

Meeting Held Electronically



COMMITTEE OF THE WHOLE MEETING
MONDAY, NOVEMBER 7, 2022
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Petition #22-05: Woodman's Warehouse Addition
2. Silo Lighting Concepts

EXECUTIVE SESSION

1. Collective Bargaining
2. Personnel

ADJOURN

Initials: JB

**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 22-05: WOODMANS WAREHOUSE ADDITION
AGENDA: NOVEMBER 7, 2022 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Woodman's Food Market is located in the Willard's Corner B-2 General Business District Planned Unit Development ("PUD"), which was approved by the Village Board in 2004. Woodman's is proposing to expand the existing 236,776 square foot Woodman's food store with a +67,642 square foot warehouse addition to be constructed on the northern portion of the building. According to the petitioner, Woodman's procures 35% of their 80,000 SKU's (stock keeping units) directly from producers; as such, pallet storage slots are needed for products bought directly from manufacturers. Additionally, the warehouse area would not be accessible to the general public.

Woodman's is classified as a permitted use in the Zoning Ordinance and the Willard's Corner PUD. The Zoning Ordinance classifies the use as a 'Food Store.' The Willard's Corner PUD more specifically defines the use as: Grocery Stores primarily engaged in the sale of packaged foods and food preparation for sale on premises and any accessory use under the same roof, which is generally in conjunction with the permitted use. As the warehouse addition would be an 'accessory use under the same roof which is generally in conjunction with the permitted use,' it is also considered part of the permitted use.

Staff has reviewed various PUD and Zoning Ordinance requirements and found the following items need approval from the Village:

- Special Use - Planned Unit Development deviations
 - Lot 8 Parking Deviation
 - Exterior Lighting Deviation
- Site Plan Approval
- Resubdivision of Lot 6 & Lot 8 of Willard's Corner

A public hearing was conducted on this item before the Plan Commission at their November 1, 2022 meeting. The Plan Commission unanimously recommended approval of Petition #22-05 subject to two additional conditions:

- Substitute some of the deciduous trees on the landscape plan with coniferous species
- Evaluate and implement on-site traffic control measures where necessary to ensure proper safety for pedestrians and motorists

Staff would like to take this opportunity to solicit feedback from the Village Board on the proposed development plans associated with Petition #22-05. Staff has included the draft meeting minutes from the November 1, 2022 Plan Commission meeting in order to provide context.

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
NOVEMBER 1, 2022**

CALL TO ORDER

Commissioner Tom Lenkart called the meeting to order.

ROLL CALL

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

Not in attendance: Commissioner Scott Branson

Staff in attendance: Community & Economic Development Director Mike Toth and Planner David Hansen

Also in attendance: Village Attorney Kevin Drendel

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated September 6, 2022

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

PUBLIC HEARING

Commissioner Tom Lenkart opened the public hearing.

1. **Petition #22-05:** The petitioner, Jim Arneson (d.b.a. FoxArneson, Inc.), requests the following actions on Lot 8 (151 Hansen Boulevard) and Lot 6 of Willard's Corner in North Aurora, Illinois:
 - a) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development
 - b) Site Plan Approval
 - c) Preliminary Final Plat of Subdivision

Planner David Hansen introduced Petition 22-05. He stated the petitioner is requesting a special use - planned unit development amendment with deviations to the planned unit development, site plan approval and preliminary final plat of subdivision on Lot 8 (151 Hansen Boulevard) and Lot 6 of Willard's Corner. The petitioner is looking to expand the existing 236,000 square foot Woodman's food store with a 67,642 square foot warehouse addition, which would be constructed on the northern portion of the building. According to the petitioner, the warehouse would not be accessible to the general public. Per the PUD, the use would be a permitted use according to the grocery store definition. Site plan approval is needed for the project since the addition is more than 25% of total square footage of an existing structure. Per the PUD, action is needed for the

resubdivision of Lot 8 and Lot 6, both owned by Woodmans, since the lots can be subdivided from time to time, subject to approval from the Plan Commission and Village Board. The last action item is regarding a special use - planned unit development amendment with two deviations. The first deviation is for exterior lighting regarding the metal halide. That type of technology is outdated and would prevent the use of more energy efficient lighting sources such as LED and staff believes the reference can be removed from the PUD. The second deviation is regarding parking on the site. Woodman's is not looking to add any additional parking spaces to the site. Per the PUD, it requires 2.5 spaces per 1,000 square feet of gross floor area. Since the addition is not accessible to the general public and the zoning ordinance amount shows the site is already over parked, the request is to deviate from the PUD language and allow a parking ratio of 2.275 parking spaces per 1,000 gross building area for Lot 8 only.

Community and Economic Director Mike Toth added Woodman's is planning to put a 67,000 square foot warehouse addition on the building. It requires site plan approval for being over 25% and tonight we are having a public hearing for the deviations to the PUD in regards to the lighting and parking. Essentially, the petitioner is requesting to not have to add any additional parking to the property. Typically when square footage is added to the space it is added based on the Zoning Ordinance or what the PUD requires. In this case, the Zoning Ordinance is less restrictive than the PUD because the PUD requires 2.5 parking spaces per 1,000 square feet compared to a general warehouse building is 1 space per 5,000 square feet. At this time, the use is already over parked even with the warehouse addition. Per the Zoning Ordinance, 14 spaces would need to be added, but since it is already over parked, those parking spaces can be absorbed into the existing parking area, which could help preserve open space. The warehouse portion will also not be open to the public and would be adding 12 to 15 employees in that space.

The petitioner, Jim Arneson from FoxArneson Construction (representing Woodman's), said their company is a design build contractor from Wisconsin and have been building facilities for Woodman's Food Market since 1983. Arneson mentioned Woodman's, unlike its competitors, doesn't own any centralized distribution centers. Woodman's has chosen to warehouse products that can be bought in bulk at each of their facilities. Part of the model involves warehousing at each store, own fleet of trucks that moves products around, and never have a truck travel empty. This helps the environment and prevents no dead hauls on any trucks. By having a large amount of product at their stores, it helped a lot during Covid pandemic when there was supply issues that plagued the industry. Woodman's has started to add more warehousing at a few of their other stores. Woodman's stores are quite large and average around 250,000 square feet. The addition will make this store just over 300,000 square feet, their biggest store has 320,000 square feet. Woodman's is looking to expand 67,642 square foot addition and make it resemble the existing building façade. The idea was to have it be the same precast wall panels, but due to the constraints in the construction industry are excessive. This store Woodman's would like to construct store out of concrete block and cover that block in EIFS to make it look and match the current pre cast panels. The colors would match the existing store as well. The roof would be sloped to the North and not include the downspout gutters/dropped parapet that the current building has since it causes a safety issue in the winter with water pooling in the dock area. The addition would use internal drains instead. New loading docks will match the flared ones that are currently on site. Landscape rest of the property in the northern area, replace dead or dying from original landscaping, stop sign post will be replaced and erected due to fading and leaning.

Paul McIheran, Civil Engineer for raSmith engineering, explained the site modifications in more detail including the resubdivision of Lot 6 and 8 special use deviations. McIheran showed the Plan Commission where the addition was on the site, the setbacks on the site plan, the dock locations, and storm water management area. A storm water retention pond will be added to the north of the addition on Lot 8 to complement the other existing storm water on site. Trees and shrubs will be added around the stormwater basin and on the west side of the store. Lot splits were shown of how Lot 6 and Lot 8 would change with the proposed resubdivision of the plat. He mentioned the lighting is updated and the parking definition in the PUD didn't contemplate the warehouse house as the Village Zoning Ordinance does.

Commissioner Tom Lenkart closed the public hearing.

NEW BUSINESS

Chairman Mike Brackett joined the meeting.

1. **Petition #22-05:** The petitioner, Jim Arneson (d.b.a. FoxArneson, Inc.), requests the following actions on Lot 8 (151 Hansen Boulevard) and Lot 6 of Willard's Corner in North Aurora, Illinois:
 - a) Special Use - Planned Unit Development Amendment with deviations to the Planned Unit Development
 - b) Site Plan Approval
 - c) Preliminary Final Plat of Subdivision

Commissioner Richard Newell asked if an increase in truck traffic is anticipated and if so by how much. Arneson mentioned there will be an increase of 10-12 trucks a day and currently have 20-24 trucks a day. Commissioner Alex Negro asked if there are doors on all sides of the building addition. Arneson said there will be emergency exit doors every 150 feet per occupancy code. The plans may have missed adding a door to one of the renderings, but there will be two doors on the west and the east elevations and 4 doors on the north side of the building. The doors will be only for emergency access from the inside and no outdoor access. Commissioner Negro asked if the refrigeration unit will be expanded in the warehouse. Arneson said the plans show that another large freezer is planned in the warehouse addition area and will be enclosed in that area.

Commissioner Mark Bozik asked about the water retention and detention area in the north and how wet it usually gets currently and if it ponds up. McIheran said it's mostly dry, ponds up maybe a foot, will have wetland plants in bottom to help drain the stormwater within 24 hours, even with big storms. McIheran added the stormwater basin will be setback off Hansen Boulevard and the mature trees that are on site will remain there and help provide a screen. Commissioner Doug Botkin had questions about the symmetry of the front façade of the existing building with the addition. Arneson mentioned it will mostly remain in line with the existing building and decided not to add any focal elements since it would prompt signage, which Woodman's didn't deem necessary on the store.

Commissioner Anna Tuohy asked about traffic on the site particularly in the rear (east side) of the store where the trucks go through. Tuohy mentioned people like to cut through that area and suggested to add stop signs since there will probably be blind spots back there. Tuohy added the

façade is a lot of grayspace and has warehouse look feel for a pretty public area. She suggested adding landscaping and other elements if possible. Arneson mentioned trees and planting near the buildings were the idea rather than have the building stand out. Since the addition area is warehouse we prefer not to call attention to it and have people think they can go in there especially since it's near the online pickup. Arneson said online pick will stay as of now and may move to the parcel pickup canopy in the future since Woodman's was using an independent contractor for the online orders, but it has moved in house as of now and rethinking it. Commissioner Tuohy asked about Lot 1 and if anything Woodman's is going to do with it since it's vacant and if the new warehouse going to be used for other locations or just the North Aurora store. Arneson said Woodman's is eager to sell all the lots they have out, but as of now there is no interest. Arneson added some of the product will go to other stores, but all the Woodman's stores have that component. Commissioner Aaron Anderson asked if any of the stock will be dedicated to the North Aurora store. Arneson said most of it will go to North Aurora, but a store may be chosen if it is close in proximity to a particular supplier and may house that resource.

Commissioner Tom Lenkart asked how close the northwest corner was to Hansen Boulevard. Toth added it's at least 30 feet on both sides of the building since it was hard to determine what was the side and front yard so staff decided to require a minimum of 30 feet on both sides to meet the PUD. Commissioner Lenkart asked if the material is a stucco product and if there was a concern of it falling off or causing a safety hazard. Arneson said it's a synthetic stucco and a lot of older stucco products on residential homes weren't installed correctly. Their industrial base uses a drainage cavity and masonry with the eifs. Commissioner Lenkart asks if it became an issue does the Village have code to have it fixed in a timely manner. Toth said Village would probably have the property maintenance code to fall on. Commissioner Lenkart asked where the drainage will come out. Arneson said the water will run underground into the new stormwater basin. Commissioner Lenkart asked if the docks will be facing Oak Street. Arneson said that is correct and that is how they are currently. Commissioner Lenkart suggested adding more evergreens and conifers to the landscape plan and asked if directional/traffic signage can be added to the parcel pickup canopy since it is a dangerous area with cars and pedestrians interfering with each other. Chairman Brackett also shared the same opinion that the parcel pickup area is dangerous and traffic mitigation measures and signage should be added to that area if possible.

Motion for Approval of Petition 22-05 with the six conditions was made by Commissioner Botkin and seconded by Commissioner Lenkart with two added conditions:

- Substitute some of the deciduous trees on the landscape plan with coniferous species
- Evaluate and implement on-site traffic control measures where necessary to ensure proper safety for pedestrians and motorists

Vote: Tuohy – Yes, Anderson – Yes, Brackett – Yes, Bozik – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Botkin- Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Toth mentioned the Woodman's fuel canopy is under permitting review since it was a permitted use. The Randall Terrace Apartments are currently under building permit review. The Casey's permit was issued and they've began construction. Toth added 19 S. Lincolnway is in the process of being demolished. The Sperry property was bought by the Park District earlier this year and the Dairy Barn is still going out for estimates and plans to go to the Village Board sometime in the near future. Toth also shared the Village Board is looking into a possible land swap with the North Aurora Fire Protection District in the Block One area, but nothing is official yet.

ADJOURNMENT

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

Respectfully Submitted,

Jessica Watkins
Village Clerk

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

GENERAL INFORMATION

Meeting Date: November 1, 2022

Petition Number: 22-05

Petitioner: Jim Arneson (d.b.a. FoxArneson, Inc.)

Location: Lot 8 (151 Hansen Boulevard) and Lot 6 of Willard's Corner

Property Index Numbers: 15-06-155-008, 15-06-155-007, 15-06-252-003, and 15-06-252-004

Development Size: 17.96 acres

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

Current Zoning: B-2 General Business District

Contiguous Zoning: North: B-2 General Commercial District, South: ComEd Easement, East: F Farming District (Unincorporated Kane County), West: B-2 General Commercial District

Current Land Use: Food Store & Vacant Land

Comprehensive Plan Designation: 'Regional Commercial'

PROPOSAL

The subject properties are located in the B-2 General Business District and have already been granted a special use for a community business district planned unit development, known as the Willard's Corner Planned Unit Development ("PUD"), approved by the Village Board in 2004. The petitioner is proposing to expand the existing 236,776 square foot Woodman's food store with a $\pm 67,642$ square foot warehouse addition to be constructed on the northern portion of the building. According to the petitioner, Woodman's procures 35% of their 80,000 SKU's (stock keeping units) directly from producers; as such, pallet storage slots are needed for products bought directly from manufacturers. According to the petitioner, the warehouse would not be accessible to the general public.

Woodman's is classified as a permitted use in the Zoning Ordinance and the Willard's Corner PUD. The Zoning Ordinance classifies the use as a 'Food Store'. The Willard's Corner PUD more specifically defines the use as: *Grocery Stores primarily engaged in the sale of packaged foods and food preparation for sale on premises and any accessory use under the same roof which is generally in conjunction with the permitted use.* As the warehouse addition would be an 'accessory use under the



same roof which is generally in conjunction with the permitted use', it is also considered part of the permitted use.

Staff has reviewed various PUD and Zoning Ordinance requirements. A summary report of the findings is mentioned below.

- **Increase in Total Square Footage:** The petitioner's project will add 67,642 square feet to the existing building, which is a 28.57% increase in total square footage of the existing structure. Since the total square footage percentage is greater than 25% the project prompts site plan review per Chapter 4.4.B of the Zoning Ordinance.
- **Setbacks:** The setbacks for Lots 6 and 8 are measured from back of curb for private roads. Setbacks are 30 feet for the front yard, 15 feet for the side yard, and 30 feet for the rear yard.
- **Max Floor Area Ratio:** The max floor area ratio for Lots 6 & 8 shall be no greater than 50% of gross land area. The max floor area ratio with the addition would be 38.91 % with the expansion for Lot 8. Lot 6 will remain vacant at this time.
- **Minimum Lot Area:** There is a minimum lot area of one (1) acre for Lot 6. There is no minimum lot area for Lot 8. Submitted plans show Lot 6's new lot size to be 1.4818 acres.
- **Minimum Lot Width:** There is a minimum lot width of one hundred and twenty five (125) feet for Lot 6, which is met per the submitted plans. There is no minimum lot width for Lot 8.
- **Maximum Building Height:** The maximum building height for Lot 6 (for the portion located east of N/S access easement) is 42 feet, which is where the warehouse addition would be built. The maximum building height for Lot 8 is also 42 feet. The proposed warehouse addition would be 28 feet in height.
- **Exterior Lighting:** The maximum height for exterior lighting on the building is 30 feet.

REQUESTED ACTIONS

Resubdivision of Lot 6 & Lot 8 of Willard's Corner

The petitioner has submitted a two-lot plat of resubdivision, known as the 'Resubdivision of Lot 6 and Lot 8 of Willard's Corner.' Lot 6 is currently 4.56 acres and Lot 8 is currently 14.88 acres in size. As part of the proposed subdivision, a portion of Lot 6 would be absorbed into Lot 8. Lot 6 would then become Lot 1 and Lot 8 would become Lot 2. Lot 1 would consist of 1.48 acres and Lot 2 would consist of 17.96 acres. Per the Willard's Corner PUD, Lots 6 and 8 may be re-subdivided from time to time after the initial final plat of subdivision, subject to Plan Commission and Village Board approval. Further, Lot 6 may not split into more than two lots. As the proposed resubdivision is considered a consolidation of both lots, they are consistent with the PUD requirements. Lot 6 has a lot minimum of one (1) acre while Lot 8 has no lot area minimum.

Special Use - Planned Unit Development deviations

According to the Willard's Corner PUD, Major changes shall include any change to the PUD, which requires a formal amendment to the PUD or North Aurora Municipal Code. Major changes must be approved by the Village Board after public hearing and recommendations by the Plan Commission pursuant to submittal and processing of a petition to amend the Special Use as a Planned Unit Development.

Lot 8 Parking Deviation

The petitioner is requesting a deviation from the Planned Unit Development with respect to the amount of parking spaces required for the warehouse expansion on Lot 8. The PUD requires 2.5 spaces per 1,000 square feet of gross building area on Lot 8. The site currently provides a total of 691 parking spaces. Per the PUD standard of 2.5 spaces per 1,000 square feet of gross building area, the current site is only required to provide 592 parking spaces. As such, there is currently a surplus of 99 parking spaces.

If the PUD standard of 2.5 spaces per 1,000 square feet of gross building area were applied to the proposed warehouse addition, an additional 169 parking spaces would be required. The Zoning Ordinance requires 1 space per 5,000 of gross floor area for warehouses, storage and distribution facilities. If the Zoning Ordinance standard for warehouses, storage and distribution facilities was applied, the addition would only require an additional 14 parking spaces. Staff believes the Zoning Ordinance standard for warehouses, storage and distribution facilities is better suited for the proposed warehouse as the expansion is for warehousing purposes only and would not be accessible to the general public. Staff has added a condition that the updated parking ratio for Lot 8 (2.2731 per 1,000 square of gross building area) would apply to a warehouse addition and any change in use of the warehouse space could require additional parking to be added, depending on the use. Table 1.1 below summarizes the parking demand and requirements.

Woodman's Food Market Parking	Parking Spaces
Current Number of Spaces Provided	691
Current Parking Demand (Per PUD) (2.5 spaces per 1,000 square feet of gross building area)	592
Number of Spaces Required to be Added (Per PUD) (2.5 spaces per 1,000 square feet of gross floor area)	169
If PUD parking requirements are applied (70 space deficit)	761
Number of Spaces Required to be Added (per Zoning Ordinance) (Warehouse Ratio: 1 space per 5,000 square feet of gross floor area)	14
If warehouse parking ratio from Zoning Ordinance is applied (85 space surplus)	606
Proposed Lot 8 Parking Ratio (2.2731 per 1,000 square of gross building area)	

Table 1.1

Exterior Lighting Deviation

Per Section 2.J of the Willard's Corner PUD, exterior lighting mentions the following language: *said lighting shall be metal halide lamps (downcast, cut-off type), not to exceed an average of three and one-half (3.5) footcandles measured at four (4') feet from pavement*. The use of metal halide lighting is outdated and would prevent the use of more energy efficient lighting sources, such as LED. As such, staff believes the reference to metal halide lighting in Section 2.J can be removed from the PUD.

Site Plan Approval

Per Chapter 17.4.4.B of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved. Site plan review shall not be required for any commercial, office, manufacturing or multifamily structural addition that constitutes less than twenty-five (25) percent of total square footage of an existing structure or any single-family/two-family construction. The Standards for Site Plan Review can be found in Chapter 4.4.D of the Zoning Ordinance.

FINDINGS

The Community Development Department finds that the information presented **meets** the Standards for Specials Uses, Site Plan Review and Planned Unit Developments as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #22-05, subject to the following conditions:

1. The parking ratio for Lot 8 applies specifically to the warehouse use only. Any change in use of the proposed warehouse addition will require analysis by the Village and could subsequently require additional parking spaces to be added.
2. A photometric plan shall be submitted and approved by the Village prior to building permit issuance.
3. Street Keeper Honey Locust Trees shall be removed from the landscape plan and replaced with a species acceptable to the Village.
4. All dead and dying trees and shrubs located on the subject property shall be replaced with species acceptable to the Village.
5. All stop sign poles within the Willard's Corner subdivision shall be straightened to an upright position.
6. All faded stop signs within the Willard's Corner subdivision shall be replaced.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 22-05

FILE NAME Woodman's Addition

DATE STAMP: 8/4/2022 at 10:24am

I. APPLICANT AND OWNER DATA

Name of Applicant Jim Arneson - FoxArneson, Inc.

Applicant Address 5972 Executive Drive, Madison, WI 53719

Applicant Telephone # 608-663-6233

Email Address jarneson@foxarneson.com

Property Owner(s) Woodman's Food Market Inc.

Owner Address 2631 Liberty Lane, Janesville, WI 53545

Owner Telephone # 608-754-8382

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 151 Hansen Blvd, North Aurora, IL 60542
(indicate location if no common address)

Legal Description: See plat of resubdivision, included

Parcel Size 18.0 AC

Present Use Business
(business, manufacturing, residential, etc.)

Present Zoning District B-2 General Business District, PUD - Willard's Corner
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use No change (B-2 General Business District, PUD - Willard's Corner)
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Section 4.3 - Special Use

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? No

If so, when? n/a to what district? n/a

Describe briefly the type of use and improvement proposed _____

The proposed improvement to this property will be the addition of an approximately 67,000 square foot warehouse addition. This will be an addition to the existing building and will continue to serve retail purposes.

