

COMMITTEE OF THE WHOLE MEETING MONDAY, APRIL 17, 2023

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- 1. Orchard Acres Minor PUD Change
- 2. Police Dispatching Intergovernmental Agreement

EXECUTIVE SESSION

1. Personnel

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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: ORCHARD ACRES LOT 2 MINOR CHANGE
AGENDA: APRIL 17, 2023 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The subject property is in the B-2 General Business District and has already been granted a special use for a General Commercial Planned Unit Development, known as the Orchard Commons Planned Unit Development, approved by the Village Board in 2007.

As part of Petition 21-06, the Village Board approved Ordinance 21-08-16-03, an Ordinance amending the Orchard Commons Planned Unit Development, on August 16, 2021. The petitioner received approval to subdivide Lots 1 & 2 of the Orchard Commons Subdivision to create four individual lots, known as the Orchard Acres Subdivision, and develop each lot with either a restaurant (with drive-through facility) or a retail shop. Two separate land uses were approved for Lot 2 of the newly created Orchard Acres Subdivision -- "Option A" included a restaurant with a drive-through facility and "Option B" included retail shops. Lot 2 is the only vacant lot remaining lot in the Orchard Acres Subdivision.

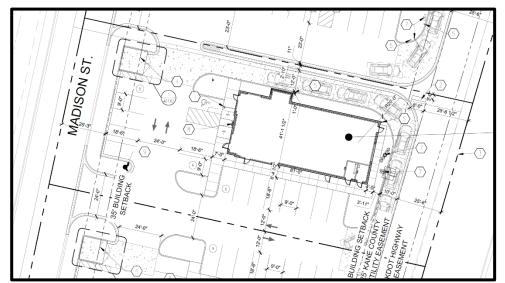
The petitioner/property owner has made a formal request to develop Lot 2 of the Orchard Acres Subdivision with a quick service oil change facility. Automobile related services, including motor fuel service stations, accessory sales and the repair and installation of mufflers, engines, transmissions, lubricants, tires, brakes, air conditioning systems, and upholstery, including accessory carwash are classified as a permitted use in the Orchard Commons PUD. The proposed oil change facility would include a 1,446 square foot building with two drive-through service bays.

Although an oil change facility is classified as a permitted use in the Orchard Commons PUD, the proposed use was not identified as an option on Lot 2 and constitutes a change from the original development plans. Had an oil change facility been a third option for Lot 2, the Plan Commission and Village Board could have reviewed the use in context with the Orchard Acres Subdivision and the various zoning standards at such time. The proposed oil change facility now requires a minor change to the development of the property, as defined by the Orchard Commons Pre-Annexation Agreement. Minor changes may be approved by the Village Board without Plan Commission review or public hearing.

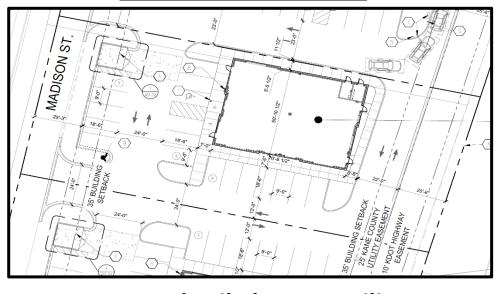
There are no official standards for a minor change to a development. In its absence, the Standards for Special Uses could be used <u>as a guide</u> in the Village Board's decision-making process for the proposed minor change in use on Lot 2:

- 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.

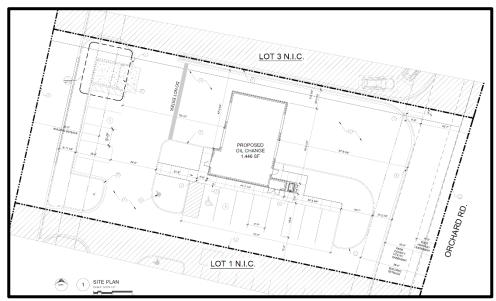
Option A: Restaurant with Drive Through



Option B: Retail Shops



Proposed: Oil Change Facility



Narrative For Proposed Use

April 4, 2023

To Whom It May concern,

ORCHARD COMMONS NORTH AURORA LOT 2 LLC (aka Vequity) is the current owner of 2070 West Orchard Road, North Aurora IL 60542 located within the Orchard Commons PUD/ Orchard Acres Subdivision redevelopment. We appreciate all of The Village of North Aurora's efforts to date with this project. To date we have successfully delivered Starbucks Coffee Company, Taco Bell and Pharmacann and Lot 2 is the last remaining vacant parcel within the overall project. As owner we are requesting a minor change to the development of the property as defined by the Orchard Commons Pre- Annexation Agreement. Per our initial approval, two land use options were previously proposed and approved for this parcel (Lot 2) as part of Petition 21-06 (Option A: Restaurant with Drive-Through Facility, Option B: Retail, Indoor). This letter is to explain the deviation in the proposed use from Petition 21-06. The proposed use is currently classified as permitted use however was not explicitly listed as either Option A or Option B in Petition 21-06.

The newly proposed freestanding 1,446sf building for the Strickland Brothers facility <u>https://sboilchange.com/</u> does follow the spirit of the design and aesthetics followed by both Option A and Option B in Petition 21-06. Specific characteristics of the building include but are not limited to the overall building height, tower elements, canopies, and building materials such as Brick and Stone masonry specifically requested by the trustees reviewing petition 21-06. We have worked closely with Strickland Brothers over the past few months to significantly upgrade the overall building with high quality materials which is a deviation from their standard prototypical building requirements. Further we believe that the spirit of the previously approved plan to include a drive thru lane is consistent with the new building which includes 2 drive thru oil change bays.

The newly proposed facility further reduces the parking demand as the tenant only requires 3 – 4 parking spaces of the 13 proposed parking spaces provided. The excess parking provided could be utilized by the occupant of Lot 1 (Pharmacann/Verilife Dispensary) as overflow parking. Parking has become a challenge for the currently approved Option A and Option B as most potential restaurant and retail tenants who have considered this location demand 10 parking spaces per 1000sf minimum. This would equate to 30+ parking spaces for Lot 2 which isn't possible based on the current lot size and configuration. This parking demand has become a significant challenge for the future tenancy of Lot 2. Based on this input we foresee the parking continuing to be problematic for any future restaurant and retail tenants.

In order to minimize the site layout variation from the approved Option A and Option B we have designed the new site plan to re-use as much of the approved layout of the site and the location of the building as possible. The building's west wall is aligned with the approved buildings in Option A and Option B and since the new building is not as deep as the previous buildings this provides further separation from Orchard Ave. We are also reusing the previously approved drive thru lane and slightly expanding it to accommodate the new drive thru service bays.

A further benefit of the newly proposed use is the low density of traffic and very limited parking requirement. The new use will require a very limited number of employees (1-2) and all additional parking spaces will benefit the adjacent tenants at Lot 1 and Lot 3. In addition, Strickland Brothers is ready to proceed and the project can be completed most likely this year instead of waiting for another tenant which may take a few years.

One of the challenges with new tenants at this property has been the access dictated by KDOT to be only from Oak St. and further to have a Right-In only within 150ft from the intersection of Oak Street. This requirement has made the site undesirable by most retail and restaurant users who require an easier traffic movement into their property. Due to the low traffic demand of this user, the inconvenience of both of those KDOT requirements are not affecting their business case and the tenant is willing to accept the current conditions.

Unfortunately based on current market conditions and over all uncertainty, we haven't had any other interested by tenants/uses for the parcel to date, and if we don't proceed with the proposed oil change facility, the parcel will likely sit vacant for a long period of time.

The Strickland Brothers concept was established in 2016 and has been one of the fastest growing concepts in the industry with over 100 locations across the country. Strickland Brothers prides themselves with fast and friendly drive thru oil change service which is a perfect solution for busy people on the go. This facility will be corporately operated and will follow the highest standards for service, safety and cleanliness. Strickland Bros uses Crystal Clean which is a national vendor and leader in the environmental services market for all used oil collection and removal which ensures an environmentally responsible removal and re-refining of used oil. Frequency of removal of used oil is site specific and directly related to unit volume. Most locations have disposal services remove waste oil weekly or bi-weekly depending on unit volume. Being a corporately operated location provides the Village with surety that they will be in business for years to come. This high-quality building and tenant will help complete the overall project as it's the last remaining vacancy within the Orchard Commons PUD/ Orchard Acres Subdivision Redevelopment. A similar facility can be seen at the Strickland Brothers other corporate location located at Montgomery IL (1987 U.S. 30, Montgomery, IL, USA).

Please feel free to reach out with any questions or concerns. I appreciate your consideration and look forward to completing a successful project within the Village of North Aurora.

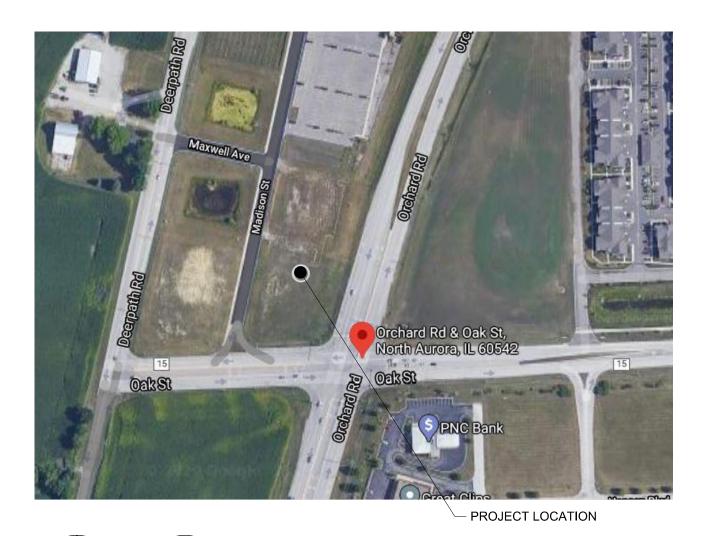
Sincerely,

M

Christopher Ilekis Manager ORCHARD COMMONS NORTH AURORA LOT 2 LLC (aka Vequity) T. 708.302.4443

E. c.ilekis@vequity.com

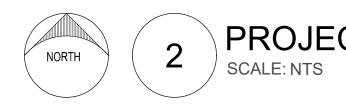
Vequity real estate. redefined. SITE DEVELOPMENT 2070 W ORCHARD RD.



VICINITY AERIAL MAP

SCALE: NTS





PROJECT DIRECTORY

OWNER

NORTH

VEQUITY LLC 226 N MORGAN STREET SUITE 300 CHICAGO, IL 60607 P. 312-985-0987

ARCHITECT OF RECORD ILEKIS ASSOCIATES 223 WEST JACKSON BLVD. SUITE 1000 CHICAGO, IL 60606 P. 312-419-0009

CODE SUMMARY

• SEE G0.01 FOR ALL CODE REVIEW AND SUMMARIES.

 SEE G0.01 FOR STANDARD ADA MOUNTING INFO • SEE G0.02 FOR GENERAL NOTES

DIGGING NOTICE

CONTRACTOR TO VERIFY ALL LOCAL REQUIREMENTS IF DIGGING IS REQUIRED.

NORTH AURORA, IL 60542 20% PRELIMINARY DESIGN PACKAGE



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PROJECT KEY PLAN



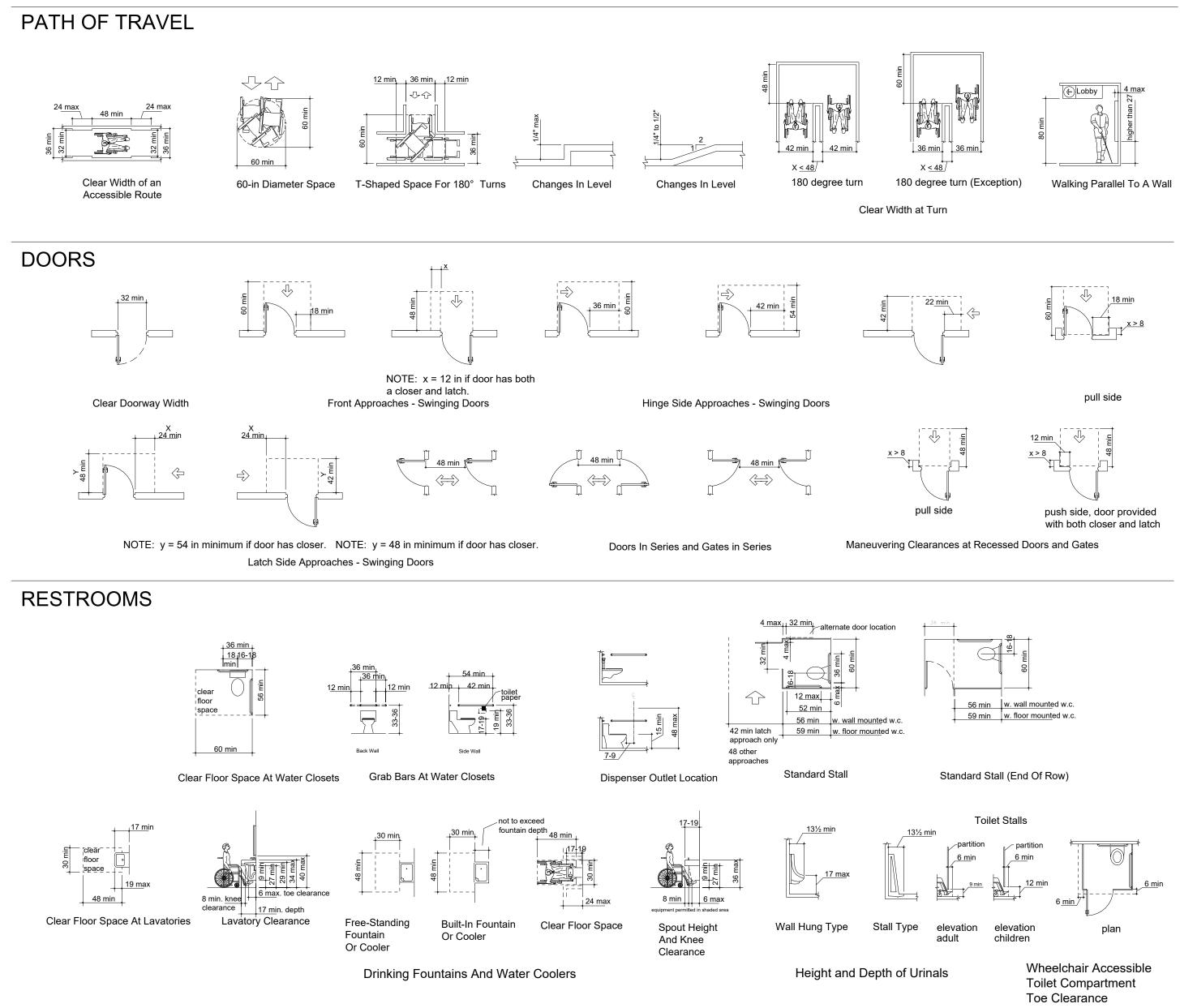
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				G0.00	COVER SHEET DRAWING INDEX PROJECT INFO
				G0.01	CODE ANALYSIS AND ADA ACCESSIBILITY GUIDELINES
				G0.02	GENERAL NOTES
				L.1	LANDSCAPE PLAN
				AS1.01	SITE KEY PLAN
				AS1.02	SITE PLAN
				AS1.03	SITE PLAN DETAILS
				AS1.04	MONUMENT SIGN DETAILS
				A1.01	FLOOR PLAN
				A1.02	ROOF PLAN
				A3.01	EXTERIOR ELEVATIONS

