking Spaces

As previously referenced, the PUD Ordinance requires at least one parking space to be provided for each dwelling unit in an enclosed space. The proposed plans include a total of 172 enclosed parking spaces, which represents 66% of the total number of residential units (260). The original Ordinance (approved in 2012) only required a total of 20% of the units to have at least one parking space provided for each dwelling unit in an enclosed space.

### PUD Amendment - Development Plan Processing

The petitioner is requesting the ability to establish a schedule that would allow the preliminary development plans to constitute the final development plans. Per this request, the preliminary plans would constitute the final plans as long as the final plans are consistent with the approved preliminary plans. If the petitioner were to make any plan revisions after approval of the preliminary plans, staff would review the final plans to determine if any further approval by the Plan Commission or Village

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Board would be required. Staff notes this has been common practice with many of the recent development projects.

Orchard Road is under the jurisdiction of Kane County. If the petitioner is required to amend the site plan to accommodate any required Kane County traffic improvements or easement restrictions adjacent to Orchard Road, such changes shall be deemed to be a "Technical Change" to the development plans.

#### Zoning Ordinance Amendment - Orchard Road Landscape Buffer & Parkway Trees

Per Chapter 14.10.C.3.a of the Zoning Ordinance, a 50' landscaped buffer shall be provided and maintained on all properties adjoining the following streets: Airport Road, <u>Deerpath Road</u>, Illinois Route 25, Illinois Route 31, Illinois Route 56, <u>Mooseheart Road</u>, Oak Street, <u>Orchard Road</u>, Randall Road. The original development plans submitted by the petitioner included a 50' landscaped buffer adjacent to Deerpath Road, West Mooseheart Road and Orchard Road. Kane County is requiring an additional 15' of the subject property for right-of-way purposes; as such, the landscaped buffer adjacent to Orchard Road was reduced to 35'. The terms of right-of-way dedication are included in the Intergovernmental Agreement between the Village and Kane County, which designates 170' of right-of-way along Orchard Road to Kane County. Staff notes the Orchard Commons development located directly to the south also has a reduced landscaped buffer of 35' as a result of said right-of-way dedication.

The Zoning Ordinance requires parkway trees to be planted in any parkway at the equivalent of one tree at an average interval of every forty (40) linear feet. The development plans include parkway trees plantings along West Mooseheart Road and Orchard Road. It is likely Kane County will prohibit the planting of the parkway trees along Orchard Road if deemed be a hazard. If Kane County prohibits the planting of parkway trees along Orchard Road, the petitioner would be required to plant additional trees within the landscaped buffer along Orchard Road at a ratio of one tree for every two parkway trees. Such changes shall also be deemed to be a "Technical Change" to the development plans.

#### Preliminary Final Plat of Subdivision

The subject property is currently comprised of two separate parcels located north of the dedicated connector road. The petitioner intends to consolidate the two parcels north of the connector road into one lot and create Lot 1 of the Seasons at North Aurora Subdivision. A final plat of subdivision will be provided at final engineering. As part of this request, preliminary final plat consideration is being requested. As such, the preliminary plat would constitute the final plat. As long as the final plat is consistent with the preliminary plat, no further or approval by the Plan Commission and/or Village Board would be required. If the petitioner is required to make any minor changes to the plat to accommodate any engineering comments, such changes shall be deemed to be a "Technical Change" to the plat.

#### Site Plan Approval

Per the approved Annexation Agreement, site plan approval is required by the Village prior to development of any one or more lots, without the need for a public hearing. Standards for site plan review are established in Chapter 4.4 - Site Plan Review of the North Aurora Zoning Ordinance; however, the governing Annexation Agreement establishes a set of site development standards as outlined below. Staff notes only the Village Board has discretion over changes to the Annexation

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Agreement and staff is providing the applicable site plan standards for informational purposes as these standards are typically included in a PUD Ordinance.

Compliance: The Final Site Plan is in compliance with the terms of this Ordinance and the Annexation Agreement.

Circulation: The traffic circulation for the one or more lots is deemed adequate for the use contemplated for such one or more lots and is in harmony with the traffic circulation needs for the larger development.

Pedestrian Pathways: Pedestrian pathways within such lots are approved as adequate for the use contemplated for such one or more lots and are in harmony with the pedestrian needs for the larger development. Sidewalks shall be constructed on both sides of all internal public streets. Sidewalks shall also be constructed on the adjacent frontages of Orchard Road, Deerpath Road, Tanner Road, and Mooseheart Road.

Site Plan Engineering: The final engineering for the area to be developed is substantial compliance with the Final Subdivision Engineering and is approved by the Village Engineer.

Site Plan Landscaping: The parking lot and foundation landscaping proposed for the area within the Final Site Plan shall be in compliance with the Village Ordinances existing as of the date hereof and must be approved by the Village Community Development Director, Plan Commission, and Board of Trustees along with the Final Site Plan.

Signage: Any signage other than signage on buildings as permitted by Village ordinance shall require approval as part of the Final Site Plan.

Architecture: The building elevations, materials, and design elements shall be reviewed and approved by the Village. The Village will allow the types of materials, elevations, and design comparable to similar projects already approved in the Village as of the date of this Agreement.

#### **COMPREHENSIVE PLAN**

The 2015 Comprehensive Plan recommends 'Single Family-Detached' (single-family homes) use for the subject property. Rights to multi-family residential zoning were approved for the subject property prior to the Comprehensive Plan 2015 update and the inconsistency between the zoning and the Comprehensive Plan designations may be the result of an error or oversight. The subject property is located in the Comprehensive Plan's West Gateway Subarea Plan, which includes the properties along Orchard Road stretching from Interstate 88 to [the south of] White Oak Drive. A recommendation of the West Gateway Subarea Plan applies to the proposed development as a transitional land use: *higher density residential uses should separate active commercial areas from the Village's quiet single-family neighborhoods and provide dense population to support planned commercial uses.* 

Staff Report Petition #22-02 Page 6 of 6

#### **FINDINGS & RECOMMENDATION**

The Community Development Department finds that the information presented **meets** the Standards for Specials Uses as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. The proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance and the Stanley L. Zepelak Trust PUD and Annexation Agreement. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #22-02, subject to the following conditions:

- 1. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
- 2. One parking lot island shall be provided between every ten (10) parking spaces.
- 3. All planted parkway trees shall be the species and sizes specifically identified in Chapter 16.12.190.C.8 of the Subdivision Ordinance.
- 4. Within the off-street parking facilities two-way traffic aisles shall be at least twenty-four (24) feet in width.
- 5. A photometric plan shall be submitted and approved by the Village prior to building permit issuance.
- 6. If the petitioner is required to make any minor changes to the plat to accommodate any engineering comments, such changes shall be deemed to be a "Technical Change" to the plat.
- 7. If the petitioner is required to amend the site plan to accommodate any Kane County traffic improvements, such changes shall be deemed to be a "Technical Change" to the development plans.
- 8. If Kane County prohibits the planting of parkway trees along Orchard Road, the petitioner shall plant additional trees within the landscaped buffer along Orchard Road at a ratio of one tree for every two parkway trees. Such changes shall also be deemed to be a "Technical Change" to the development plans.

# **APPLICATION FOR SPECIAL USE**

	AGE OF NORTH AURORA l of Trustees	PETITION NO. <u>22 - 02</u>			
25 Ea	st State Street	FILE NAME SERVICE AT NORTH AURI			
North	Aurora, IL 60542	DATE STAMP			
_		JAM 3 1 2022			
I.	APPLICANT AND OWNER DATA	WILLASE OF			
	Name of Applicant	opment Inc Anthony DeRosa			
	Applicant Address 789 North Water Street, Suit	te 200, Milwaukee, WI 53202			
	414-246-8402				
	Email Address tderosa@fred-inc.com				
	Property Owner(s) _Lucaya Asset Management LL	_C - Stanley Zepelak			
	Owner Address 17753 Lucaya Drive, Lakewood Ranch, FL 34202				
	Owner Telephone # <u>630-253-6721</u>				
II.	ADDRESS, USE AND ZONING OF PROPERTY				
	Address of Property West side of Orchard Road and south of Mooseheart Road				
	(indicate loca	ation if no common address)			
	Legal Description:				
	<u> </u>				
	Parcel Size 21.7 acress				
	Present Use Vacant Farmland				
		ufacturing, residential, etc.)			
	Present Zoning District R-4 General Residence	District			
	(Zoning Ordina	ance Classification)			

#### III. PROPOSED SPECIAL USE

Proposed Special Use <u>Multifamily/Amending existing PUD</u> (Zoning Ordinance Classification)			
Code Section that authorizes Special Use			
Has the present applicant previously soug	ght to rezone or request a special use for the property or		
any part thereof? <u>No</u>			
If so, when?	to what district?		
	rovement proposed See project narrative		
	ithin the general area of the Property in question?		
To the best of your knowledge, can you a particular location? (Explain) _Yes, see proj	affirm that there is a need for the special use at the ject narrative.		
Attach hereto a statement with suppor	ting 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 <u>www.dnr.state.il.us</u> and initiate a consultation using DNR's <u>EcoCat</u> online application.
- 9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

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

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

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

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

Selisa

Applicant or Authorized Agent

Owner

1/31/2022

Date

-2021

Date

NATE OF ILLINOIS )	
) SS COUTY OF KANE )	
,	
	, being first duly swornoath depose
	and that the following are all of the
beneficiaries of the	·
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	_ /
	X
	TRUTOFFICER
SUBSCRIBED AND SWORN TO	
Before me this y of	, 20
A Notary Public in and for such County	
A Notary I done in and to such county	
Vication for Special Use 3/26/2019	Page 5 of 6
	· · · · · · · · · · · · · · · · · · ·

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
See attached Excel spreadsheet		
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I. <u>AGNULY POULD</u>, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

**Applicant Signature** 

SUBSCRIBED AND SWORN TO Before me this . 20 20 day of Notary Public



Application for Special Use 3/26/2019

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- marine	State of the state of the state of Situ	is Addresses (physical locations)		State	70
Parcel 1231400026		Address	NORTH AURORA	IL	60542 c
231300017			NORTH AURORA	IL	60542
	Donald & Jadwiga Kozloski	38W537 MOOSEHEART RD	NORTH AURORA	IL	60542
231300012	Hugo & Anastasia Cardenas	03S701 DEERPATH RD	NORTH AURORA	IL	60542
231300014	MANGO CREEK DEERPATH LLC	13101 W MISSISSIPPI CT APT 408	LAKEWOOD	со	80228
231300017	LUCAYA ASSET MANAGEMENT LLC STANLEY L ZEPELAK, MANAGER	17753 LUCAYA DR	LAKEWOOD RANCH	FL	34202
231327003	JOSE M GUZMAN & ROSA CORONA	801 N DEERPATH RD	NORTH AURORA	IL	60542
231400018	ELIZABETH DUEWEL	38W194 MOOSEHEART RD	NORTH AURORA	IL	60542
	JERRY L JONES	38W195 MOOSEHEART RD	NORTH AURORA	IL	60542
231400024	MANGO CREEK DEERPATH	13101 W MISSISSIPPI CT APT 408	LAKEWOOD	со	80228
	BATAVIA PARK DISTRICT	327 W WILSON ST	BATAVIA	IL	60510
	MIRADOR COMMUNITY ASSOCIATION	PO BOX 413	NORTH AURORA	IL.	60542
231402003	MIRADOR COMMUNITY ASSOCIATION	PO BOX 413	NORTH AURORA	IL	60542
231403007	ARMANDO C & JOCELYN G DURAN	826 HATHAWAY CT	NORTH AURORA	IL	60542
231403008	SOCORRO MONJARAZ	818 Hathaway Court	AURORA	IL	60505
	MAGDALENO CAMPOS & SUGEY RODRIGUEZ MORALES	810 HATHAWAY CT	NORTH AURORA	IL	60542
231403010	SAMI LORENE & KYLIE HALL	1641 W MOOSEHEART RD	NORTH AURORA	IL	60542
231403011	VOELKNER LIVING TRUST SCOTT M & JESSICA VOELKNER, TRUSTEES	1633 W MOOSEHEART RD	NORTH AURORA	IL	60542
1231403012		1625 W MOOSEHEART RD	NORTH AURORA	IL	60542
1231403013	CATHERINE MARY & KUCHA, MARTIN R DILLON	1617 W MOOSEHEART RD	NORTH AURORA	IL	60542
1231403014	JERECKI M & TOTTEN- GARNER, CHEVEONNE M GARNER	1609 W MOOSEHEART RD	NORTH AURORA	IL	60542
1231403015	RANDALL G & NETTIE K WILLIAMS	802 HATHAWAY CT	NORTH AURORA	IL	60542
231422005	SYLVIA WILLIAMS	819 HATHAWAY CT	NORTH AURORA	IL	60542
231422006	JIA, JIANHUA & WANG, HAIYAN	811 HATHAWAY CT	NORTH AURORA	IL	60542
231422007	FLINCHUM, CATHERINE &	803 HATHAWAY CT	NORTH AURORA	IL	60542
001405007	KENNEY, DEBORAH A RYAN & NANCY DIETLIN	816 BENSON CT	NORTH AURORA	IL	60542
231425007	MICHAEL & MONICA L RITTER	808 BENSON CT	NORTH AURORA	IL	60542
	TURCIOS, MAX E &				
1231425009	SPENCER-TURCIOS, FLORA	800 BENSON CT	NORTH AURORA	IL	60542
1231426001	ROBERT MICHAEL ZWOLINSKI	1613 HARTSBURG LN	NORTH AURORA	IL	60542
1231426002	SCARPITTI, KRISTINA NICOLE & EKSTROM, CODY STEPHEN	1605 HARTSBURG LN	NORTH AURORA	IL	60542
231426003	MARLA KRAMER	1597 HARTSBURG LN	NORTH AURORA	IL	60542
231426004	ADRIAN A & CAROLYN S DUESLER	1589 HARTSBURG LN	NORTH AURORA	IL	60542
231426005	MICHAEL APPS	1581 HARTSBURG LN	NORTH AURORA	IL	60542
231428001	JOSEPH S & DARLENE M EMANUEL	1572 W MOOSEHEART RD	NORTH AURORA	IL	60542
231428002	SUSEN H DEMARS	1564 W MOOSEHEART RD	NORTH AURORA	IL	60542
	LISA A QUIGLEY	03S714 DEERPATH RD	NORTH AURORA	IL	60542
	LISA A QUIGLEY	P.O. Box 1835	BATAVIA	IL	60510
231300009	LUCAYA ASSET MANAGEMENT LLC	17753 Lucaya Dr	LAKEWOOD RANCH	FL	34202
231300009	LUCAYA ASSET	03S652 DEERPATH RD	NORTH AURORA	IL	60542

# **APPLICATION FOR SPECIAL USE**

# 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.

FRED Response: Yes, multifamily is allowed within the current zoning district.

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

FRED Response: Yes, multifamily is deemed necessary for this 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.

