VILLAGE OF NORTH AURORA

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

ADJOURN

Initials: SB

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 as a guide 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.*

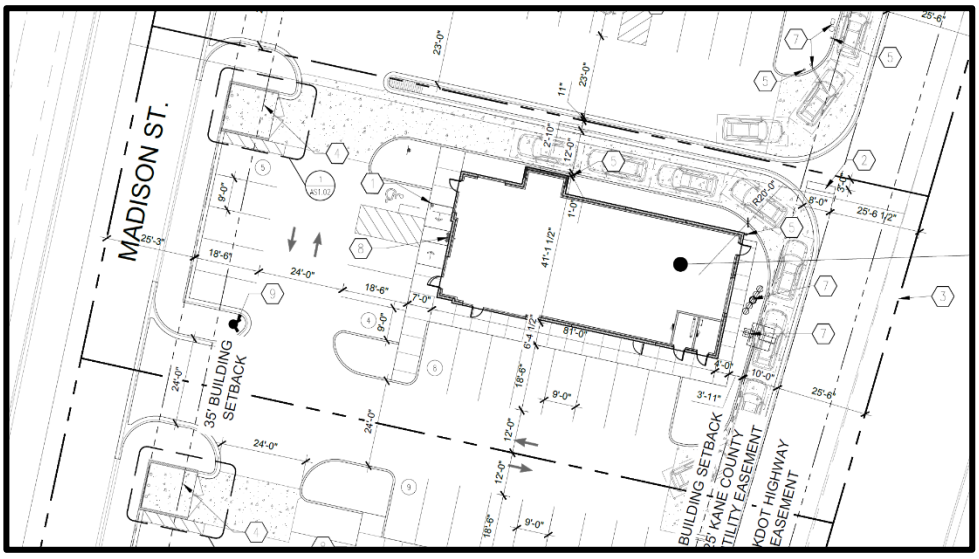
8. *The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.*

9. *The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.*

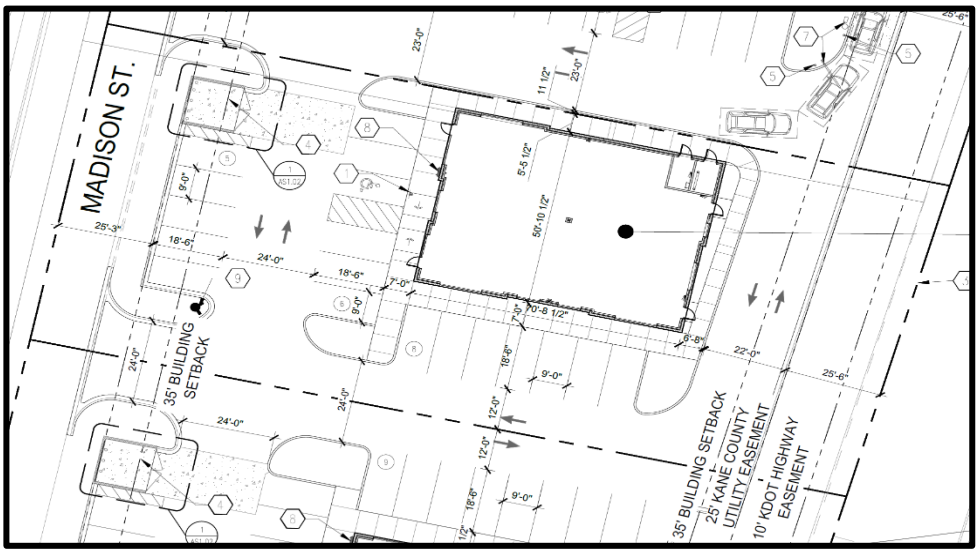
10. *The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.*