CLIENT:
VEQUITY real estate. redefined.
Vequity 226 N Morgan Street Suite 300
Chicago, IL 60607 312-985-0987
Email info@vequity.com www.vequity.com
PROJECT TEAM:
LEKIS
architects + planners ILEKIS ASSOCIATES
223 W. JACKSON BLVD. SUITE 1000 CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA © COPYRIGHT 2017 ILEKIS ASSOCIATES-ALL RIGHTS RESERVED
NOTE:
PROJECT # 2214-45 20% PRELIMINARY DESIGN
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COVER SHEET,
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CITY APPROVAL

ADA ACCESSIBILITY GUIDELINES



CODE ANALYSIS

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SITE-BUILDING ANALYSIS							
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UTH)			23'				
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ABBREVIATIONS

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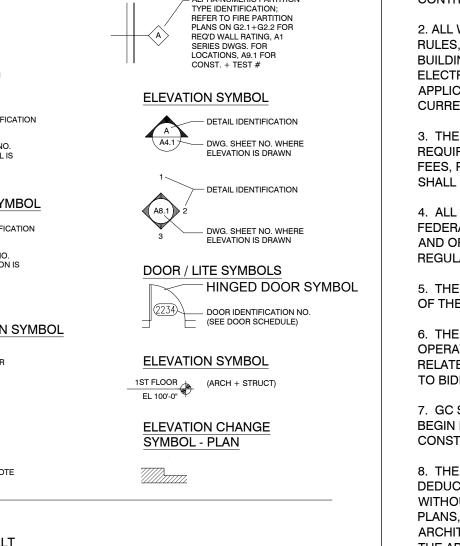
WATER RESUSTABT

WATER VAULT

WOOD VENEER

SECTION/DETAIL SYMBOL - SECTION OR DETAIL IDENTIFICATION - DWG. SHEET WHERE SECT./ DTL. IS DRAWN DETAIL SYMBOL -DETAIL IDENTIFICATION A2.23 DWG. SHEET NO. WHERE DETAIL IS BUILDING SECTION SYMBOI -DETAIL IDENTIFICATION A DWG. SHEET NO. WHERE SECTION IS ROOM IDENTIFICATION SYMBOL -ROOM NAME ROOM NUMBER **KEYNOTE SYMBOLS** (X) DEMOLITION KEYNOTE X PROPOSED WORK KEYNOTE ASPHALT BRICK CONCRETE MASONRY UNIT EARTH MEMBRANE GLASS CARPET PLACE OR PRECAST) LARGE SCLE LARGE SCALE \square ALUMINUM PLYWOOD WOOD, FINISHED WOOD, ROUGH

SYMBOLS/MATERIAL LEGEND



PARTITION SYMBOL

- ALPHA-NUMERIC PARTITION

GASKET / COMPRESSIBLE FILLER

SEALANT AND BACKER ROD

RIGID INSULATION

PLASTER / CEMENT PLASTER

DRYWALL (GYPSUM BOARD)

ACOUSTICAL TILE

CONCRETE (CAST IN

GRAVEL / GRANULAR FILL

LIMESTONE OR CAST STONE / NOTED

STRUCTURAL STEEL

MISC METAL

STRUCTURAL STEEL MISC METAL LARGE SCALE

STEEL / STAINLESS STEEL

CONTINUOUS WOOD F.T. BLOCKING

INTERMITTENT F.T. BLOCKING / SHIMS

GENERAL NOTES

1. THESE INSTRUCTIONS TO BIDDERS AND GENERAL CONDITIONS SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS

2. ALL WORK IS TO BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES. RULES, REGULATIONS, AND STANDARDS, INCLUDING, BUT NOT LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE, THE ILLINOIS HANDICAPPED CODE, THE ILLINOIS PLUMBING, MECHANICAL, AND ELECTRICAL CODES, THE ILLINOIS FIRE CODE, THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE TRADE STANDARDS. ALL APPLICABLE RULES AND REGULATIONS ARE TO BE THE MOST CURRENT ADOPTED EDITION.

3. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR OBTAINING ALL STATE AND LOCAL PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL PAY ALL PERMIT FEES. PLAN REVIEW FEES. LICENSE FEES. INSPECTION AND TAXES APPLICABLE TO THIS DIVISION AND SHALL BE INCLUDED IN THE BASE BID AS PART OF THIS CONTRACT.

4. ALL WORK MATERIALS AND CONSTRUCTION DETAILS MUST COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING, HEALTH AND FIRE CODES. THIS INCLUDES THE GOVERNING CODES AND ORDINANCES OF THE VILLAGE OF NORTH AURORA AND OTHER APPLICABLE FEDERAL AND STATE REGULATIONS.

5. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE LATEST EDITION OF THE O.S.H.A. CONSTRUCTION AND SAFETY MANUAL.

6. THE GC SHALL COORDINATE WITH OWNER AND/OR ARCHITECT ALL PHASING OF CONSTRUCTION OPERATIONS IN ORDER TO MAINTAIN USE OF ALL CRITICAL FUNCTIONS, UTILITIES, SERVICES AND OTHER RELATED ITEMS WITHIN THE EXISTING FACILITIES. COORDINATE WITH ARCHITECT AND/OR OWNER PRIOR TO BIDDING.

7. GC SHALL ADVISE THE ARCHITECT AND OWNER, IN WRITING, OF THE ACTUAL START OF WORK DATE - TO BEGIN IMPLEMENTATION OF THE WORK INDICATED ON THESE DRAWINGS. GC TO FURNISH A GRAPHIC CONSTRUCTION SCHEDULE SHOWING MAJOR TRADES AND FINAL COMPLETION OF SAME.

8. THE ARCHITECT SHALL HAVE THE RIGHT AT ANY TIME TO MAKE ALTERATIONS, ADDITIONS TO AND DEDUCTIONS FROM THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS WITHOUT VOIDING THE CONTRACT. ALL SUCH ITEMS WILL BE COVERED BY A REVISION DATE TO THE PLANS, WRITTEN JOB ORDER AND/OR SUPPLEMENT TO THE CONTRACT BY THE OWNER AND THE ARCHITECT. THE CONTRACTOR SHALL COMPUTE THE VALUE OF THE WORK AND SUBMIT A PROPOSAL FOR THE APPROVAL OF THE ARCHITECT AND THE OWNER. IN THE CASE OF REVISION, ADDENDUM, OR BULLETIN, THE CONTRACTOR SHALL NOT PROCEED WITH CHANGES WITHOUT AN AUTHORIZED JOB ORDER OR SUPPLEMENT TO THE CONTRACT.

9. ANY CHANGES, SUBSTITUTION, OMISSION, OR OTHER DEVIATIONS FROM THESE DRAWINGS DURING OR BEFORE CONSTRUCTION OF THE BUILDING SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, OR HIS CONSULTANTS. CHANGES NOT APPROVED SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

10. THE GC, WITHOUT EXTRA CHARGE, SHALL MAKE SUCH SLIGHT ALTERATION: CUTTING FITTING OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL COMPLETE AND IN PROPER CONDITION WHEN COMPLETED.

11. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOBSITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR PROPOSAL. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS FOR FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO SUBMITTING BIDS AND/OR PROCEEDING WITH ANY WORK. SHOULD ANY CONTRACTOR FIND DISCREPANCIES IN, OR OMISSION FROM THE DRAWINGS, OR SPECIFICATIONS, OR BE IN DOUBT AS TO THEIR MEANING, NOTIFY THE ARCHITECT AT ONCE, IN WRITING, OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS OR THE WORK OF OTHER TRADES PRIOR TO OBTAIN CLARIFICATION PRIOR TO SUBMITTING BID. LACK OF SUCH NOTIFICATION SHALL BE CONSTRUED TO INDICATE NO DISCREPANCIES OR CONFLICTS EXIST. ADDITIONAL COMPENSATION WILL NOT BE GRANTED AFTER THE AWARD OF THE CONTRACT FOR ANY WORK REQUESTED TO COMPLY WITH THESE REQUIREMENTS.

12. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR AND HIS RESPECTIVE SUBCONTRACTORS TO KEEP THE BUILDING AND ADJOINING PREMISES FREE AT ALL TIMES FROM THE ACCUMULATION OF DEBRIS CAUSED AS A RESULT OF THE WORK PERFORMED EACH DAY OF CONSTRUCTION.

13. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS OR PARTITIONS DURING CONSTRUCTION TO PREVENT SPREAD OF DUST OR OTHER RELATED MATERIALS. VERIFY AND COORDINATE LOCATIONS WITH THE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL MAINTAIN ALL REQUIRED EXITWAYS AT ALL TIMES.

14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION MATERIAL. REMOVAL OF DEBRIS AND DUMPSTER LOCATION MUST BE COORDINATED WITH OWNER/PROPERTY MANAGER.

15. THE METHOD OF ATTACHING NEW CONSTRUCTION TO EXISTING BUILDING STRUCTURE WILL BE IN ACCORDANCE WITH OWNERS CRITERIA AND AS REQUIRED BY CODE.

16. ALL MATTERS OF AESTHETIC EFFECT MUST BE DETERMINED BY THE ARCHITECT.

17. UNLESS OTHERWISE NOTED: WHERE EXISTING PARTITION AND WALLS ARE TO BE REMOVED, CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ELECTRICAL CONDUITS, PLUMBING AND OTHER RELATED ITEMS SO AS TO RECEIVE NEW CONSTRUCTION. NON-RELOCATED LIGHT FIXTURES, SPEAKERS, ETC., WILL BE TURNED BACK TO OWNER OR DISPOSED OF AT HIS DIRECTION.

18. WHERE EXISTING ITEMS ARE TO BE RELOCATED AND/OR REINSTALLED, THE CONTRACTOR SHALL INSTALL SUCH ITEMS EQUALING OR EXCEEDING THE QUALITY OF EXISTING INSTALLATION BOTH STRUCTURALLY AND AESTHETICALLY. CONTRACTOR TO VERIFY PROCEDURE WITH THE ARCHITECT.

19. IN ALL AREAS WHERE EXISTING CONDITIONS ARE ALTERED, NEW MATERIALS, PARTITIONS, OR PRODUCTS ARE INSTALLED, THE CONTRACTOR SHALL PATCH AND FINISH FLOORS, WALLS, CEILINGS AND OTHER AFFECTED AREAS TO MATCH EXISTING CONDITIONS.

20. CONTRACTOR TO REPLACE OR CORRECT ANY AND ALL EXISTING CONSTRUCTION TO REMAIN, TO MATCH THAT DAMAGED BY CONSTRUCTION AND/OR INSTALLATION PROCESS AT NO ADDITIONAL COST TO THE OWNER.

21. CONTRACTORS TO REPLACE ALL DAMAGED AND/OR MISSING CEILING GRID. REPLACE ALL DAMAGED, DISCOLORED OR MISSING CEILING TILES WITH NEW TO MATCH EXISTING.

22. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS FOR ELECTRICAL AND TELEPHONE OUTLETS AND LIGHT FIXTURE LOCATIONS. G.C. TO NOTIFY ARCH. OF DISCREPANCIES.

23. GENERAL CONTRACTORS SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL FLOOR AND WALL SLEEVES, CONDUIT AND ALL MECHANICAL SHAFTS WITH THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND ARCHITECTURAL DRAWINGS.

24. DIMENSIONS SHOWN ARE TO FINISH FACE OF WALL, UNLESS SPECIALTY NOTED OTHERWISE. PARTITION THICKNESS AND CONSTRUCTION ARE DESIGNATED BY PARTITION TARGETS-REFER TO PARTITION DETAILS FOR REQUIREMENTS.

25. CONTRACTORS TO MEET WITH BUILDING MANAGEMENT PRIOR TO BEGINNING OF WORK TO UNDERSTAND BUILDING RULES, HOURS OF WORK, REMOVAL OF DEBRIS, ETC.

26. ANY SHUTDOWNS WILL BE COORDINATED WITH BUILDING MANAGEMENT.

27. ALL WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR TO ASSURE ADEQUATE FIT, FINISH, SYSTEM OPERATION, AND FULL COMPLETION OF THE WORK, INCLUDING SERVICE REQUIREMENTS OF THE OWNERS FIXTURES, FURNISHING AND EQUIPMENT.

28. ALL DIMENSIONS ARE SHOWN ON DRAWINGS. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED WITH THE ARCHITECT DESIGNER. DO NOT SCALE DRAWINGS.

29. CONTRACTOR IS TO SIGN EACH SHOP DRAWING SUBMITTAL CERTIFYING THAT THE SUBMITTAL HAS BEEN REVIEWED, APPROVED, AND THAT THE CONTRACTOR COORDINATION HAS BEEN APPROVED.

30. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER.

INSTRUCTIONS.

37. GENERAL CONTRACTOR IS TO COORDINATE WITH SUB CONTRACTORS ALL ASPECTS OF WORK AND IS RESPONSIBLE FOR CONTACTING AOR WITH REGARD TO ANY CONFLICTS.

1. ALL CONTRACTORS TO PROVIDE ALL NECESSARY INSURANCE AND HOLD HARMLESS THE OWNER, PROPERTY MANAGER, ARCHITECT AND AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK.

2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTORS TO DETERMINE IN ACCORDANCE WITH ALL CODES AND OWNERS CRITERIA, ALL METHODS FOR CONSTRUCTION, DEMOLITION, AND ALL RELATED PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATTERS OF LIFE SAFETY RESULTING FROM ALL CONSTRUCTION AND DEMOLITION.