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

The existing use on this property is a Woodman's Food Market, which is a retail grocer. Adjacent lots include various other retail establishments, including a Woodman's Food Market convenience store, car wash and existing unattended gas station.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) _____

A special use is needed due to the increase in building size of over 25%. The proposed warehouse addition will significantly increase the available grocery supply, which ultimately will better serve the customers.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

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.

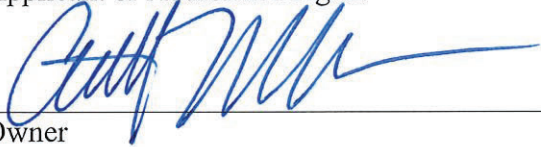
The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such 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.

James R Arneson

Digitally signed by James R Arneson
Date: 2022.08.03 15:38:34-05'00'

Applicant or Authorized Agent



Owner

8/3/2022

Date

8-3-22

Date

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, being first duly sworn on oath depose
and say that I am trust officer of _____ and that the following are all of the
beneficiaries of the _____.

TRUST OFFICER

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20_____.

A Notary Public in and for such County

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-06-200-017	Thomas W. Tanner	54 Woodland Dr, Yorkville, IL 60560
15-06-155-003	Aurora Syndicate LLC, Pravin Parmar	2300 Barrington Rd, Ste 400, Hoffman Estates, IL 60169
15-06-252-001		
15-06-155-012		
15-06-155-011	National City Bank of the Midwest	130 S Jefferson St., Ste 300, Chicago, IL 60661
15-06-155-010	Panna BT LLC, Lam Duy Dao	303 Hemlock Ln, Oswego, IL 60543
15-06-155-017	Backus, Douglas A & Dealar Properties, Inc.	18010 Via Bellamare Ln, Miromar Lakes, FL 33913
15-06-155-018	Sarc IL II LLC, PO Box 639	718 W Business US Highway 60, Dexter, MO 63841
15-06-155-016	Jung, Fred & E C Stern Enterprises, Inc. Edward J Stern	PO Box 2055, Glenview, IL, 60025

I, _____, 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

Date

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20_____.

Notary Public

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-06-200-017	Thomas W. Tanner	54 Woodland Dr, Yorkville, IL 60560
15-06-155-003	Aurora Syndicate LLC, Pravin Parmar	2300 Barrington Rd, Ste 400, Hoffman Estates, IL 60169
15-06-252-001		
15-06-155-012		
15-06-155-011	National City Bank of the Midwest	130 S Jefferson St., Ste 300, Chicago, IL 60661
15-06-155-010	Panna BT LLC, Lam Duy Dao	303 Hemlock Ln, Oswego, IL 60543
15-06-155-017	Backus, Douglas A & Dealar Properties, Inc.	18010 Via Bellamare Ln, Miromar Lakes, FL 33913
15-06-155-018	Sarc IL II LLC, PO Box 639	718 W Business US Highway 60, Dexter, MO 63841
15-06-155-016	Jung, Fred & E C Stern Enterprises, Inc. Edward J Stern	PO Box 2055, Glenview, IL, 60025
15-06-300-032	Village of North Aurora	25 East State St., North Aurora, IL, 60542
15-06-400-001	Commonwealth Edison Co	3 Lincoln Ctr. Flr 4, Oakbrook Terrace, IL, 60181
15-06-300-022		

I, JAMES R. ARNESON, 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

Date

9-30-2022

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Probate

LEGAL NOTICE IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS Case No. 2022-PR-000243 IN THE MATTER OF THE ESTATE OF LINDA SCHWARTZ, DECEASED. PUBLICATION NOTICE OF INDEPENDENT ADMINISTRATION TO: CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: 1. Notice is given to creditors, claimants, unknown heirs and legatees, of the death of Linda Schwartz who died on May 10, 2009, in Wheeling, Illinois, and whose address was 1500 Harbour Dr., Apt. 4E, Wheeling, IL 60090. 2. Letters of Office were issued on June 21, 2022 to Jennifer Jarock as Independent Administrator of the Estate of Linda Schwartz whose address is N3255 Willow Rd., Puloski, IL 60455. The attorney for the Estate of Linda Schwartz is Jeffrey M. Reed, Read Law, LLC, 167 E. Chicago St., Elgin, IL 60120. 3. The estate will be administered with or without Court Supervision, unless under Section 5/28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk of the court. 4. Claims against the estate may be filed in the office of Theresa A. Barreiro, Circuit Court Clerk, DuPage County, Randall Rd., St. Charles, IL 60174, or with the Executor, or before March 23, 2022. Any claim not filed on or before that date is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered by the claimant to the Executor and the attorney for the Estate within ten (10) days after it has been filed with the Court Clerk. 5. Jeffrey M. Reed, Read Law, LLC, 167 E. Chicago St., Elgin, IL 60120, (847) 742-5220, Attorney For Executor. Published in Daily Herald September 22, 29, and October 6, 2022 (4588771)

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPage IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT Estate of Suelen Demko Case No. 2022-PR-000657 Notice is given of the death of Suelen Demko. Letters of Office were issued on August 30, 2022, to Keith E. Manning, 441 N. Park Blvd., #4F, Glen Ellyn, IL 60137, as Independent Executor whose attorney is Angelika Iwonicki. The estate will be administered without Court Supervision, unless under section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk. Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or to the attorney, if any, within ten (10) days after it has been filed with the Circuit Court Clerk. Specific information regarding the project is available by calling Monica Gambino, 2000 Corporate Drive, Conansburg, PA 15317, Monica.Gambino@CrownCastle.com 724-462-1634 within 30 days of the date of this publication. Published in Daily Herald October 6, 2022 (4589435)

LEGAL NOTICE IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS Estate of John Schieber Deceased. Case No. 22 PR 353 Notice is given of the death of John Schieber, Mundelein, Illinois. Letters of Office were issued on September 9, 2022 to Kristin Powlik, 1041 Evergreen Street, Mundelein, IL 60060 whose attorney is Michael A. Goldberg, 350 N. Milwaukee Ave., Ste. 202, Libertyville, IL 60048. Claims against the estate may be filed in the office of the Clerk of the Circuit Court or with the representative, or both, on or before March 22, 2023, which date is not less than 6 months from the date of the first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit <https://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>. KRISTIN POWLIK (Representative) Michael A. Goldberg (Attorney) Prepared by: Michael A. Goldberg, JTLG LLC, 350 N. Milwaukee Ave., Ste. 202, Libertyville, IL 60048 Phone 847-549-0600, ARDC 6309994, mike@lawjtlg.com Published in Daily Herald, Sep 22, 29, Oct 6, 2022 4588784

Public Hearings & Notices

NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE BOARD OF PARK COMMISSIONERS OF THE BUTTERFIELD PARK DISTRICT, DUPAGE COUNTY, ILLINOIS TO SELL \$250,000 GENERAL OBLIGATION LIMITED TAX PARK BONDS PUBLIC NOTICE IS HEREBY GIVEN that the Butterfield Park District, DuPage County, Illinois (the "District"), will hold a public hearing on the 13th day of October, 2022, at 6:30 o'clock P.M. The hearing will be held at the Butterfield Park District Recreation and Aquatics Center, 21W750 Butterfield Road, Lombard, Illinois. The purpose of the hearing will be to receive public comments on the proposal to sell bonds of the District in the amount of \$250,000 for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto. By order of the President of the Board of Park Commissioners of the Butterfield Park District, DuPage County, Illinois. DATED the 3rd day of October, 2022. Sean Tovey, Secretary, Board of Park Commissioners, Butterfield Park District, DuPage County, Illinois. Published in Daily Herald October 6, 2022 (4589444)

NOTICE OF PUBLIC HEARING BEFORE THE BUTTERFIELD PLANNING COMMISSION NORTH AURORA, ILLINOIS Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tuesday, November 1, 2022 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois. This Public Hearing will be conducted by the Plan Commission to consider an application from Jim Arneson (d.b.a. Fox Arneson) for a Special Use for a Planned Unit Development Amendment with deviations to the Planned Unit Development, Site Plan Approval and a Preliminary Final plat of subdivision is also being requested. The subject properties are Lot 8 (151 Hansen Boulevard) and Lot 6 of Willard's Corner. Property Index Numbers: 15-06-155-008, 15-06-155-007, 15-06-252-003, and 15-06-252-004. The Applicant is proposing to expand the existing 236,776 square foot Woodman's food store with a +47,642 square foot warehouse addition to be constructed on the northern portion of the building. The address of the Applicant is 5972 Executive Drive, Madison, WI 53719 and the applicant's phone number is (608) 663-6233. An application has been filed by the petitioner and is known as Petition #22-05. The application for Special Use is on file at the office of the North Aurora Community Development Department and is available for public inspection. Public comments will be taken during the hearing. Further information is available by contacting the Community Development Department at 630-897-1457. DATED: This 28th day of September, 2022. /s/ Mike Toth, Community and Economic Development Director. Published in Daily Herald October 6, 2022 (4589447)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPage IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT Estate of Fred R. Leiser Case No.: 2022PR000706 Notice is given of the death of Fred R. Leiser whose address was 1903 Woodside, Glendale Heights, IL 60139. Letters of Office were issued on September 15, 2022 to Jorrianna H. Leiser, 1903 Woodside, Glendale Heights, IL 60139 as Independent Executor whose address is 1903 Woodside, Glendale Heights, IL 60139. The attorney for the Estate of Fred R. Leiser is Jeffrey M. Reed, Read Law, LLC, 167 E. Chicago St., Elgin, IL 60120. Notice to Heirs & Legatees. Notice is hereby given to the heirs or legatees of the above proceeding: 1. Notice is given to creditors, claimants, unknown heirs and legatees, of the death of Linda Schwartz who died on May 10, 2009, in Wheeling, Illinois, and whose address was 1500 Harbour Dr., Apt. 4E, Wheeling, IL 60090. 2. Letters of Office were issued on June 21, 2022 to Jennifer Jarock as Independent Administrator of the Estate of Linda Schwartz whose address is N3255 Willow Rd., Puloski, IL 60455. The attorney for the Estate of Linda Schwartz is Jeffrey M. Reed, Read Law, LLC, 167 E. Chicago St., Elgin, IL 60120. 3. The estate will be administered with or without Court Supervision, unless under Section 5/28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk of the court. 4. Claims against the estate may be filed in the office of Theresa A. Barreiro, Circuit Court Clerk, DuPage County, Randall Rd., St. Charles, IL 60174, or with the Executor, or before March 23, 2022. Any claim not filed on or before that date is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered by the claimant to the Executor and the attorney for the Estate within ten (10) days after it has been filed with the Court Clerk. 5. Jeffrey M. Reed, Read Law, LLC, 167 E. Chicago St., Elgin, IL 60120, (847) 742-5220, Attorney For Executor. Published in Daily Herald September 22, 29, and October 6, 2022 (4588771)

Public Hearings & Notices

Crown Castle is proposing to install three (3) wireless communications antennas on a top height of 69 feet on an existing 75-foot (78-foot overall) monopole tower at the following site: 5005 Belmont Grove, IL 60145. Latitude: 41° 47' 1.64" N, Longitude: 88° 2' 10.12" W. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by calling Monica Gambino, 2000 Corporate Drive, Conansburg, PA 15317, Monica.Gambino@CrownCastle.com 724-462-1634 within 30 days of the date of this publication. Published in Daily Herald October 6, 2022 (4589435)

ZION ELEMENTARY SCHOOL DISTRICT No. 6 22-23, ILLINOIS In order to meet the statutory requirements, it is necessary for the Board of Education to post its e-Learning Program in lieu of emergency days and hold a public hearing for the purpose of the initial proposal or renewal of the e-Learning program. The public hearing will be held on October 17, 2022 at 6:30 p.m. in the Administration Center. The hearing will be immediately prior to the regular October Board Meeting. WHEREAS, the Board of Education of Zion Elementary School District No. 6, County of Lake, State of Illinois, will adopt the e-Learning Program at their October 17, 2022 Board Meeting; WHEREAS, the public hearing will be on October 17, 2022 at 6:30 p.m. in the Administration Center, which will meet the legal requirements through publication of said notice in the local newspaper on or about October 6, 2022; WHEREAS, the e-Learning Program is posted on the district website (www.zion6.org), select District Information, select Department, and select Teaching and Learning; WHEREAS, the number of e-Learning days may not exceed the number of emergency days in the approved school calendar; WHEREAS, electronic notice designed to reach the parents or guardians of all students enrolled in the district was provided on October 11, 2022; WHEREAS, electronic notice designed to reach the collective bargaining representatives of the school districts' employees and all those employees not in a collective bargaining unit was provided on October 11, 2022; WHEREAS, the district's initial e-Learning Program and renewal of the e-Learning Program shall be for a term of 3 years; Published in Daily Herald October 6, 2022 (4589448)

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NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE BOARD OF PARK COMMISSIONERS OF THE BUTTERFIELD PARK DISTRICT, DUPAGE COUNTY, ILLINOIS TO SELL \$250,000 GENERAL OBLIGATION LIMITED TAX PARK BONDS PUBLIC NOTICE IS HEREBY GIVEN that the Butterfield Park District, DuPage County, Illinois (the "District"), will hold a public hearing on the 13th day of October, 2022, at 6:30 o'clock P.M. The hearing will be held at the Butterfield Park District Recreation and Aquatics Center, 21W750 Butterfield Road, Lombard, Illinois. The purpose of the hearing will be to receive public comments on the proposal to sell bonds of the District in the amount of \$250,000 for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto. By order of the President of the Board of Park Commissioners of the Butterfield Park District, DuPage County, Illinois. DATED the 3rd day of October, 2022. Sean Tovey, Secretary, Board of Park Commissioners, Butterfield Park District, DuPage County, Illinois. Published in Daily Herald October 6, 2022 (4589444)

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June 22, 2022

Village of North Aurora
Community and Economic Development
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STATEMENT SUPPORTING SPECIAL USE

1. The existing Woodman's Food Market is an already approved Special Use in the B-2 Community Business District per the PUD for Willard's Corner. The proposed addition to the building is in conformance with PUD code requirements.
2. The warehouse addition is necessary for public convenience in that the warehouse area can provide an increased supply in food. Having more space prepared for additional supply, something that was realized during the COVID-19 pandemic, ultimately better serves local shoppers (see Letter of Introduction).
3. No additional public expenses are incurred. This project will improve the local economic welfare by providing increased grocery supply, creation of construction jobs during this project's construction, and will employ an additional 6 full-time equivalent workers during hours of operation (see Letter of Introduction).
4. The civil/LA plans show conformance to municipal code and PUD code.
5. The warehouse addition will match the current visual aesthetic of the existing building.
6. No negative impacts to the community, including safety and enjoyment, will be incurred.
7. The proposed warehouse addition is compatible with the overall development as it is an expansion of an existing grocery store building. The warehouse addition contributes to and enhances this existing use.
8. No adverse safety impacts are incurred. The addition of truck docks is in conformance with the current layout of the site, whereby truck traffic is kept to the rear of the store. Emergency egress doors and sidewalks are provided from the building addition.
9. Parking requirements have been met, see included Overall Site and Parking Exhibit.
10. There is no change to the existing access to roadways and public safety, and new impervious areas are properly served by proposed storm sewer and stormwater facilities (see Civil and Landscape Plans).
11. This proposed special use conforms to the requirements of the Village municipal code and the PUD requirements.



Listen. Plan. Deliver.

June 6, 2022

Village of North Aurora
Community and Economic Development
25 East State Street
North Aurora, IL 60542

LETTER OF INTRODUCTION

Project: Woodman's Warehouse Expansion
151 Hansen Blvd.
North Aurora, IL 60542

Project Team:

Owner: Woodman's Food Market, Inc.
2631 Liberty Lane
Janesville, WI 53545

Design/Build Contractor: FoxArneson, Inc.
5972 Executive Drive, Suite 100
Madison, WI 53719

Civil Engineer: raSmith
16745 West Bluemound Road
Brookfield, WI 53005

Architect: The Larson & Darby Group
4949 Harrison Avenue, Suite 100
Rockford, IL 61125

MEP Engineer: WT Group
2675 Pratum Avenue
Hoffman Estates, IL 60192

Dear Staff and Commissioners:

On behalf of Woodman's Food Market, FoxArneson has prepared this introduction for the proposed expansion of the Woodman's Food Market in North Aurora.

Woodman's Background

Woodman's began in 1919 as a roadside produce stand in Janesville, WI. Today, more than 100 years later, Woodman's Food Market is an employee-owned company based in Janesville, WI with over 4,500 employees that owns and operates nineteen food merchandising centers throughout Wisconsin (13 locations) and Illinois (6

locations). Unlike the large nationwide superstores that carry clothing, housewares, and food products, Woodman's is solely focused on providing the widest variety of grocery items at the best prices.

Woodman's Food Market, unlike many other retailers, owns all of its facilities. They believe that becoming a property owner as opposed to a lessor helps establish stronger ties to a community.

What makes Woodman's stores truly unique is that in addition to selling goods from national mainstream consumer products companies they focus on selling products from local suppliers and producers. Woodman's plays a major role in keeping Wisconsin and Illinois food production, distribution, and support industries viable and healthy. In 2021, Woodman's spent nearly 800 million dollars on goods and services from Wisconsin and Illinois businesses. Their buying practices directly benefit local businesses throughout Wisconsin and Illinois.

Woodman's prides itself on its diverse, community involved workforce. Employee benefits include virtually free health insurance, paid vacations, paid holidays, time and a half pay on Sundays, attendance bonuses, management bonuses, and quarterly dividends paid to their employee owners and their Employee Stock Ownership Plan (ESOP). The ESOP is a deferred compensation retirement program. The payments made by Woodman's to the ESOP is: (i) equal to 15% of the annual wages; and (ii) the maximum legal allowable amount; and (iii) unrivaled in the industry. With over 4,500 employee owners, Woodman's truly an employee-owned company.

Woodman's plays an integral role in maintaining a healthy local economy through job creation, direct wages, and investment in personal and real property. They are also responsible for providing financial support to local food production and supply businesses as well as many related independent business enterprises in Wisconsin and Illinois communities.

Project Background

In 2004 Woodman's began their relationship with the Village of North Aurora when they proposed the development of approximately 47 acres located at the southeast corner of the intersection of Orchard Road and Oak Street in what is now known as the Willard's Corner subdivision. A 236,776 square foot Woodman's Food Market along with a gas station, convenience store, quick lube oil change center, and car wash opened in 2006. A subsequent expansion of the gas station occurred in 2012.

Woodman's stores need to be large (typically 250,000 SF) because of the amount of space devoted to the storage of the large selection of individual food items. A single Woodman's store carries about 80,000 SKUs (stock keeping units), whereas a "typical" grocery store carries about 25,000 SKUs (stock keeping units). About 35% of these products are procured directly from the producer, thereby necessitating a pallet storage slot for every item that's bought directly from the manufacturer. Buying in this manner allows them to offer their customers lower pricing while competing with the predatory pricing of the big national retailers who sell food items as a sideline business. Woodman's is primarily a food retailer providing an outlet for local producers and suppliers and as such serves a vital function in the community. Woodman's provides its customers with a much wider selection of food products at "everyday low pricing". The consumer benefit of their everyday low pricing is significant. In some cases, up to a 35% reduction in their grocery bills.

This proposed project is an expansion of Woodman's existing facility to better serve the needs of their shoppers. COVID has taught them that, in terms of supply, they need to be prepared. As a result, Woodman's is currently adding warehouse space to their store in Green Bay, WI and has previously added warehouse space to their stores in Janesville, WI, Beloit, WI, Madison (East), WI, and Madison (West), WI.

The Woodman's Food Market occupies Lot 8 of the Willard's Corner subdivision, and the north wall of the food market abuts Lot 6 which was originally intended to accommodate an in-line large format retailer. Lot 6 has remained undeveloped, and Woodman's is proposing a replat to add 134,439 square feet to Lot 8 leaving 64,548 square feet for Lot 6. The expanded Lot 8 would allow for a 67,642 square foot warehouse addition to the food market.

Project Scope

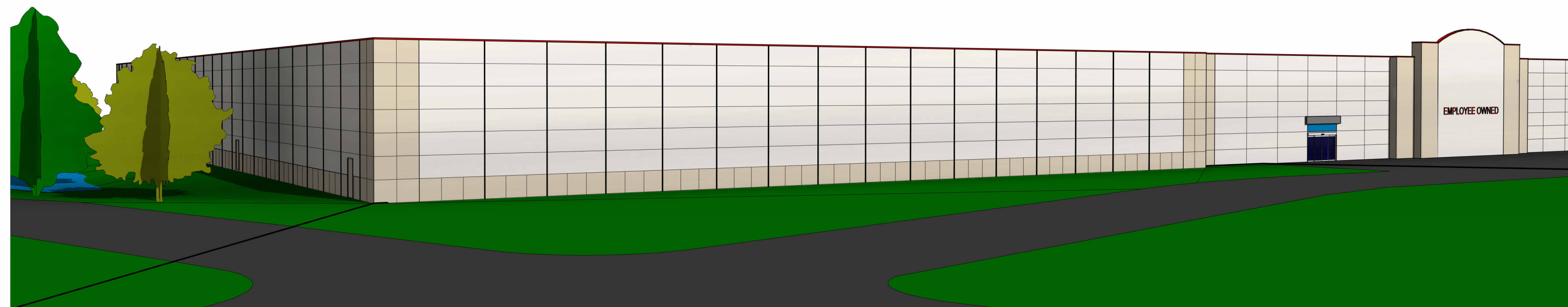
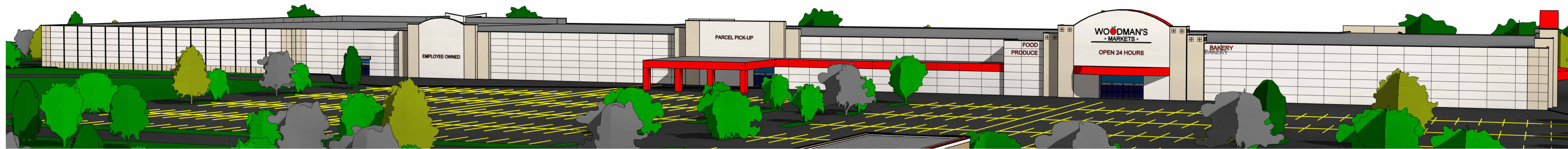
Existing Conditions:	Lot 8 is currently occupied by the Woodman's Food Market. Lot 6 is undeveloped and is currently for sale.
Project Schedule:	Woodman's would like to proceed with this proposed project as soon as possible. If approved by the Village of North Aurora, construction would start in Fall 2022 and be complete by Fall of 2023.
Proposed Uses:	The existing food market building contains 139,357 square feet of retail and 97,419 square feet of warehouse. The proposed addition will add 67,642 Square feet of warehouse for a total of 165,061 square feet of warehouse. Of the added 67,642 Square feet of warehouse, 50 percent will directly serve the North Aurora Woodman's Food Market with the balance serving nearby Illinois Woodman's Food Market locations.
Hours of Operation:	7 AM to 8 PM M-S
Building Area:	236,776 square foot existing, 67,642 square foot proposed addition.
Lot Coverage:	782,291 square feet total, 704,577 square feet is impervious (pavement, curb, sidewalk, and building)
Usable Open Space:	77,714 square feet is pervious (grass).
Number of Construction Jobs Created	The warehouse project will employ 12-14 full-time equivalent workers for the duration of the construction.
Number of Employees:	The existing food market and warehouse employs 214 workers, and the proposed warehouse will employ an additional 6 full-time equivalent workers during its hours of operation.