11. *The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.*

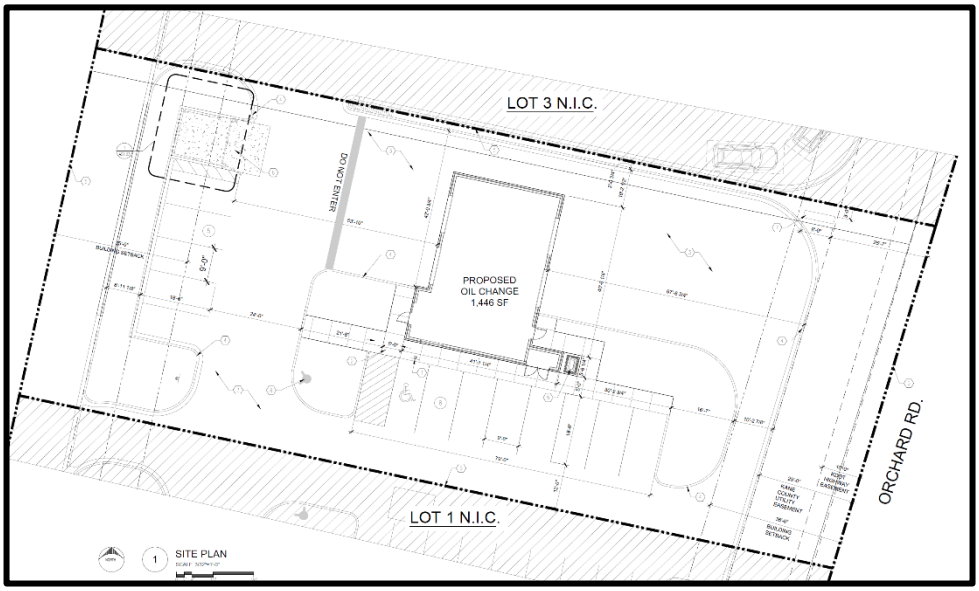
Option A: Restaurant with Drive Through



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 https://sboilchange.com/ 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,

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.

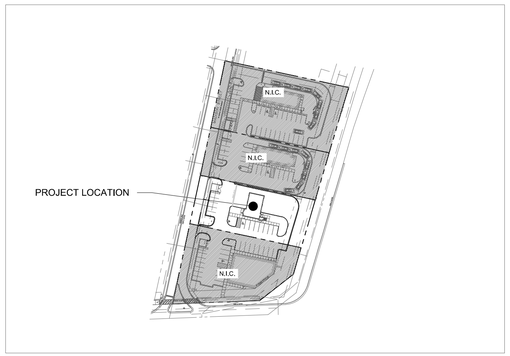
SITE DEVELOPMENT

2070 W ORCHARD RD.

NORTH AURORA, IL 60542

20% PRELIMINARY DESIGN PACKAGE

NORTH 1 VICINITY AERIAL MAP
SCALE: NTS



NORTH 2 PROJECT KEY PLAN
SCALE: NTS

3 PERSPECTIVE VIEW
SCALE: NTS FOR REFERENCE ONLY

SHEET INDEX

SHEET INDEX

REVISION 6	5	4	3	2	1	SHEET NAME	
							ARCHITECTURAL
						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

PROJECT DIRECTORY

OWNER
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.

PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

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

PROJECT TEAM:

ILEKIS 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
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NOTE:

PROJECT # 2214-45
20% PRELIMINARY DESIGN
2070 W ORCHARD RD.
NORTH AURORA IL 60542

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ALL APPLICABLE CODES.
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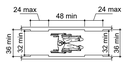
DATE:	ISSUED FOR:
03/16/23	ISSUED FOR CLIENT REVIEW

COVER SHEET, DRAWING INDEX & PROJECT INFO

G0.00

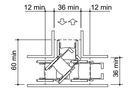
ADA ACCESSIBILITY GUIDELINES

PATH OF TRAVEL



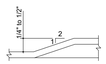
Clear Width of an Accessible Route

60-in Diameter Space

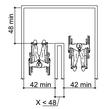


T-Shaped Space For 180° Turns

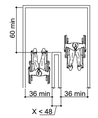
Changes In Level



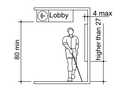
Changes In Level



180 degree turn



180 degree turn (Exception)

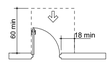


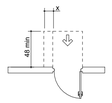
Walking Parallel To A Wall

Clear Width at Turn

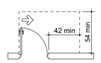
DOORS

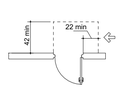
Clear Doorway Width



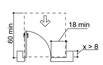


NOTE: x = 12 in if door has both a closer and latch.
Front Approaches - Swinging Doors

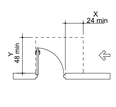


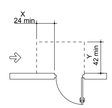


Hinge Side Approaches - Swinging Doors

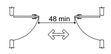


pull side



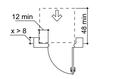


NOTE: y = 54 in minimum if door has closer. NOTE: y = 48 in minimum if door has closer.
Latch Side Approaches - Swinging Doors



Doors In Series and Gates in Series

pull side

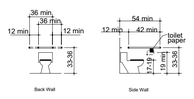


push side, door provided with both closer and latch

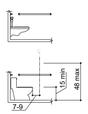
Maneuvering Clearances at Recessed Doors and Gates