3. ALL CONTRACTORS SHALL PERFORM THE DEMOLITION WORK IN ACCORDANCE WITH THE CURRENT VERSION OF ANSI/ASSE A10 - THE AMERICAN NATIONAL STANDARDS FOR SAFETY IN CONSTRUCTION AND DEMOLITION OPERATIONS.

4. THE CONTRACTOR SHALL SCHEDULE HIS/HER WORK TO INSURE MINIMUM DISTURBANCE TO THE REMAINDER OF OCCUPIED SPACE(S). THE CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE OF WORK AT THE PRE-CONSTRUCTION MEETING. ALL UTILITY SHUTDOWNS SHALL BE COORDINATED WITH THE OWNER AND PROPERTY MANAGER.

5. ALL DEMOLITION WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. TIMING OF ALL DEMOLITION WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. ALL CONTRACTORS SHALL COMPLY WITH ALL RULES AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER DEMOLITION WORK.

6. CONTRACTORS SHALL PROVIDE TEMPORARY PARTITION DUST BARRIERS AT THE BUILDING INTERIOR IN ORDER TO MINIMIZE THE SPREAD OF DUST AND DEBRIS TO THE ADJOINING SPACE(S). THESE SHALL HAVE DRYWALL ON ONE SIDE, TAPED AND PAINTED.

MATERIAL. 8. CONTRACTOR TO REPLACE OR CORRECT ANY AND ALL EXISTING CONSTRUCTION TO REMAIN, TO MATCH THAT DAMAGED BY CONSTRUCTION AND/OR INSTALLATION PROCESS AT NO ADDITIONAL COST TO THE OWNER. AFTER THE CONTRACTOR REMOVES THE PARTITIONS AND CEILING SYSTEM THE CONTRACTOR MUST CONTACT BOTH THE ARCHITECT AND BUILDING ENGINEER PRIOR TO FURTHER DEMOLITION FOR ANY QUESTIONS/CLARIFICATION REGARDING SYSTEMS TO REMAIN.

9. SELECTIVELY REMOVE, RELOCATE AND/OR MODIFY EXISTING SPRINKLER SYSTEM AS REQUIRED TO MEET CITY OF AURORA AND NFPA CODES AND ACCOMMODATE NEW REFLECTED CEILING PLAN. REFER TO FIRE PROTECTION DRAWINGS.

10. ALL ITEMS REMOVED AND NOT SCHEDULED TO BE REINSTALLED INCLUDING MILLWORK, HARDWARE, SHELVING, LIGHT FIXTURES, THERMOSTATS, ETC. ARE TO BE TURNED OVER TO THE OWNER. IF THE OWNER CHOOSES NOT TO KEEP ANY OF THESE ITEMS CONTRACTOR SHALL DISCARD.

1. PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES, AS REQUIRED BY THE MANUFACTURER OF THE NEW FINISHES.

B. WALL AND/OR CEILING ASSEMBLIES THAT ARE IDENTIFIED WITH A FIRE RESISTIVE RATING SHALL BE CONSTRUCTED PER PRODUCTS MANUFACTURER'S SPECIFICATIONS AND THE REQUIREMENTS OF ALL APPLICABLE CURRENT CODES AND GOVERNING BODIES.

5. PAINTING AND DECORATING: A. ALL SURFACES SHALL BE FREE OF DEFECTS, TAPED, FILLED AND SANDED SMOOTH TO RECEIVE INTERIOR FINISH AS SPECIFIED ON THE ROOM FINISH SCHEDULE. ALL PAINT AND WALL COVERING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. PATCH ANY CRACKS OR HOLES, SCRAPE LOOSE OR PEELING PAINT, FILL AND SAND SMOOTH, SKIM COAT ANY NECESSARY AREAS SO THAT THE WALLS ARE PERFECTLY SMOOTH PRIOR TO PRIMING

B. EXISTING PAINTED WALLS TO HAVE PATCHED AREAS FILLED, PRIMED, AND ONE FINISH COAT. NEW WORK TO HAVE A PRIMER COAT AND 2 FINISHED COATS. AREAS TO HAVE A SPECIALTY PAINTING SHOULD FOLLOW MANUFACTURERS SPECIFICATIONS.

C. TOUCH-UP EXISTING DOORS TO REMAIN WHICH HAVE DAMAGE WITH MATCHING STAIN AND REVARNISH.

A. GENERAL CONTRACTORS SHALL VERIFY THAT ALL FLOORS ARE IN GOOD AND LEVEL CONDITION. ALL AREA FOUND NOT SO ARE TO BE FLASH PATCHED BY GENERAL CONTRACTORS.

WHICH THE CLOSETS DOOR OPENS, UNLESS NOTED OTHERWISE. C. WHERE TWO DISSIMILAR FLOORING MATERIALS MEET, GENERAL CONTRACTOR SHALL PROVIDE SUITABLE TRANSITION STRIPE UNLESS NOTED OTHERWISE.

31. ALL WOOD WILL BE FIRE RETARDANT TREATED TO COMPLY WITH APPLICABLE CODES.

32. PROVIDE CONCEALED WOOD OR SHEET METAL F.T. BLOCKING FOR ALL MILLWORK AND SPECIALTY ITEMS AND ACCESSORIES HUNG FROM PARTITIONS. (U.N.O.).

33. ALL FIRE EXT. CABINET LOCATIONS ARE TO BE COORDINATED W/THE ARCHITECT/DESIGNER AND LOCAL FIRE OFFICIAL PRIOR TO INSTALLATION.

34. AT COMPLETION OF JOB, PRIOR TO FINAL PAYMENT, GENERAL CONTRACTOR SHALL PROVIDE ONE COMPLETE MARKED-UP SET OF TRANSPARENCIES AND TWO SETS OF PRINTS WITH AS-BUILT CONDITIONS NOTED AND TWO COPIES OF APPLICABLE WARRANTIES, OPERATIONS MANUAL AND/OR MAINTENANCE

35. MOVING OF EXISTING KITCHEN EQUIPMENT, EXISTING. DINING ROOM FURNITURE, EXISTING LIBRARY FURNITURE, BOOKS, EQUIPMENT, ETC. BY OWNER.

36. CONTRACTOR TO COORDINATE ALL ACTIVITIES TO FACILITATE WORK. CONTRACTOR TO PROVIDE 5 BUSINESS DAY ADVANCED NOTICE TO VEQUITY PRIOR TO COMMENCEMENT OF WORK.

TYPICAL DEMOLITION NOTES

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION

TYPICAL FINISH NOTES

2. FINISHED DOOR OPENING IN ALL NEW PARTITIONS SHALL BE SET TO ALLOW FULL TRIM EXPOSURES (4" MIN.) FROM ADJACENT PERPENDICULAR PARTITIONS, UNLESS NOTED OTHERWISE.

3. ALL FINISH CARPENTRY IS TO BE COMPLETED IN STRICT ACCORDANCE WITH A.W.I STANDARDS PREMIUM GRADE.

4. INTERIOR FINISHES: ALL INTERIOR FINISH MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

A. ALL INTERIOR FINISHES SHALL BE RATED AS FOLLOWS:

1. ALL INTERIOR WALL & CEILING FINISH MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF 2015 INTERNATIONAL BUILDING CODE WITH CITY OF AURORA AMENDMENTS. AND SHALL NOT BE LESS RESISTANT TO FLAME SPREAD THAN CLASS 2 FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200 OR BETTER

2. ALL INTERIORS FLOOR COVERINGS SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE WITH CITY OF AURORA AMENDMENT, CLASS B, INTERIOR FLOOR FINISH CRITICAL RADIANT FLUX BETWEEN 0.22 AND 0.44 WATTS/SQUARE CENTIMETER.

6. FLOORS AND COVERINGS:

B. FLOOR COVERINGS IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE UNTO

D. PROVIDE AND INSTALL RESILIENT BASE SPECIFIED. INSTALLATION OF ALL WALL BASE SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. WHERE BASE IS BEING PATCHED CONTRACTOR TO USE MINIMUM OF 6'-0" PIECES.

7. THE COLOR AND TEXTURE OF ALL NEW CONSTRUCTION SURFACES TO MATCH THAT OF EXISTING ADJACENT SURFACES UNLESS OTHERWISE INDICATED OR NOTED.

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CITY APPROVAL	
CLIENT:	I
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COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALPHONSE A. ILEKIS, AIA	
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GENERAL NOTES	
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LANDSCAPE NOTES

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- 2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF NORTH AURORA LANDSCAPING CODES AND ZONING ORDINANCES.
- 3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT
- 5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- 6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL
- 7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SOD CUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART 8 SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 9 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- 10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- 12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- 13. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

•	US SHADE	TY							
DECIDUO			BOTANICAL NAME	COMMON NAME	COMMENT				
		DECIDUOUS SHADE TREES							
CEO 2.5	5" CAL.	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B				
GDE 2.	5" CAL.	1	GYMNOCLADUS DIOIC. 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B				
GTS 2.	5" CAL.	1	GLEDITSIA TRI. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B				
DECIDUO	US SHRUI	BS							
AAB 24	I" HT. 🔶	10	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B				
AMA 24	I" HT.	7	ARONIA MELANOCARPA 'ELATA'	ELATA CHOKEBERRY	B&B				
FOS 24	I" HT. 🔶	12	FORSYTHIA X INTERMED. 'SUNRISE'	SUNRISE FORSYTHIA	B&B				
FVB 18	8" W.	14	FORSYTHIA VIRID. 'BRONXENSIS'	BRONX GREENSTEM FORSYTHIA	B&B				
HYA 24	I" HT.	7	HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B				
SYM 24	I" HT. 🔶	12	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	B&B				
VTC 24	I" HT. 🔶 🖞	20	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER.CRANBERRY BUSH	B&B				
EVERGRE	EN SHRU	JBS							
BUC 18	8" W.	7	BUXUS MICRO. 'GLENCOE'	CHICAGO GEM BOXWOOD	B&B				
JCS 24	I" HT. 🔤	10	JUNIP. CHIN. 'SEA GREEN'	SEAGREEN JUNIPER	B&B				
ORNAMEN	NTAL GRA	SSE	S						
	1	15		STRICTUS FEATHER REED GRASS					
DES #1	I CONT.	5	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS					
GROUNDCOVER / PERENNIALS									
	CONT.		ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD OINION	18" O.C.				
	I CONT.	-	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.				
NFW #1	I CONT.	12	NEPETA FASSENI 'WALKER'S LOW'	WALKERS LOW CATMINT	24" O.C.				
PHD #1	I CONT.	50	PHLOX DIVARICATA	BLUE PHLOX	15" O.C				
SOD SC	2. YD.	260	SODDED LAWN						