Respectfully Submitted,

FOXARNESON, INC.

James R. Arneson

James R. Arneson, PE
President
jarneson@foxarneson.com



THESE RENDERINGS ARE AN ARTIST'S INTERPRETATION AND
ARE NOT INTENDED FOR USE AS CONSTRUCTION DOCUMENTS

WOODMAN'S • MARKETS •

EMPLOYEE OWNED

WAREHOUSE ADDITION

151 HANSEN BLVD,
NORTH AURORA, IL 60542

SHEET INDEX

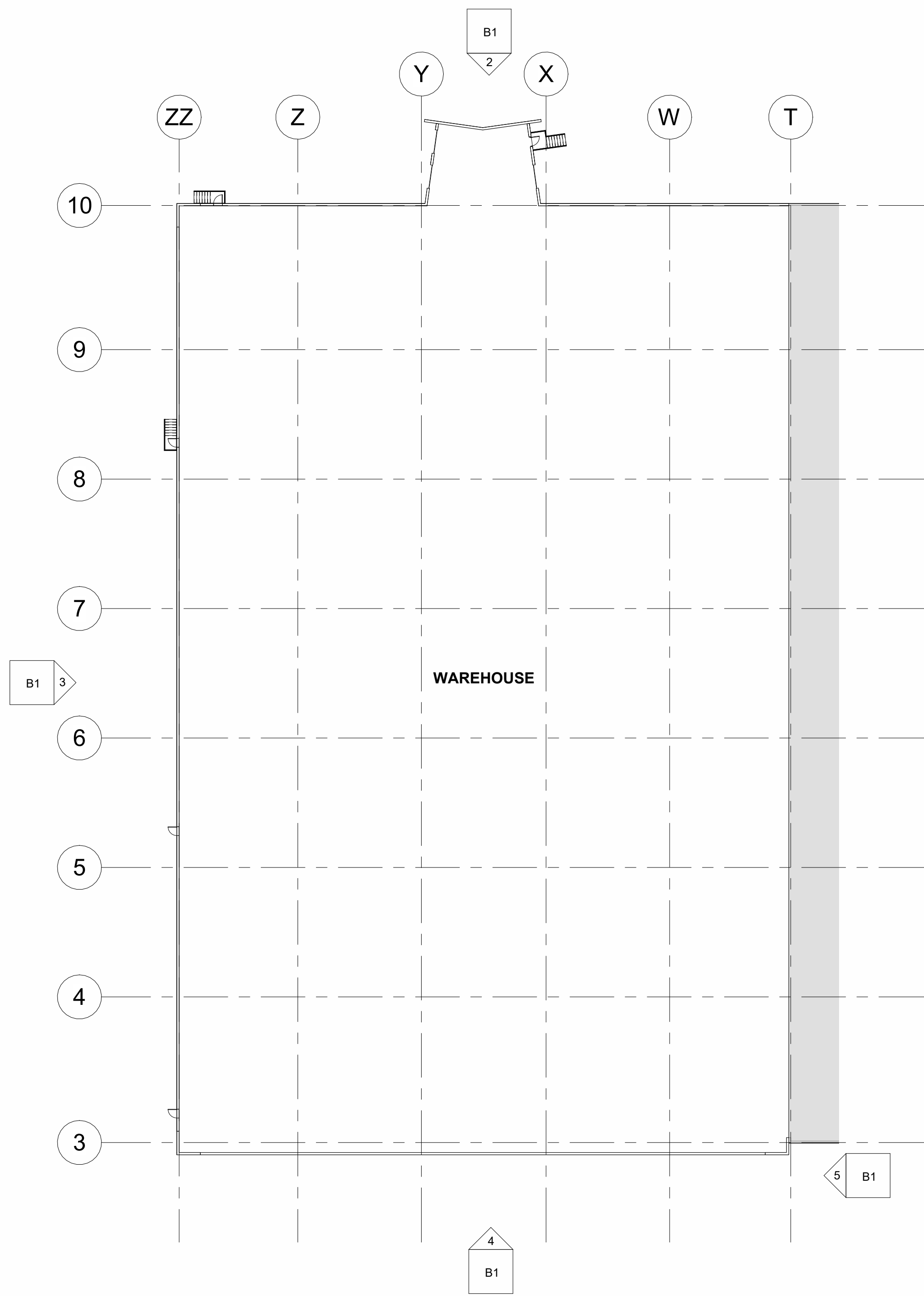
- B0 COVER
- B1 WAREHOUSE ADDITION COLOR ELEVATIONS
- B2 WAREHOUSE ADDITION PERSPECTIVE VIEWS



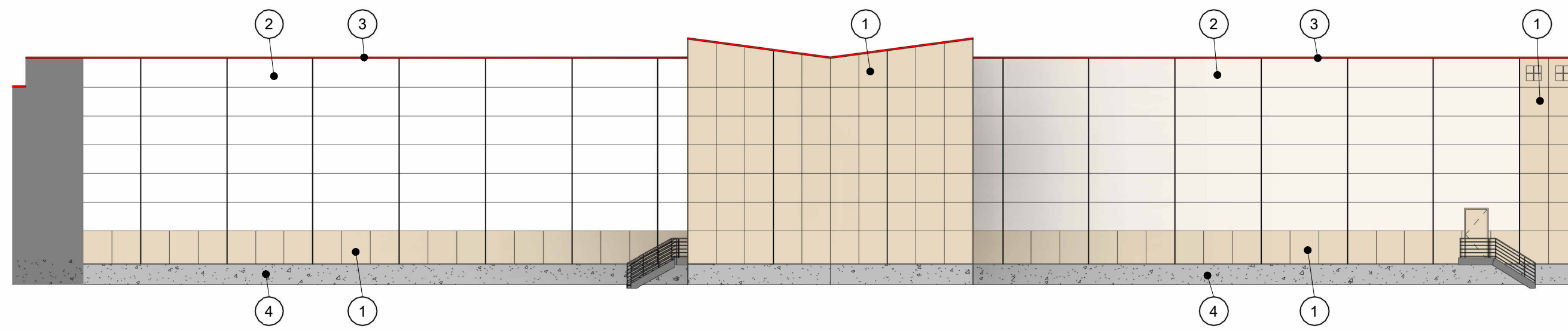
TM

FoxArneson, Inc.

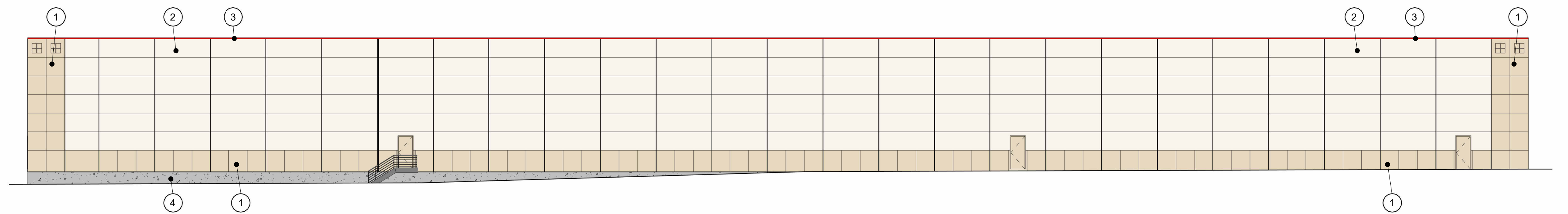
5972 Executive Drive
Suite 100
Madison, WI 53719
608.276.4400
www.foxarneson.com



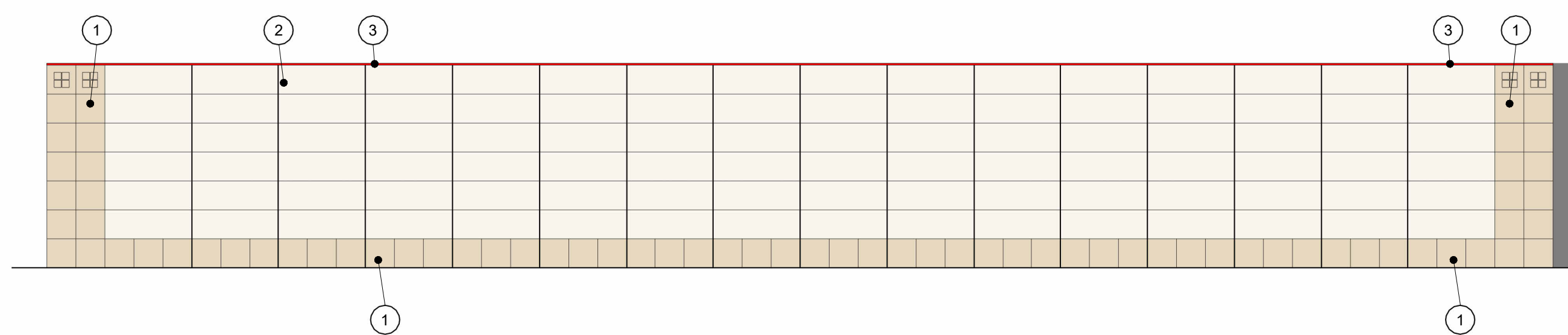
① LARGE SCALE FLOOR PLAN
1" = 30'-0"



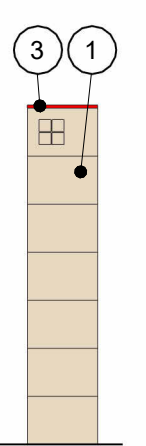
② COLOR ELEVATION 1
1/16" = 1'-0"



③ COLOR ELEVATION 2
1/16" = 1'-0"



④ COLOR ELEVATION 3
1/16" = 1'-0"



⑤ COLOR ELEVATION 4
1/16" = 1'-0"

MATERIAL LEGEND			
①	EIFS. BEDOUIN BEIGE	③	SHEET METAL, CARDINAL RED
②	EIFS. COAST POINT	④	CONCRETE

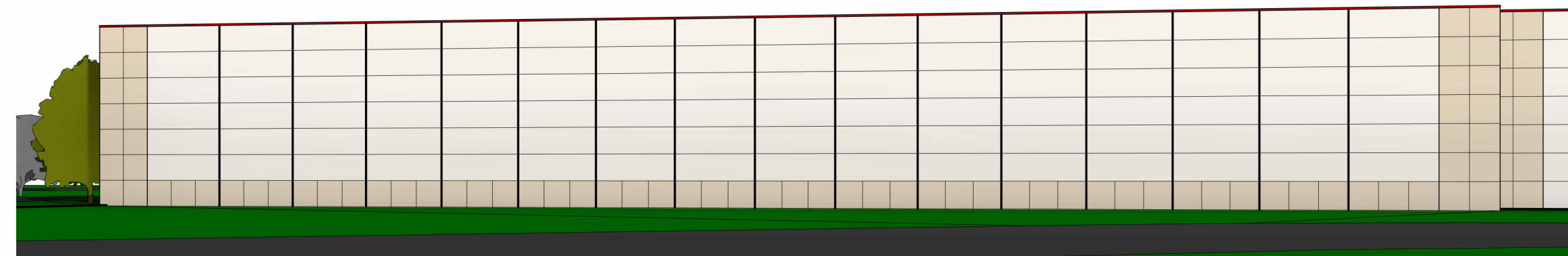


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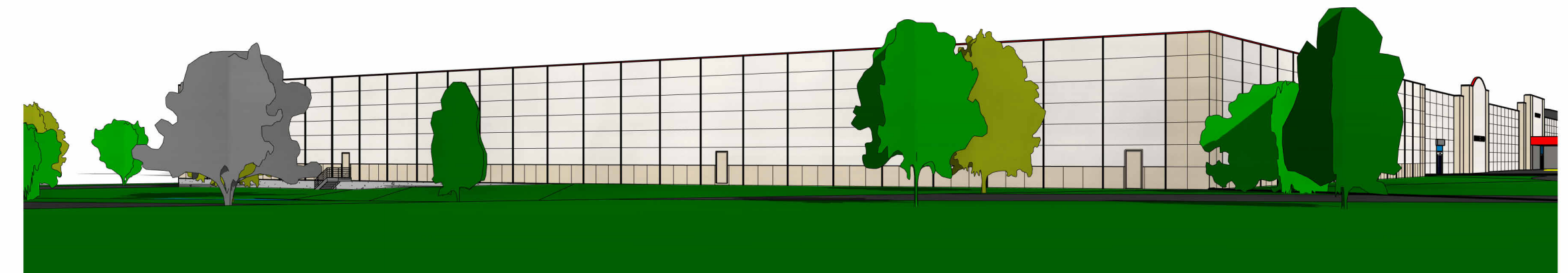
WOODMAN'S
• MARKETS •
EMPLOYEE OWNED

B1

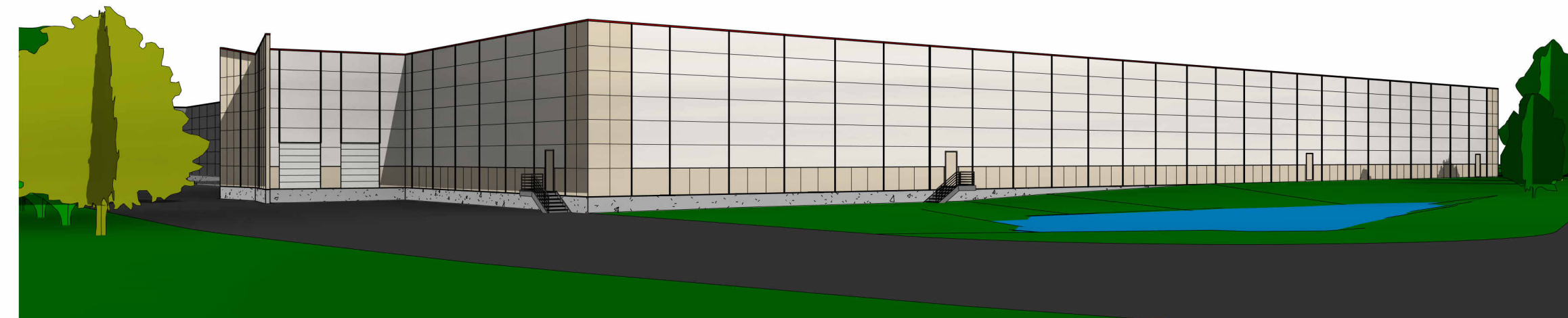
08/17/22



① VIEW FROM FRONT DRIVE AISLE



② VIEW FROM HANSEN BLVD 1



③ VIEW FROM HANSEN BLVD 2



④ VIEW FROM REAR DRIVE AISLE



FoxArneson, Inc.

WOODMAN'S
• MARKETS •
EMPLOYEE OWNED

B2

08/17/22



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CONSULTANT

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Engineers
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Tel (815) 484-0739

PROJECT

WOODMAN'S
WAREHOUSE ADDITION
151 Hansen Blvd
North Aurora, IL 60542

REVISIONS

FOR BIDDING 7-19-22

DRAWING INFORMATION

05-20-2022

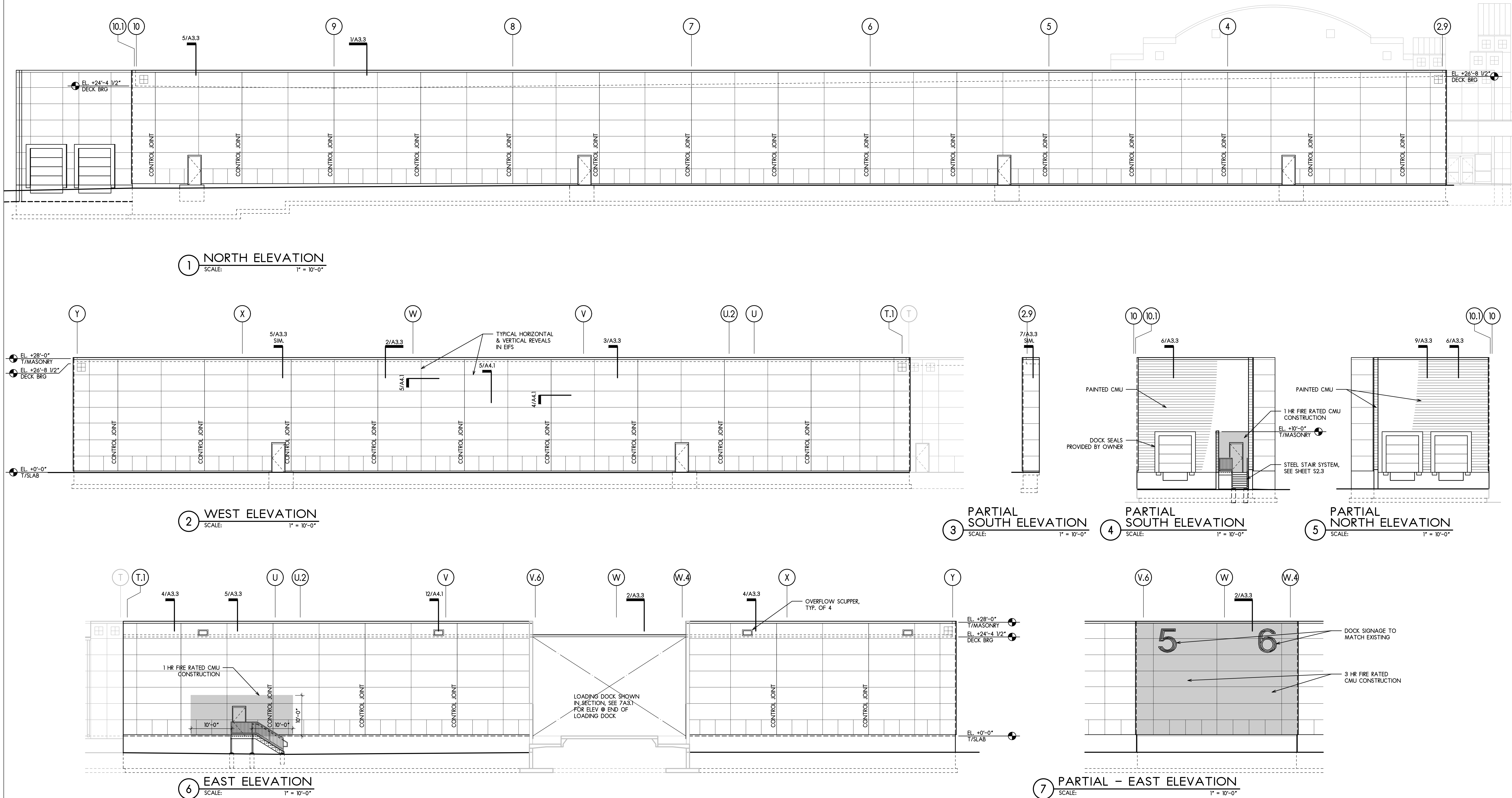
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APPROVED BY: GT
SCALE: AS NOTED

NAME

EXTERIOR
ELEVATIONS

SHEET

A3.1



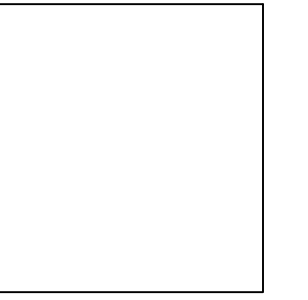
GENERAL NOTES :

1. TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR INSULATION & FINISH SYSTEM (EFS) ON
12" REINFORCED CONCRETE MASONRY.