FRED Response: Yes, the proposed special use does not create excessive impacts to public facilities.

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

FRED Response: Yes, the proposed use in in line with the existing zoning and Village codes.

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.

FRED Response: Yes, the proposed special use is designed, located, operated and maintained in a harmonious and compatible fashion to the surrounding uses.

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.

FRED Response: Yes, the special use will not diminish the safety, use, enjoyment and value of the surrounding properties.

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

FRED Response: Yes, the proposed special use is compatible with the surrounding developments.

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

FRED Response: Yes, the proposed special use minimizes potentially dangerous traffic movements and provides for 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.

FRED Response: Yes, the proposed special se provides the required number of parking spaces and maintains parking areas in accordance with the Village Ordinance.

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

FRED Response: Yes, 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.

FRED Response: Yes, the proposed special use conforms with the requirements of this Ordinance.



# Seasons at North Aurora

# **Detailed Proposal Description**



North Aurora, IL

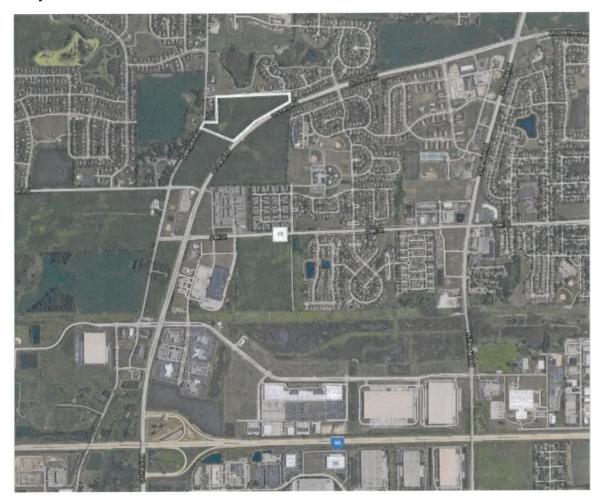
February 2, 2022



789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202 Phone 414.226.4535 • Fax 414.226.4523 • www.fred-inc.com

#### Subject Property

The subject property is located on the west side of Orchard Road and to the south of Mooseheart Road. The proposed site will be approximately 21.7 acres in size. The subject property is currently vacant farmland.



#### **Proposed Development**

The Seasons at North Aurora is an institutional grade, best-in-class market rate, amenity rich multifamily development designed with the end user in mind. The development has a true suburban feel with a significant amount of green space. The community will consist of two-story walkup buildings with 20 unit configurations. The buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages for select units. The apartments, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.



Careful attention was taken to maximize floor plan efficiency, functionality and flexibility to provide residents with a great value. Each of the 260 market rate apartment homes will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, quartz countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All units will include a split HVAC system (similar to what is in a single family home), individual hot water heaters, energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort. The building layouts and floor plan designs of this development provide a variety of housing options and price points that will cater to a broad demographic group.

In addition to the individual unit features, the 5,000 square foot clubhouse has been designed to create an unparalleled resident experience with its resort style pool, 24-hour fitness center with high end cardio equipment and club room with an entertaining style kitchen. Pedestrian walkways will also be featured throughout the site, including connections to the onsite dog park.



**Building and Unit Counts:** The multifamily development will include thirteen (13) freestanding buildings with 20 apartment units per building for a total of 260 apartments. The unit mix consists of 26 studios (10% of total), 104 one-bedrooms (40% of total), 104 two-bedrooms (40% of total), and 26 three-bedrooms (10% of total). The overall density is approximately 12 units/acre.



**Design/Materials:** The exterior finish of the buildings includes 25% brick, oversized windows and fiber cement siding. A mix of large balconies and private patios complement the exterior elevations and the gabled roof details contribute to the suburban feel of the community.

**Parking:** Parking will be provided through a mix of building-attached garages containing twelve spaces throughout eight attached garages, detached garages with eight or six bays each, and surface parking. Total parking provided is 598 spaces for all 260 units, resulting in a parking ratio of 2.3 spaces per unit. The plan includes 172 enclosed garage spaces for an overall garage ratio of .66 garage spaces/unit.



**Access and Circulation:** Two access points will be provided off the Deerpath/Orchard Connector Road. The eastern access point will only be a right in right out.



*Landscape/Buffering and Pedestrian Ways:* The site plan reveals a greened-up site featuring courtyards and pedestrian walkways that flow throughout the development. Per the IGA with KDOT the Orchard Road right of way needs to be 170 feet instead of the currently platted 140 feet. The additional 15 feet will come out of the originally provided 50' landscape buffer, the landscape buffer will now be reduced down to 35' to meet the IGA and KDOT requirements.

*Finishes:* Apartment finishes include: upgraded stainless steel appliance package, upgraded cabinetry with 42" upper cabinets, large windows, open concept floor plans, in-unit full size washer / dryer, walk in closets, and oversized balconies/patios.





#### **Development Details**

- Multifamily Property Size: 21.7 acres
- Current Zoning:
  - R-4 General Residence District
- The Comprehensive Plan earmarks this site as Corridor Commercial.
- Residential Density: 12 units per acre



- Parking Requirements
  - Code requires 2 parking spaces per dwelling unit
    - Per code the multifamily project requires 520 parking spaces
    - 598 parking spaces are being provided
- Significant Increment in Property Assessed Value:
  - Current property assessed value: \$7,427



- Architecture
  - Two story design that is in scale with adjacent properties
    - Parcel to the North Single family homes
    - Parcel to the South Vacant farmland
    - Parcel to the East Single family homes
    - Parcel to the West Single family homes
- Storm Water Management
  - o Utilizing the natural site characteristics to manage all storm water management
  - o No additional runoff will be created from the development

#### Market Demand

There are a multitude of characteristics that help support the long-term success of a multifamily development including location, community amenities, quality of construction, and overall cost of living. The demand for additional rental housing along with the current overall strength of the local rental market provides Fiduciary an opportunity to bring this "Class A" development to the market.

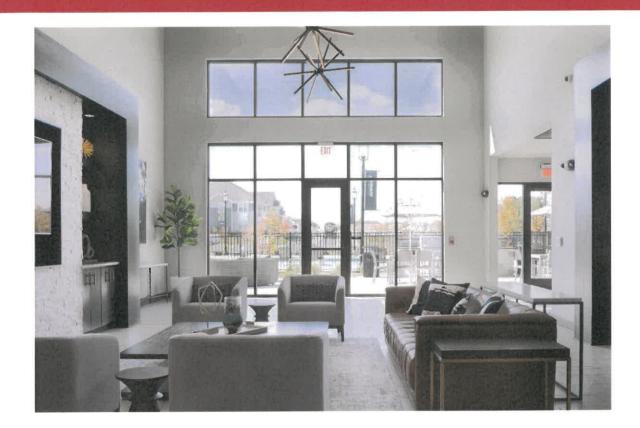
Fiduciary's market research indicates pent up demand for a unique type of new, luxury apartment rentals in the Village of North Aurora. Specifically, there is a growing demand for alternatives to single family homes. Many of the multifamily housing options in the local submarket are older communities with dated finishes and amenities which cannot fulfill the current market demand.



In recent years, demand, especially from young professionals and empty nesters, has shifted away from home ownership towards multifamily housing. There is a demand for new, high-end market rate apartment homes in North Aurora from those that are looking to downsize or no longer own a home, but want to stay within the community, as well as from those professionals that work for major employers in the area. This demand is from a demographic group that will spend their money in the communities in which they live and is looking for an upscale development to call home.

Fiduciary is targeting a different demographic that is not looking to live in the typical 3 or 4 story building with common corridors, but rather a smaller scale building type with private, direct entries creating more of a condo or townhome type feel. This group wants the community they live in to feel more suburban with an abundance of green space, walkability within the development, abundant amenity package and conveniently located.

Given the site characteristics and the pent up demand for high quality multifamily housing in this area, Fiduciary has identified that the highest and best use for the subject property is a multi-family development.





#### About Fiduciary Real Estate Development, Inc.

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily projects. Founded in 1984, FRED's proven track record of successful investment management has grown the business into one of Wisconsin's largest property management companies. The company owns and manages more than 8,000 market rate apartments, with an owned portfolio conservatively valued at over \$1.5 billion.

FRED's mission is to develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork. Visionary leadership, accountability with integrity and camaraderie and passion for people guide the vision of creating communities that are vibrant and enrich residents' lives.

Below are a few of Fiduciary's most recent awards.



INNOVATIVE MARKETING OF THE YEAR 2020 AOMA TOBY Awards



SENIOR HOUSING OF THE YEAR 2019 AOMA TOBY Awards



SENIOR HOUSING PROPERTY OF THE YEAR 2020 AOMA TOBY Awards



MILLENNIAL PROPERTY OF THE YEAR 2019 AOMA TOBY Awards



GEN X PROPERTY OF THE YEAR 2020 AOMA TOBY Awards



GEN X PROPERTY OF THE YEAR 2019 AOMA TOBY Awards



INNOVATIVE MARKETING OF THE YEAR 2019 AOMA TOBY Awards



PROPERTY OF THE YEAR (201-300 UNITS) 2019 AASCW



TOP PROJECT OF THE YEAR 2018 Daily Reporter



PROPERTY EXCELLENCE: 150+ UNITS 2018 AOMA TOBY Award



PROPERTY EXCELLENCE: GENERATION Y 2018 AOMA TOBY Award



ASSISTANT MANAGER OF THE YEAR 2018 AOMA TOBY Award



PROPERTY EXCELLENCE: GENERATION X 2018 AOMA TOBY Award



PROPERTY MANAGER OF THE YEAR 2018 AOMA TOBY Award



PROPERTY EXCELLENCE: NEW CONSTRUCTION 2018 AOMA TOBY Award



MAINTENANCE TECH OF THE YEAR 2018 AASCW





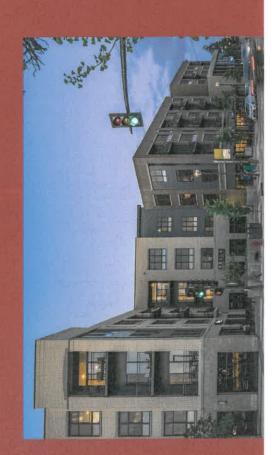
# OUR FOUNDERS



MILLIAM ARPE William (Bill) R. Arpe is Chairman of Fiduciary Real Estate Development. Inc. (FRED). Prior to serving as FRED's Chairman. Bill served as President and CEO between 1984 and 2012. He, along with Ted Kellner, founded RED in 1984. Since that time, FRED has grown from being an acquirer and RED in 1984. Since that time, FRED has grown from being an acquirer and property manager of stabilized multifamily apartments. Into the fully integrated real estate development and investment management company that it is today.



TED KELLNER Ted Keilner, CFA is the Executive Chairman of Fiduciary Rea Estate Development, Inc. (FRED) and one of the founding members of FRE He is the retired founder and portfolio manager of Fiduciary Management, an investment management firm established in 1980.



Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily, mixed-use, medical office and industrial projects. Founded in 1984, FRED's proven track record of successful investment management has grown the business into Wisconsin's largest property management company.

The company owns and manages more than 8,000 market rate apartments throughout the states of Wisconsin, Minnesota and Illinois with an owned portfolio conservatively valued at over \$1 Billion. In addition, FRED has over 25 years of real estate development and in-house construction experience. The company has developed over 5,500 market rate apartments, 1,000 single-family lots, 600 condominums and has converted over 1,100 units to condominums.

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ABOUT

### OVER 8,000 MARKET RATE APARTMENTS OWNED & MANAGED

OWNED PORTFOLIO Valued at over \$1 Billion OVER **400,000** SQF OF COMMERCIAL REAL ESTATE VALUED AT \$100 MILLION

1,000 SINGLE-FAMILY LOTS & 600 CONDOMINIUMS

## WHAT WE DO

FRED'S REPUTATION AND EXPERTISE CONSISTENTLY ENSURES SUCCESSFUL DEVELOPMENTS FOR SINGLE FAMILY COMMUNITIES, MULTIFAMILY COMMUNITIES AND COMMERCIAL DEVELOPMENT.

Multifamily Communities RED manages 30+ apartment communities consisting of over 8,000 apartment homes in Wisconsin, Minnesota and Illinois. We are proud of creating, building, and managing our own communities; controlling and designing quality from start to finish.

Commercial Development From a state of the art medical campus to a children's educational facility, we have developed and constructed build to suif industrial and office buildings for our clients. By listening to their needs, we have been able to provide award-winning facilities that accommodate their growing needs. Single Family Communities Our years of experience help us to acquire key land parcels while skillfully steering the development through government approval processes. Our development team oversees all of the critical stages of development including land acquisition, design planning, approval process, infrastructure improvement, construction, and marketing and sales.





BRETT MILLER Brett is the President and CED of FRED. He is responsible for the company's vesion, mission and strategy as well as building a diversified portfolio of single family, multifemily and commercial



TITUR BERSEL Steep is the Chief Design gofficer of FFED. Nex sesponsible or risk management, development seekopment, brokerage and legal seekopment, brokerage and legal packground in Wisconsin and Illinois.



EXECUTIVE TEAM

> AUSTIN MAUTZ Austin is the Chiel Financial Officer of PRED. His Responsels for all mance and accounting for the company, management of innesfor relations and equity procurement.



KATHY NETTESHEIM Kathy is the C Management Officient of FRED. She is responsible for overseeing the dially operations of over 8,000 multifamily operations of over 8,000 multifamily optimer, high quality living experien-



PETER 100D Peter is the Vice President of construction for Peter is the vice President of the constanty since 2015. Peter has been with headership of the Construction Division. This invalues are alrow of disagn/vicen Division. This invalues are alrow of disagn/vicen Division. This invalues are alrow of the construction and the conditions, maintaining development quality, standards and employee development/eternton.