CROWN OF ROOTBALL FLUSH _

WITH EXISTING GRADE

3" HARDWOOD MULCH —

PLANTING SOIL BACKFILL -

EXISTING SUBGRADE

SHRUB

REMOVE BURLAP FROM TOP 1/2 OF BALL OR ENTIRE CONTAINER

3

CROWN OF ROOTBALL FLUSH WITH EXISTING GRADE LEAVING TRUNK FLARE VISIBLE AT THE

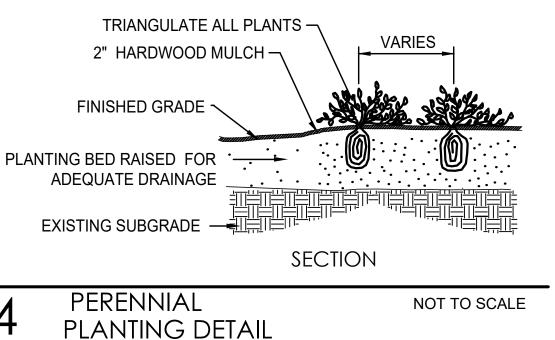
REMOVE ALL TWINE, ROPE, WIRE AND BURLAP -FROM TOP HALF OF ROOT BALL

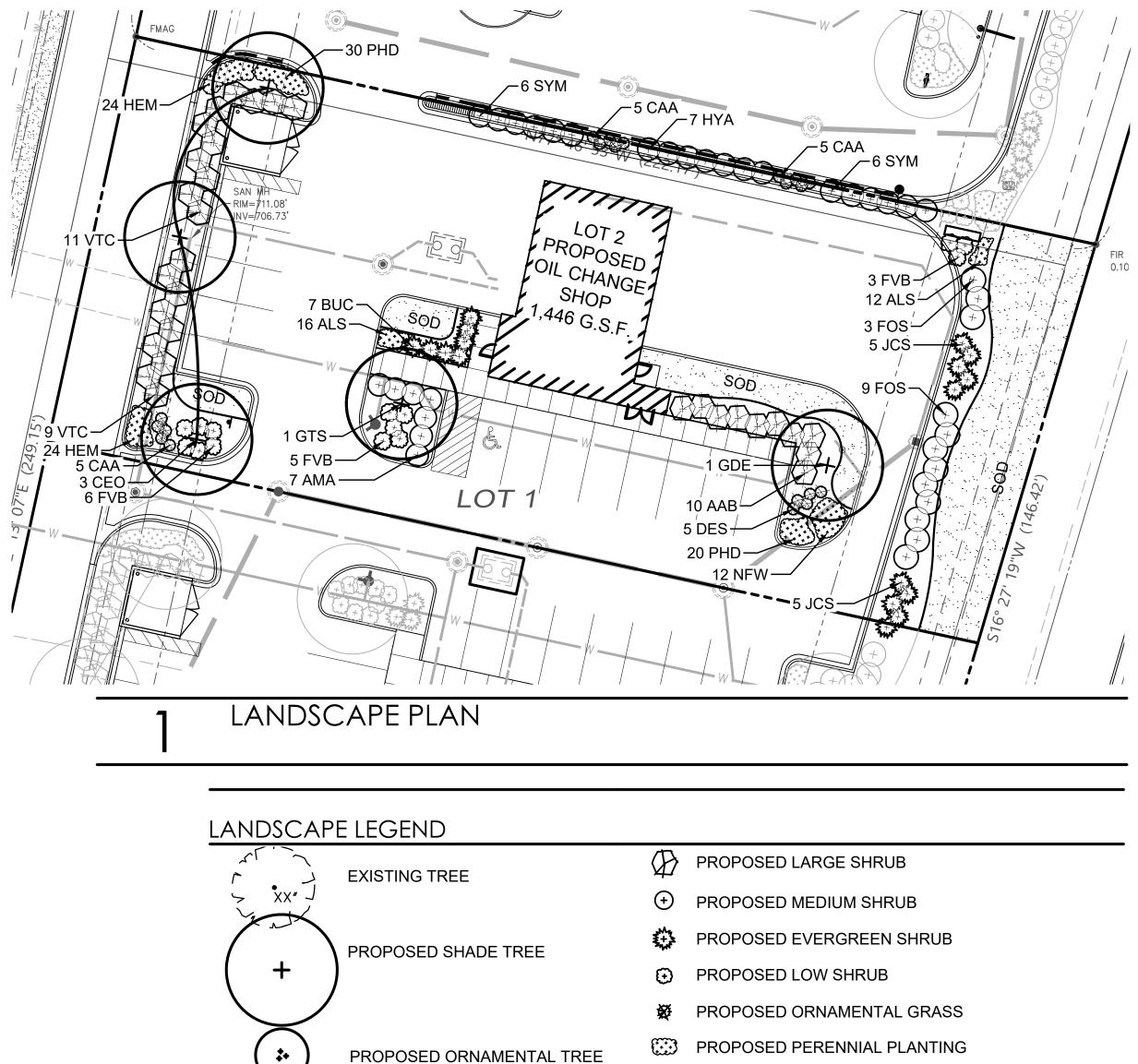
4" HIGH SOIL SAUCER BEYOND EDGE OF __

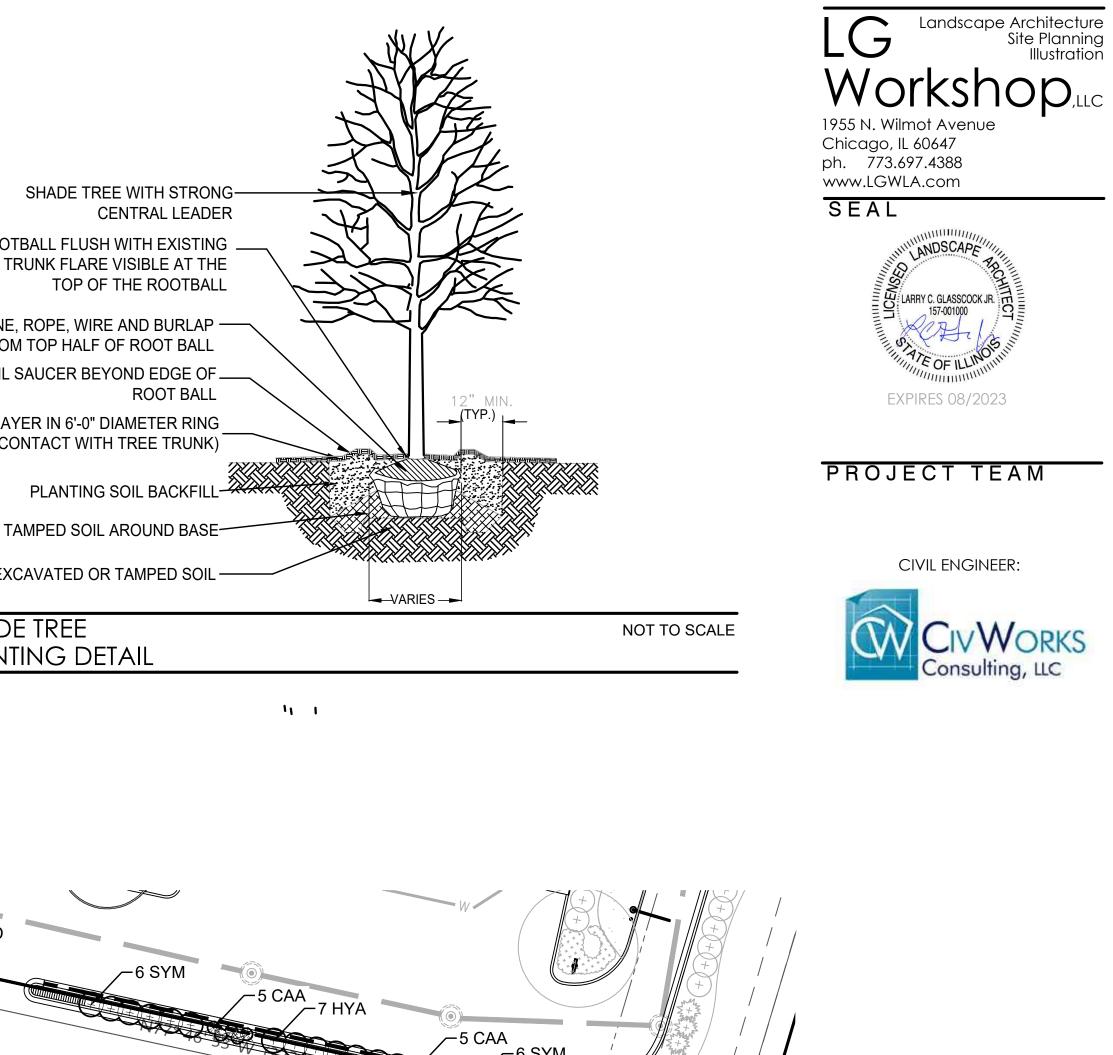
4" HARDWOOD MULCH LAYER IN 6'-0" DIAMETER RING (DO NOT PLACE IN CONTACT WITH TREE TRUNK)

ROOT BALL ON UNEXCAVATED OR TAMPED SOIL -

SHADE TREE NOT TO SCALE $\mathbf{\cap}$ PLANTING DETAIL PLANTING DETAIL







PROPOSED PERENNIAL PLANTING SODDED LAWN

SET TYPE LANDSCAPE PLANS

PROJECT NAME

ORCHARD ACRES

OAK ST AND ORCHARD RD

NORTH AURORA IL 60542

1. Issued for Permit 03/16/2023

DATE

DRAWING ISSUED

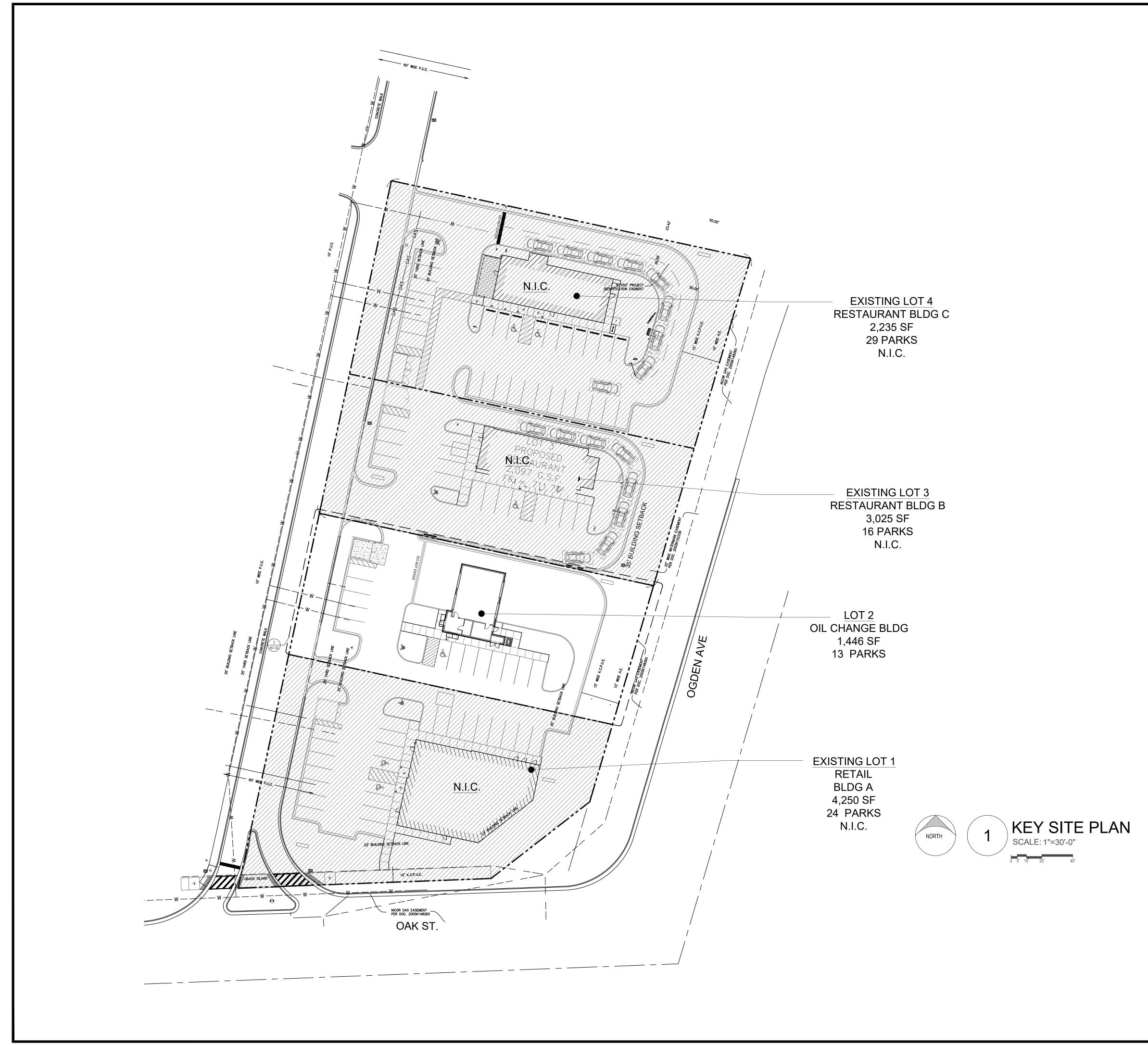
NO. TITLE

PROJECT NUMBER 2303026

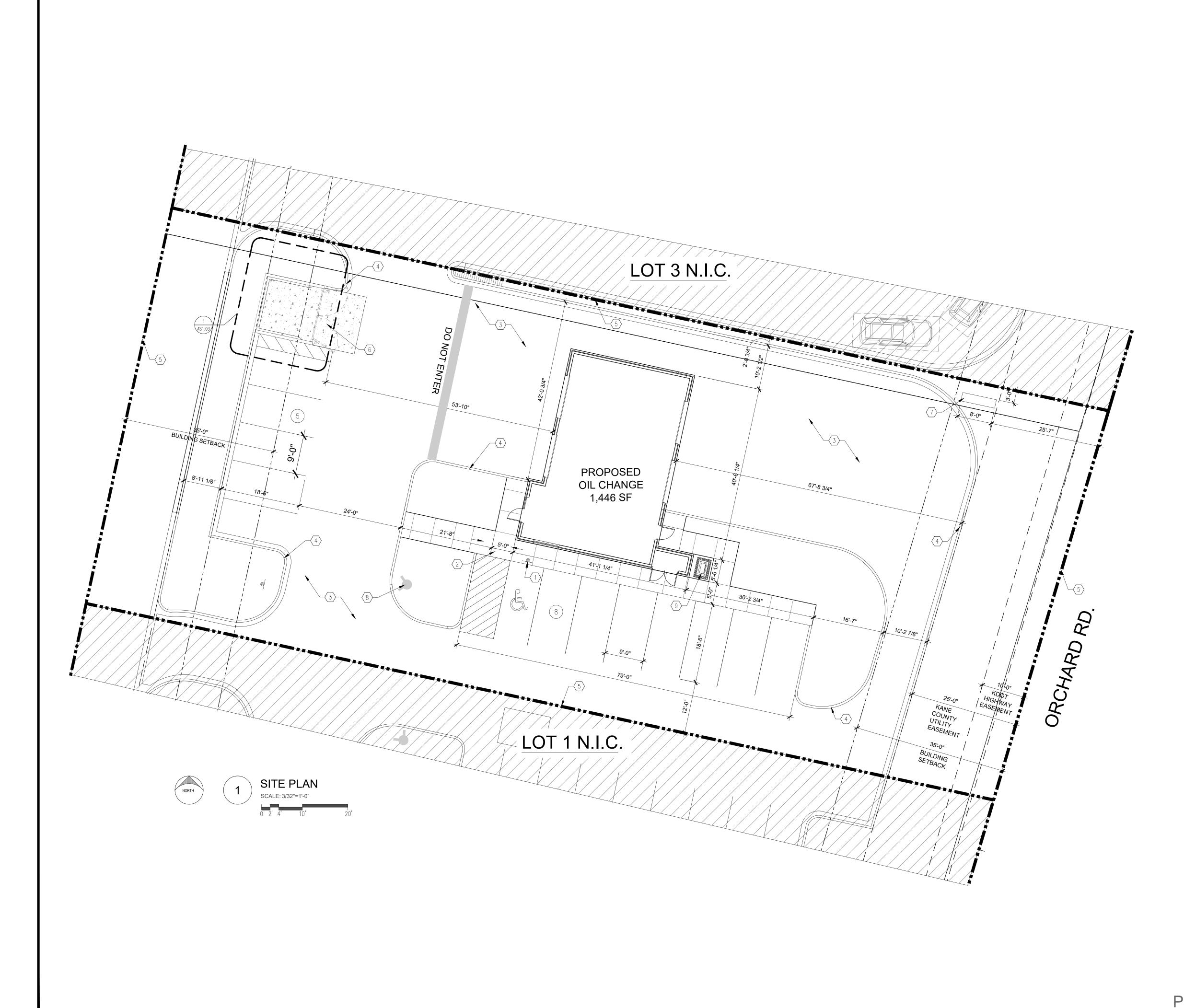
DATE 11-03-2021 DRAWN BY: APPROVED BY: LCG LCG SHEET TITLE LANDSCAPE PLAN

SHEET NUMBER





CITY APPR	ROVAL
CLIENT:	
vequ	ty real estate. redefined.
Vequity	~
226 N Morga Suite 300	
Chicago, IL 312-985-098	
Email info@ www.vequit	vequity.com y.com
PROJECT	TEAM:
I L	EKIS
	ects + planners
223 W. JA	SSOCIATES ACKSON BLVD.
SUITE 10 CHICAGO	00), IL 60606
312-419-0	
SUPERVISION	MENTS WERE PREPARED UNDER MY I AND, TO THE BEST OF MY KNOWLEDGE, I THE APPLICABLE CODES AND BUILDING
REGULATIONS ALPHONSE A.	S. ILEKIS, AIA
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NOTE:	
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	PROJECT # 2214-45
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N	IORTH AURORA IL 60542
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DATE:	ISSUED FOR:
+	
03/16/23	ISSUED FOR CLIENT REVIEW
1	SITE PLAN
1	AS1.01
1	