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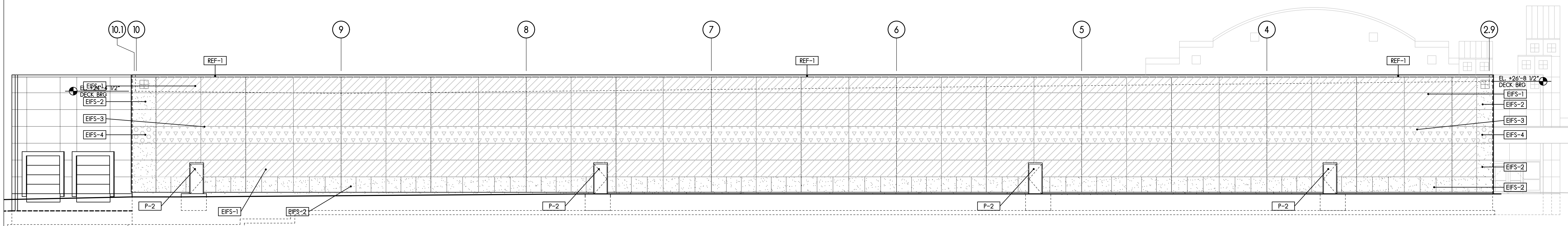
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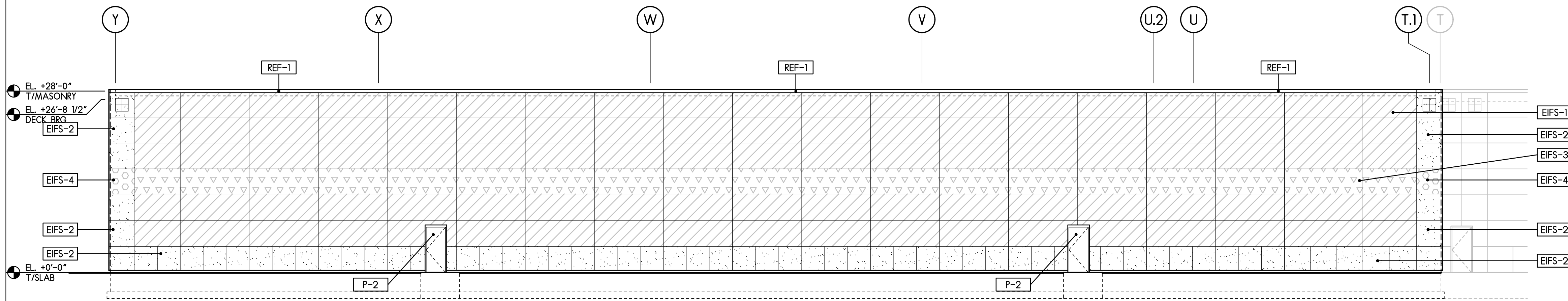
EXTERIOR COLOR
AND FINISH
SCHEMES

SHEET

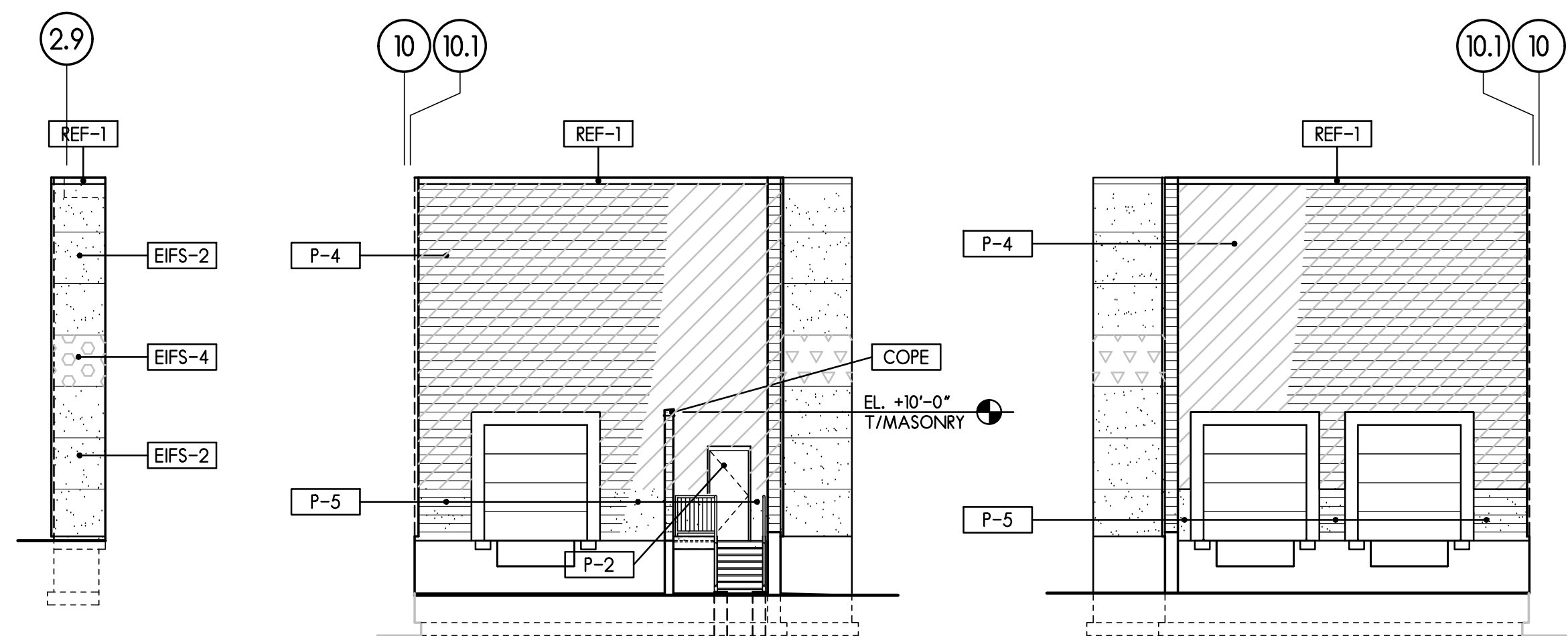
A3.2



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

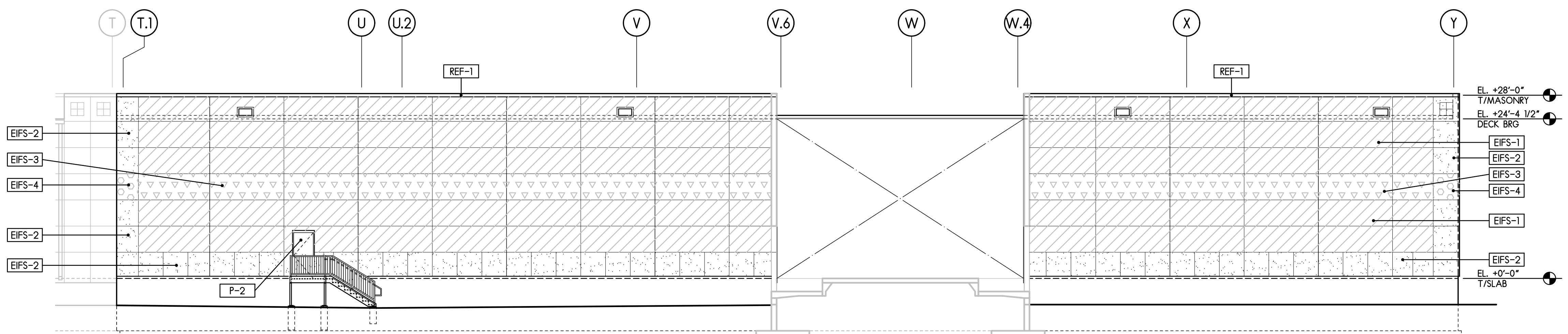


2 WEST ELEVATION
SCALE: 1" = 10'-0"

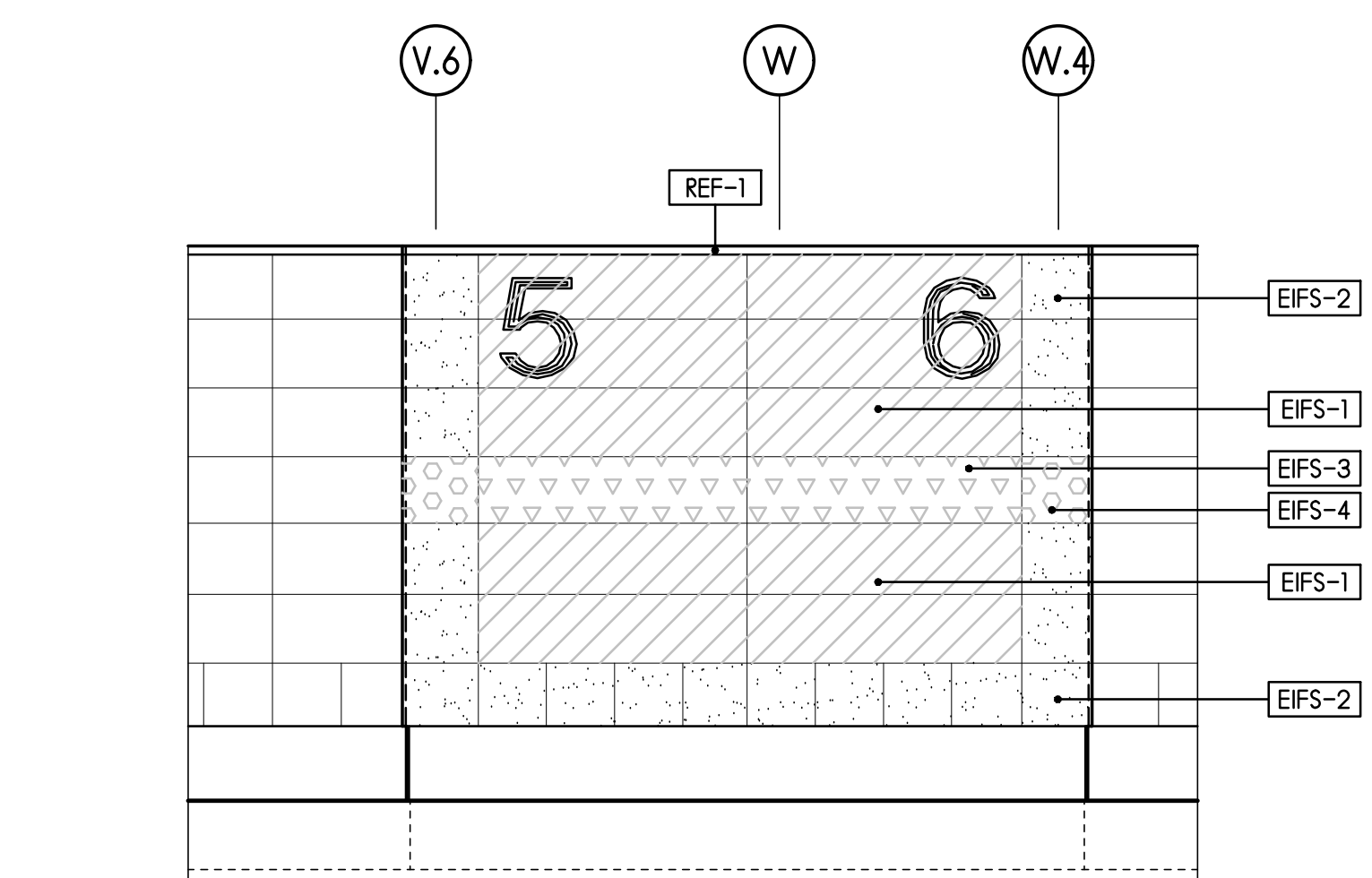


3 PARTIAL SOUTH ELEVATION
SCALE: 1" = 10'-0"

4 PARTIAL NORTH ELEVATION
SCALE: 1" = 10'-0"



5 EAST ELEVATION
SCALE: 1" = 10'-0"

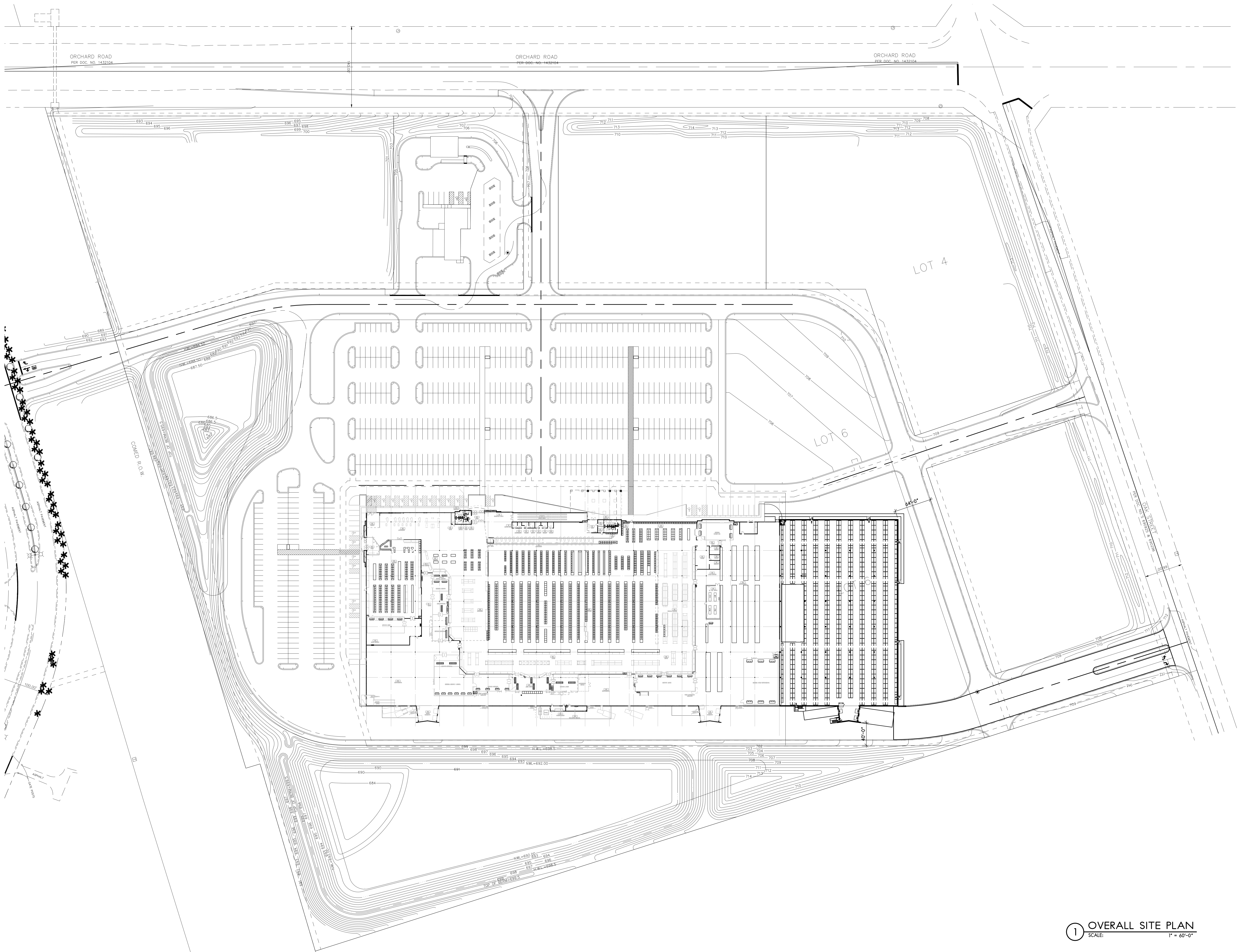


6 PARTIAL EAST ELEVATION
SCALE: 1" = 10'-0"

FINISH KEY

EIFS-1	COLOR No. 1 (COAST POINT) TEXTURE #1 (FINE)
EIFS-2	COLOR No. 2 (BEDOUIN BEIGE) TEXTURE #1 (FINE)
EIFS-3	COLOR No. 1 (COAST POINT) TEXTURE #2 (MEDIUM)
EIFS-4	COLOR No. 1 (BEDOUIN BEIGE) TEXTURE #2 (MEDIUM)
	EXPOSED CONCRETE FOUNDATION

P-2	PAINT COLOR No. 2 (BEDOUIN BEIGE) - HM DOORS
P-4	PAINT COLOR No. 1 (COAST POINT) - CMU
P-5	PAINT COLOR No. 2 (BEDOUIN BEIGE) - CMU
REF-1	ROOF EDGE FASCIA COLOR No. 1
COPE	COPING COLOR No. 1

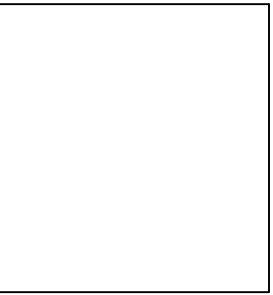


1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"



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APPROVED BY: GT
SCALE: AS NOTED

NAME

OVERALL
ARCHITECTURAL
SITE PLAN

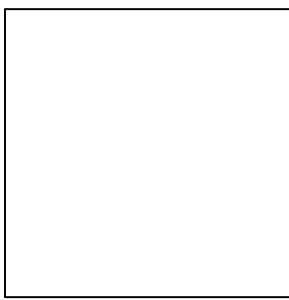
SHEET

AS1.1



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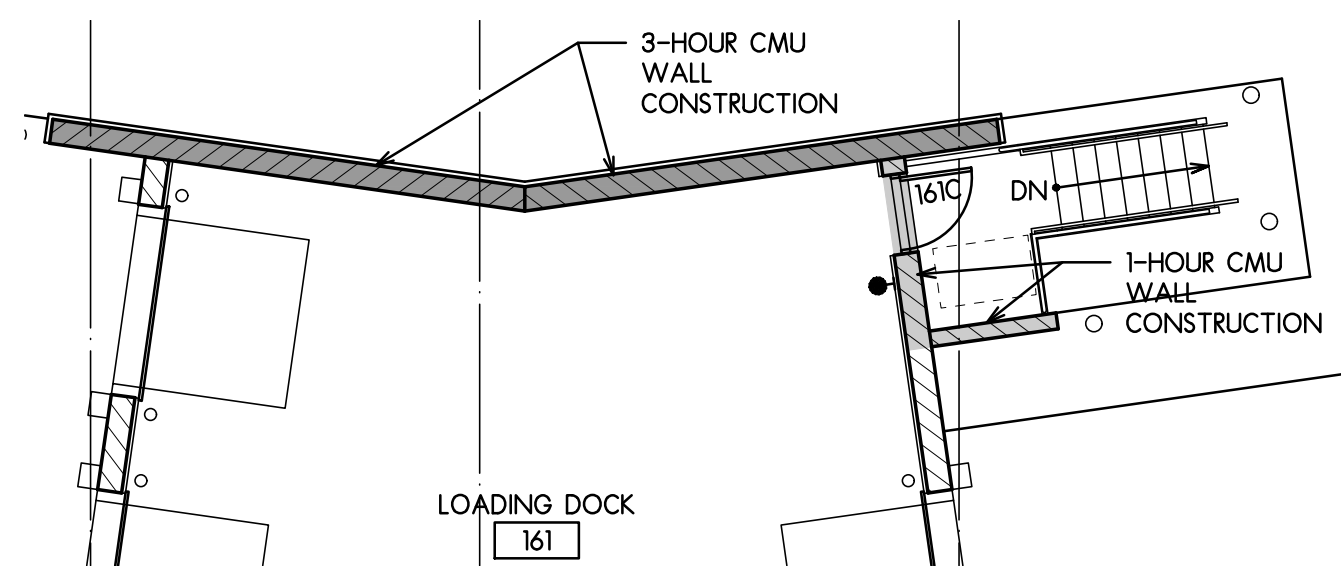
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SCALE: NO SCALE

NAME

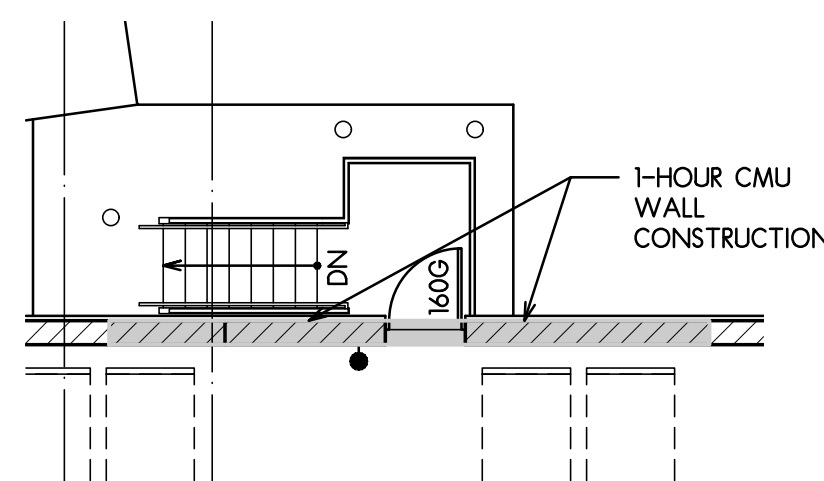
CODE
SUMMARY &
CODE REVIEW
PLAN

SHEET

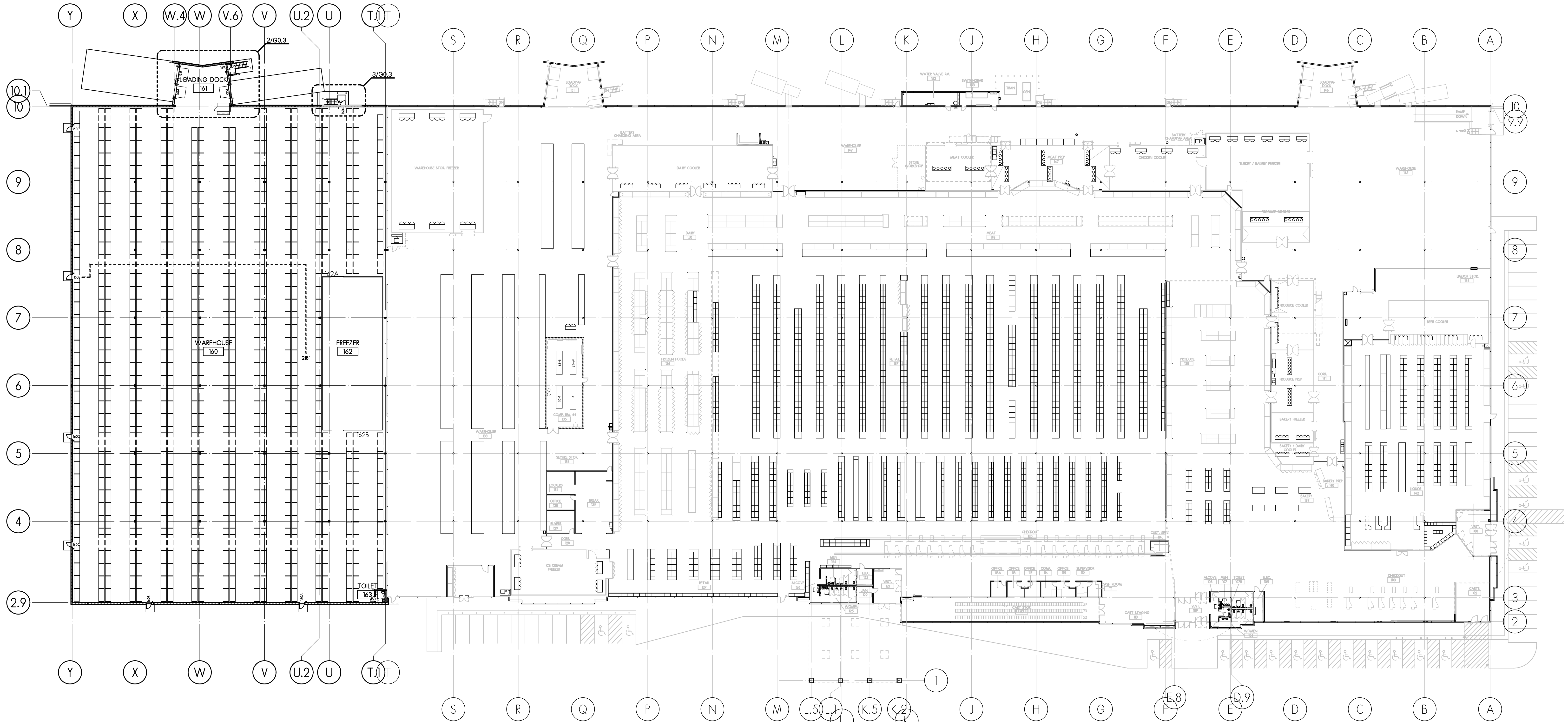
G0.3



2 EXTERIOR DOOR 161C
SCALE: 1/4" = 1'-0"



3 EXTERIOR DOOR 160G
SCALE: 1/4" = 1'-0"



1 OVERALL PLAN
SCALE: 1" = 30'-0"

EGRESS WIDTH

33"

EXIT CAPACITY

480

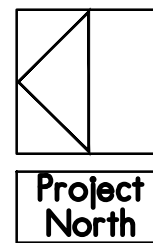
TRAVEL DISTANCE

250' (MAX)

FIRE RATED WALL CONSTRUCTION

FIRE RATED WALLS &
CODE REVIEW PLANS

SCALE: 1" = 30'



CODE SUMMARY

Applicable Codes: 2009 International Existing Building Code (IBC)
2009 International Building Code (IBC)
2009 International Mechanical Code (IMC)
2009 BOCA National Fire Prevention Code
2008 NFPA 70 National Electrical Code (NEC) w/ local amendments
NFPA 101 Life Safety Code
2014 IAPH Illinois Plumbing Code (IPC) w/ local amendments
2018 Illinois Accessibility Code (IAC)
2010 ADA Standards for Accessible Design

Classification of Work: Addition
Use & Occupancy Class: S-1 (Moderate Hazard Storage)
(IBC Chapter 3)

EXISTING BUILDING
M (Mercantile)
S-1 (Moderate Hazard Storage)

Type of Construction: IIB (noncombustible, not protected)
(IBC Chapter 6)
EXISTING BUILDING
IIB (noncombustible, not protected)

Unlimited Area Buildings
(IBC Section 508)
507.4 Sprinklered, one-story buildings
Mixed Use and Occupancy
(IBC Section 508)
508.4 Separated occupancies

General Building Heights and Areas:
(IBC Chapter 5)
Allowable Height: 4 stories at 75' (IBC - Table 504.3 & 504.4)
Actual Height: 15'
EXISTING BUILDING Area: 139,357 s.f. Mercantile
97,419 s.f. Moderate Hazard Storage
236,776 s.f. EXISTING BUILDING Total Area

WAREHOUSE ADDITION Area: 66,848 s.f. Moderate Hazard Storage
REVISED TOTAL BUILDING Area: 303,624 s.f.