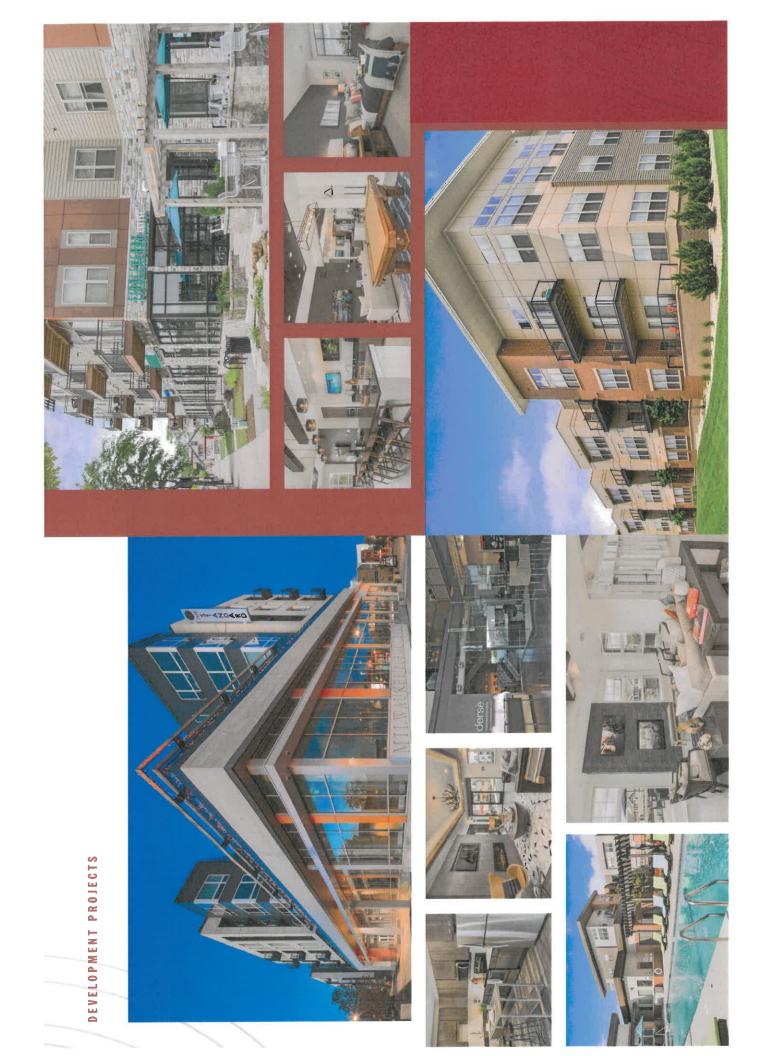
CRAIC RADDATZ Craig is an Elecutive Vice President at FRED. In Inio 2.5 years with FRED, the had been responsible to identifying development opportunities for the company. He has successfully developed residential communicus in developed residential communicus in over a docent municipalities in the stat

RMA SCHULZ Ream San Executive Ver Frestent at FRED and the Executive of FSI Perspectise. LLC. Ryan is response for unservative LLC. Ryan is response

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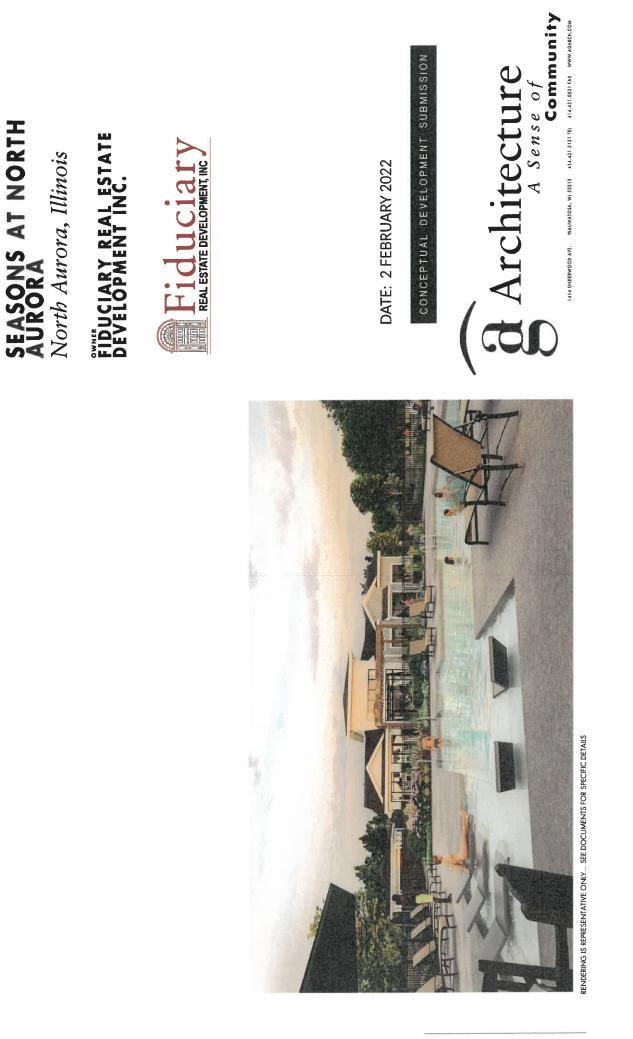




#### FIDUCIARY REAL ESTATE DEVELOPMENT INC

AN IN

789 N Water St #200 Milwaukee, WI 53202 (414) 226-4535 fred-inc.com





SITE STATISTICS

426 (1.64 STALLS/UNIT) 172 (0.66 STALLS/UNIT) 598 (2.3 STALLS/UNIT) SITE AREA : 21.7 ACRES (12 UNITS/ACRE) 26 104 26 **OVERALL UNIT COUNT 260** 

945,303 SQFT (21.7ACRES) 198,416 SQFT (21%) CURRENT SETBACK 25 FT 30 FT 25 FT 30 FT 35 FT 50 FT 15FT 25 FT 30 FT 30 FT 30 FT 35 FT 50 FT 15FT

02 FEBRUARY 2022 





Architecture







Seasons









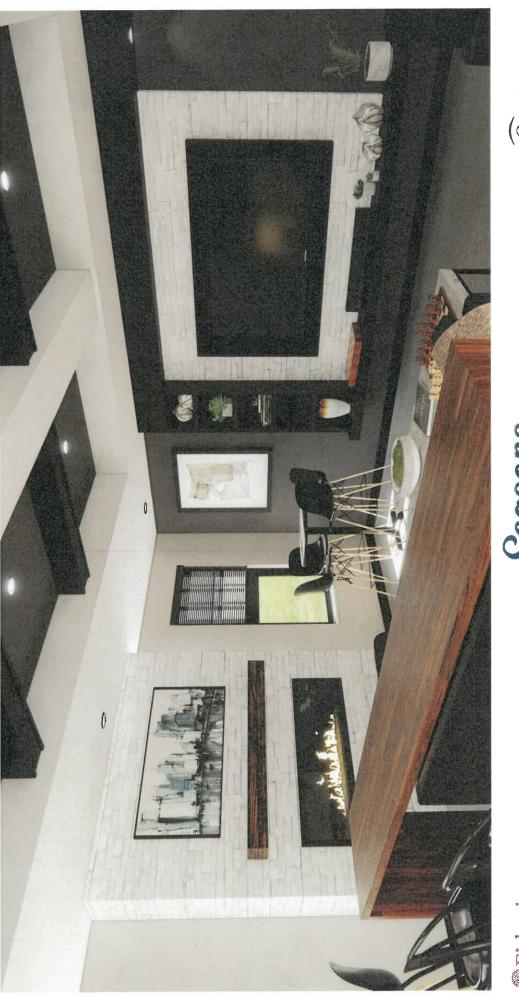




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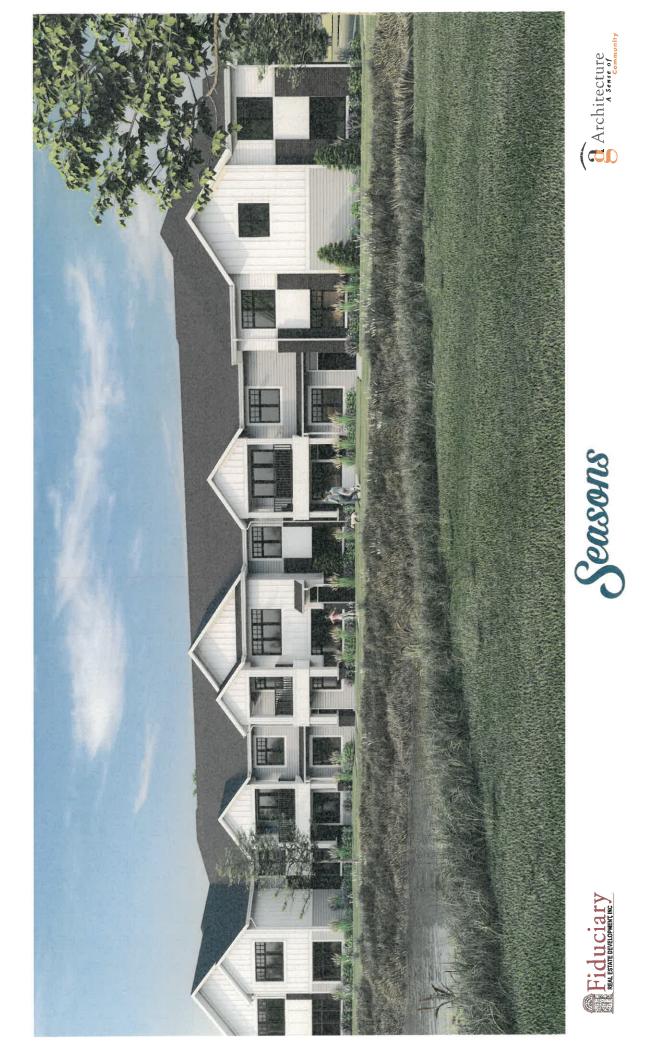
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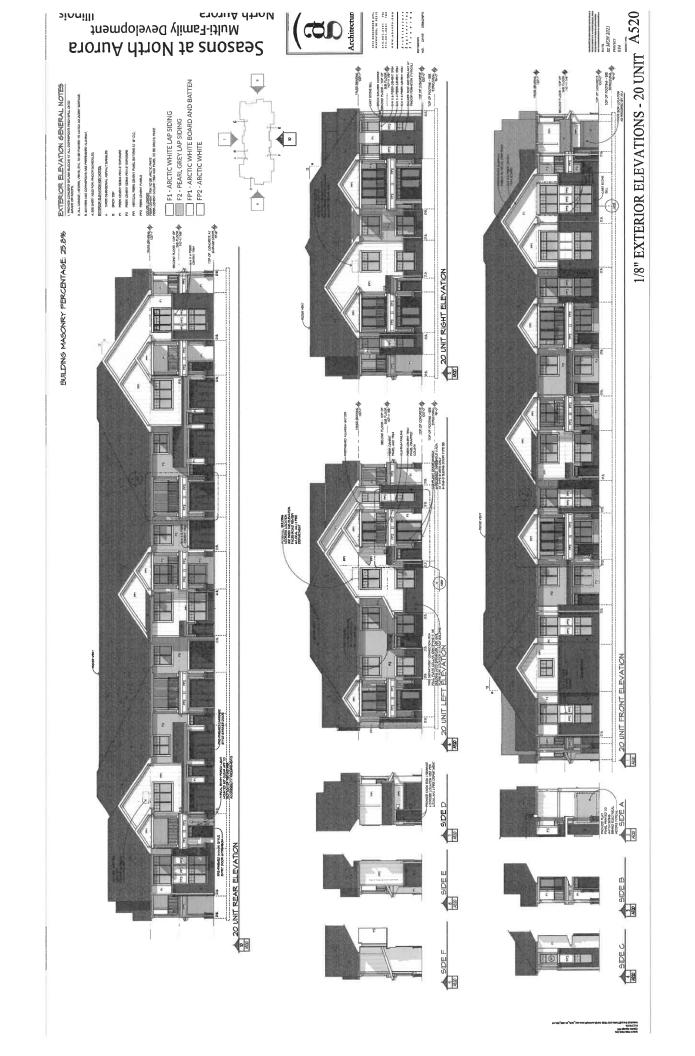