CITY APPROVAL
CLIENT: Vequity 226 N Morgan Street Suite 300 Chicago, IL 60607 312-985-0987 Email info@vequity.com www.vequity.com Www.vequity.com PROJECT TEAM: DELEKIS ASSOCIATES
223 W. JACKSON BLVD. SUITE 1000 CHICAGO, IL 60606 312-419-0009 www.ILEKIS.com THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALPHONSE A. ILEKIS, AIA © COPYRIGHT 2017 ILEKIS ASSOCIATES-ALL RIGHTS RESERVED
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03/16/23 ISSUED FOR CLIENT REVIEW SITE PLAN
AS1.02

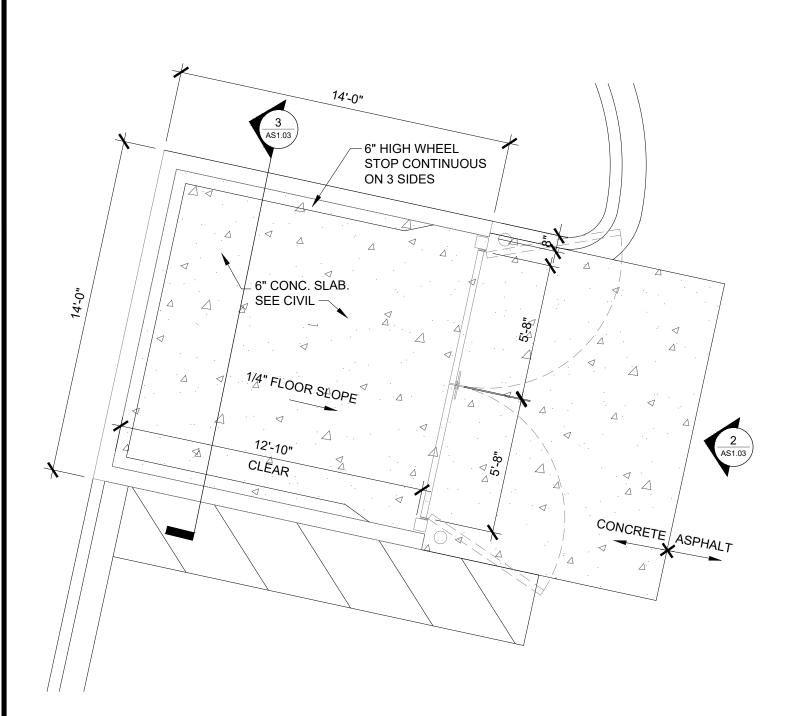
GENERAL NOTES:

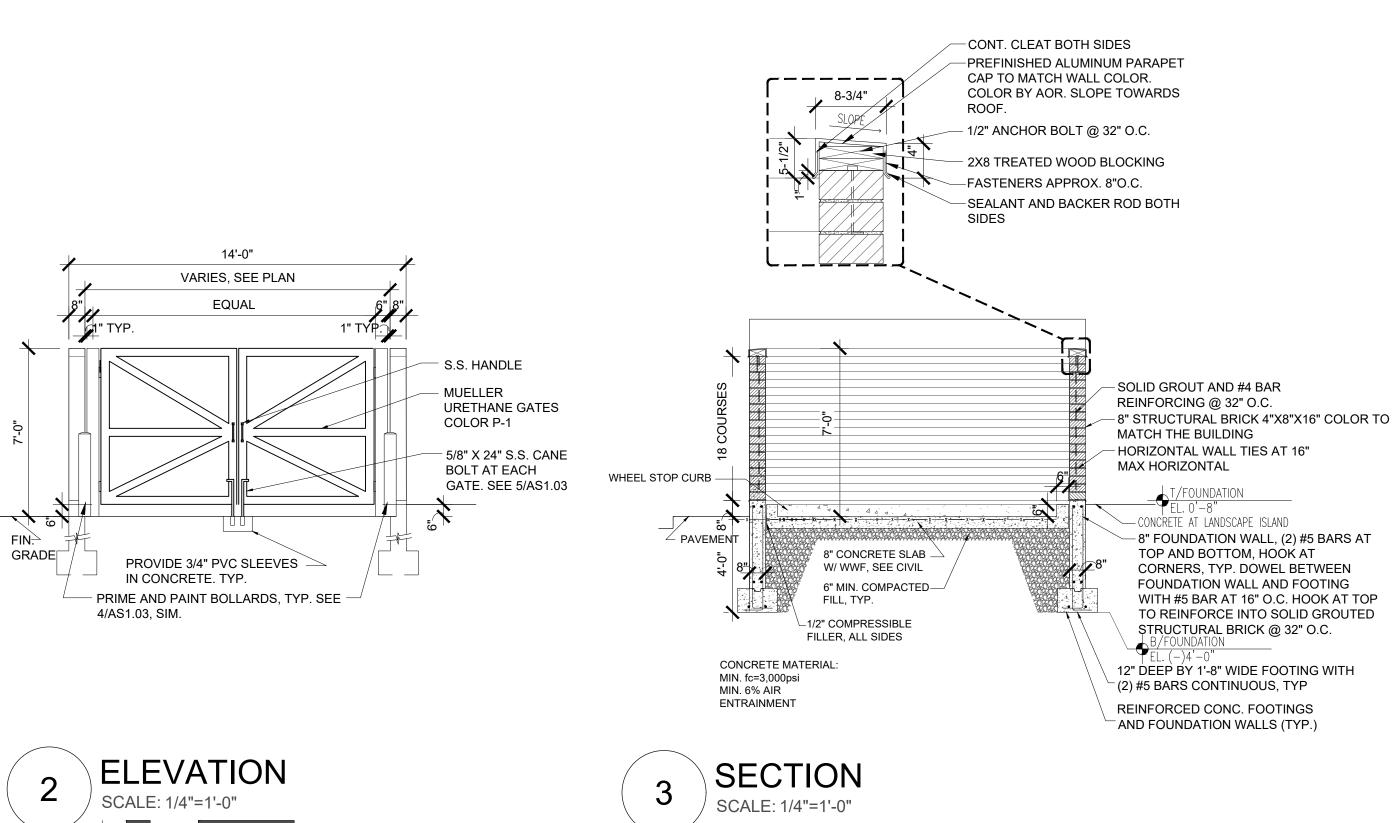
- A. SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWING FOR DEMOLITION, NEW PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
- B. SEE AS1.02 FOR ADDITIONAL SITE DETAILS.C. VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY
- LINES. EXCAVATE WITH CARE. D. INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
 E. PROVIDE KNOX BOX ON REAR OF PROPERTY, PER FIRE DEPARTMENT REQUIREMENTS.
- F. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE SIGNAGE REQUIREMENTS.
- G. CLEAN LOT AFTER SITE WORK AND AFTER CONSTRUCTION COMPLETION.
- H. PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED. I. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING AND CURBS AS REQUIRED BY MFGR SPECS, OR 30FT SPACING WHICHEVER IS LESS REFER TO CIVIL DRAWINGS FOR MORE INFORMATION AND DETAILS.

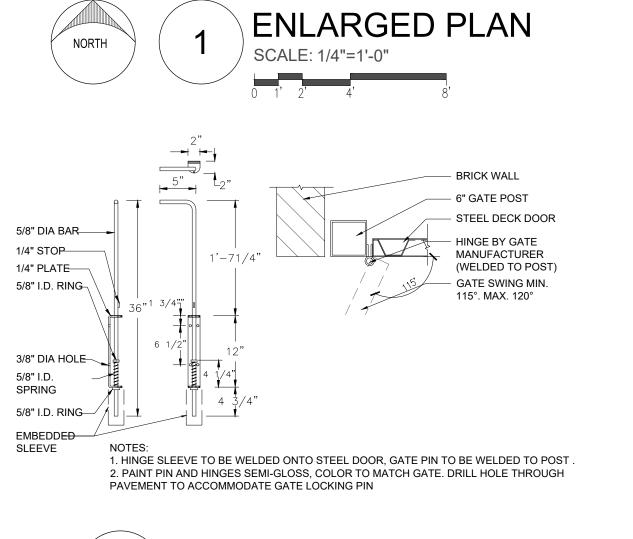
⟨**#**⟩ KEY NOTES:

1. ADA PARKING SIGN MOUNTED ON POST. REFER TO CIVIL

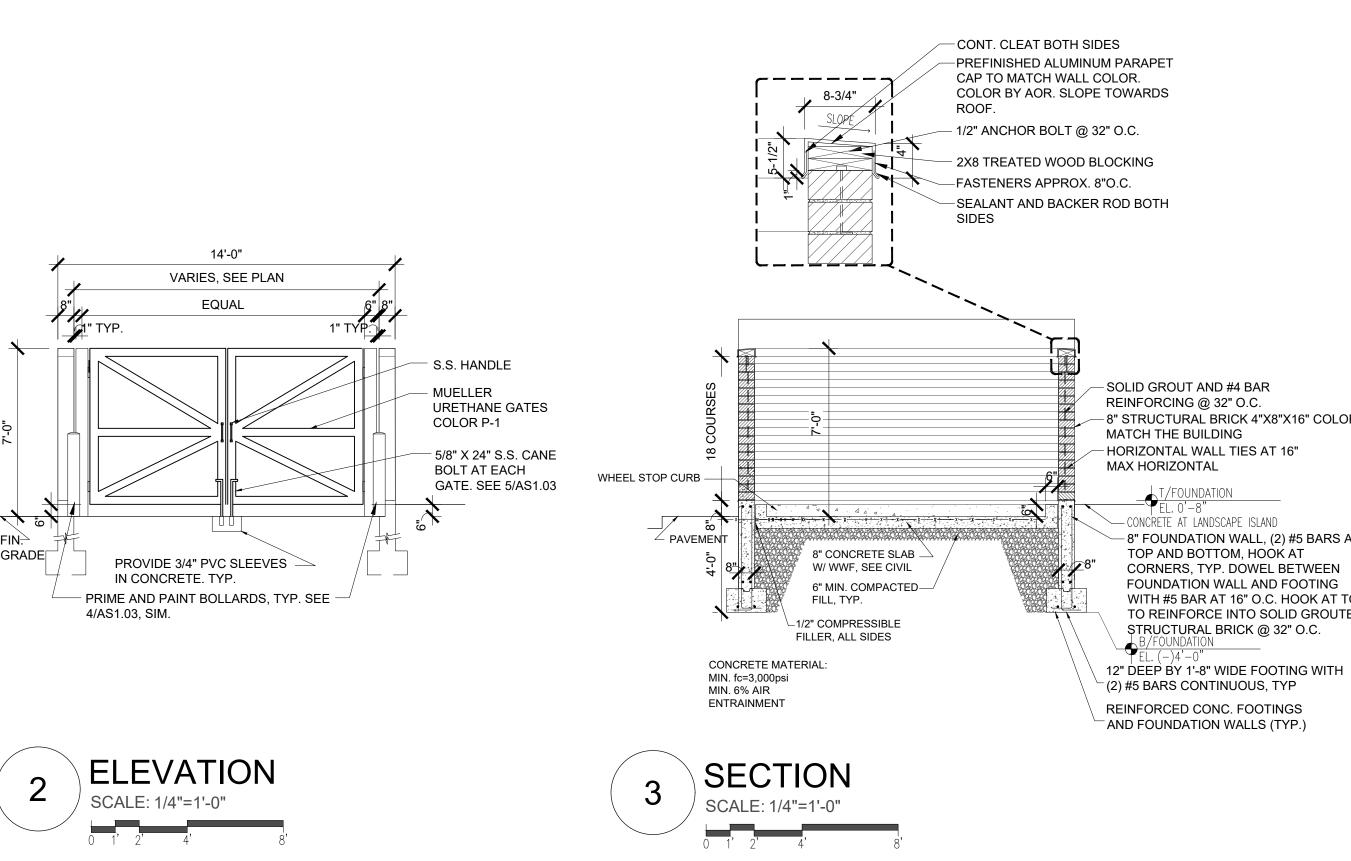
- FOR DETAILS. 2. ADA RAMP.
- 3. PROVIDE ASPHALT PAVEMENT. REFER TO CIVIL PLANS FOR PAVING AND GRADING DETAILS.
- 4. NEW CONCRETE CURB, REFER TO CIVIL.
- 5. PROPERTY LINE.
- 6. PROVIDE TRASH ENCLOSURE.
- 7. MONUMENT SIGN, REFER TO A1.04.
- 8. FIRE HYDRANT, REFER TO CIVIL.
- 9. MECHANICAL UNIT, REFER TO MECHANICAL DRAWINGS..