Design Occupant Load:
(IBC Chapter 10)
Maximum Floor Area Allowances per Occupant (Table 1004.1.2)
Warehouses: 500 gsf
WAREHOUSE ADDITION Occupant Load Calculation:
Warehouses: 66,848 gsf / 500 gsf per occupant
= 134 occupants

Means of Egress Sizing:
(IBC Section 1005)
Stairways: 0.3 inches / occupant
other egress components: 0.2 inches / occupant
Egress Width Required: 134 occupants x 0.2 = 27 inches
Actual Width Provided: 33" x 8 = 264 inches

Fire Protection Systems:
(IBC Chapter 9)
Fire Suppression: EXISTING Facility is fully sprinklered (NFPA 13)
WAREHOUSE ADDITION shall be fully sprinklered (NFPA 13)
Means of Egress:
(IBC Chapter 10)
Exit Access Travel Distance (IBC Table 1017.2)
with Sprinkler System: 250'
Corridor Fire-resistance Ratings (IBC Table 1020.1)
with Sprinkler System: 0 hr.

Incidental Use Areas (IBC Table 509):
Furnace rooms where any equip. > 400,000 BTU/HR input: 1 hr. or auto. sprinkler system
Boiler rooms where largest equipment > 15 psi and 10 hp: 1 hr. or auto. sprinkler system
Refrigerant machinery rooms: 1 hr. or auto. sprinkler system

Fire-resistance Rating Requirements for Building Elements (Table 601)
Structural Frame: 0 hr.
Bearing Walls - Exterior: 0 hr.
Bearing Walls - Interior: 0 hr.
Non-bearing Walls & Partitions - Exterior: 0 hr.
Non-bearing Walls & Partitions - Interior: 0 hr.
Floor Construction - Beams & Joists: 0 hr.
Roof Construction - Beams & Joists: 0 hr.
Exterior Wall Ratings base on Separation Distance (Table 602)
10'sx30', IIB, Group S-1: 0 hr.

ORIGINAL BUILDING Plumbing Fixture Calculations

Building Type or Occupancy	Floor Area per Person (Sq. Ft.)	Required Fixture	Men	Women
Grocery Stores	200	Water Closet	3	6
Storage/Shipping Area	400	Urinal	3	-
		Lavatories	2	2
		Drinking Fountains		1
		Service Sinks		
Grocery Stores (Retail Sales Floor)	139,357 gsf / 200 sf per occupant = 698 occupants			
Storage/Shipping Area (Employees Only)	occupant load based upon actual number of employees (IPC pg. F-14) = 75 employees			
Total Occupant Load	= 773 occupants	Actual Fixtures Provided	Men	Women
50% Men 50% Women	= 773 / 2 = 387	Water Closet	4	9
		Urinal	4	-
		Lavatories	4	4
		Drinking Fountains	7	
		Service Sinks	4	

Storage/Shipping Area - ADDITION (Employees Only)	Additional Fixtures Provided	Unisex
occupant load based upon actual number of employees (IPC pg. F-14) = 10 additional employees	Water Closet	1
	Urinal	-
	Lavatories	1
Total Occupant Load		
50% Men 50% Women	= 783 occupants	
	= 783 / 2 = 392	



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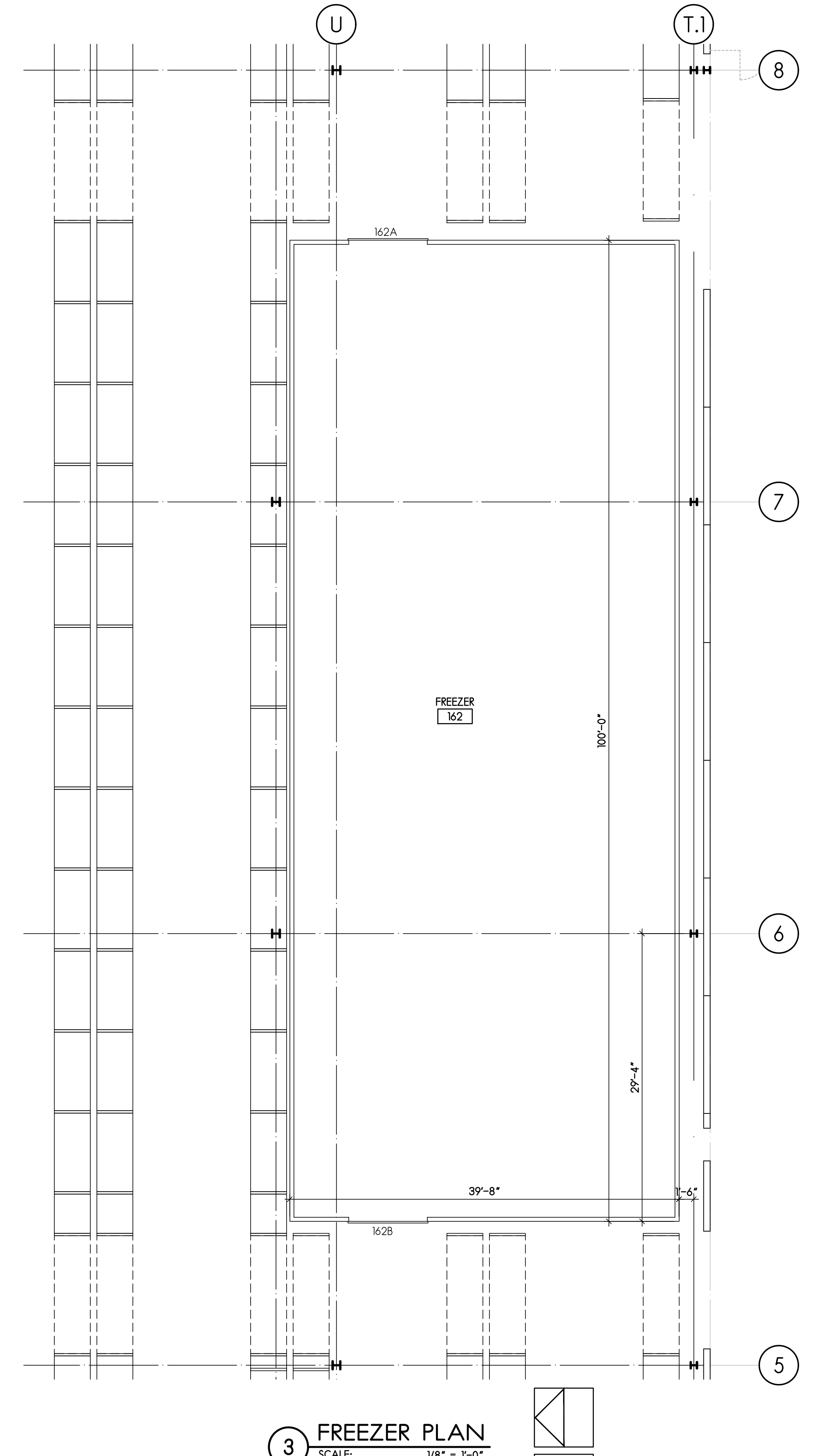
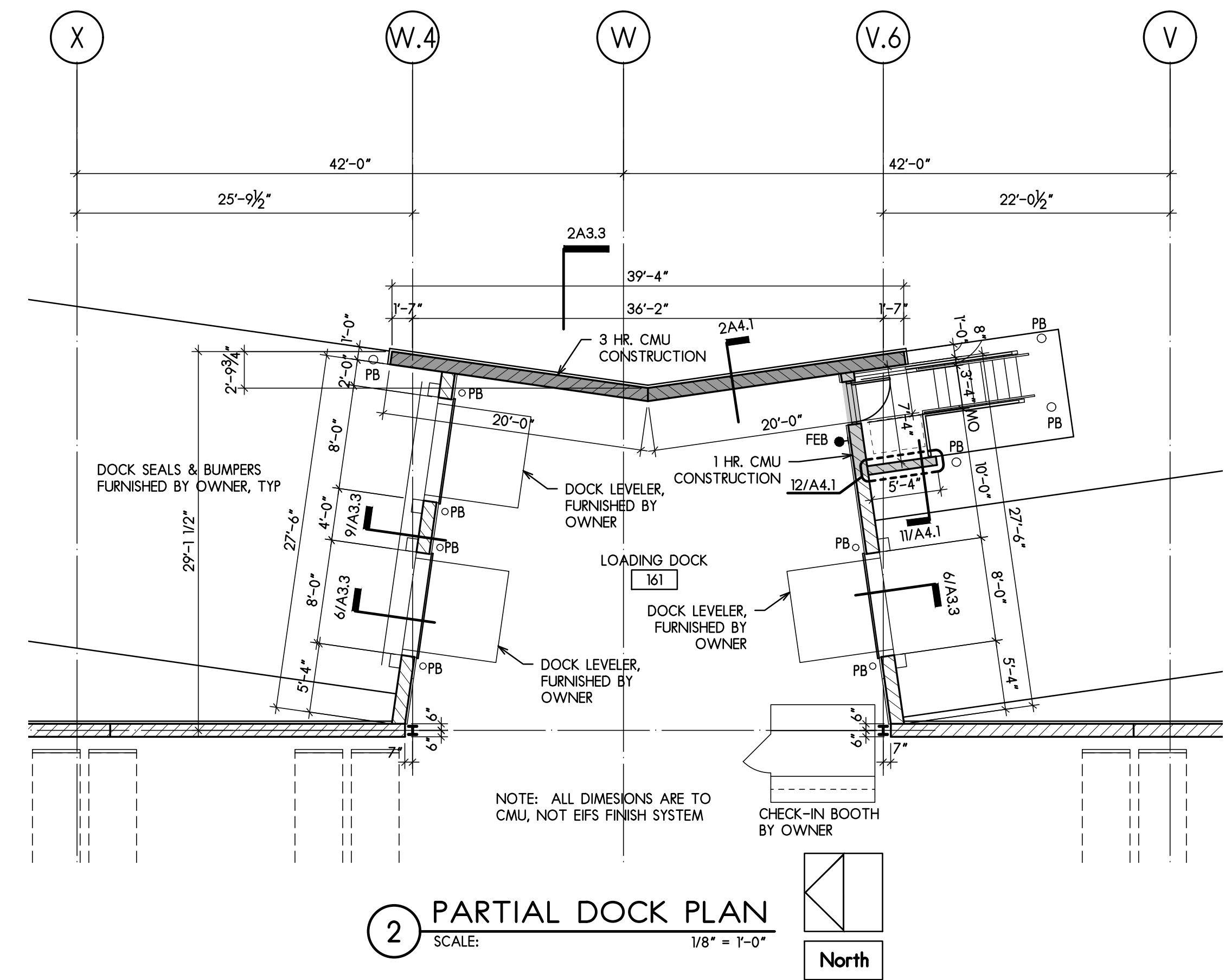
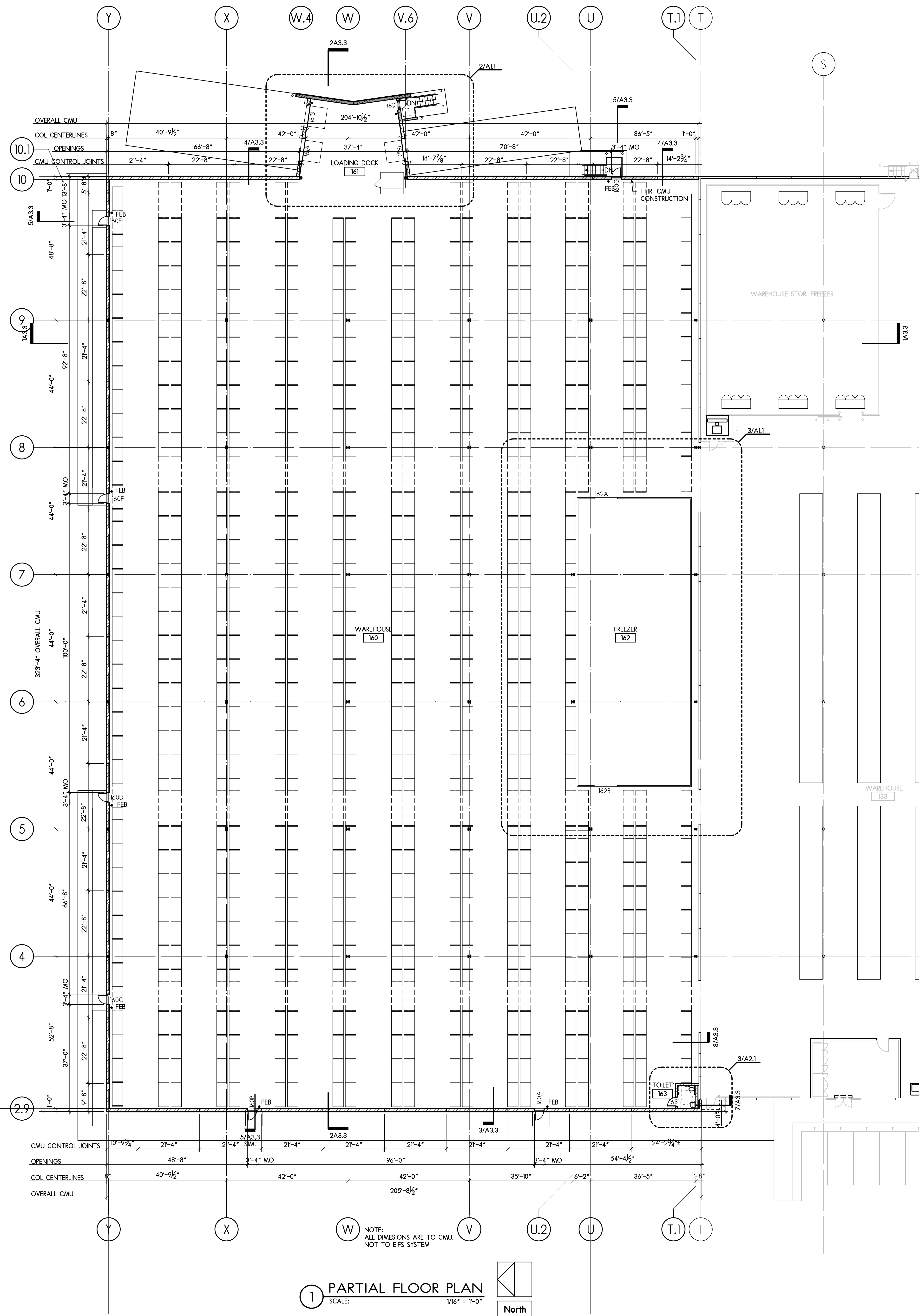
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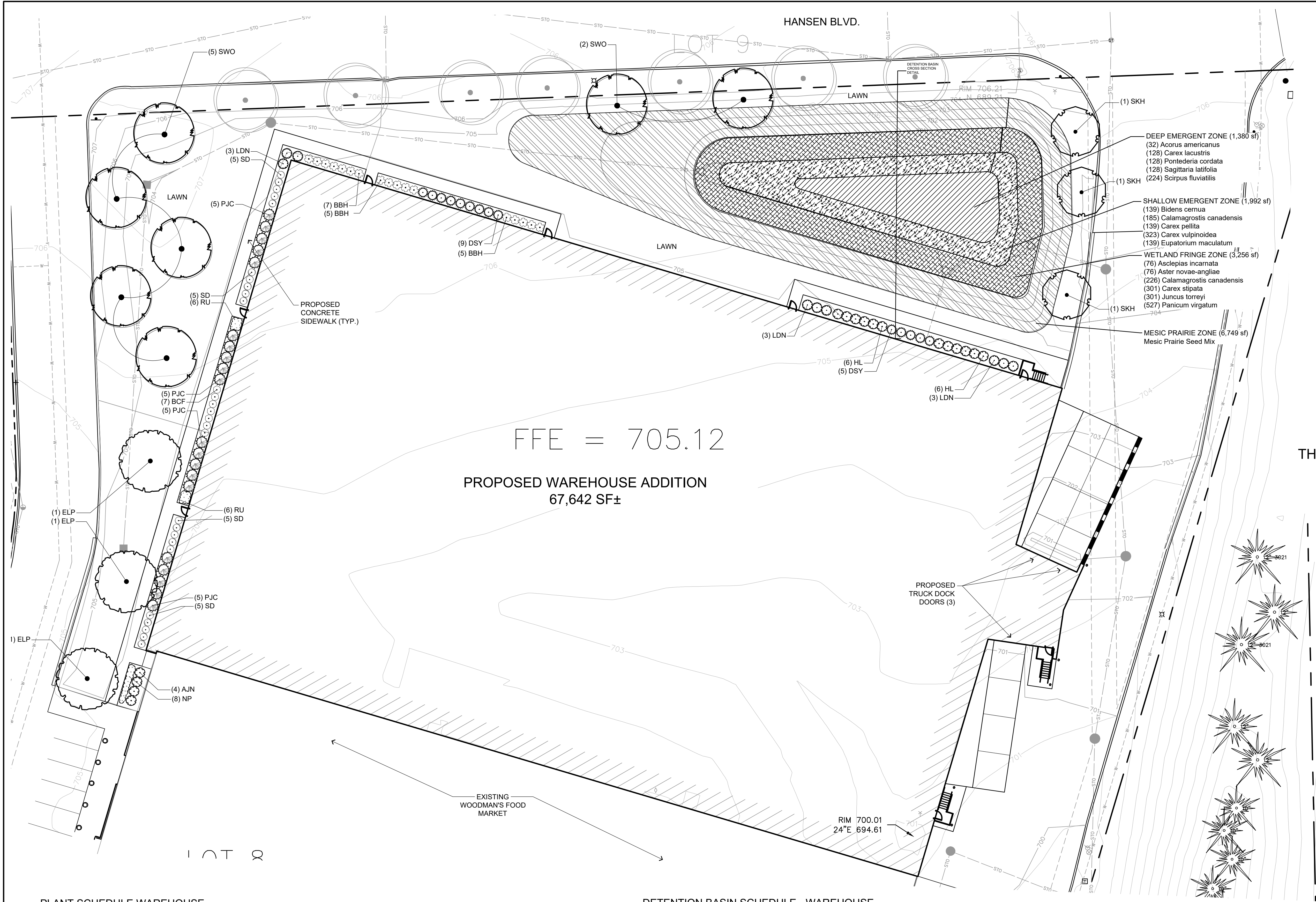
NAME

PARTIAL
FLOOR
PLANS

SHEET

A1.1





PUD LANDSCAPE REQUIREMENTS
per Exhibit C Ordinance Granting Special Use

LANDSCAPE PROVISIONS:

1. Storm Water Facility Requirement - Detention Basin vegetation designed per Naturalized Storm Water Basin specifications found in Kane County Technical Guidance Manual.