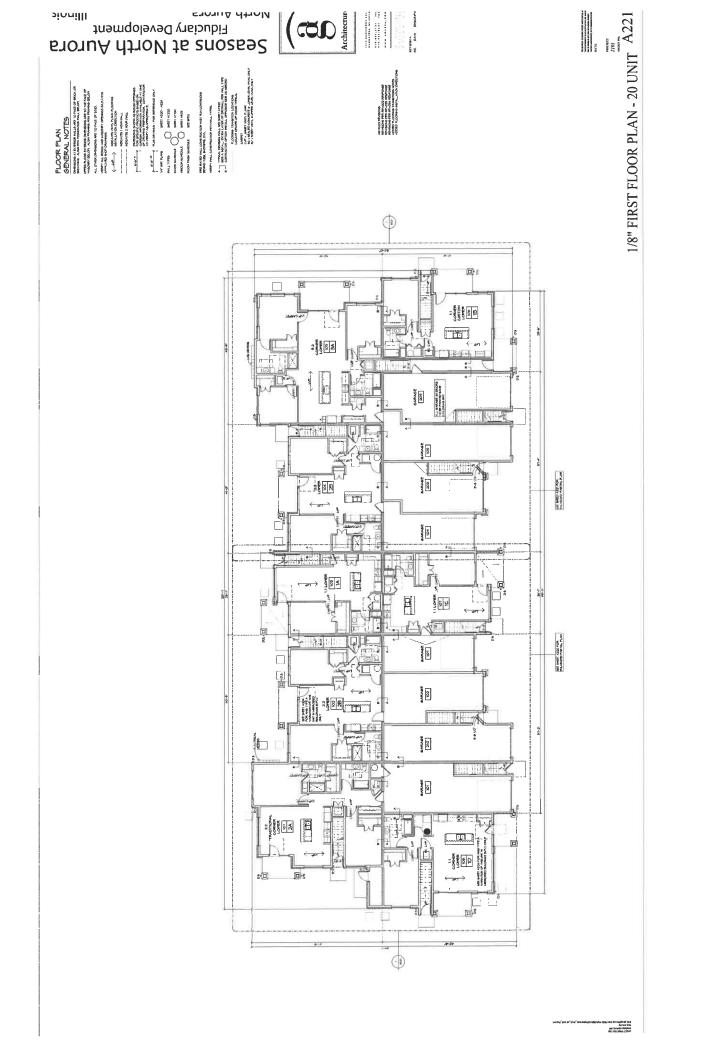


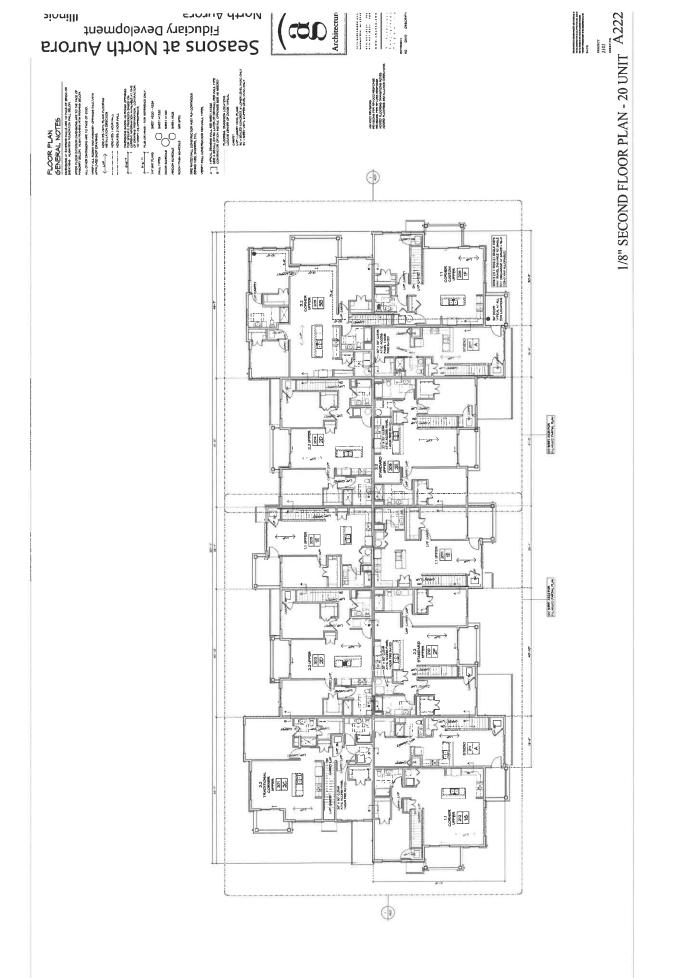




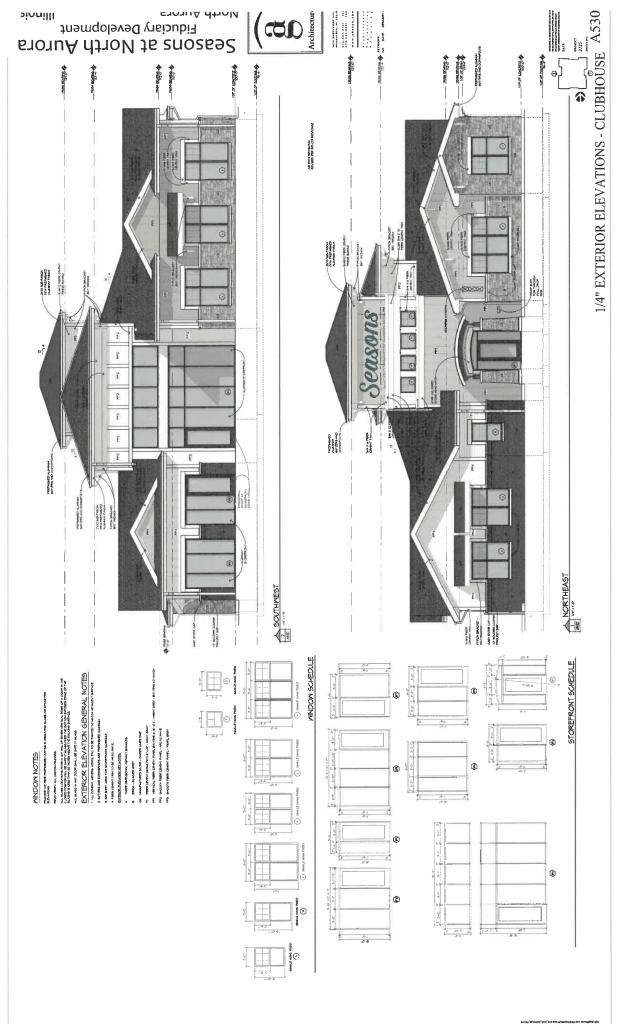




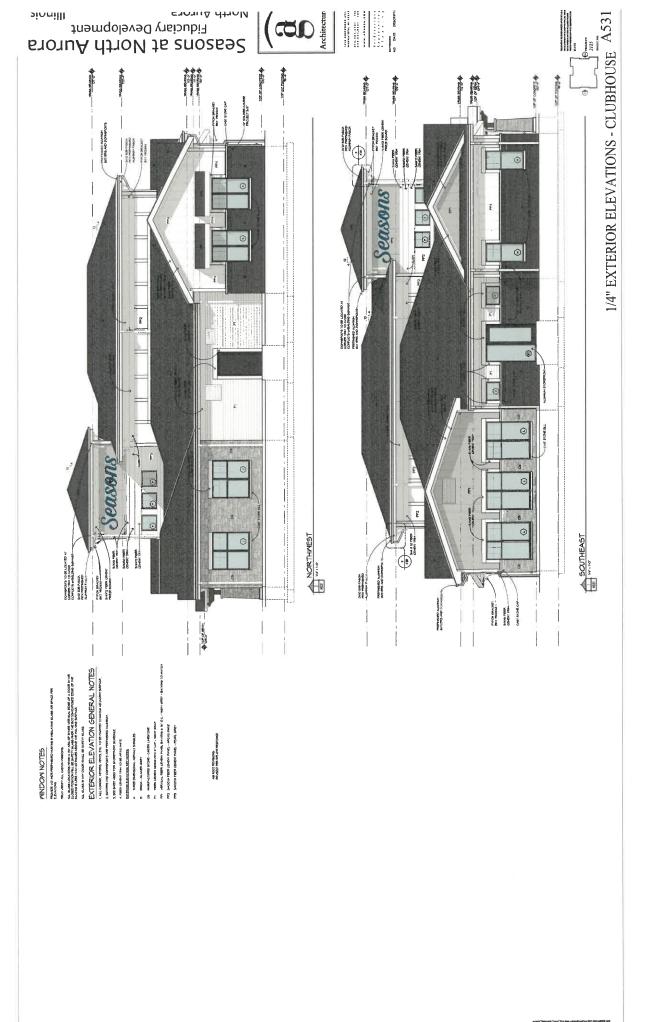




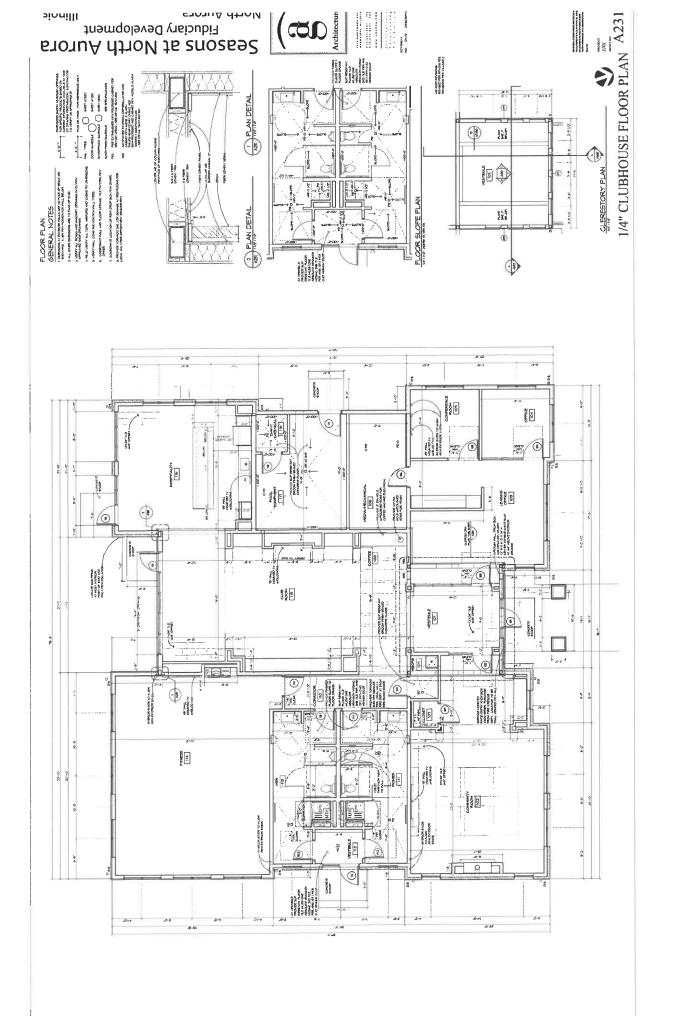
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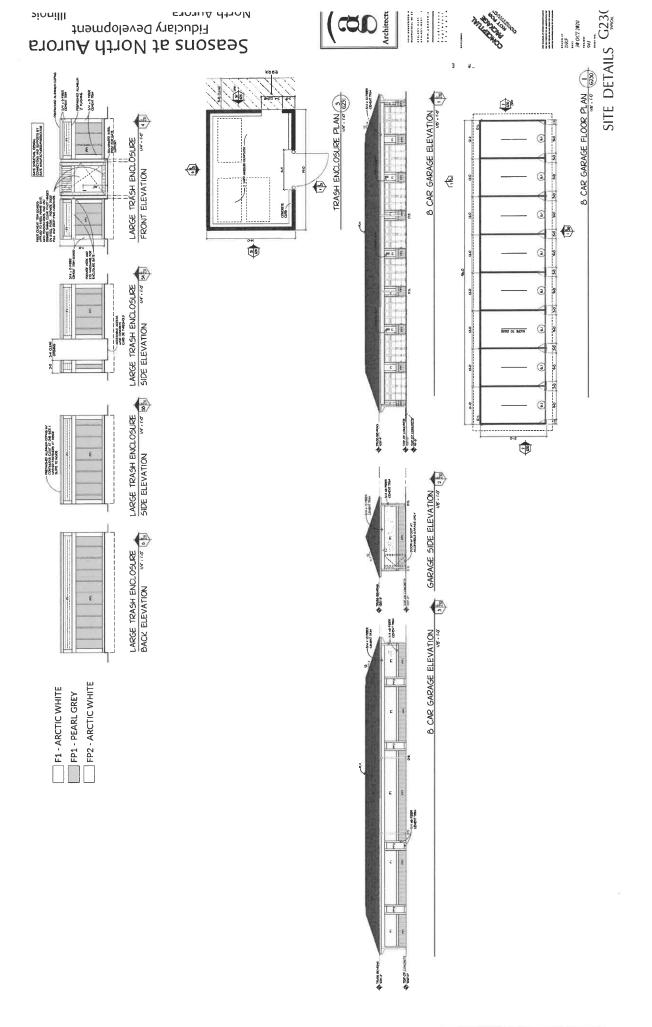
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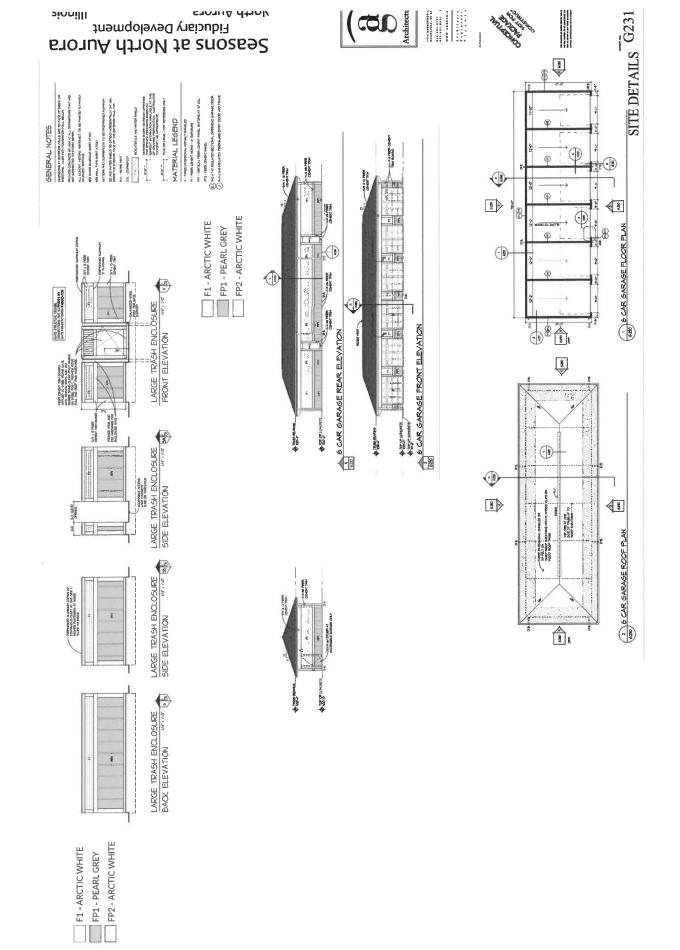


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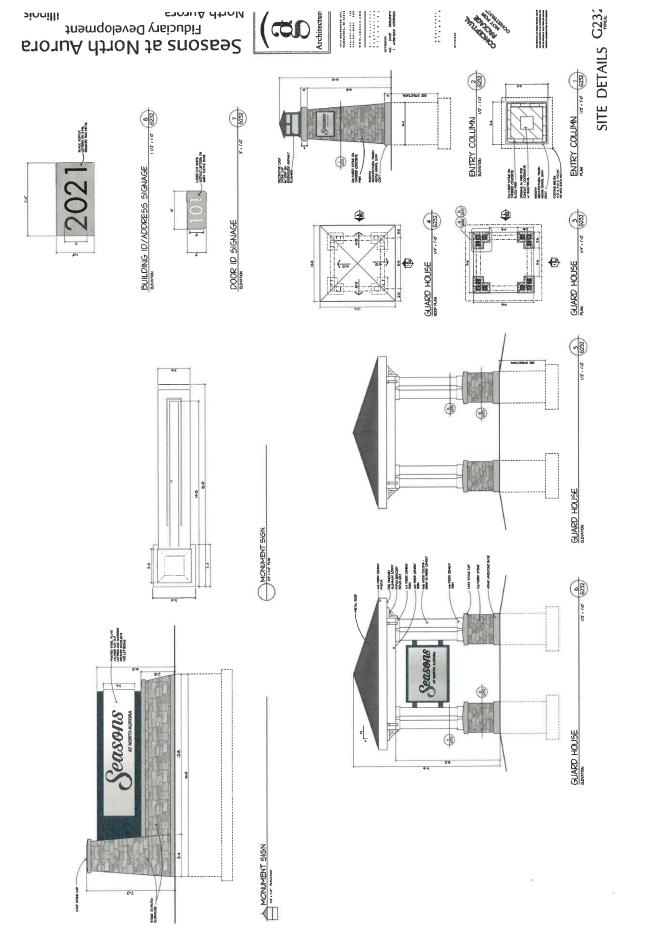