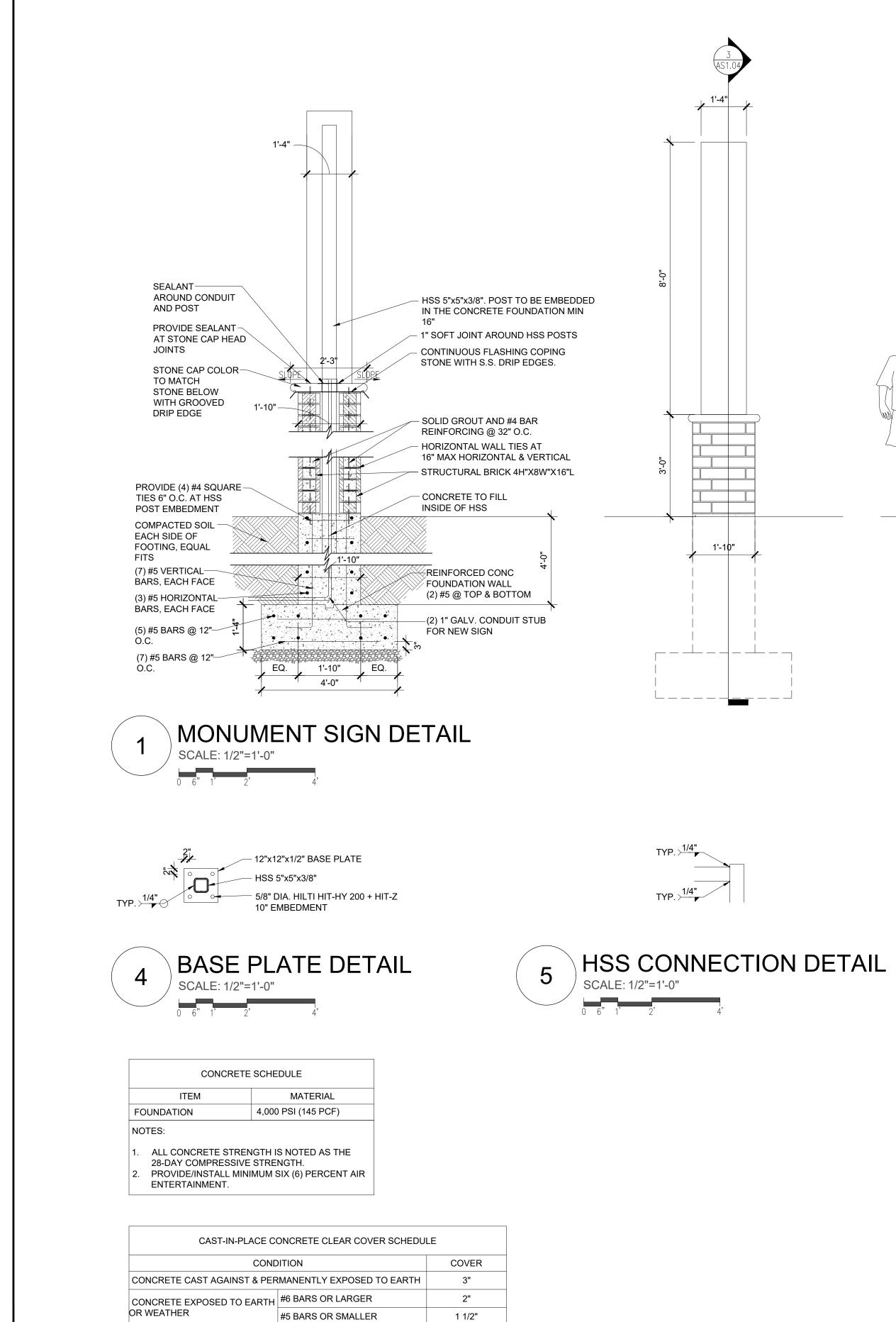


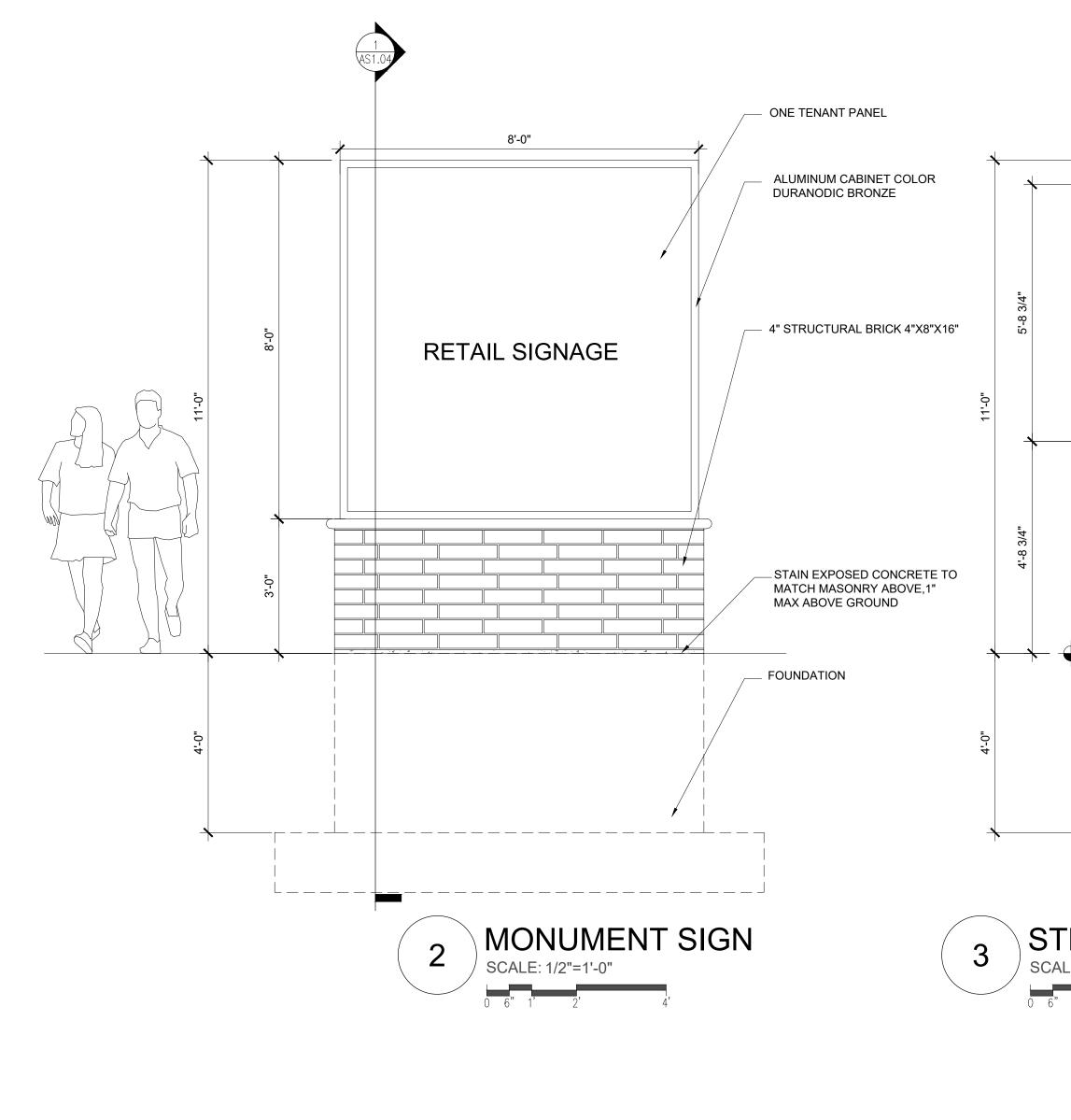






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	SITE PLAN DETAILS
PRELIMINARY DESIGN PACKAGE	AS1.03



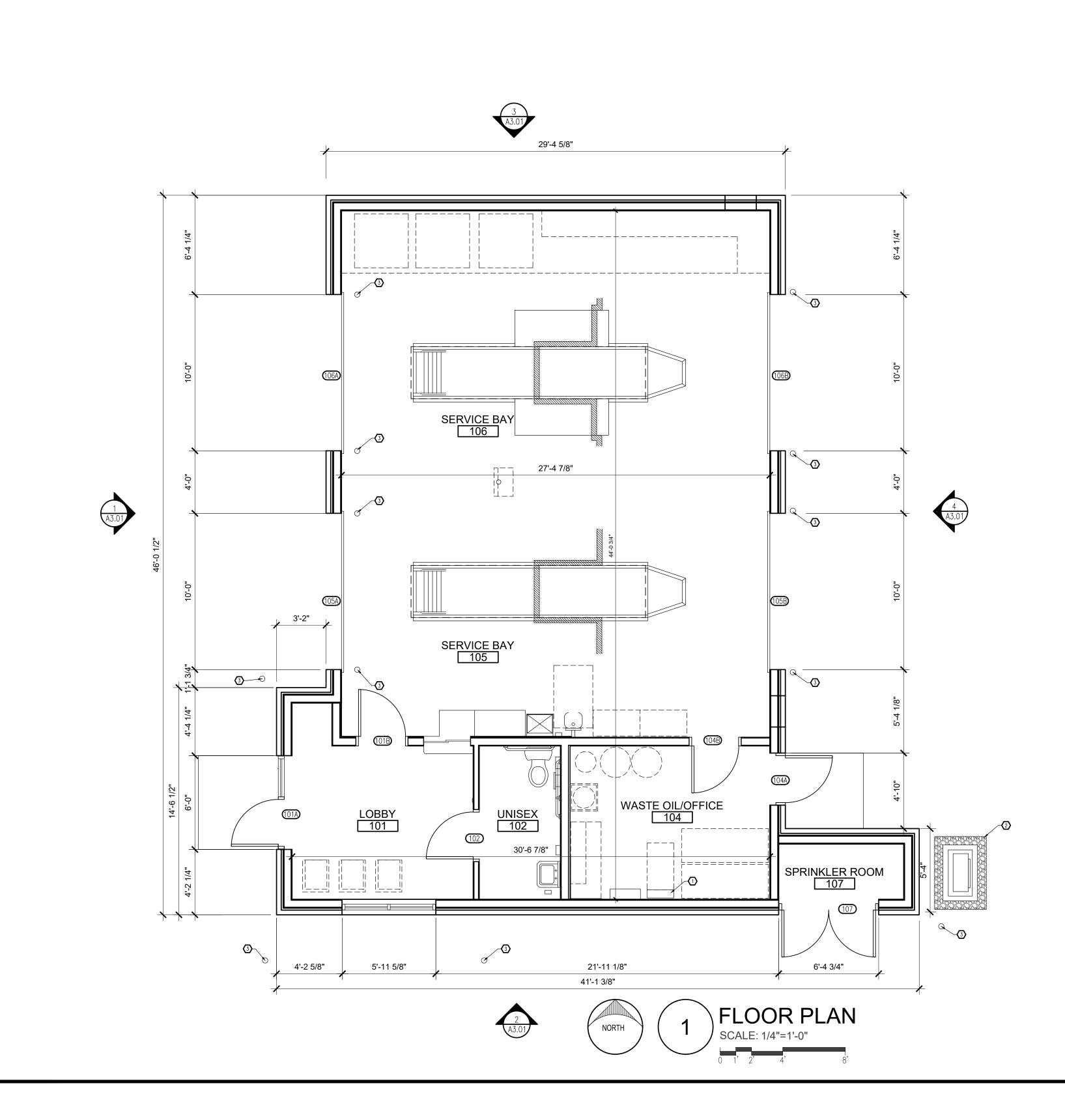


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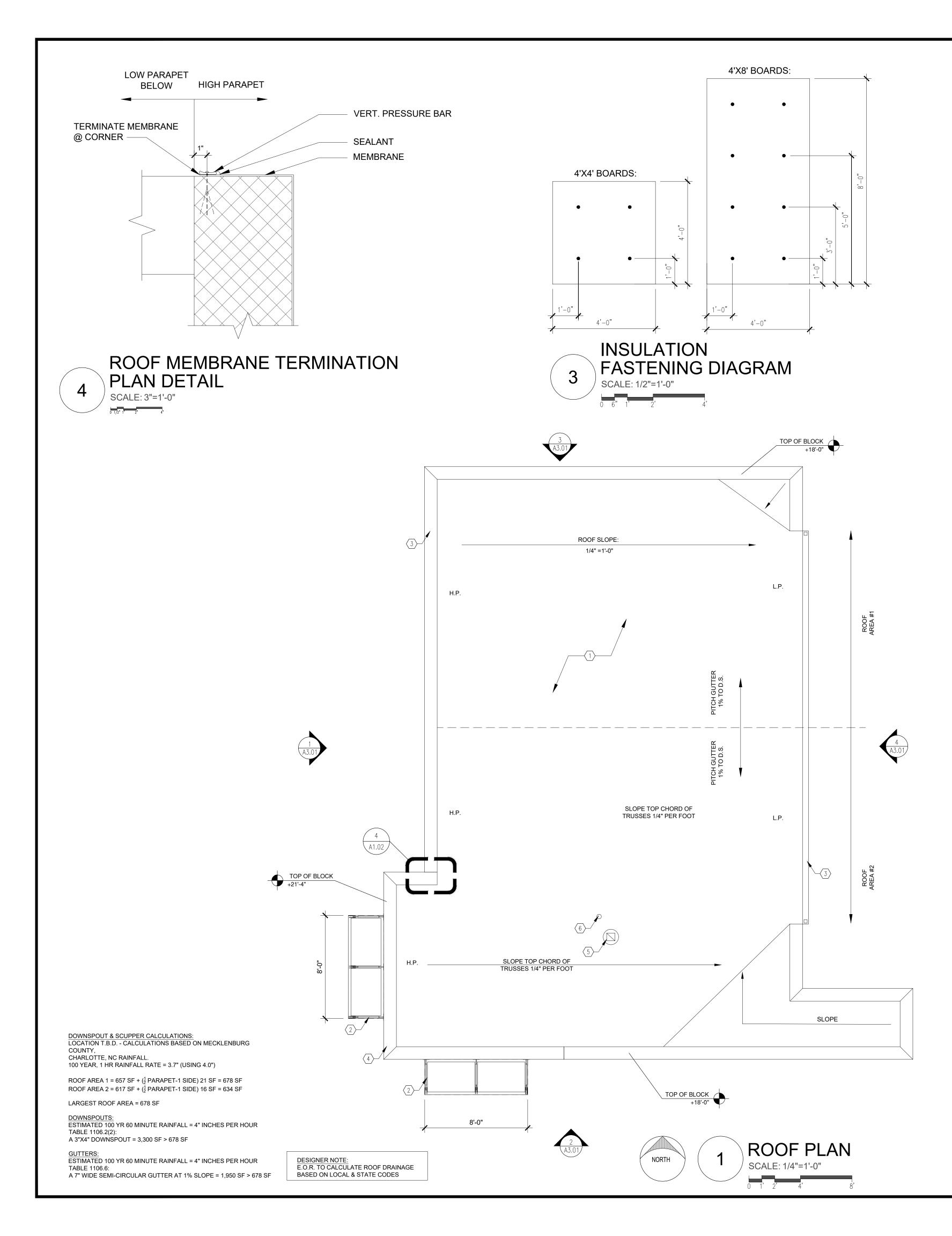
GC TO VERIFY FINAL GRADE PRIOR TO INSTALLATION.

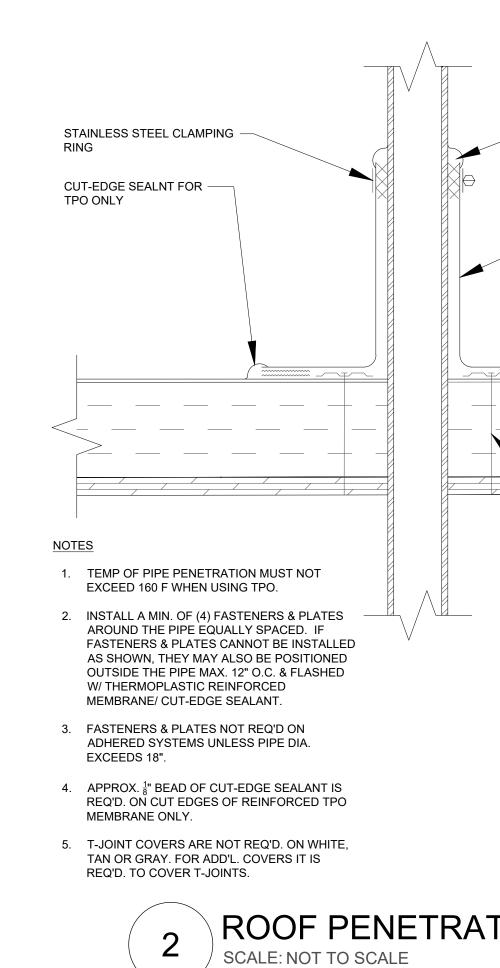
REFER TO CIVIL DRAWINGS FOR FINAL LOCATION OF MONUMENT SIGN.