RESTROOMS

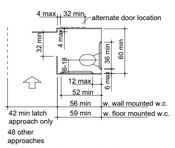
Clear Floor Space At Water Closets



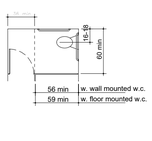
Grab Bars At Water Closets



Dispenser Outlet Location

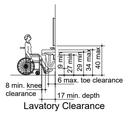


Standard Stall

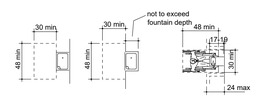


Standard Stall (End Of Row)

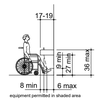
Clear Floor Space At Lavatories



Lavatory Clearance



Free-Standing Fountain Or Cooler
Built-In Fountain Or Cooler
Clear Floor Space

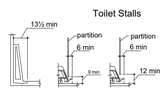


Spout Height And Knee Clearance

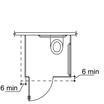
Drinking Fountains And Water Coolers

Wall Hung Type

Toilet Stalls



Stall Type
elevation adult
elevation children



plan

Height and Depth of Urinals

Wheelchair Accessible Toilet Compartment Toe Clearance

CODE ANALYSIS

GOVERNING CODES								
VILLAGE OF NORTH AURORA MUNICIPAL CODE								
2015	INTERNATIONAL BUILDING CODE							
2015	INTERNATIONAL MECHANICAL CODE							
2015	INTERNATIONAL FIRE CODE							
2018	STATE OF ILLINOIS ENERGY CONSERVATION CODE							
2014	STATE OF ILLINOIS PLUMBING CODE							
2018	STATE OF ILLINOIS ACCESSIBILITY CODE							
2014	NATIONAL ELECTRICAL CODE							
	NFPA 70							

BUILDING								
CONSTRUCTION TYPE:						VB		
SPRINKLER SYSTEM:						SPRINKLERED		
MAX TRAVEL DISTANCE PER 1017.2 TABLE:						250 FT		
PROPOSED USE GROUP:						S-1		
# STORIES:						1		
BUILDING GROSS AREA:						1,446	SF	

DOOR EXIT								
DOOR EXIT WIDTH PER 2015 IBC 1005.3.2								
DOORS =0.2" /PERSON								
TENANT A			2	EXITS REQUIRED		2 PROVIDED		
	DOOR			EXIT WIDTH PROVIDED				
TENANT A	100A	WIDTH		3'-0"				
TENANT A	104A	WIDTH		3'-0"				

FIRE SEPARATION EXTERIOR WALL								
PER IBC 2015 TABLE 601						REQUIRED	PROVIDED	
FIRE RESISTANCE RATING EXTERIOR WALL						0 HR	0 HR	

SITE-BUILDING ANALYSIS					
ZONE:	PUD B-2	PLANNED UNIT DEVELOPMENT, GENEREAL BUSINESS DISTRICT			
LOT AREA SF:	23,700	SF			
BUILDING AREA SF:	1,446	SF			
BUILDING SETBACKS:		REQUIRED	PROVIDED	VARIANCE	
ORCHARD ST. (EAST)		**35'**			
SIDE YARD (NORTH)		**23'**			
OAK ST. (SOUTH)		**23'**			
INTERIOR PRIVATE DRIVE (WEST)		**35'**			

NOTES:

CONSTRUCTION TYPE:
BUILDING TYPE TBD

PARKING CALCULATION

TENANT	OCCUPANCY	AREA	PARKING/SF	PARKING REQUIRED
A	OIL CHANGE	**1,446**	2 per service bay + 1 per 500sf of office and public waiting area	5
TOTAL BUILDING LEASE AREA			TOTAL REQUIRED	**5**
			TOTAL PROVIDED	13
90 Degree			SURPLUS/(DEFICIT)	8
STALL :	*9'X18.5'*			
ADA STALL:	*11' & 5'*			
DRIVE AISLE:		*ONE WAY*		
	24'	*TWO WAY*		REQUIRED / PROVIDED
ADA PARKING SPACES :			5%	1 / 1
LOADING BERTH:				
BIKE PARKING :				
STACKING PARKING:				

PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

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:
ILEKIS 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
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NOTE:

PROJECT # 2214-45
20% PRELIMINARY DESIGN
2070 W ORCHARD RD.
NORTH AURORA IL 60542

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DATE:	ISSUED FOR:
03/16/23	ISSUED FOR CLIENT REVIEW