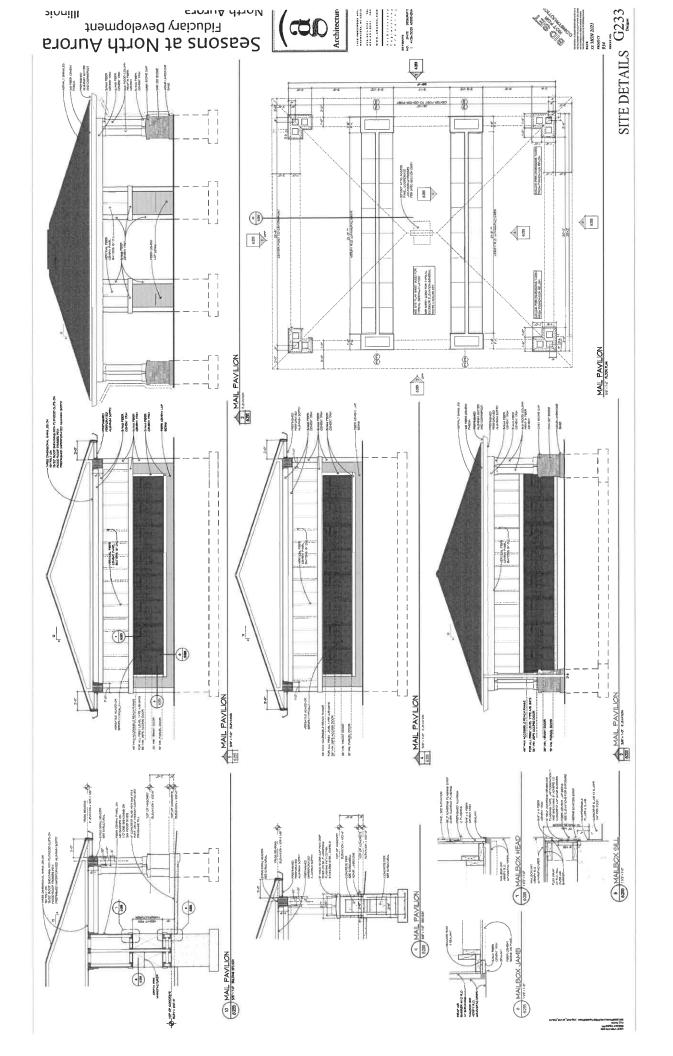
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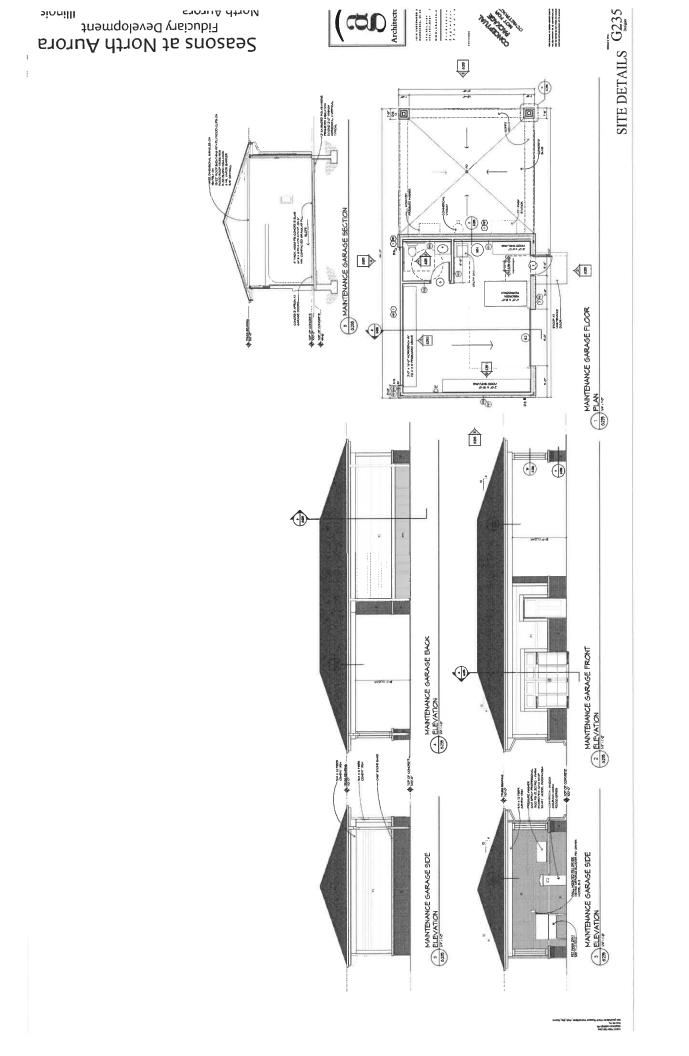




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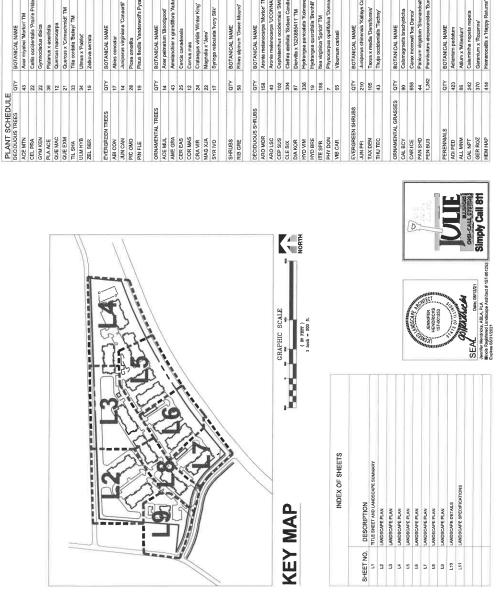
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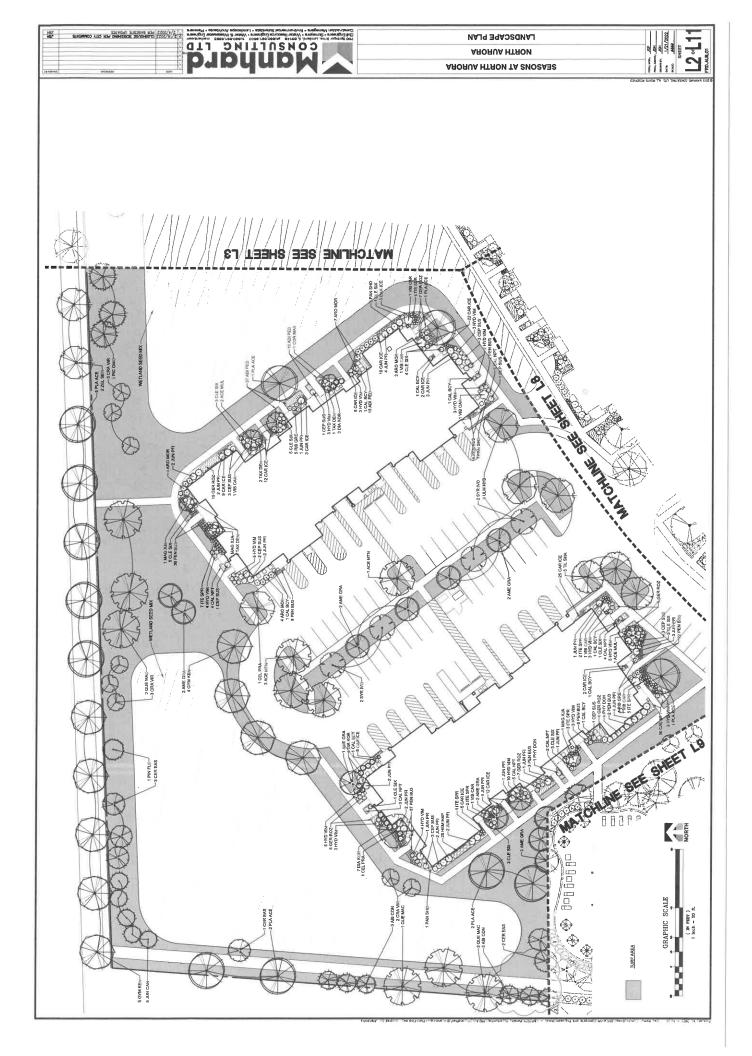
**CITY OF NORTH AURORA, ILLINOIS** 