		CITY APPROVAL
8'-0"		
6'-7"		
	- HSS	
	CONNECTION. SEE DETAIL 5/AS1.04	CLIENT:
		VEQUITY real estate. redefined.
		Vequity 226 N Morgan Street Suite 300
		Chicago, IL 60607 312-985-0987 Email info@vequity.com
		www.vequity.com PROJECT TEAM:
	- ARCHITECTURAL EXTENT OF SIGN	LEKIS
		architects + planners ILEKIS ASSOCIATES 223 W. JACKSON BLVD.
		SUITE 1000 CHICAGO, IL 60606
	- BASEPLATE. SEE DETAIL	312-419-0009 www.ILEKIS.com THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE,
	4/AS1.04	COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALPHONSE A. ILEKIS, AIA © COPYRIGHT 2017 ILEKIS ASSOCIATES-ALL RIGHTS RESERVED
Y CONCRETE		
RUCTURAL STEEL FRAMING SE	ECTION	
E: 1/2"=1'-0"		
1, 2, 4,		
		NOTE:
		PROJECT # 2214-45 20% PRELIMINARY DESIGN
		2070 W ORCHARD RD. NORTH AURORA IL 60542
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		03/16/23 ISSUED FOR CLIENT REVIEW
		MONUMENT SIGN DETAILS
PRELIMINARY DESIGN PACK	AGE	AS1.04



	CITY APPROVAL
GENERAL NOTES	
 EXTERIOR WALL DIMENSIONS ARE FROM OUTSIDE FACE OF SHEATHING/SLAB EDGE OR FACE OF MASONRY UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED. 	
2. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.	
3. ALL INTERIOR WALLS ARE TO 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.	
4. ALL GYPSUM BOARD IS TO BE $\frac{5}{8}$ " THICK. PROVIDE MOISTURE RESISTANT GWB IN REST ROOM.	
 5. PORTABLE FIRE EXTINGUISHER TO BE BY LARSENS, MODEL # WC-6L, WET CHEMICAL, CLASS K. G.C. TO PROVIDE FIRE EXTINGUISHER AND MOUNTING BRACKET, LARSENS MODEL #1007. COORDINATE HAZARD RATING AND TYPE WITH LOCAL JURISDICTION. 	CLIENT: Vequity Vequity 226 N Morgan Street
GENERAL NOTES	Suite 300 Chicago, IL 60607 312-985-0987 Email info@vequity.com
 A. DO NOT SCALE DRAWINGS. B. BUILDING SHALL BE CONSTRUCTED TO MEET MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF BUILDING CODE. C. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BOUGHT TO THE ARCHITECTS ATTENTION FOR IMMEDIATE CLARIFICATION. D. COORDINATE WORK WITH OTHER TRADES, EQUIPMENT, FURNISHED BY THE TENANT, REQUIREMENTS OF THE LANDLORD AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK. E. CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SENT. F. WHERE THERE MAY BE A CONFLICT IN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR MATERIALS AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER. G. WHEN WORK NOT SPECIFICALLY CALLED OUT, IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP. H. PREFARE FLOOR TO RECEIVE SPECIFIED FLOOR FINISHES. REFERENCE SPECIFICATIONS. M. OWORK NOT SPECIFICALLY CALLED OUT, IS REQUIRED TO COMPLETE THE REMAIN ACTION SAND WORKMANSHIP. H. PREFORM SINDICATING ACCESSIBILITY. J. COORDINATE WITH LOCAL FIRE MARSHAL FOR INSTALLATION AND CERTIFICATION OF 10 LB. ABC FIRE EXTINGUISHERS. BRACKETS AND SIGNAGE IN LOCATIONS PER REQUIREMENTS. LOCATIONS SHALL NOT IMPEDE REQUIRED ALLE CASSIBILITY. J. COORDINATE WITH LOCAL FIRE MARSHAL FOR INSTALLATION. IF	<text></text>
 SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THIS PROJECT. R. GENERAL CONTRACTOR SHALL BOLT AND SECURE ALL EQUIPMENT TO STRUCTURE PER MANUFACTURES RECOMMENDATIONS. 	
 KEYED NOTES 1. ELECTRICAL PANEL. COORDINATE FINAL LOCATION OF THE PANEL WITH TENANT DRAWINGS. 2. PROVIDE 4' RAISED CONCRETE PAD FOR DUCTLESS SPLIT OUTDOOR UNIT, REFER TO MECHANICAL DRAWINGS. 	PROJECT # 2214-45 20% PRELIMINARY DESIGN 2070 W ORCHARD RD. NORTH AURORA IL 60542
3. 6" DIA. PAINTED STEEL BOLLARD.	OF MY KNOWLEDGE, COMPLY WITH THE ALL APPLICABLE CODES. COPYRIGHT 2018 ILEKIS ASSOCIATES, ALL RIGHTS RESERVED
	DATE: ISSUED FOR:
INARY DESIGN PACKAGE	A1.01





ROOF PLAN GENERAL NOTES:

- 1. INCLUDE CANT STRIPS IF REQUIRED BY ROOFIN MANUFACTURER TO REMAIN WARRANTY.
- 2. ROOFTOP COLOR TO BE STANDARD WHITE.
- 3. REFER TO NOTE 3 ON A-4.1 FOR ROOF INSULAT
- 4. GC & MECHANICAL CONTRACTOR SHALL COORE PENETRATIONS WITH STRUCTURAL ROOF FRAM

ROOF PLAN KEY NOTES:

- CARLISLE TPO FULLY ADHERED SYSTEM OR OWNE CARLISLE TPO MEMBRANE SHALL HAVE A MEMBRA MIL (1.52 MM) THE COMPONENTS OF THE CARLISLE ROOFING SYSTEM ARE TO BE PRODUCTS OF CARL SYSTEMS OR APPROVED BY CARLISLE ROOFING S COMPATIBLE AND ACCEPTABLE. UNLESS SPECIFIC WARRANTY COVERAGE BY CARLISLE ROOFING SY OTHERS ARE EXCLUDED FROM COVERAGE. THE R BE INSTALLED BY A CARLISLE ROOFING SYSTEMS CONTRACTOR. WARRANTY SHALL BE A MINIMUM O ADHERE MEMBRANE ROOFING ON FIRESTONE ISO APPROVED EQUAL RIGID INSULATION FULLY ADHE PLYWOOD SHEATHING PER STRUCT. DRAWINGS. (UL 1256 TESTING). ALL SEAMS TO BE HEAT-HELDEI
- (2) METAL CANOPY SUPERSHADE WITH DOWNSPOUT
- 3 PROVIDE ALUMINUM PRE-FINISHED GUTTER SLOP TO DOWNSPOUTS. PROVIDE CONCRETE SPLASH E TO DRAIN AWAY FROM BUILDING. DESIGNER NOTE ROOF DRAINAGE H/ CIVIL PLANS.
- $\langle 4 \rangle$ METAL COPING SLOPED TO DRAIN TOWARDS ROO
- 5 TOILET EXHAUST VENT. COORDINATE WITH MECH. ROOF COLOR AND SEAL ALL PENETRATIONS WATE MFRS. RECOMMENDATIONS.
- $\left< \begin{array}{c} 6 \end{array} \right>$ PLUMBING VENT. THRU ROOF. SEE PLUMBING DRA

THE ARCHITECT/ENGINEER DOES NOT DEFINE THE SCOPE OF INDIVIDUAL TRADES, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR VENDORS. ANY SHEET NUMBERING SYSTEM USED WHICH IDENTIFIES DISCIPLINES IS SOLELY TO	CITY APPROVAL
SEPARATE ARCHITECT'S AND ENGINEER'S SCOPE; IT DOES NOT DEFINE A SUBCONTRACTOR'S SCOPE OF WORK. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CODES OR CONSTRUCTION SEQUENCING SHALL BE	
BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING. NO CONSIDERATION WILL BE GIVEN TO REQUESTS FOR CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS, OR FOR FAILURE TO SEEK INTERPRETATION FROM ARCHITECT FOR DISCREPANCIES.	
WATER CUT-OFF MASTIC	
THERMOPLASTIC SPLIT PIPE-SEAL. HOT AIR-WELD	CLIENT:
ENTIRE WIDTH OF PIPE-SEAL OVERLAP.	VEQUITY real estate. redefined.
HOT AIR-WELD 1 ¹ / ₂ MIN. BEYOND FASTENING PLATES	Vequity 226 N Morgan Street Suite 300
	Chicago, IL 60607 312-985-0987
	Email info@vequity.com www.vequity.com
	PROJECT TEAM:
	architects + planners
FASTENER & SEAM FASTENING PLATE, MAX. 12"	ILEKIS ASSOCIATES 223 W. JACKSON BLVD.
O.C FASTENERS & PLATES NOT REQ'D. ON ADHERED	SUITE 1000 CHICAGO, IL 60606
SYSTEMS UNLESS PIPE DIA. EXCEED 18".	312-419-0009 www.ILEKIS.com THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE,
	COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALPHONSE A. ILEKIS, AIA
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	NOTE:
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	PROJECT # 2214-45
ION VALUE.	20% PRELIMINARY DESIGN 2070 W ORCHARD RD.
DINATE ALL ROOF MING.	NORTH AURORA IL 60542
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SYSTEMS AS CALLY INCLUDED IN THE YSTEMS, PRODUCTS BY	
ROOFING SYSTEM MUST S LICENSED OF 10 YEARS. FULLY	
O '15+ OR OWNER ERED TO " EXT. GRADE	
(MUST PASS FM 4450 OR ED.	
PED MIN. 1/8" PER FOOT BLOCK AT DOWNSPOUTS E: E.O.R TO COORDINATE	
DF AREA.	
I. DRAWINGS. MATCH	
ER TIGHT PER ROOFING	03/16/23 ISSUED FOR CLIENT REVIEW
AWINGS.	LOT 2
	ROOF PLAN
PRELIMINARY DESIGN PACKAGE	A1.02

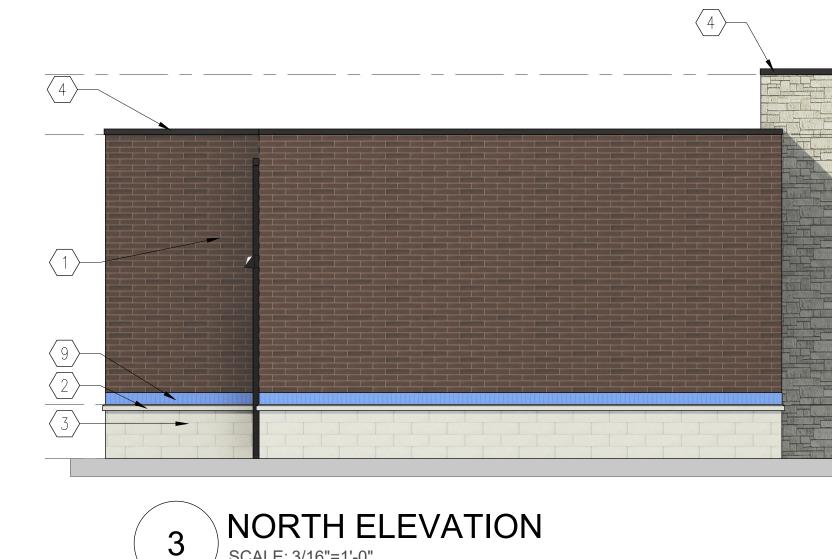










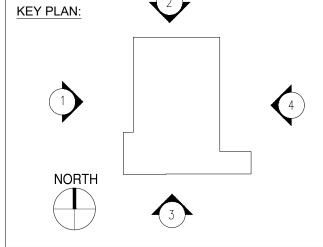


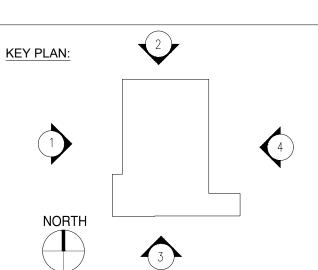
SCALE: 3/16"=1'-0"

0 1' 2' 4'

PRELIMINARY DESIGN PACKAGE

					W TEE
2	PRECAST CONCRETE SILL	TBD	TBD		
3	BRICK VENEER	ECHELON	TBD	CORDO∨A LIMESTONE 4″X8″X16″	EXTERIOR WALL
$\left \left< 4 \right> \right $	METAL COPING	TBD	TBD	BLACK	
5	ALUMINUM STOREFRONT	KAWNEER	TRIFAB VG45IT SSG	BLACK ANDDIZED	SEE GLAZING SCH.
6	ALUMINUM & GLASS OVERHEAD GARAGE DOOR	CLOPAY OR OWNER APPROVED EQUAL	MODEL 904	BLACK ANDDIZED	SEE GLAZING SCH.
		MAPES	LUMISHADE	BLACK ANDDIZED	
8	SIGNAGE BY OWNER. GC TO PROVIDE REQUIRED BLOCKING SUPPORT	SIGNAGE TO BE PERMITTED SEPARATELY			
(q)	PAINT	TBD	TBD	PAINT SW-9149, "INKY BLUE"	
0	ALUM. LOUVER			SEE MECH. DRWGS FOR COLOR. SEAL AROUND PENETRATION	
	METAL CANOPY DOWNSPOUT	TBD	TBD	BLACK	
(12)	HOLLOW METAL DOOR \$		SEMI-GLOSS	BLACK	
(13)	WALL SCONCE	TBD	TBD	BLACK	DOWN LIGHT ONLY
	STONE	CULTURED STONE	TBD	SILVER SHORE SCULPTED ASHLAR	





COLOR

DARK WOOD SIZE 4"X4"X16"

NOTES

EXTERIOR WALL

NOTE: SIGNAGE UNDER SEPARATE PERMIT

<u>T.O. SILL</u> 3' - 0" GRADE 0' - 0"

T.O. HIGH

T.O. LOW

EXTERIOR MATERIAL SCHEDULE

MANUFACTURER

ECHELON

MODEL

TBD

KEY MATERIAL

BRICK VENEER

PARAPET 21' - 4"

PARAPET 18' - 0"

CLIENT: vequity real estate. redefined. Vequity 226 N Morgan Street Suite 300 Chicago, IL 60607 312-985-0987 Email info@vequity.com

www.vequity.com

PROJECT TEAM:



223 W. JACKSON BLVD. SUITE 1000 CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALPHONSE A. ILEKIS, AIA

C COPYRIGHT 2017 ILEKIS ASSOCIATES-ALL RIGHTS RESERVED

NOTE:

PROJECT # 2214-45 20% PRELIMINARY DESIGN

2070 W ORCHARD RD.

NORTH AURORA IL 60542

HESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ALL APPLICABLE CODES.