2. Street Trees Required:

1 canopy tree per 100 ft of ROW frontage in the development side of each public street when located below power lines, street trees must be understory trees

Hansen Blvd. 397 LF, 397/100 = 3.97

REQUIRED: 4 Trees

PROVIDED: 4 Existing trees to be retained and protected

3. Setback Area Requirement

Setback areas planted in turf or other living groundcover

4. Perimeter Yard Requirement:

2 canopy trees per 100 ft of lot perimeter

Perimeter = 760 LF 760/100 = 7.60 x 2=15.2

REQUIRED: 16 Trees

PROVIDED: 3 Existing trees, 13 Proposed trees

5. Buffer Yard Requirement:

NA - not adjacent to residential property

LOT 6 PROVISIONS

1. Parking Lot and Driveway Screening Provisions

NA - no proposed parking

2. Parking Lot Internal Requirement

NA - no proposed parking

3. Foundation Planting Requirement

Provide 1 canopy tree equivalent* per 100 LF of building foundation

100% non canopy tree planting

Building Perimeter = 531 LF 531/100 = 5.31 x 1= 5.31

REQUIRED: 6 Canopy Tree Equivalents* (96 shrubs)

PROVIDED: 99 shrubs

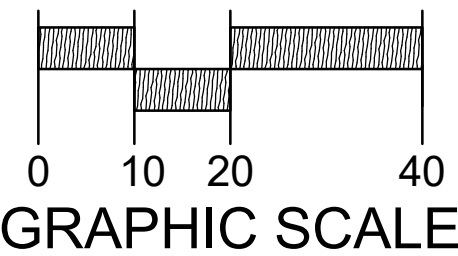
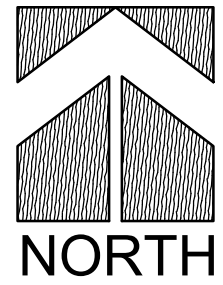
4. Miscellaneous Screening Provisions

NA - no proposed trash or utility structures.

5. Storage Area Screening Provisions

NA - no proposed exterior storage facilities

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PLANT SCHEDULE WAREHOUSE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SKH	3	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2" CAL	B&B	Full, matching heads
ELP	3	Exclamation London Planetree	Platanus x acerifolia 'Morton Circle'	2 1/2" CAL	B&B	Full, matching heads
SWO	7	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCF	7	Beaver Creek Dwarf Fothergilla	Fothergilla gardenii 'Klimtwo'	18" HT	CONT.	
BBH	17	BoBo Hydrangea	Hydrangea paniculata 'ILVOBO'	24" HT	CONT.	
HL	12	Little Quick Fire Hydrangea	Hydrangea paniculata 'Little Quick Fire'	24" HT	CONT.	
AJN	4	Amber Jubilee Ninebark	Physocarpus opulifolius 'JeFam'	24" HT	CONT.	
LDN	9	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
SD	20	Double Play Doozie Spirea	Spiraea x 'NCSX2' TM	18" HT	CONT.	
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	20	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18"SPD	CONT.	
DSY	14	Dense Yew	Taxus x media 'Densifolmis'	18"SPD	CONT.	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NP	8	Purrsian Blue Catmint	Nepeta x faassenii 'Purrsian Blue'	4 1/2"	POT	24" Spacing
RU	12	American Gold Rush Black Eyed Susan	Rudbeckia x 'American Gold Rush' TM	4 1/2"	POT	18" Spacing

DETENTION BASIN SCHEDULE - WAREHOUSE

DEEP EMERGENT ZONE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
Acorus americanus / Sweet Flag	32	4.5" pot, 18"o.c.				
Carex lacustris / Common Lake Sedge	128	4.5" pot, 18"o.c.				
Pontederia cordata / Pickerel Weed	128	4.5" pot, 18"o.c.				
Sagittaria latifolia / Lance-Leaved Arrowhead	128	4.5" pot, 18"o.c.				
Scirpus fluviatilis / River Bulrush	224	4.5" pot, 18"o.c.				
SHALLOW EMERGENT ZONE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
Bidens cernua / Nodding Bur Marigold	139	4.5" pot, 18"o.c.				
Calamagrostis canadensis / Bluejoint Grass	185	4.5" pot, 18"o.c.				
Carex pellita / Woolly Sedge	139	4.5" pot, 18"o.c.				
Carex vulpinoidea / Fox Sedge	323	4.5" pot, 18"o.c.				
Eupatorium maculatum / Joe Pye Weed	139	4.5" pot, 18"o.c.				
WETLAND FRINGE ZONE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
Asclepias incarnata / Swamp Milkweed	76	4.5" pot, 18"o.c.				
Aster novae-angliae / New England Aster	76	4.5" pot, 18"o.c.				
Calamagrostis canadensis / Bluejoint Grass	226	4.5" pot, 18"o.c.				
Carex stipata / Common Fox Sedge	301	4.5" pot, 18"o.c.				
Juncus torreyi / Torrey's Rush	301	4.5" pot, 18"o.c.				
Panicum virgatum / Switch Grass	527	4.5" pot, 18"o.c.				
MESIC PRAIRIE ZONE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
Mesic Prairie Seed Mix		Seed				

WOODMAN'S WAREHOUSE ADDITION
NORTH AURORA, IL

LANDSCAPE PLAN

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R.A. Smith, Inc.

DATE: 07/15/2022

SCALE: 1" = 20'

JOB NO. 3220061

PROJECT MANAGER:
PAUL V. MCILHERAN, P.E.

DESIGNED BY: NJW

CHECKED BY: PVM

SHEET NUMBER

L100

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DETENTION BASIN PLANTING NOTES

DETENTION BASIN PLANTING AREA

1. CONTRACTOR REQUIREMENTS
- A. The submitting bidders shall be, and have been, actively and directly engaged in native wetland plant installation for a period of five (5) or more years. Individuals performing work onsite shall have the ability to identify native seedlings and plant plugs and be licensed to apply herbicides in the state of Illinois. Provide proof of five (5) or more successful wetland plant installations in the state of Illinois.
- B. Qualified bidders shall possess specialized equipment for working in and around water, including a small boat, hip waders, and flotation life preservers to be worn while working in water.

EMERGENT AND WETLAND FRINGE PLANTING SPECIFICATIONS

1. ENVIRONMENTAL REQUIREMENTS
- A. Installation shall be performed during the growing season, preferably between May 1st and June 15th. Summer planting in late June and in July and August can be completed but may require irrigation during dry periods.
- B. Hydrology shall be well established prior to installation based on the detention pond design in order to support emergent wetland plants. The stormwater pond must have an established water level of approximately 6 inches except after heavy rain events.
- C. Emergent plants shall be installed prior to seeded communities.
2. MATERIALS
- A. Native wetland plants shall be used for the emergent plant community.
- B. All native plants shall be stored in a cool area at approximately 60 degrees Fahrenheit prior to installation.
- C. All native plant plants must be of wild ecotype as approved by local source. No hybrids or cultivars may be included.
- D. Local genotype plants shall be used whenever possible due to their adaptation to local soil and climate.
3. PLANTS
- A. Deep emergent, Shallow emergent and wetland fringe plants as listed on plant schedule sheet L100.
4. ACCESSORIES
- A. Waterfowl Exclusion (seed detail sheet L201)
Posts - 4' foot metal "T" posts
Fence - 28" tall 1" X 2" 14ga. welded wire with green plastic vinyl coating.
Plastic zip ties (used to attached wire to posts and loop through top wire)
3 mm thick colored twine (for overhead lines)
5. EXECUTION
- 5.1 Examination
- A. Verify that a stable water level has been established in the detention pond that would support emergent wetland plants.
- 5.2 Preparation
- A. Two weeks (14 days) prior to installation, apply a glyphosate herbicide approved for use around water (Rodeo®) to the area to kill any existing non-native vegetation (i.e. common reed grass, purple loosestrife, cattails)
- 5.3 Installation of waterfowl exclusion fence
- A. Place post 6 to 8 feet apart and drive them approximately 12-15" into the pond bottom. Inner posts may also be required to support overhead lines. Install fence to form enclosures and attach fence to posts with zip ties. Create cross patterns with colored twine using the center posts if needed to prevent lines from sagging. Form each enclosure immediately following installation of plants. Planted areas shall not remain unprotected overnight.
- 5.4 Installation of Plants
- A. All emergent plants must be installed in the appropriate water depth where protected by waterfowl exclusion fence and the shore.
- B. Emergent plants shall be installed on 18" centers. Plant each species in clumps of 30-40 plants within each planting strip within the pond, using a randomized variety of species within each strip.
- C. Emergent plant shall be installed by creating a hole with a spade or dibble, placing the plants in the hole and firmly packing the soil around them. Plants allowed to float to the surface following installation must be reinstalled.
- D. Handle plant with care and skill to prevent damage and pack in a manner to ensure arrival at Project site in good condition.
- E. Keep plant moist, shaded, cool, and out of wind prior to planting. Attempt to plant plugs on a cool and cloudy day if possible.
- F. Plant on day of delivery at Project Site. In the event that this is not possible, temporarily store plants by placing them in a well-ventilated, cool, shaded, moist storage space. Temporary storage on site prior to planting shall not exceed 48 hours.
- 5.5 Maintenance and Monitoring
- A. Contractor shall follow, perform and provide items listed in Section 9-109 Performance Standards and Monitoring for Stormwater Mitigation/BMPs and Watershed Benefit Measures on page 51 of Kane County Stormwater Ordinance.

MESIC PRAIRIE SEEDING SPECIFICATIONS

1. DETENTION BASIN MESIC PRAIRIE SEED MATERIALS
- A. All detention basin mesic prairie seeds as listed within shall be of Illinois local origin not to exceed a 150 mile radius of project site. All forbs shall be tested for germination and have a minimum germination rate of 80%. Grasses shall be supplied as pure live seed (pls).
- B. Seed mix to be Agrecol Short Grass Prairie for Medium soils (or similar) installed at the supplier recommended rate.
2. SEEDBED PREPARATION
- A. Prepare seedbeds by removing and/or killing off any unwanted existing vegetation with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize areas. mulch the areas with a light covering of clean, chopped straw to retain moisture and use a tackifier to prevent wind damage. If installed in spring, lightly water 4-6 weeks after germination at regular intervals (depending on rainfall), or if an extended period of drought occurs throughout summer months.
3. DETENTION BASIN MESIC PRAIRIE SEED INSTALLATION
- A. Mesic Prairie area seed shall be mixed thoroughly by vendor or installer. Seed shall be installed by means of mechanical and /or hand broadcast methods to assure even distribution of seeds throughout all designated seeding areas. Immediately after seed placement, seed shall be sown into the soil's surface by means of lightly raking or harrowing and then lightly mulched with clean, weed free straw. A cover crop of annual ryegrass shall be used to compliment native seeding areas at the rate of 15 lbs per acre. Seeded areas shall be watered immediately following installation to accelerate cover crop germination.
4. SEEDING PERFORMANCE, MONITORING AND MANAGEMENT REQUIREMENTS
- A. Contractor shall follow, perform and provide items listed in Section 9-109 Performance Standards and Monitoring for Stormwater Mitigation/BMPs and Watershed Benefit Measures on page 51 of Kane County Stormwater Ordinance.

GENERAL LANDSCAPE NOTES


1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
6. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. Planting islands and planting beds to be backfilled with screened topsoil (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health.
7. Topsoil shall be: screened existing stockpiled topsoil, screened existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. The soil shall closely match the mechanical analysis (percentage sand, silt and clay) of the existing subsoil. Soil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds.
8. Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
9. Seeded areas: to receive a settled minimum depth of 3" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
10. Tree planting (see planting detail):
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.
- Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees if site conditions warrant, to promote the long term establishment of the tree.
11. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
12. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
13. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
14. Plant bed preparation: all perennial and ornamental grass areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -
- Per every 100 square feet of bed area add:
- 2 cu. ft. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure
15. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.
- An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
16. Seed mix for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
17. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
18. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
19. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

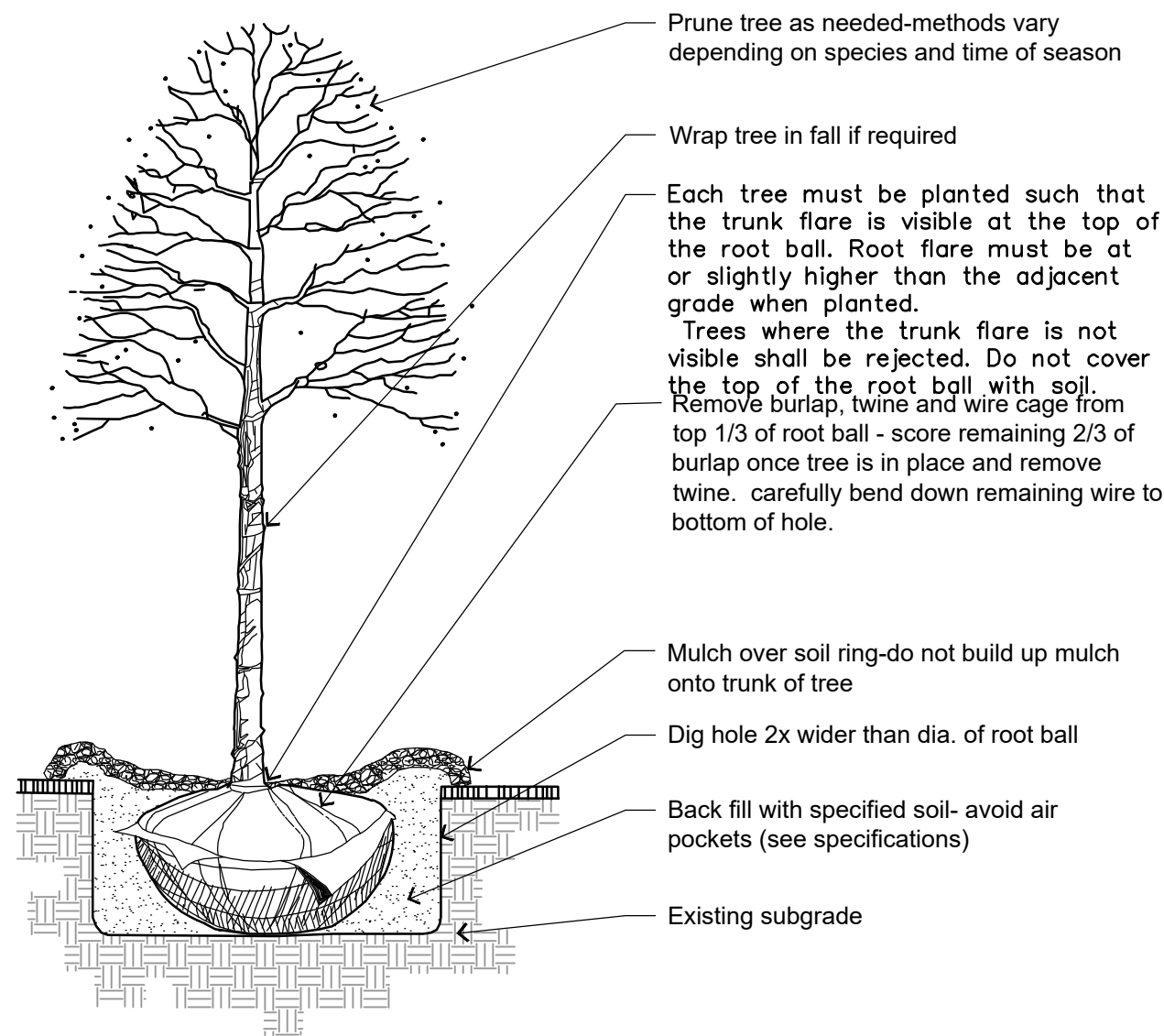
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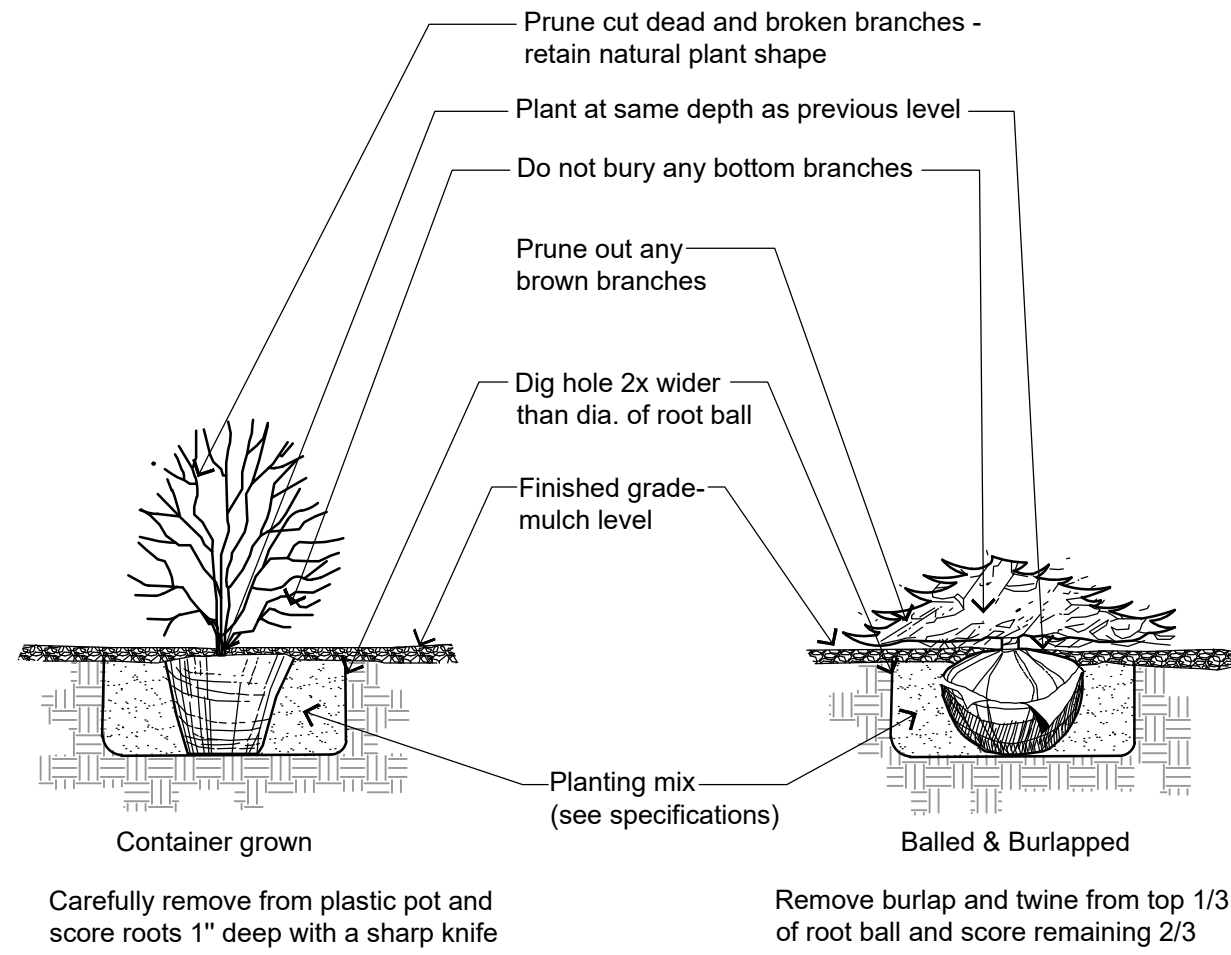
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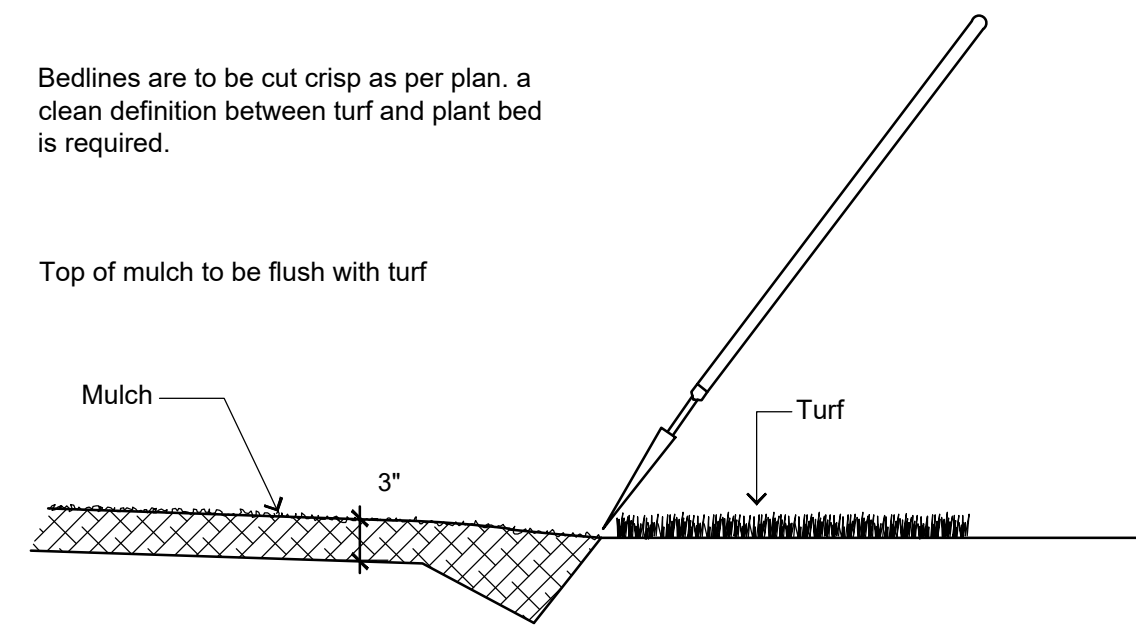
WOODMAN'S WAREHOUSE ADDITION NORTH AURORA, IL		<div><p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p></div> <div><p>CREATIVITY BEYOND ENGINEERING</p></div> <div><p>Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA</p></div>	DATE		DESCRIPTION	
LANDSCAPE						
NOTES AND SPECIFICATIONS						