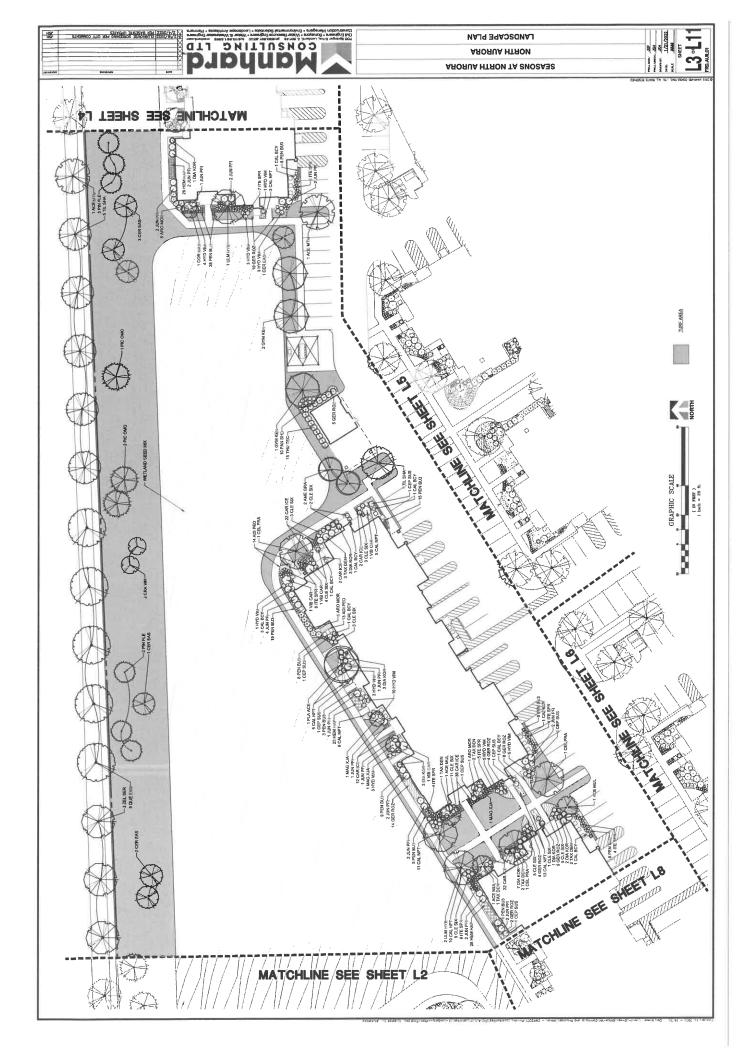


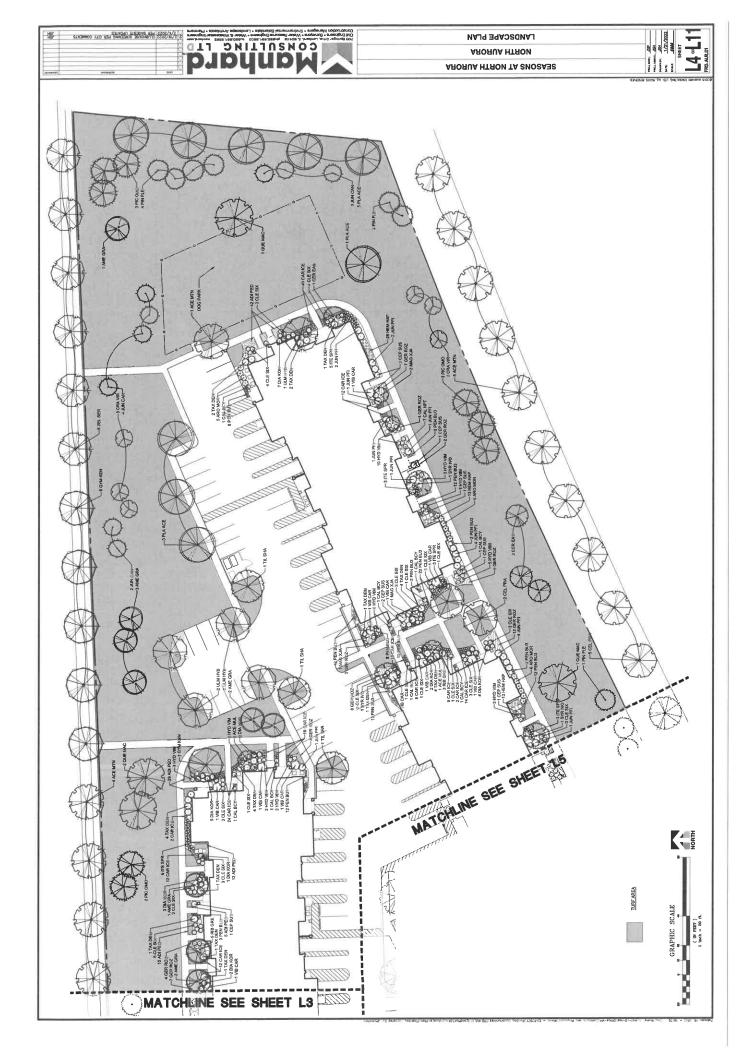
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CONTAINER	B&B	B&B	888	B&B	B&B	888	8&8	B&B	B&B	CONTAINER	B&B	B&B		B&B	CONTAINER	B&B	B&B	B&B	B&B		B&B	BAB	CONTAINER		CONTAINER	Pot	Pot	Pot	Pot	Pot	Pot	Dot 1	Pot	Pot	CONTAINER	Pot	Pot	B&B	CONTAINER	Pot	Pot	Pot	Pot	CONTAINER	Pot	Pot	Pot	Pot
SIZE	2.5" Cal.	2.5° Cal.	2.5" Cal.	2.5° Cal.	2" Cal.	2.5° Cal.	2.5" Cel.	2.5° Cal.	2.5" Cal.	SUZE	6. HL	5 HL	7' HL	6' Ht.	SIZE	5. Ht	6. HL	6' Ht	5.HF	1,5° Cal.	5 HF	2 12	SIZE	5 gal.	SIZE	3 gal.	3 gal.	3 gal.	3 gal.	3 get.	3 mal	3 cal	3 gal.	3 gal.	SIZE	3 gal.	3 gat.	3 gal.	SIZE	1 gal.	1 gal.	1 gal.	1 gal.	SIZE	1 gal.	1 gal.	1 gel.	1 gal.
COMMON NAME	State Street Miyabe Maple	Prairie Pride Common Hackberry	Kentucky Coffeetree	London Plane Tree	Burr Oak	Crimson Spire Oak	Shamrock Littleteaf Linden	Patriot Elm	Sawleaf Zelkova	COMMON NAME	White Fir	Canaerti Eastern Redcedar	Serbian Spruce	Vanderwolf's Pyramid Limber Pine	COMMON NAME	Mutti-trunk Bloodgood Japanese Maple	Autumn Brilliance Apple Serviceberry	Eastern Redbud Multi-trunk	Cornelian Cherry	Winter King Hawthom	Jane Magnolia	IVOLY OILY JAPARIESES 1150 LEAD	COMMON NAME	Green Mound Alpine Currant	COMMON NAME	Iroquois Beauty Black Chokeberry	Low Scape Mound Black Chokeberry	Sugar Shack Buttonbush	Sixteen Candles Summersweet	Kodiak Red Diervilla	Catche Gal Octoor Hudrances	Little Henry Sweetsnine	Little Devil Dwarf Ninebark	Koreanspice Viburnum	COMMON NAME	Kallay Compact Pfitzer Juniper	Dense Anglo-Japanese Yew	Techny Arborvitae	COMMON NAME	Korean Feather Reed Grass	Ice Dance Japanese Sedge	Shenandoah Switch Grass	Burgundy Bunny Dwarf Fountain Grass	COMMON NAME	Northern Maidenhair Fern	Millenium Ornamental Onion	Lesser Calamint	Rozanne Cranesbill
BOTANICAL NAME	Acer miyabei 'Morton' TM	Celtis occidentalis 'Prairie Pride'	Gymnoctadus dioica	Platanus x acerifolia	Quercus macrocarpa	Quercus x 'Crimschmidt' TM	Tilia cordata 'Baileyi' TM	Ulmus x 'Patriot'	Zelkova serrata	BOTANICAL NAME	Abies concolor	Juniperus virginiana 'Canaertil'	Picea omorika	Pinus flexilis 'Vanderwolf's Pyramid'	BOTANICAL NAME	Acer palmatum 'Bloodgood'	Amelanchier x grandifiora "Autumn Brißlance"	Cercis canadensis	Corrus mas	Crataegus viridis "Winter King"	Magnolia X Jane	Official relationship (VOI) Only	BOTANICAL NAME	Ribes alpinum 'Green Mound'	BOTANICAL NAME	Aronia melanocarpa 'Morton' TM	Aronia melanocarpa 'UCONNAM165' TM	Cephalanthus occidentalis 'SMCOSS' TM	Clethra alnifolia 'Sixteen Candles'	Dierwits X 'GZX885411' TM	Hudbannes mineratoria Rrenhill TM	these vicrimics "Sorieh" TM	Physocarpus oputificitus 'Donna May' TM	Vibumum cartesli	BOTANICAL NAME	Juniperus chinensis 'Kallays Compact'	Taxus x media 'Densitormis'	Thuja occidentalis Techny'	BOTANICAL NAME	Calamagrostis brachytricha	Carex morrowii 1ce Dance'	Panicum virgatum *Shenandoah*	Pennisetum alopecuroides 'Burgundy Bunny'	BOTANICAL NAME	Adlantum pedatum	Allium x "Millenium"	Calamintha nepeta nepeta	Geranium x 'Rozanne'
ΔTY	43	22	52	36	12	21	33	34	19	ΔTY	17	14	28	19	۹TY	14	43	25	12	24	8	-	QTY	58	αтγ	158	40	102	304	19	10	188	7	55	ΔTY	210	105	43	ΔTΛ	90	658	44	1,242	αīγ	423	86	242	370
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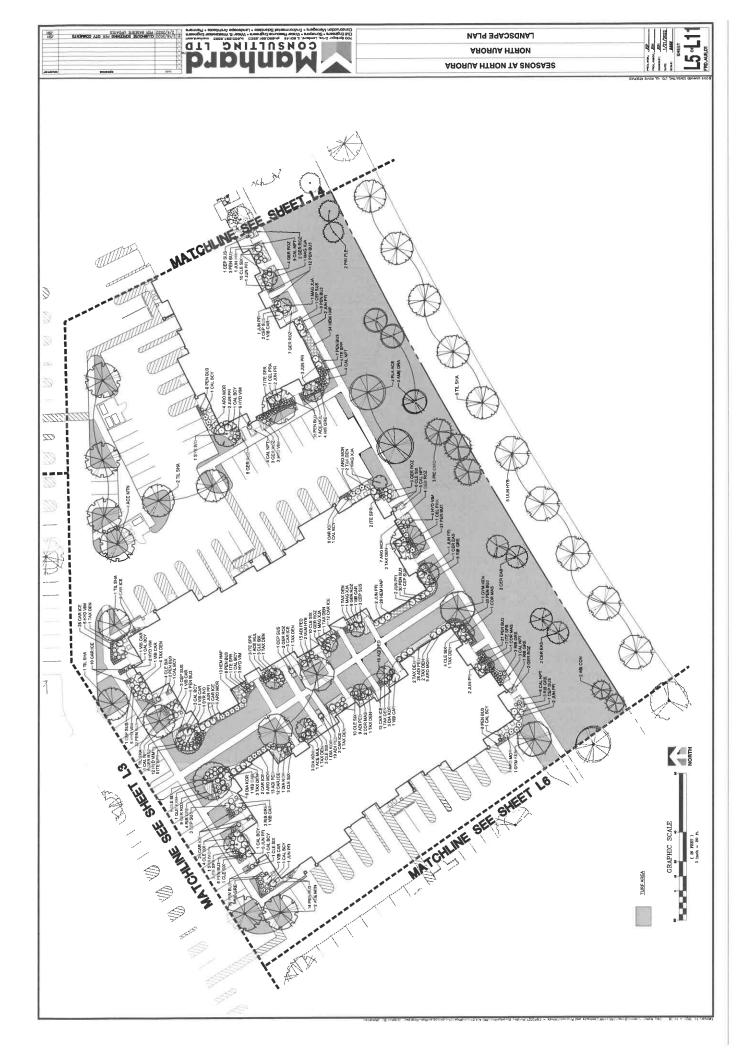
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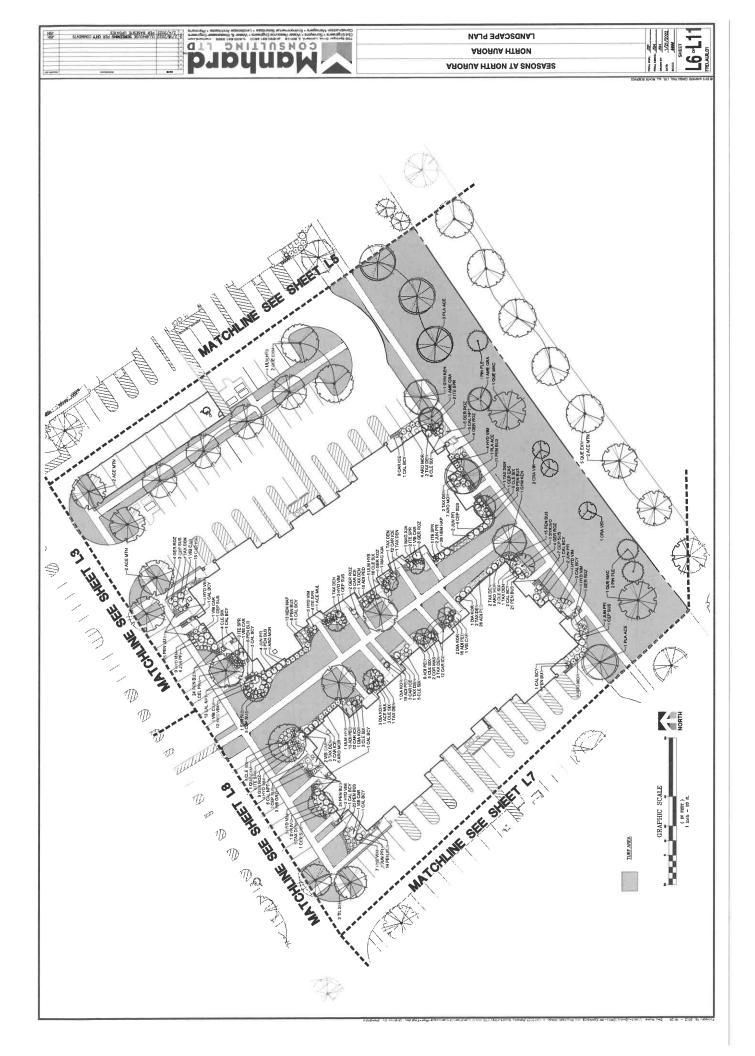
LANDSCAPE PLAN