03/16/23 ISSUED FOR CLIENT REVIEW

LOT 1

COLOR EXTERIOR

ELEVATIONS

A3.01

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DATE: ISSUED FOR:

CITY APPROVAL

INTEROFFICE MEMORANDUM

TO:	MAYOR GAFFINO AND VILLAGE BOARD OF TRUSTEES
FROM:	JOSEPH DELEO, CHIEF OF POLICE
SUBJECT:	IGA BETWEEN THE CITY OF AURORA AND THE VILLAGE OF NORTH AURORA FOR DISPATCHING SERVICES
DATE:	APRIL 13, 2023
CC:	STEVEN BOSCO, VILLAGE ADMINISTRATOR

Issue

Staff is seeking approval to update an existing Intergovernmental Agreement (IGA) signed in 1992 between the Village of North Aurora and the City of Aurora for police dispatching services. The current agreement for dispatching services with the Aurora Police Department requires an update to better define the services provided. Recently, the police department also explored an option to partner with Aurora Police for a records management system (RMS) at an additional fee.

Discussion

Several years ago, the City of Aurora selected a record management system platform known as Hexagon. Given that the City of Aurora already dispatched our police officers, the City of Aurora provided an opportunity for the Village to utilize their new records management system when implemented. In 2016, the Village entered into a preliminary agreement to pay Hexagon \$72,629 as the Village's proportional share of the cost for their building of the records management platform for the City of Aurora and our future use.

At the time of the approval the Police Department utilized a records management platform hosted by the Village of Montgomery's Police Department. A few years ago, the Montgomery Police Department began utilizing the Kendall County Sherriff's Department to host their records management as they no longer looked to host the records management system we were utilizing. Ultimately, Montgomery's Police Department began utilizing the Kendall County's Sherriff's Department to host their records, at which time our Police Department was offered the opportunity to also utilize their service. We chose to move our records to the Kendall County Sherriff's Department as they were utilizing the same platform that we were accustomed, and the cost was in line with previous costs with the Village of Montgomery.

About a year ago, the Hexagon records management system went live with the City of Aurora after several years of design and implementation. The City of Aurora approached the Village with a cost to use the Hexagon records management system, which was not believed to be in line with the expectations for the annual cost in 2016. The Village and the City of Aurora have had multiple discussions as we looked to draft a new IGA that would better define the costs for dispatching services going forward and any potential annual cost to utilize the Hexagon records management system in the future. Those conversations have resulted in an

IGA that has pricing broken up into two tiers. The first tier is for the dispatching services and the second tier is for utilizing Hexagon for records management.

Regarding Tier 1, the Village currently utilizes the City of Aurora for police dispatching services and has been more than satisfied with their services. Per the attached IGA, the City of Aurora would charge the Village approximately \$240,000 the first year. Same as current, pricing may fluctuate each year based on call volume or services needed. For reference the Village budgeted \$250,000 for dispatching services in the current fiscal year budget.

Regarding Tier 2, staff reviewed our current records management system versus the Hexagon system offered by the City of Aurora and determined that we would like to continue utilizing the Kendall County Sherriff's Department to host our records management system at this time. Staff believes this option to be more cost-effective as the current cost is approximately \$18,100 annually, whereas the cost for utilizing the Hexagon system through the City of Aurora is approximately \$62,600 the first year. In addition to the lower cost, staff believes the current system through the Kendall County Sherriff's Department is more in line with our operational needs. The IGA does allow the Village to utilize records management through the City of Aurora in the future.

The City of Aurora was advised of the decision to use Tier 1 services. Both parties agreed that the current IGA needed to be updated and the services provided should be broken down and better defined.

Conclusion

Staff is recommending approval of an updated IGA with the City of Aurora to continue to provide dispatching services for the Village's Police Department. Staff is looking for feedback from the Village Board regarding the attached draft IGA.

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE VILLAGE OF NORTH AURORA FOR USE OF PUBLIC SAFETY PLATFORM AND INFORMATION TECHNOLOGY-RELATED SUPPORT SERVICES AND MAINTENANCE

THIS AGREEMENT, entered into this ______ day of ______, 2023, by and between the City of Aurora, an Illinois municipal corporation (hereinafter "Aurora"), and the Village of North Aurora, an Illinois municipal corporation (hereinafter "North Aurora", and referred to together as "the Parties"), regarding North Aurora's use of Aurora's Public Safety Platform ("Platform") platform as well as Aurora's provision of related information technology-related support services and maintenance, the Parties having agreed as follows:

RECITALS

WHEREAS, the Parties are each legal entities organized and existing under the laws of the State of Illinois, having among their powers the authority to contract with one another to perform the undertaking described herein;

WHEREAS, the Parties are public agencies within the meaning of the Illinois Intergovernmental Cooperation Act, as provided for in 5 ILCS 220/1 (1994) *et. seq.*;

WHEREAS, the purpose of the Intergovernmental Cooperation Act and Article 7, Section 10 of the Constitution of the State of Illinois includes fostering cooperation between units of local government in planning and providing services to their constituents;

WHEREAS, Aurora owns a certain public safety platforms, through which it manages its law enforcement safety and infrastructure concerns, including not limited to: dispatching services, field communications, record management and other law enforcement-related operations;

WHEREAS, Aurora currently provides North Aurora with use of its public safety platform; and

WHEREAS, in addition, Aurora currently provides North Aurora with related information technology support services and maintenance; and

WHEREAS, the Parties have determined it to be in their combined interest to formalize North Aurora's use of the public safety platform and related information technology support services and maintenance, as well as formalize payment terms for same.

NOW THEREFORE, in consideration of the premises and the mutual promises contained herein, the Parties agree as follows:

1. <u>RECITALS INCORPORATED</u>

All recitals set forth above are incorporated herein and made part hereof, the same constituting the factual basis for this Agreement.

2. PUBLIC SAFETY PLATFORM

The public safety platform maintained by Aurora is described and set forth on the attached Exhibit "A."

3. NORTH AURORA'S USE OF PLATFORM

Aurora shall allow North Aurora to use the Platform and will continue to do so for so long as it maintains the Platform, or until either Party terminates this agreement, subject to the provisions in Section 7. North Aurora agrees not to alter, manipulate, edit, or otherwise change the Platform in any way without the advance written consent of Aurora. North Aurora shall not transfer, assign, or share its rights under this agreement with any third party without the advance written consent of Aurora.

4. <u>NORTH AURORA'S USE OF INFORMATION TECHNOLOGY SERVICES AND</u> <u>MAINTENANCE</u>

Pursuant to this Agreement, Aurora shall provide certain information technology-related support services and maintenance related to the Platform (hereinafter "the Services") for the joint benefit of North Aurora, as described on the attached "Scope of Services" identified as Exhibit "B."

5. PAYMENT TERMS

In exchange for North Aurora's use of the Platform and the Services, it shall pay Aurora pursuant to the attached "PAYMENT TERMS," identified as Exhibit "C." North Aurora shall identify which tier services it desires in writing, and North Aurora may change the tier of services from time-to-time with notice in writing, and North Aurora will be billed for the tier of services it chooses.

6. **INDEMNIFICATION**

North Aurora shall indemnify, hold harmless, and defend Aurora and its elected officials, officers, employees, and agents from and against all liability, claims, demands, and causes of action arising out of or related to any loss, damage, or injury to person or property resulting from North Aurora's performance of or failure to perform under this Agreement.

7. <u>TERM</u>

This Agreement shall be executed for and on behalf of Aurora and North Aurora pursuant to the appropriate Resolutions or Ordinances approved by their respective legislative bodies. This Agreement shall be effective for so long as Aurora possesses and maintains the Platform, unless terminated sooner by either Party as set forth in Paragraph 8 below, provided that, if Aurora plans to change components of the Platform, Aurora shall give North Aurora notice of the change and continue to provide dispatch services for ninety (90) days or until an agreement can be reached in connection with the new Platform, whichever is earlier. This Agreement may be modified or amended at any time only by written instrument signed by the Parties, and approved by their respective legislative bodies.

8. TERMINATION

This Agreement shall automatically renew for successive twelve-month periods, but it may be terminated by either Party upon ninety (90) days' written notice to the other, at which time North Aurora shall be responsible for paying Aurora for its use of the Platform, as well as for all services rendered until the date such termination is effective on a pro-rated basis.

9. ENTIRE AGREEMENT

This Agreement represents the entire agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral, relating to the Platform and/or Services.

10. NOTICES REQUIRED UNDER THIS AGREEMENT

Any notices required under this Agreement shall be mailed to:

Corporation Counsel	Village Attorney
City of Aurora	Village of North Aurora
44 East Downer Place	25 East State Street
Aurora, Illinois 60506	North Aurora, Illinois 60542

11. SEVERABILITY

In the event any provision of this Agreement is held to be unenforceable for any reason, the enforceability thereof shall not affect the remainder of the Agreement, which will still remain in full force and effect and shall be enforceable in accordance with its terms.

12. GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of Illinois, and venue shall be proper only in the Circuit Court of Kane County, Illinois.

The Parties by their signatures acknowledge that they have read and understand this Agreement, and intend to be bound by its terms.

CITY OF AURORA

VILLAGE OF NORTH AURORA

By:	By:
Attest:	Attest:
By:	By:

EXHIBIT "A" DESCRIPTION OF PLATFORM SERVICES

The City of Aurora provides three tiers of its Platform as a service for partner organizations. Each successive tier provides the functions described in that level of the Platform as well the functions provided in the lower levels.

Tier 1 Platform Services – Dispatch and Communications

- Next Gen 911 Services (NG911)
 - This function allows CoA 911 Dispatchers to accept and locate 911 calls
- Computer Aided Dispatch (CAD)
 - This function allows CoA 911 Dispatchers to prioritize and record incident calls, identify the status and location of responders in the field, and effectively dispatch responder personnel
- Secured radio communications (Radio)
 - Currently provide by L3 Harris, provides clear and secure mobile communications and interoperability with other agencies.
- Law Enforcement Agency Data System (LEADS)
 - Access to LEADS via direct connection to Illinois State Police

Tier 2 Platform Services – Records and Evidence Management

- All of services in Tier 1 plus those listed below
- Records Management Systems (RMS)
 - This function enables agencies to store, retrieve, retain, archive, and view information, records, or files pertaining to law enforcement operations.
- Evidence Module
 - This function helps agencies track storage of evidence, help maintain chain-ofcustody
- RMS Image management
 - Software to provide effective methods to capture, store, manage, and integrate images into RMS

EXHIBIT "B" SCOPE OF SERVICES- IT SUPPORT AND PLATFORM MAINTENANCE

"SERVICE LEVEL REVIEW -- On an annual basis or when required due to service changes, City of Aurora staff will meet with North Aurora staff to discuss Tiers of service to be provided to the North Aurora as well as pricing for those services.

An example of Service Availability to be agreed upon by City of Aurora and North Aurora annually is below.

Severity Level	Description	Target Response Time	Response Time Level	Target Repair Times	Time Close Level
Severe	 No bypass available, multiple users down and severe impact High-priority ticket escalation due to significant business impact Adverse impact to business is immediate and catastrophic Critical functionality is not available 	Less than 15 minutes	95%	4 hrs	90%
High	Bypass available but with a significant business impact Failure causing a single user to be down Some functionality unavailable, but business can be carried out in a controlled fashion	Less than 30 minutes	95%	1 day	90%
Medium	 Request for IT service (planned but not delivered until later) by entering a support desk ticket Single user failure for which there is an acceptable workaround Problem with one application does not affect rest of system Service requests (VPN, purchase request, new user ID, etc.) Laptop re-imaging and software installation 	Less than 4 hours	95%	3 days	90%
Low	 Request for future IT service (planned but not delivered until later) by entering a support desk ticket Minimal performance or productivity degradation 	Best effort	95%	Best Effort	90%

Pricing for the services provide will include, but are not limited to:

- APD Personnel costs for each of the functions in the Tiers provided
- CoA IT support costs including personnel and licensing fees
- RMS costs for Tier 2 required percentage increase necessary for RMS Administration by APD staff.

The pricing structure for calendar year 2023 services to be billed to North Aurora in February, 2024 is below:

Tier	Service Nbr	Service	Cost	Units	UoM	Cost Per Unit	Total Cost
Tier 1	1	NG911 + Recording	250,200.00	1	License Fee	27,522.00	27,522.00
Tier 1	2	CAD		1	License Fee	31,735.00	31,735.00
Tier 1	3	L3 Harris Radio Fee	775,000.00	35	Per Officer	2,384.62	83,461.54
Tier 1	4	LEADS	10,000.00	1	License Fee	1,100.00	1,100.00
Tier 1	5	APD Dispatch Support		10,000	Per Call	7.84	78,396.36
Tier 1	6	CAD/RMS System Admin		224	Hours	82.13	18,397.12
		Tier 1 Annual Service Fees					240,612.02
Tier 2		RMS		35	Per Officer	887.69	31,069.23
Tier 2		Evidence Module		35	Per Officer		-
Tier 2	3	Image Mgmt		35	Per Officer	33.02	1,155.65
Tier 2	4	APD RMS Coordinator		224	Hours	53.59	12,004.16
Tier 2	5	CAD/RMS System Admin		224	Hours	82.13	18,397.12
		Tier 2 Annual Service Fees					62,626.16
		Total Annual Service Fees					303,238.17

EXHIBIT "C" PAYMENT TERMS

The City of Aurora will bill the Village of North Aurora annually during February for the previous year's usage for the term of the agreement.