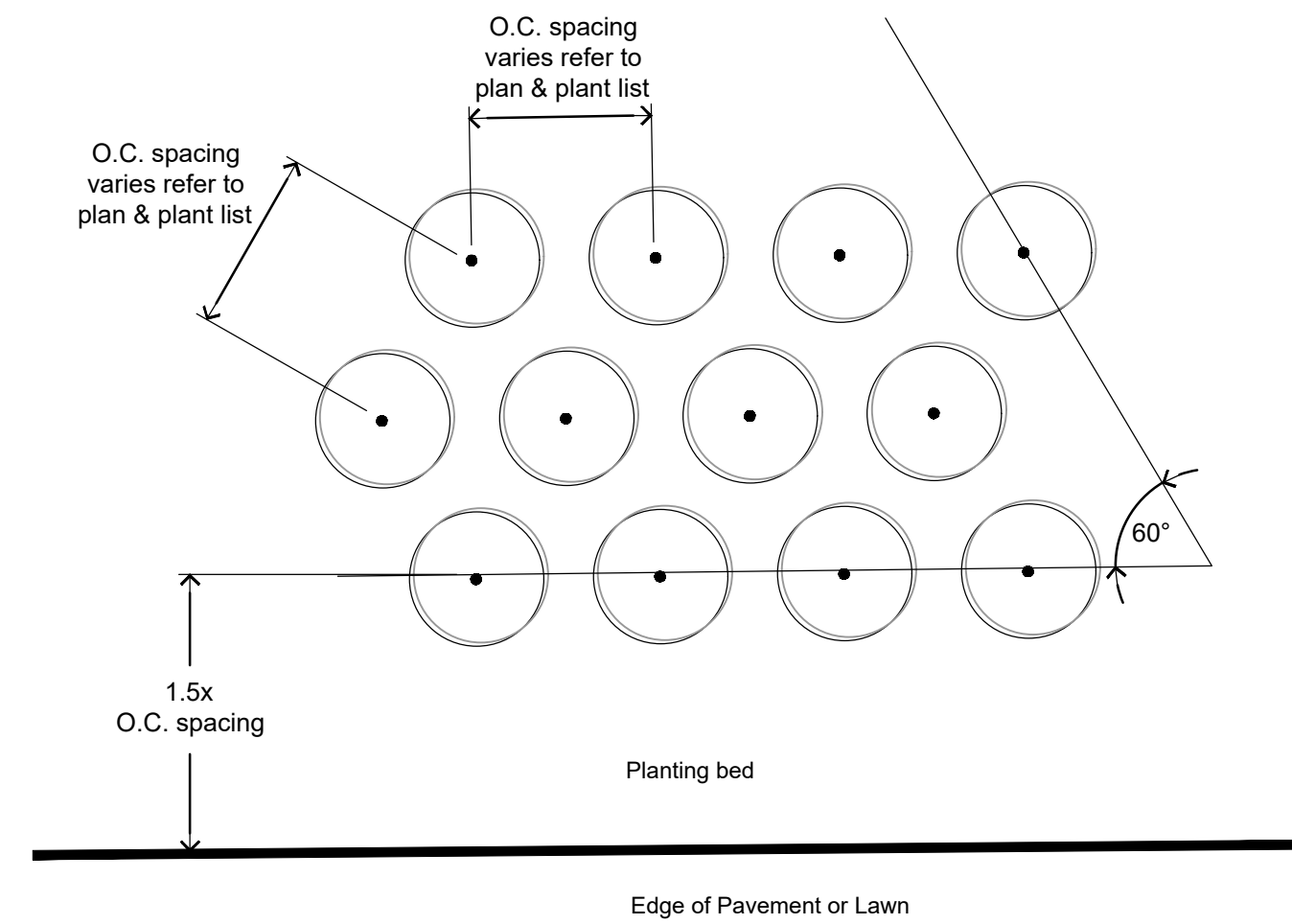
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



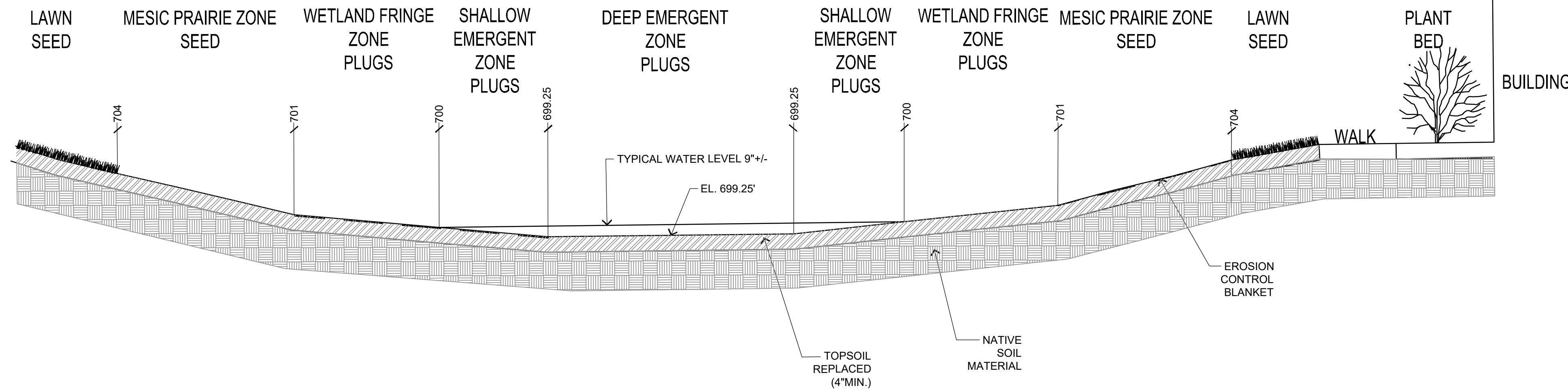
2 SHRUB PLANTING DETAIL
NOT TO SCALE



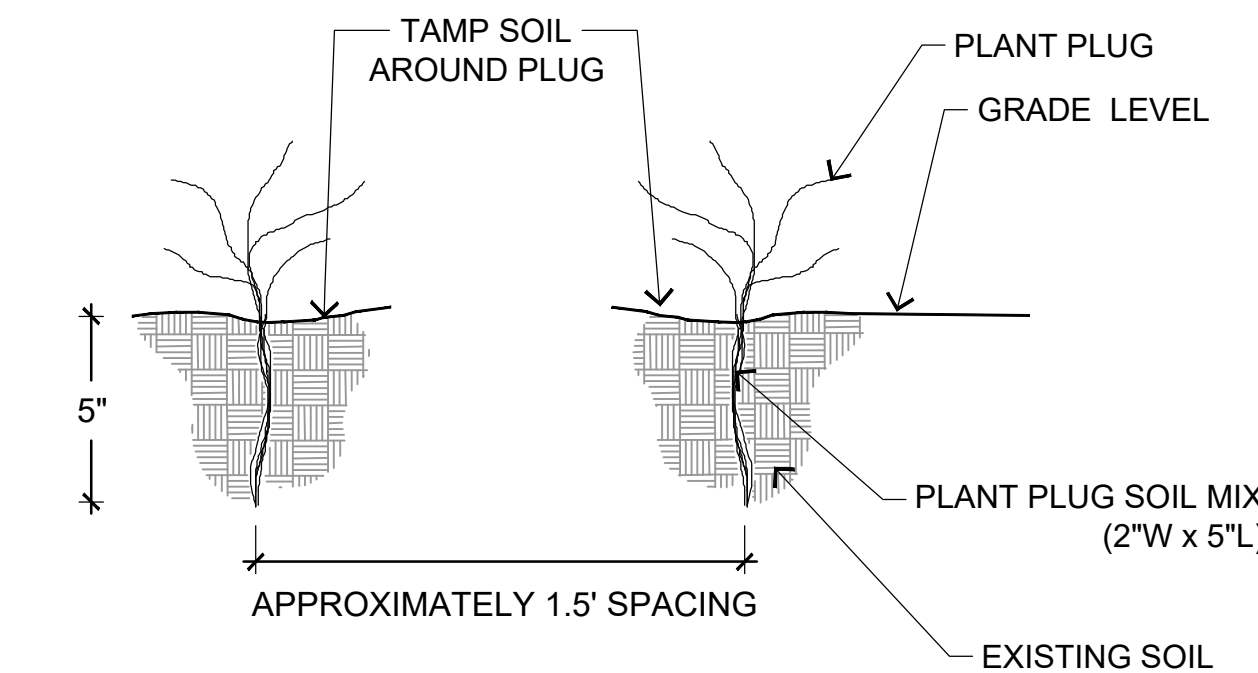
3 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE



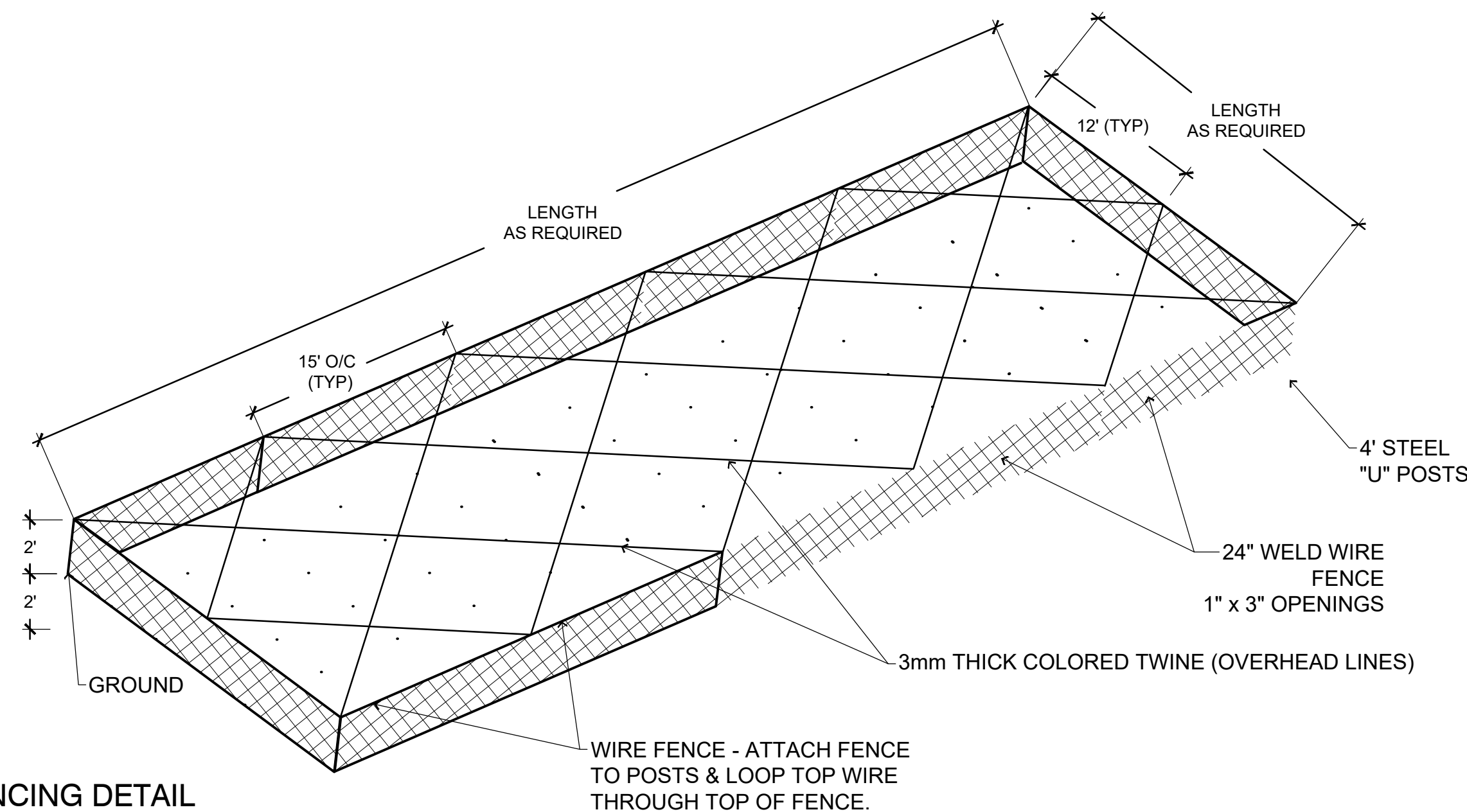
4 PLANTING DETAIL
NOT TO SCALE



5 TYPICAL DETENTION BASIN VEGETATION DETAIL
NOT TO SCALE



6 WETLAND PLUG PLANTING DETAIL
NOT TO SCALE



7 GOOSE FENCING DETAIL
NOT TO SCALE

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WOODMAN'S WAREHOUSE ADDITION NORTH AURORA, IL			
LANDSCAPE DETAILS			
© COPYRIGHT 2022 R.A. Smith, Inc.	DATE: 07/15/2022	SCALE: #####	JOB NO. 3220061
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	DESIGNED BY: NJW	CHECKED BY: PVM	SHEET NUMBER
			L201



	REQUIRED	EXISTING	PROPOSED
WAREHOUSE SPACE [SF]	N/A	97,419	164,416
WAREHOUSE PARKING RATIO *	1/5,000 SF		
WAREHOUSE PARKING STALLS	33	N/A	N/A
RETAIL SPACE [SF]	N/A	139,357	139,357
RETAIL PARKING RATIO *	4/1,000 SF		
RETAIL PARKING STALLS	558	N/A	N/A
TOTAL WOODMAN'S FOOD MARKET PARKING STALLS	591	691	691

*REQUIRED PARKING RATIO PER TITLE 17, CHAPTER 13.13 OF NORTH AURORA MUNICIPAL ORDINANCE. PUD PARKING RATIO REQUIRES 2.5 STALLS PER 1,000 SF OF GROSS BUILDING AREA, BUT THIS DOES NOT FACTOR IN WAREHOUSE SPACE VS. RETAIL SPACE. THE RATIOS SHOWN ABOVE (PER CH. 13.13 OF THE CODE) WERE PROVIDED FOR USE DURING A MEETING WITH VILLAGE PLANNING STAFF.

① EXISTING PARKING STALL COUNT

*NOTE: EXISTING LOT AREAS ARE FROM THE LATEST PLATS PROVIDED BY THE VILLAGE OF NORTH AURORA. LOT AREAS SHOWN FOR LOTS 6 AND 8 ARE PROPOSED, PER A FUTURE RE-PLAT.



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CREATIVITY BEYOND ENGINEERING

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Cedarburg, WI | Naperville, IL | Irvine, CA

WOODMAN'S NORTH AURORA
NORTH AURORA, IL

OVERALL SITE
AND PARKING EXHIBIT

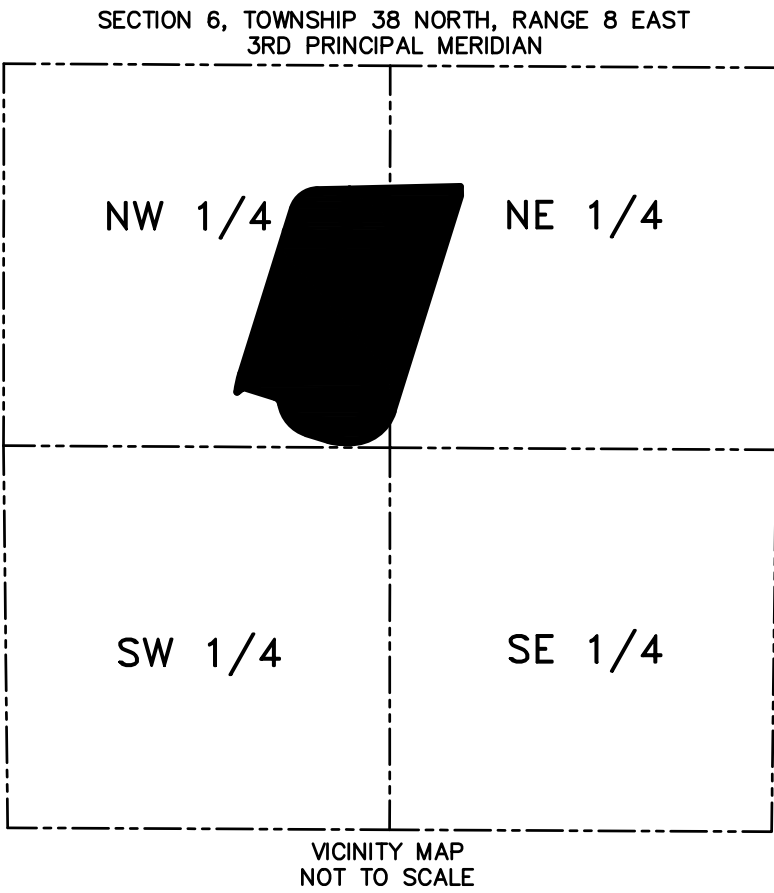
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R.A. Smith, Inc.
DATE: 05/05/2022
SCALE: 1" = 80'
JOB NO. 3220061
PROJECT MANAGER:
PAUL V. MCILHERAN
DESIGNED BY: AJS3
CHECKED BY: PVM

SHEET NUMBER
EX-01

RESUBDIVISION OF LOT 6 & LOT 8 of WILLARD'S CORNER

BEING A RESUBDIVISION OF LOT 6 AND LOT 8 OF WILLARD'S CORNER IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL INDEX NUMBERS:
LOT 6: 15-06-155-007 & 15-06-252-003
LOT 8: 15-06-155-008 & 15-06-252-004



AREA	
LOT 1:	64,547 SQ.FT. 1.4818 ACRES
LOT 2:	782,289 SQ.FT. 17.9589 ACRES
TOTAL:	846,836 SQ.FT. 19.4407 ACRES

NOTES:
-BEARINGS SHOWN ON THIS PLAT ARE BASED UPON WILLARD'S CORNER
ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER
2005K009230.
-MONUMENTS SET PURSUANT TO STATE AND MUNICIPAL REGULATIONS
-ALL EASEMENTS AND SETBACK LINES PLATTED HEREIN WERE GRANTED
AND/OR ESTABLISHED BY THE PLAT OF WILLARD'S CORNER, 2005K-009230,
FOR ADDITIONAL INFORMATION SEE COVENANTS AND RESTRICTIONS
RECORDED BY SEPARATE DOCUMENT.

Date of Map: June 20, 2022

Eric R. Sturm
Professional Land Surveyor
eric.sturm@rasmithnational.com

Registration Number 035.003366
Expires 11-30-2022

Corporate License Number 184-002932
Expires 4-30-2023

Plat prepared for and
submitted by Subdivider:
Woodman's Food Market, Inc.
7818 Big Sky Drive
Suite 201
Madison, WI 53719

3/4" IRON PIPE PER
MON. REC. NO. 1537035
SW CORNER OF
NW 1/4 SEC. 6-38-8
NO MONUMENT FOUND OR SET

P.O.C.
3/4" IRON PIPE FOUND
SE CORNER
OF NE 1/4
SEC. 1-38-7



ORCHARD ROAD
(155' PUBLIC ROADWAY)

CB=N11°16'09"E
CH=89.67'
R=493.49'
L=89.79'

LOT 1-1, FIRST
RESUBDIVISION OF LOT 2
OF WILLARD'S CORNER

CB=N02°59'07"E
CH=52.88'
R=498.49'
L=52.91'

LOT 1-1, FIRST
RESUBDIVISION OF LOT 1
OF WILLARD'S CORNER

CB=N41°54'11"W
CH=43.51'
R=41.50'
L=45.80'

LOT 7, FINAL PLAT OF
WILLARD'S CORNER

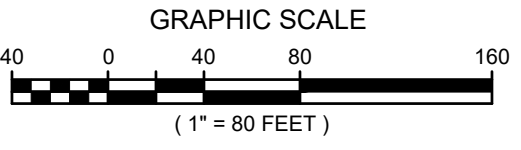
CB=N41°54'21"W
CH=183.49'
R=175.00'
L=193.15'

CB=N81°44'32"W
CH=59.62'
R=208.51'
L=59.83'

CB=S53°15'31"W
CH=249.66'
R=208.50'
L=267.67'

CENTER OF
SEC. 6-38-8
(NO MONUMENT
FOUND OR SET)

S. LINE OF NE 1/4 SEC. 6-38-8
COMED R.O.W. DEED PER DOC. NO. 737923



○ - Denotes 1" iron pipe 18" long SET

● - Denotes 1" iron pipe FOUND

◆ - Denotes 1" iron pipe SET in concrete

raSmith
CREATIVITY BEYOND ENGINEERING
15745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Subdivider
Woodman's Food Market, Inc.
7818 Big Sky Drive
Suite 201
Madison, WI 53719

Owner of record
Woodman's Food Market, Inc.
7818 Big Sky Drive
Suite 201
Madison, WI 53719

Surveyor
RA Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI., 53005

Engineer
RA Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI., 53005

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
SS
County of Kane }

I, _____, County Clerk of Kane County, Illinois do hereby certify that there are no delinquent general taxes, and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at _____, Illinois this _____ day of _____, A.D., 2022 .

County Clerk

COUNTY ENGINEER'S CERTIFICATE

Approved and Accepted this ___ day of _____, A.D. by the Kane County Engineer, Kane County, Illinois.

County Engineer

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT EXISTS AND SHALL CONTINUE TO BE RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTH AURORA AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, JONES SPACELINK CABLEVISION, ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS, AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR THE PURPOSE OF AND LABELED PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID VILLAGE AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON, OR ACROSS, UNDER OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM SEWERS, SANITARY SEWERS OR ANY OTHER UTILITY INSTALLATION, IF SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE SO AS NOT TO INTERFERE WITH OTHER UTILITY LINES AND DRAINAGE. AFTER INSTALLATION OF SAID UTILITY LINE, THE FINAL SURFACE OF THE EASEMENT SHALL BE RESTORED IN A MANNER SO AS NOT TO INTERFERE WITH PROPER OPERATION AND DRAINAGE THEREOF. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENT EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY OF THE VILLAGE OF NORTH AURORA.