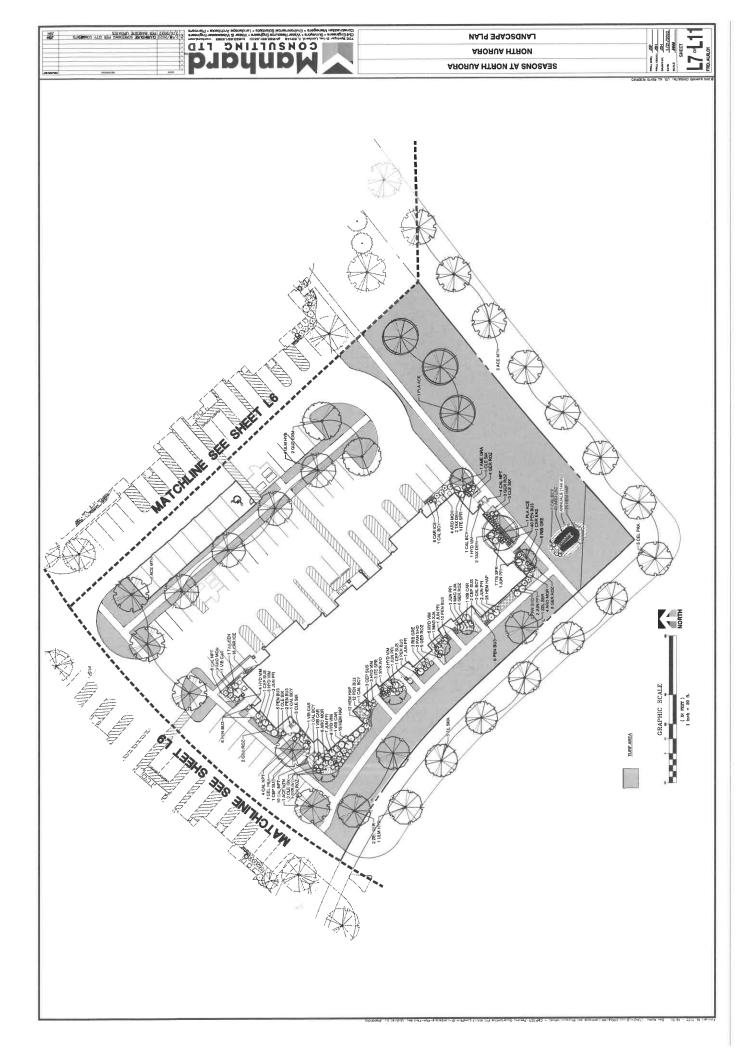


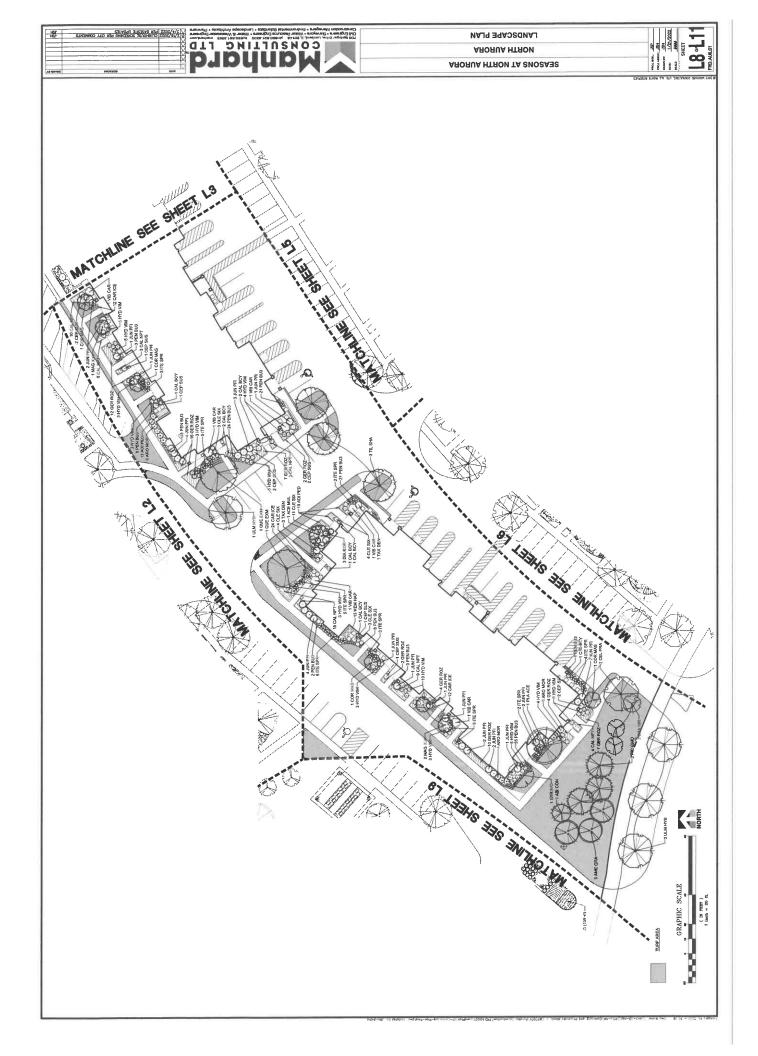


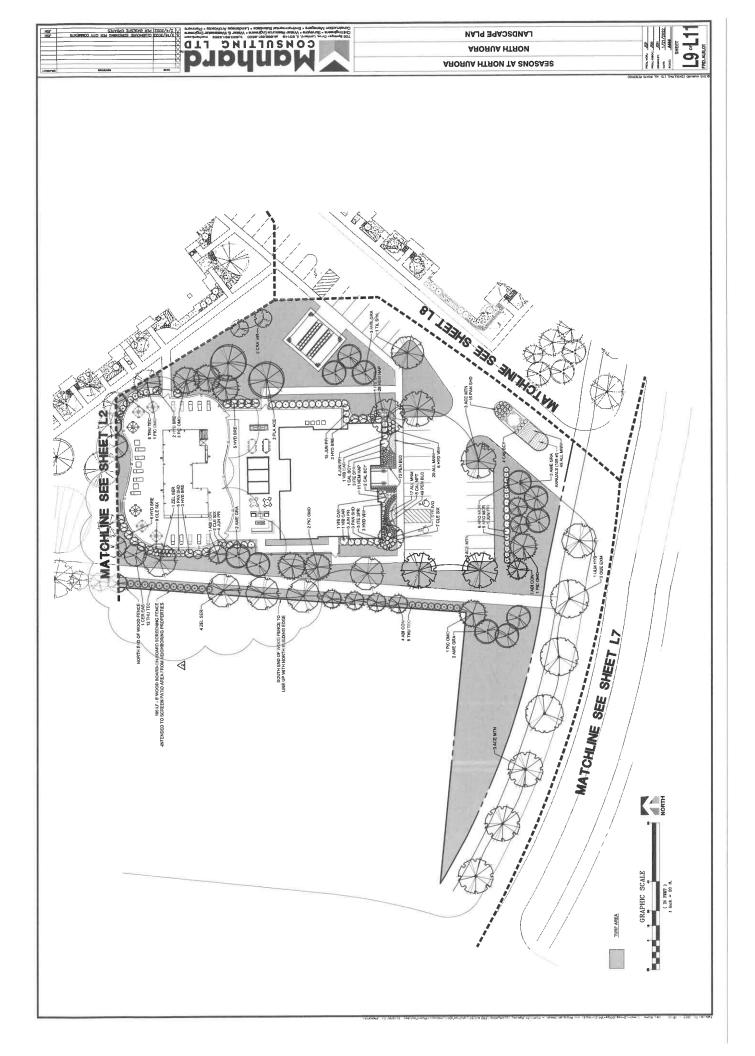


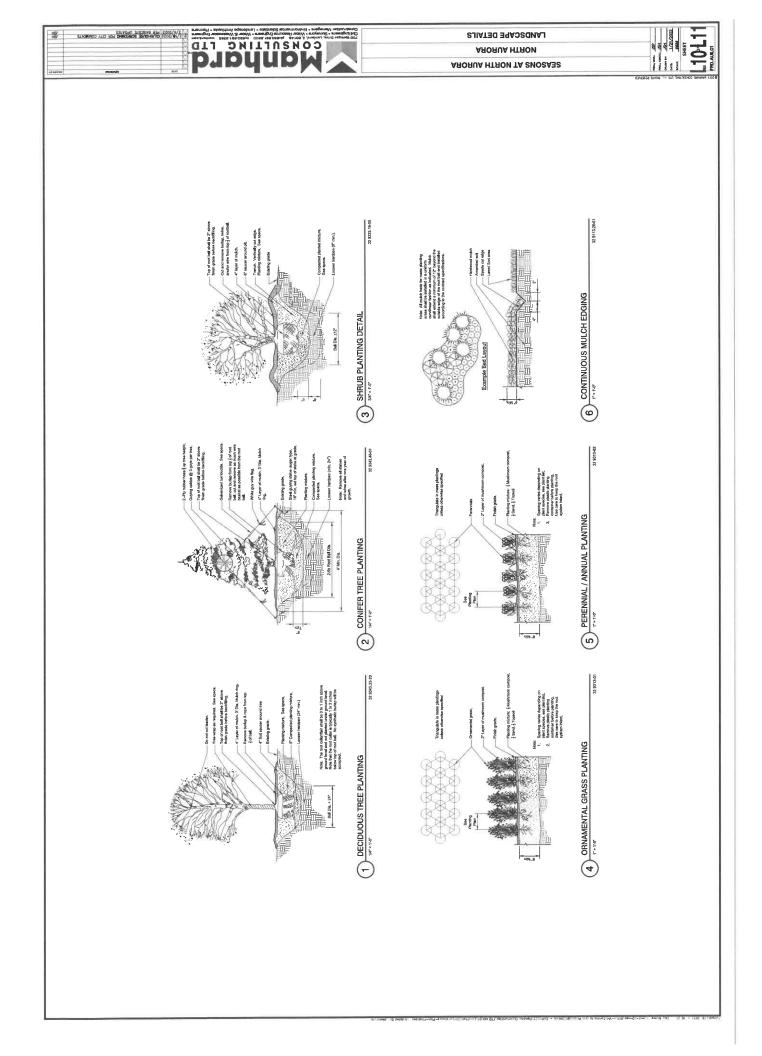














### PART 1 - GENERAL

### 1-01 DESCRIPTION:

- A. Provide sees, arrively and groundor.
   A. Straveling of Chapted or solid provides and groundor.
   Testa, athritis, personials and groundors.
   Testaning interface accessionies.
   Fertilizer and Intribuida accessionies.
   Fertilizer and Intribuida.
   Textminiprof. plant maketia.
- The Contractor shall verify all existing conditions and dime any discrepancies to the Owner or his/her representative.

# 1-02 QUALITY ASSURANCE:

- A. Comply with site work requiren
- Plant names indicated must comply with "Standardized Plant Nemes' as adopted by the fatest edition The American Join Committed on Hordoutting Nemendatura. Nemes of veneral series which are adjust should confirm with News generally a completed by the numery trade. Stock anothe Sa adjusty largeades
- C. All plant materials shall contom to the "American Standards for Nursery Stock" (ASNS), latest offic, published by the American Association of Nurserymen, Washington, D.C.
- All plant material anall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.
  - Authore to sticing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.
- The second secon
  - All shrubs shall be donse in form. Shrub finars do not mast these specifications. Shrubs specified 1 history the shrubs a spread is a equal to hospit measurement. Shrubs who has a specified by the shrubs of the social the matureling growth hadric of the plant by history a growth same hospit.
- A plant materials are subject to impocino and approval. The landscape architect and Omer trace for additional and a subject to impocino and approval. The landscape auditors: Omer means the hydro to make it also marked as the marked prior to patient. The presence tracks and determine the prior to make a start of the comparison of the project. And subject presence of the prior determine the start and the project.
- - Confairies grown deaducus and/or evergreen shrubs will be acceptable in lieu of balled and builtag strots subject to specified indisories for container grown stock. Star of container grown maierid a conform to stratheght vesultenents of plantified.

# 1-03 DELIVERY, STORAGE & HANDLING:

- Fertilizer eftell be delivered in original, unopened and undemaged packaging. Containers shall dirigte weight, energine and menufacturer's name. Store fentilizer in a manner bat will prevent weiting and develocients.
- The all provides interpretent processing part before active processing activity the processing processing and activity processing of the state processing activity processing processing activity of the addressing activity activity activity activity activity processing activity activity activity activity activity activity activity activity processing activity activity
  - Plant material transported on open vehicles should be covered with a protective covering to pre-wind burn.
    - Dry, loose topsof anel be provided for glasting bed mixes. Muddy or frozen topsof is unacceptable working with medium in this condition will destroy its structure, making root development more diffi-
- 1-04 PROJECT CONDITIONS:
- Notify landscape architect al least seven (7) working days prior to installati
- It strieff be the Contractor's responsibility to locate and protect all existing above and below grou utilities. Utilities can be located and marked (in limosh by calling J.U.L.I.E. at (800)892-0123.
- The Contractor shall provide, at his/her own expertes, protection system treasuration on seasoft and the standard statistical and the standard statistical and the statistical contractor contractor statistic protect and matching through the statistical statistical and without any damage required to protect and matching the form that not be responsible for any damage former after such warming has been faused.
  - The Contrastance traffic the supportable for the protections of normely, bracks and record of orallog 19 ways, applied as a support of the supportable for the protection of a normal protection of the protection of the support and the subject for contraction stating and and a normal protect of the support of a latenci. The Owner determine the protection of the support the subject of contraction and and the support of the support of the support of the support of the support the support of the same of the support of the support of the support protection of the support of the support of the support of the support protection of the support of the support of the support of the support protection of the support of the protection of the support protection of the support.

- At prior interface discussion provides the state ensemble of control how each first and of all a providence providence providence of the minimum providence provide interface of the first control or which the movie of the minimum providence. Plant minimum build be interfaced aparts detect including death and unstatisticating provide, associate on each state of datase by others, control prior normal control of the order providence prior and the control of the Control func-tion of the control prior normal prior normal or for the prior and the control of the Control function. The warrendy control and minimum of the ontid particular prior and the control of the Control function. The warrendy control and minimum of the ontid particular prior and the control function. The warrendy control and an antid minimum prior of the control of the Control function.

## PART 2 - PRODUCTS

### 2-01 PLANT MATERIALS:

A. Partic Private Instance Instances or relevant in mortum, strength and metaloped translates and signation. The relevance of the strength and the strength and strength an

2/1/2022 LEGE BYZEZILE (NEDVIES

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After sod and soit have dried, roll seeded areas to ensure a good bond between the sod and soit and to remove minor depressions and irregularities.

Water cod thoroughly with a fine spray immediately after planting. Pface top elevation of sod 1/2 inch below adjoining edging or pav

 Warranty soddryg for a period of one (1) year from the end of the 90 day maintes and fails or lacks vigor and Mit growth as determined by the Landscape Architect will repeat site preparation operations and re-sod affected areas at the Contracts 8. Sodded stopes 3:1 or greater shall be staked to prevent erosion and washout

Sod shall be laid within 24 hours from the time of stripping. Do not plant domnant sod or if the ground is frazent, Ley aod to form a solid meas with tightly fithed joints, Bull ends and sides of aod strips; do not owdarp. Stagges traipies to offisial pind appending counses. Work from boards to evel damage subgreated or solar. Work tilled so it in minor creacia between please of soci, remove access to work amobianty of equipment soci.

- 2. Containine grown stock should be grown for an amount of time that is of sufficient length for the consignation to the constant is not all for the post-bound and all containing grown stock will comply with the sizes stated on the plant list.

- 2-02 ACCESSORIES:
- Topsoil for seed areas shall be a minimum of 6°. œ,

- Regiliare . For these and threads uses 144-46 brigueties 17 g or aestrategies from Arhur Cleann, Inc. . For these and attracts the commenciation for application. Anthour Cleann, Inc. 454 Dans Dires. Wreading, IL (0000 (847)53/72177

- Nakch: The much shall be linely enrodied hardwood back witch has been screened and is fee of any User much shall be linely enrodied, wood benefity, gowein for genemication labelling fogreeken or other foreign much ben trucks is available form Milleneet Trailing.

- A complete list of faints including a schedule of sizes, quantifies and other requirements is shown. The Drevings and on the blo form. In the event, the quantity discrependes or mathetial omissions oc to the care more relatively genes shall govern.
  - 1-05 PRELIMINARY ACCEPTANCE:
- All plantings shall be mainlained by the Contractor for a period of 90 days after preliminary acces by the Contract of theirer representative. Maintenance shall include, but is in furthed to: moving adding the parties of the period.

  - -06 WARRANTY:

Apply Round-Up or approved equivalent to kill any exterity vegatation in all arves to be plented. The regime of the second contraction of the plant application and plant translation with marufacts. Do not hegin funding proversions until presectived or social specialized withing period have adapted. Take externa care to world chemical drift to adjoining properties of landboacke plantings.

Planking strall be performed by experienced workman familiar with planking proc supervision of a qualified supervisor. All planting techniques and methods shall be consistent with the latest e of Nurseymen, Inc.' and as detailed on these Drawings.

All underground utilities must be tocated and marked clearly

PROLIMOL. <u>159</u> PROLIMOL. <u>151</u> DOUMNER. <u>151</u> DOUT <u>1721/2022</u> BRUET

Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface motature to dry before planting lawns. Do not create a muddy sol condition.

Sodding of apecified lewn ereas on plans will be completed as (offowe: 1. Face and surface to receive and to completely remove any set ortait no more than one day to leving: and.

Suthable erration control predices shall be maintained by the CONTRACT Binole Urban Manual and all applicable Soil Erration and Sedimentation C the PLANS.

4. Staples should be 8" wire staples, applied at two (2) per square yar

 H. Erosion Control Blanket
 1. Erosion Control Blanket shell be installed per manufacturer's on the plan. Install S-75 Erosion Control Blanket as manufactured by h equal. Blanket should be premarked with stable pattern.

Locate all plant material as indicated or as approved in the field by the Landscape Architect. If bestitubed as a proceeding on the most plant on the distribution of the conceed with plant plant plant and plant locations have been selected.

Planting Yorke shall be constructed as those on the planting delath. Heles shall be hard day or mexicos and be verticed as those in our solar shall be delated. The local data of the mexicos and be verticed and the times in one local shall for the more set manufact accounted and the mexicos of the times the nort of the disk of the times are the more area to accounted and the next more the planting to the times the times of the time of a delative. Solar be used as beddel should be inhering a thomas large than 7° in demonst or of delative. Solar be used as beddel should be inheringed.

G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by claims and raking prior to pathing seed, so that all be howened and surface to a minimum objin (of 6°. Fine galling or efficience areas is required, Machinum size of stone or lopsoft lumps 1°.

Topsoil shall be spread over the site at a minimum depth of 0°. Those areas which are indica pratrie or natural areas on the Drawings shall have a minimum lopsoil depth of 18°.

Prior to all planting, records all arouse to be introducegoed to prepare for plant these advectors to a minimu depth of 2. Eminate unaverse and low cycles. Advector plant, and concertor, and advector and advector and advector ad

- - No evidence of wounds or pruning cuts shall be allowed untess approved by the Lands Architect.
- 4. Evergreen trees shall be branched to the ground. The telpht of evergreen trees are determined by measured 70 mm by sourch to the first learest branch or located to the for-physit microlic width: the trees are measured by the meas of the plant into the very job of the branches.

Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawin grade and to finish grade of adjacent hard surface grades.

Add 2° thickness of mushroom compost to all annual, perennial and grou bed and install plants.

3-03 PLANTING PROCEDURES:

Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

beds. Finish grad

соизпттис ттр

 Sod shall be installed when the ground is not increan or snow covered and ismperatures are les it an 80° F. II shall not be placed during a period of extended drought. Harbecoous omamental plants shall be planted between May 1 and June 15 or between Augu 15 and December 1.

Things of plant married and second goostices. 1. Seconds of plant married and second goosticals. 1. Seconds of plant married and and and on the second sec

10 Debic for data are anomic inclusion in the provide the structure of the data before for the structure of the structure

4. Syring planting of woody criatmential plants shall be performed from the time the and can be easily work unit Junn. To any strate that every think every the time of shall be the first work and in furnishe persons will only be altered unity of the time of planting partial for the first work being hunged approximate will be proferend and can be used and the time of the operative being hunged planting that has derive and the grout cannot be work and strateging the everyone that the operation of the system of the grout cannot be work and the construct, screepting everyone that the operation of the system of the grout cannot be work and the system of the everyone that the operation of the system of the sys

All plantifying shall be maintained by the Contractor for a period of 60 days after polintinary exception by the Conner distinger representation. Maintainent of all includes but for thirds (i.e., more) and oddy at 10, Aultify events, watering that incuss and plantify that the maintainent of Contractor with the field plantific process grade and position. Used maintained with the removed, Sta and Space and Space and Space and Space and Space and Space and Space

3-04 MAINTENANCE:

Mutch perennial, groundcover and annuel planting beds with 2" musi mutched areas throroughly after placing mutch.

All plant material (excluding armual color), shall be warranteed for one (1) year after the end of the S day materianmost peolor. The part of the maintenance period is marked by the final acceptances of th Contractives work yit the Owner or harbar representatives.

3-04 ACCEPTANCE:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractors invited alob os directory responsible of all dimage accessed by the ophiles and for the old innoval of all their and obtains from highlink work trate in this satisfiable of of the pindesexpe scrubest.

3-06 SITE CLEAN-UP:

The second secon

Seeding of specified lawn areas on plans will be trealed as follows: 1. Topola taithe sepred over sait areas to be seeded to a mhimum depth of 6" when compact 1. De partformed by tobara).

ø

1. Apply fertilizants and concilitonents at the rails specified per ead test findings. In lieu of ead test results, sparky two (2) tons of ground agricultural limeatione and 1000 lbs. 10-10-10 or equiv-snatysis fortilizar per acre. Al less 140% of the fertilizar nitrogen shell be of an organic origin

Seed mixture and application rate - use <u>Prentium</u> seed mix as supplied by Arthur Cleaser Apply at a rate of 5 the /1000 s.f.

4. Soil preparation areas where vericular battic has compacted the soil shall be loosened/sci to a minimum depin for before setting and packing. Fine granding of all seeded means is required. Maximum size of some or hopped lamp is 1.

The writeshed is not reminist the control region by a life of the intervention of the characterized of a characterized projects or particular the control region of the intervention of the characterized of a work prevention of the characterized in the project. The intervention architect and not work prevention of the characterized in the characterized architect and and which prevention of the characterized of the characterized architect and and and cover charage or defects. When writection architect and writection architect and architection of the characterized of the characterized architection architection are proved by the characterized or architect architection architection are architection architection architection architection architection architection are proved by the middle of the characterized architection architection are architection architecti

- A Topped 1. Topped and to helio, natural topol of a learry character, which a product or subset 1. Topola data to rescribely fee from day, in type, access and a static stores, joints, rock, adds and data threep, matanda wate a ph televener of 3 or 7.0.