CODE ANALYSIS AND ADA ACCESSIBILITY GUIDELINES

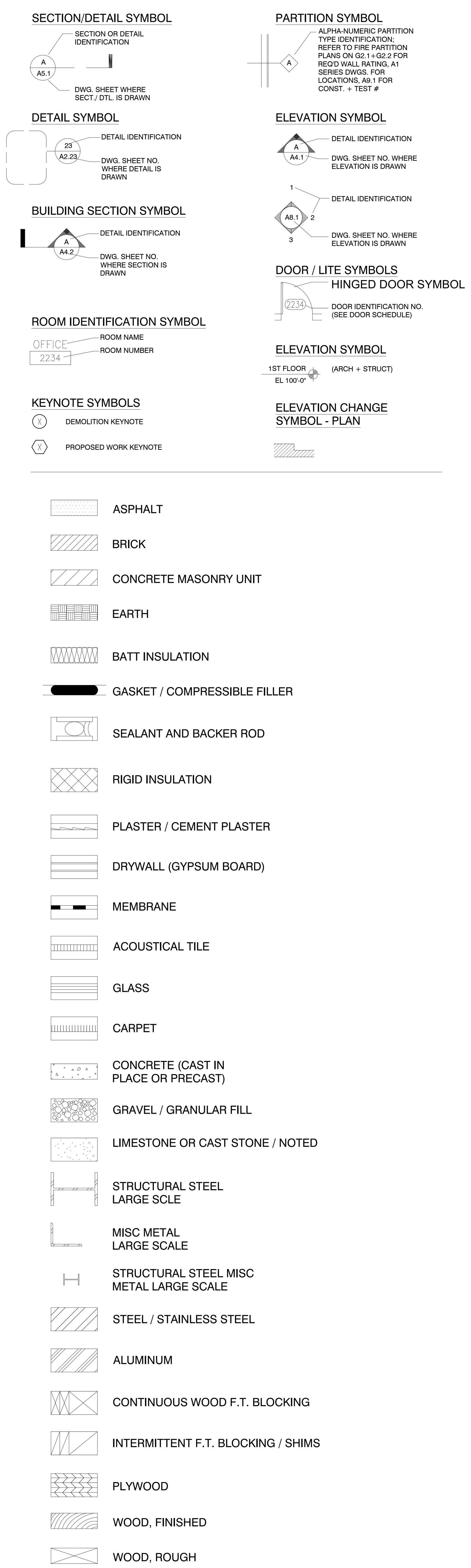
G0.01

ABBREVIATIONS

AB	ANCHOR BOLT
A/C	AIR CONDITIONER
ACT	ACOUSTICAL CEILING TILE
ACP	ALUMINUM COMPOSITE PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADAA	ADA ACCESSIBLE
ADAAG	ADA ACCESSIBILITY GUIDELINES
ADJ	ADJUSTABLE OR ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALS	ACRYLIC LATEX SEALANT
ALT	ALTERNATE
ALUM	ALUMINUM LS LIMESTONE ANOD ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
APT	APARTMENT
AR	ABUSE RESISTANT
ARCH	ARCHITECTURAL
AS	ACOUSTICAL SEALANT
ASSOC	ASSOCIATED
AT	ACOUSTIC TILE
ATTEN	ATTENUATION
B/	BOTTOM OF
B-MARK	BENCHMARK
BD	BOARD
BEJ	BUILDING EXPANSION JOINT
BOT	BOTTOM
BJF	BITUMINOUS JOINT FILLER
BLDG	BUILDING
BLK	BLOCK
BLKG	F.T. BLOCKING
BM	BEAM
BMT	BUTYLMASTIC TAPE SEALANT
BRK	BRICK
BRS	BUTYL RUBBER SEALANT
BTWN	BETWEEN
C/C	CENTER TO CENTER
CAB	CABINET
CCTV	CLOSED CIRCUIT TELEVISION
CB	CATCH BASIN
CF	CUBIC FOOT / FEET
CFRG	CERAMIC FIRE RATED GLASS / GLAZING
CG	CORNER GUARD
CJ	CONTROL JOINT (CONCRETE, CMU)
CJF	CORK JOINT FILLER
CL	CENTER LINE
CLG	CEILING
CLGHT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR OPENING
CLSRM	CLASSROOM
COL	COLUMN
CONC	CONCRETE
CONCP	CONCRETE PAINTED
COND	CONDITION
CONFIG	CONFIGURATION
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET (WALL TO WALL)
CMU	CONCRETE MASONRY UNIT
CMUP	CMU PAINTED
CO	CLEAN OUT
COORD	COORDINATE
CT	CERAMIC TILE
DEMO	DEMOLITION / DEMOLISH
DES	DESIGN
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
DWM	DEPARTMENT OF WATER MANAGMENT
EA	EACH
EC	EXPOSED CONSTRUCTION / ELECTRICAL CONTRACTOR
ECP	EXPOSED CONSTRUCTION PAINTED
EFTS	EXPANDING FOAM TAPE SEALANT
EIFS	EXTERIOR INSULATED FINISH SYSTEM EIFS
EJ	EXPANSION JOINT (BRICK MASONRY)
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATION / ELEVATIONS
EM	EMERGENCY
ENCL.	ENCLOSURE
EPEJF	EXPANDED POLYURETHANE JOINT FILLER
EQ	EQUIVALENT
ETC	ET CETERA
EX	EXISTING
EXH	EXHAUST
EXIST'G	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	ABC FIRE EXTINGUISHER (SURFACE MOUNTED)
FEC	ABC FIRE EXTINGUISHER +CABINET, RATED AS REQ'D
FHS	FIRE HOSE STATION
FIN	FINISH
FIXT	FIXTURE(S)
FLR	FLOOR
FLSHG	FLASHING
FF & E	FURNITURE FURNISHINGS AND EQUIPMENT
F.F.E	FINISHED FLOOR ELEVATION
FOOT	
F.T.	FIRE TREATED
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFCMU	GROUND FACED CONCRETE MASONRY UNIT(S)
GL	GLASS
GRND	GROUND
GSF	GROSS SQUARE FOOT / FEET
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	HEIGHT
HB	HARD BOARD
HC	HOLLOW CORE
HD	HOT-DIPPED (GALVANIZED)
HDWR	HARDWARE
HNCG	HOLLOW NEOPRENE COMPRESSION GASKET
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HTG	HEATING
IAC	ILLINOIS ACCESSIBILITY CODE
IE	THAT IS
ID	INSIDE DIAMETER
IN.	INCH
INCL	INCLUDE(ING)
INFO	INFORMATION
INSUL	INSULAT(ED), (ION)
INT	INTERIOR
INV	INVERT
JC	JANITOR'S CLOSET
J-BOX	JUNCTION BOX
JT	JOINT
KIT	KITCHEN