PRIVATE ROADWAY EASEMENT PROVISIONS

INGRESS AND EGRESS TO LOTS 1 AND 2 OF THIS PLAT TO/FROM ORCHARD ROAD (PUBLIC RIGHT OF WAY) EXISTS WITHIN AN EASEMENT IS DECLARED AND CREATED BY WILLARD'S CORNER SUBDIVISION PLAT OVER AND UPON LOT 9 MARKED "P.R.E." OR "PRIVATE ROADWAY EASEMENT" FOR THE BENEFIT OF THE VILLAGE OF NORTH AURORA AND THE ENTIRE PROPERTY WITHIN THE PLAT. EACH GRANTEE SHALL HAVE A RIGHT AND EASEMENT OF USE AND ENJOYMENT, AND A RIGHT OF ACCESS TO, AND OF INGRESS AND EGRESS ON, OVER, ACROSS, IN, UPON AND TO LOT 9 MARKED "P.R.E." OR "PRIVATE ROADWAY EASEMENT", AND SUCH RIGHT AND EASEMENT SHALL BE APPURTENANT TO AND SHALL PASS WITH TITLE TO EVERY LOT.

UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT EXISTS AND SHALL CONTINUE TO BE RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER "THE GRANTEE"), THE VILLAGE OF NORTH AURORA AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS, FENCES SHALL NOT BE ERECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY FROM THE GRANTEE, THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS, THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS, REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

RESUBDIVISION OF LOT 6 & LOT 8
of WILLARD'S CORNER

BEING A RESUBDIVISION OF LOT 6 AND LOT 8 OF WILLARD'S CORNER IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Lot 6 and Lot 8 being a resubdivision of Lot 6 and Lot 8 of Final Willard's Corner in the Northeast 1/4 and the Northwest 1/4 of Section 6, Township 38 North, Range 8 East of the Third Principal Meridian, in the Village of North Aurora, Kane County, Illinois, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 1, Township 38 North, Range 7 East of the Third Principal Meridian of said Village of North Aurora; thence North 89°34'50" East 643.19 feet to a point on the East line of Orchard Road (previously dedicated to 155' wide); thence North 89°34'50" East along the South line of Lot 1-1 of First Resubdivision of Lot 1 of Willard's corner and the South line of Lot 9 of Willard's Corner 456.92 feet to the Southeast corner of said Lot 9, and the Southwest corner of Lot 7 of said Willard's Corner; thence North 06°08'17" West along the East line of said Lot 9 a distance of 38.62 feet to a point; thence North 00°05'09" West continuing along said East line 171.19 feet to a point; thence Northeasterly 52.91 feet along said East line and the arc of a curve whose center lies to the East, whose radius is 493.49 feet, and whose chord bears North 02°59'07" East 52.88 feet to the Northeast corner of Lot 7 Willard's Corner and the point of beginning; thence Northeasterly 89.79 feet along the said East line and the arc of a curve whose center lies to the East, whose radius is 493.49 feet, and whose chord bears North 11°16'09" East 89.67 feet to a point; thence North 16°28'51" East along said East line 816.47 feet to a point; thence Northeasterly 153.80 feet along along said East line and the arc of a curve whose center lies to the Southeast, whose radius is 123.50 feet, and whose chord bears North 52°09'29" East 144.05 feet to a point; thence North 87°50'08" East along the South line of said Lot 9 for a distance of 675.76 feet to a point; thence South 01°11'27" East 42.91 feet to the Northern corner of Lot 7 Willard's Corner; thence South 16°28'51" West along the Northwesterly line of said Lot 7, a distance of 1066.16 feet to a point; thence Southwesterly 267.67 feet along said Northwesterly line and the arc of a curve whose center lies to the Northwest, whose radius is 208.50 feet, and whose chord bears South 53°15'31" West 249.66 feet to a point; thence North 89°57'45" West along said Northwesterly line, a distance of 43.37 feet to a point; thence Northwesterly 59.83 feet along said Northwesterly line and the arc of a curve whose center lies to the North, whose radius is 208.51 feet, and whose chord bears North 81°44'32" West 59.62 feet to a point; thence North 73°31'19" West along said Northwesterly line 108.50 feet to a point; thence Northwesterly 193.15 feet along said Northwesterly line and the arc of a curve whose center lies to the Northeast, whose radius is 175.00 feet, and whose chord bears North 41°54'21" West 183.49 feet to a point; thence Northwesterly 45.80 feet along said Northwesterly line and the arc of a curve whose center lies to the Southwest, whose radius is 41.50 feet, and whose chord bears North 41°54'11" West 43.51 feet to a point; thence North 73°31'09" West along said Northwesterly line 156.66 feet to a point; thence South 50°59'08" West 36.40 feet to the point of beginning.

Said lands containing 846,836 square feet or 19.4407 acres.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
SS
County of Kane }

This Instrument No. _____ was filed for record in the Recorder's Office of Kane County,

Illinois on this _____ day of _____, A.D., ____, at _____ o'clock ____m.

Kane County Recorder

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
SS
County of Waukesha }

This is to certify that I, Eric R. Sturm, a Professional Illinois Land Surveyor, No. 035.003366, have surveyed and subdivided the property as described and as shown by the annexed plat, which is a correct representation of said survey and subdivision. This survey complies with The Village of North Aurora Subdivision and Land Development Code Section V.C. All plat exterior monuments have been found or set as indicated hereon, and the internal lot corner monuments will be set upon completion of site grading and utility installation as indicated hereon. All distances are shown in feet and decimals thereof.

I hereby designate Woodman's Food Market, Inc. and/or the Village of North Aurora, and/or representatives thereof, to record this plat, a true copy of which has been retained by me to assure no changes have been made to said plat.

Given under my hand and seal at Brookfield, Wisconsin, this 20th day of June, 2022.

Eric R. Sturm
Professional Illinois Land Surveyor
eric.sturm@rasmith.com

Registration Number 035.003366
Expires 11-30-2022

Corporate License Number 184-002932
Expires 4-30-2023



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Memorandum

To: Mayor Mark Gaffino and Village Trustees
Cc: Steven Bosco, Village Administrator
From: Chris Wagner, Administrative Analyst
Date: October 10, 2022
Re: Berman Tower Site

Lighting the silo was one part an overall plan from 2018 which included the initial repairs and illumination, an elevated observation deck, upper and lower walkways to the deck, a playground area, interior silo renovation for stairs and outlooks, and landscape architecture features. The surrounding area could be enhanced with an outdoor seating area, new paths to connect the seating area and silo to the riverfront, the adjacent public parking lot and the Fox River Trail. It had been determined that subsequent phases of the concept plan will be prepared in phases and implemented as funding becomes available.

Since the completion of the Village's silo restoration and illumination project near the end of the 2020, the Village Board expressed interest in additional lighting options for Berman Tower. Staff met on several occasions with representatives from Schuler and Shook, the lighting consultants used for the lighting design, regarding the ability to show images or moving graphics on the tower. One of these meetings included an on-site test with a projector to provide a real-life image on the tower. Images taken of the tower during this test are attached alongside images of current lighting.

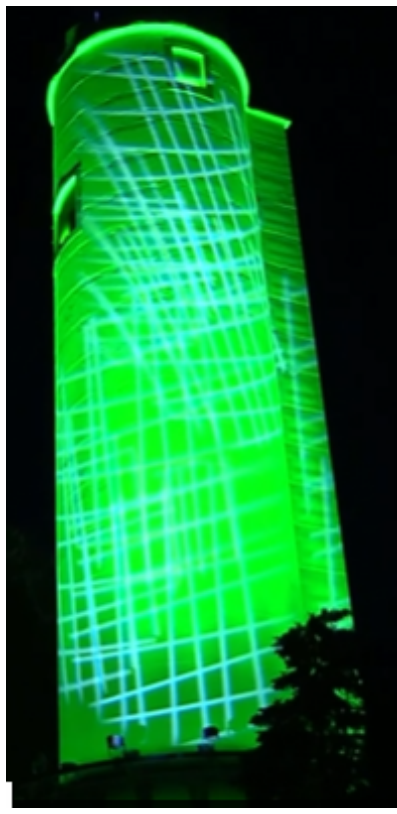
If the Village desired to move forward with the additional lighting options, numerous changes and upgrades to the existing equipment must be made, including mounting of new projectors for the added graphic elements. The projectors range in price and have a high influence on overall cost. The project cost is anticipated to be approximately \$75,000-\$150,000 depending on projector options, installation and programming.

A presentation showing lighting options, the original concept plans for the silo, along with the original cost proposal is attached for reference. Please note that the pricing information from the original proposal has not been updated. Staff is looking to discuss the lighting, current status of the concept silo plan and potential future projects.

Current Equipment



Options with
Additional Equipment



Berman Tower Site and Improvements

Past, present and future.



Completed Improvements

Repair and Painting



Illumination



Options for Additional Lighting:

\$75,000-
\$150,000

[https://vimeo.com/manage/
videos/731741447/5134f793
5f](https://vimeo.com/manage/videos/731741447/5134f7935f)

Options with
Additional Equipment

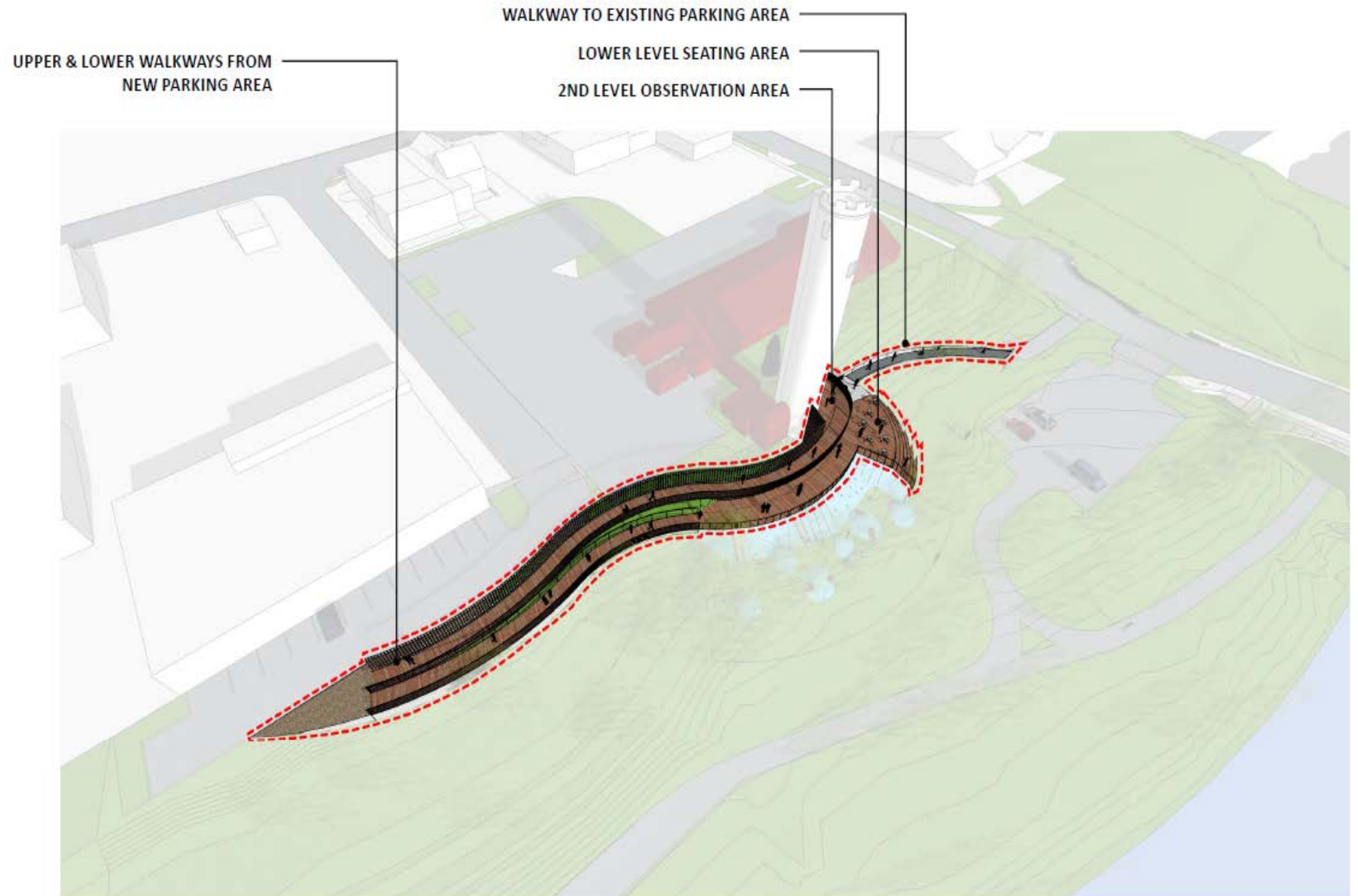


Current Equipment



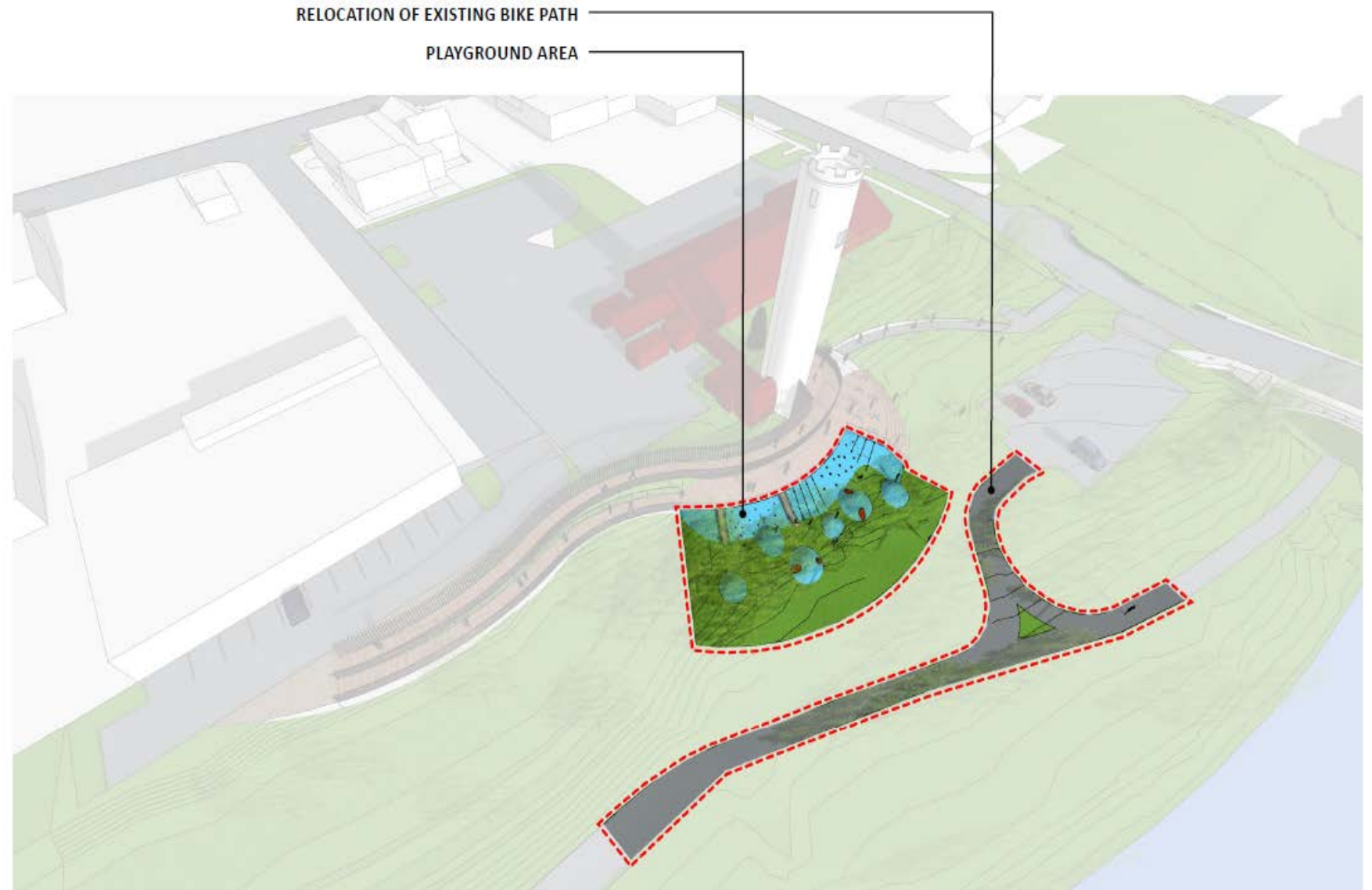
- Numerous changes and upgrades to the existing equipment must be made
- Requires mounting of new projectors for the added graphic elements
- The projectors range in price and have a high influence on overall cost. Expected range: \$75,000-\$150,000 depending on projector options, installation and programming.

Original Site Concept Plan: Walkways and Deck



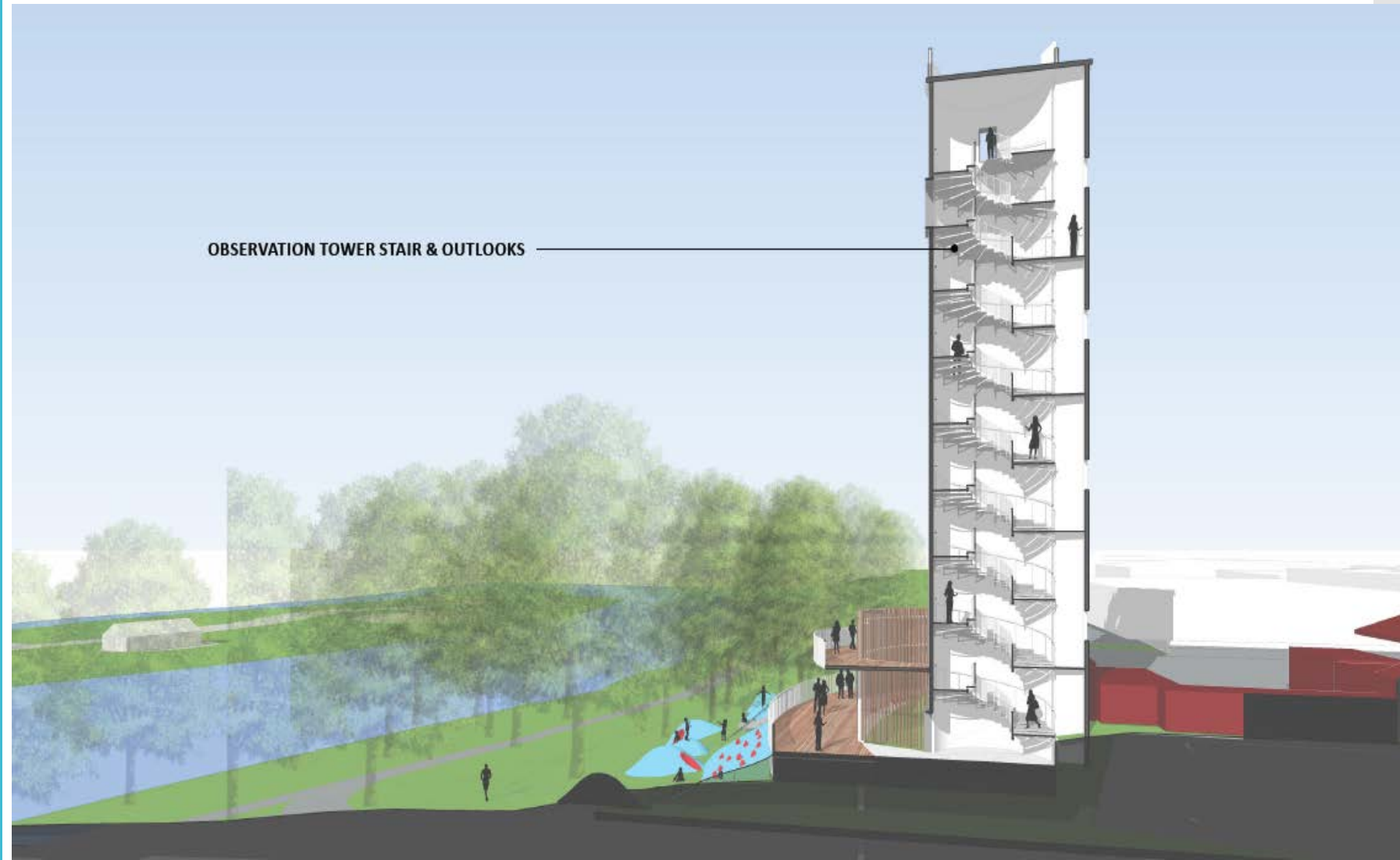
Original Site
Concept Plan:

Playground
Area and
Bike Path
Connection



Original Site Concept Plan:

Observation Tower and Lookouts



Original Concept Plan Costs (not updated)

Project No.: Agency: Village of North Aurora Location: North Aurora, IL Description: Fox River Park at North Aurora Silo Bldg. No.: Date:			
Concept Design Submittal			
Preliminary Opinion of Cost Statement			
Item No.	Description		Est. Total Price
1	Silo Repairs & Coating		\$166,300.00
	Concept Design Contingency	18.00%	\$29,934.00
		Sub Total	\$196,234.00
	General Contractor O&P	25.00%	\$49,058.50
		Total	\$245,292.50
2	Lighting Installation		\$123,678.00
	Concept Design Contingency	18.00%	\$22,262.04
		Sub Total	\$145,940.04
	General Contractor O&P	25.00%	\$36,485.01
		Total	\$182,425.05
3	Seating Area Near Silo Base & New Walkways		\$675,600.00
	Concept Design Contingency	18.00%	\$121,608.00
		Sub Total	\$797,208.00
	General Contractor O&P	25.00%	\$199,302.00
		Total	\$996,510.00
4	Playground & Adjustments to Existing Bike Path		\$441,000.00
	Concept Design Contingency	18.00%	\$79,380.00
		Sub Total	\$520,380.00
	General Contractor O&P	25.00%	\$130,095.00
		Total	\$650,475.00
5	Full height metal stair & hand rails (spiral stair interior to silo structure), Metal grate floor structures at observation levels		\$401,000.00
	Concept Design Contingency	18.00%	\$72,180.00
		Sub Total	\$473,180.00
	General Contractor O&P	25.00%	\$118,295.00
		Total	\$591,475.00
Total Project Cost			\$2,666,177.55