Set balled and burltapped plants in the planting hole and compact 8" of sol accurd the base of the ball Backfills membrings appear with plants pradure. Ween plants immediately after planting to eliminate all vocids and incorregity appet in a planti cool ball.

servery the productioner plants according to dimensione given on the plants. Adjust specifiq as necessa supery the plantship dot with indexise number of plants. Father to writh in F3 of the pruse of these and strates or all the odge of the plant them, which ever is cleared. Plant to writh in F2 of edge of bods.

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Set plant material in the planting hole to proper geade and algoment. Set plants upright and plants, plant material 2 above a beginent life apost. Remove a upper hole of 13 of root ball. Remove enable building (geaders), Out and menous are ut and fold come upper hole of other basked, dependent the size. Beddell hole by thinky temping soil to and do not pook for voide.

- Soil amendments shall be as follows: 1. For frees and shrubs the plant pit will be backlifted with pulverized black dist.
- For parturnistic and ornatinential grasses the self inxidure will be as follower: CA463 Gannel Partopeor Peerlised Minist support by Molwest Transforg. Toop bools with 5° of CA463 and 19 extrining boat to a clophol of 5°. Soliv microse are available from Midwest Trading, Midwest Tradforg, St. Charles, IL 60174 (\$539) 365-1950
- For furt events use 0.24-16 Cleasen Fairway with micronutritents with minor elements 3.0 % S. 2024 B., 05% Cu, 1.0% Fe., 00065% Mo., 10% Me available from Arthur Cleasen or approved equal.
- Herbicide: 1. Round-Up or approved equel
- compost as evailable from Midwest Trading. 2. Mushroom
- Werr. Werr . . Water services will be conflictly on the site, with the cord of water being and by the Onere-. Transperiory of counsel, when secrets to the work strate scale to the neuroprovenity of L Landscape Contractor. All moreasary house, polity, and the task. dis. strate as applied by the Landscape Contractor.
  - Guyång: 1. Stakes: 5/8" x 40" steel øya anchor with 4" helix
- Cable:
   Cable:
   These under 5": flexibile 16" gatvanized sizeath cable, 7:7" strand or approved equal b. These under 5" should 311" gatvanized sizeath cable, 7.7" strand or approved equal

LANDSCAPE SPECIFICATIONS ARORUA HTRON

ARORUA HTRON TA SNORARS

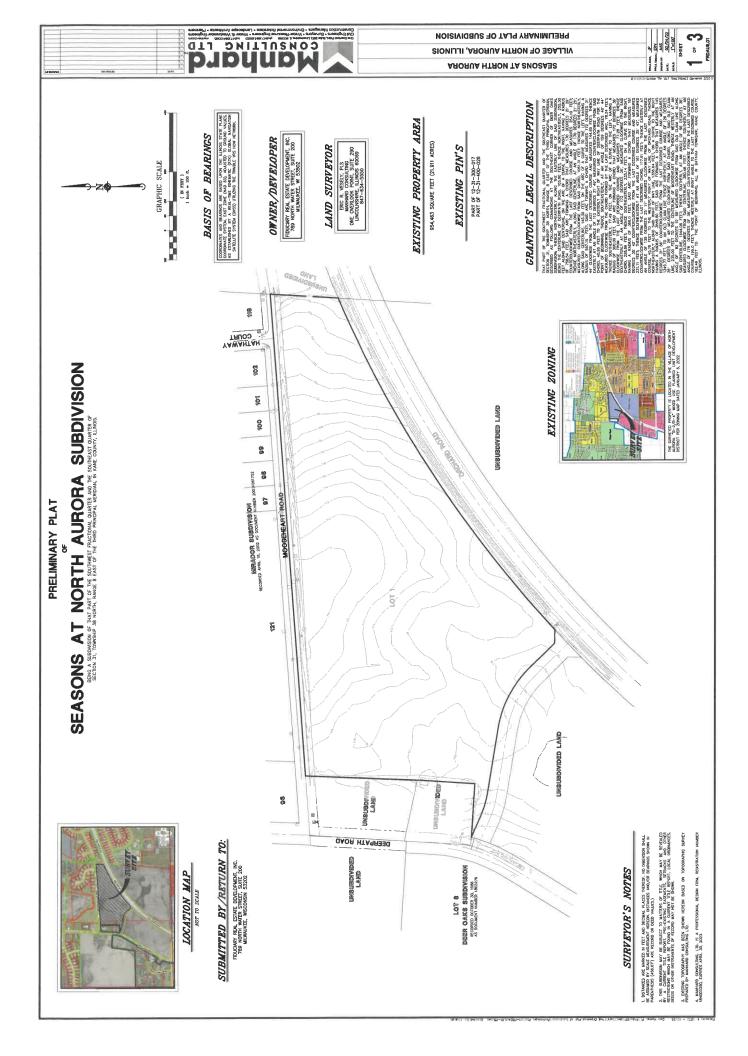
- Turnbuckles: SVI5", eye and eye, with 4" takeup.
- 4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D
- Tree wrap: Burtap tree wrap 4" wide.

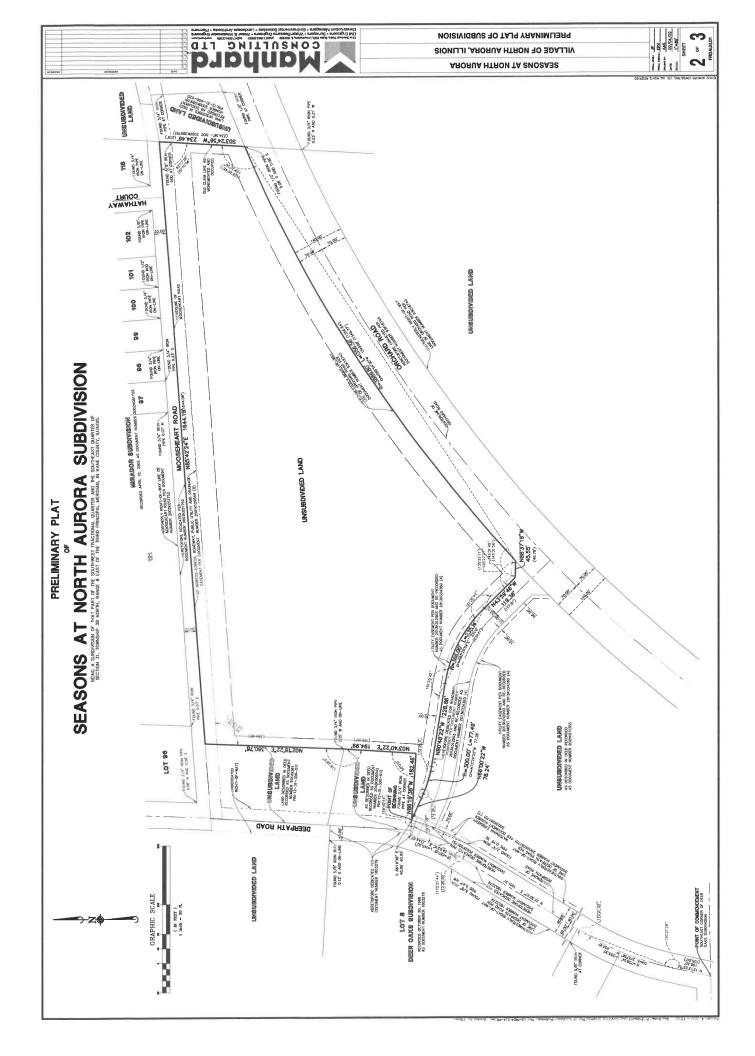
# PART 3 - INSTALLATION OF PLANT MATERIAL

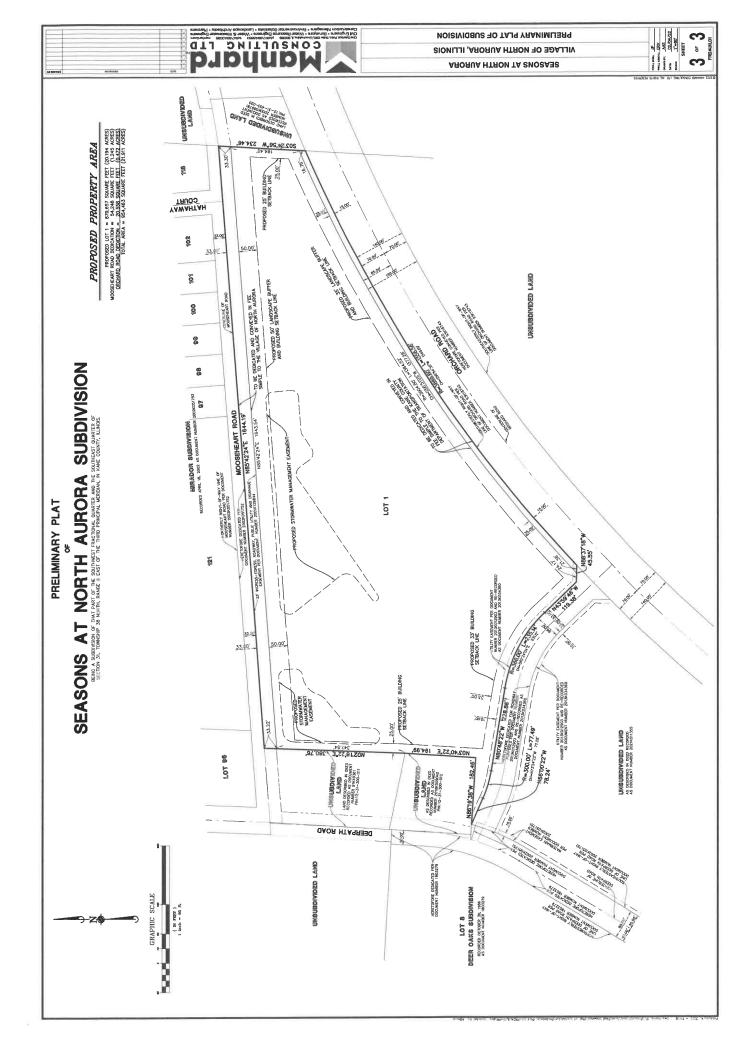
# 3-01 FIELD VERIFICATION:

Examine proposed planting areas and a unsatisfactory conditions are corrected.

3-02 PREPARATION:









MEMORANDUM TO:	David Ferrell Fiduciary Real Estate Development, Inc.
FROM:	Luay R. Aboona, PE, PTOE Principal
DATE:	February 21, 2022
SUBJECT:	Traffic Impact Statement Proposed Apartment Development North Aurora, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed apartment development to be located in North Aurora, Illinois. This site, which is currently vacant, is located on the west side of Orchard Road north of Tanner Road and is proposed to contain an apartment development with 260 units and 598 parking spaces. Access will be provided off a proposed access road that will extend between Orchard Road and Deerpath Road. Figure 1 shows an aerial view of the site.

The purpose of this evaluation is to determine the impact of the traffic generated by the proposed apartment development on the area roadway system and the adequacy of the proposed access.

### Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and average daily traffic volumes along the adjacent area roadways.

*Orchard Road (Kane County Highway 83)* is a north-south, major arterial that has a four-lane undivided cross-section along the site frontage. The roadway is signalized at its intersections with Oak Street to the south and White Oak Drive. Orchard Road is under the jurisdiction of the Kane County Division of Transportation (KDOT), carries an Annual Average Daily Traffic (AADT) volume of 12,400 vehicles (Illinois Department of Transportation [IDOT] 2019), and has a posted speed limit of 50 miles per hour.

*Deerpath Road* is a north-south, two-lane roadway that is widened between Tanner Road and Oak Street to provide a striped median. Deerpath Road is under the jurisdiction of the Village of North Aurora, carries and AADT volume of 7,450 vehicles north of Tanner Road and 10,100 vehicles south of Tanner Road (IDOT 2018), and has a posted speed limit of 45 miles per hour.



Aerial View of Site

2

### Traffic Characteristics of the Proposed Apartment Development

As indicated earlier, the site will be redeveloped with an apartment development with 260 units and 598 parking spaces, of which 172 spaces will be enclosed. Access will be provided off a new east-west access road that will extend between Orchard Road and Deerpath Road. Two access drives are proposed off this access road, one of which will be restricted to right turns in and out only. Outbound movements from both access drives should be under stop sign control. A copy of the site plan is included in the Appendix.

### Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed apartment development was based on vehicle trip generation rates contained in the *Trip Generation Manual*, 11<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). The "Multifamily Housing – Low Rise" (Land-Use Code 220) rate was used for the proposed apartment development. **Table 1** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.

Table 1

#### ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land-	Type/Size		kday Mo Peak Ho			ekday Ev Peak Ho	Daily		
Use Code		In	Out	Total	In	Out	Total	Traffic	
220	Multifamily Housing (Low- Rise) – 260 units	24	79	103	83	49	132	1,742 (6.7 trips per unit)	
	hour occurs between 7:00-9:00 A.M hour occurs between 4:00-6:00 P.M.								

### Evaluation

When the estimated peak hour traffic volumes anticipated to be generated by the proposed apartment development are compared to the total projected peak traffic volumes, the development-generated traffic will not have a detrimental impact on the area roadways based on the following:

- The proposed apartment development will only generate approximately 103 trips during the weekday morning peak hour, 132 trips during the weekday evening peak hour, and 1,742 trips daily distributed over two access drives and onto two roadways that front the site.
- The site-generated trips will increase the two-way traffic volume on Orchard Road by approximately eight percent daily. This was based on the assumption that approximately 60 percent of site traffic will travel on Orchard Road south of the site. This will translate into an increase of 44 trips per hour or 0.73 trips per minute.
- The site-generated trips will increase the two-way traffic volume on Deerpath Road by approximately three percent daily. This was based on the assumption that approximately 15 percent of site traffic will travel south on Deerpath Road (north of Tanner Road). This will translate into an increase of 11 trips per hour or 0.18 trips per minute.

### Access Evaluation

As previously indicated, access to the site will be provided via two access drives off a new east-west access road that will extend between Orchard Road and Deerpath Road. The access road will be two lanes wide and should be widened at its intersection with Orchard Road to provide two exiting (outbound) lanes. Outbound movements should be under stop sign control since the traffic that will be generated by the proposed development will not warrant the need for a traffic signal. Furthermore, Orchard Road will be widened to provide left- and right-turn lanes to accommodate vehicle turning onto the proposed access road. At its intersection with Deerpath Road, outbound movements should be under stop sign control. Given the low volume of traffic projected to utilize this intersection, a "T" intersection with through traffic on Deerpath Road having the right-of-way will be adequate.

#### Conclusion

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic to be generated by the proposed apartment development will not be significant and can be accommodated by the existing roadway system.
- The proposed design of the east-west access road's intersections with Orchard Road and Deerpath Road, which will be under stop sign control, should be adequate in accommodating site traffic.
- The proposed access system will ensure that flexible access is provided for traffic entering and exiting the site.