L	LENGTH, LONG
LAM	LAMINATED
LAV	LAVATORY
LBL	LABEL
LF	LINEAL FOOT / LINEAL FEET
LP	LOW POINT
LR	LIVING ROOM
LS	LIMESTONE
LT	LIGHT
LVL	LEVEL
MAS	MASONRY
MACH	MACHINE
MATL	MATERIAL(S)
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEP	MECH., ELEC. & PLBG.
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MV	WATER METER VAULT
NC	NOISE CRITERIA
NFWH	NON-FREEZE WALL HYDRANT
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPEN'G	OPENING
OPER	OPERABLE
OPP H	OPPOSITE
PART	PARTITION
PBMR	PRE-SHIMMED BUTYL MASTIC
PC	PIECE
PCS	PIECES
PERP	PERPENDICULAR
PL	PLASTIC OR PLATE
PL LAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PREP	PREPARE / PREPARATION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAINTED FINISH
QT	QUARRY TILE
QTY	QUALITY
QUANT	QUANTITY
R	RISER
RAD	RADIUS
RAD COVER	FIN-TUBE RADIATOR COVER
RB	RESILIENT BASE
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REF/FRZR	REFRIGERATOR / FREEZER
REINF	REINFORCED
REQ'D	REQUIRED
REQ'S	REQUIREMENTS
RET	RETURN(ED)
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SAFB	SOUND ATTENUATION FIRE BLANKET
SC	SOLID CORE
SECT	SECTION
SGT	STRUCTURAL GLAZED TILE
SHLVG.	SHELVING
SHT	SHEET
SHTG	SHEETING
SIM	SIMILAR
SPEC	SPECIFICATION SPEC
SPRKLR	SPRINKLER
SQ	SQUARE
SF	SQUARE FEET
SQ IN	SQUARE INCHES
SS	STAINLESS STEEL
ST	SEALANT TAPE
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
T/	TOP OF
T+G	TONGUE AND GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
TERR	TERRAZZO
THK	THICK(NESS)
TT	TRAFFIC TOPPING
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
GUTIL	UTILITY(IES)
V	VINYL
VB	VINYL WALL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VWB	VINYL WALL BASE
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW(S)
WP	WORK POINT
WPR	WATERPROOFING
WR	WATER RESUSTABT
WT	WEIGHT
WV	WATER VAULT
WVNR	WOOD VENEER

SYMBOLS/MATERIAL LEGEND



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.

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 INSTRUCTIONS.

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.

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

TYPICAL DEMOLITION NOTES

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.

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

TYPICAL FINISH NOTES

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

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.

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.

6. FLOORS AND COVERINGS:

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.

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

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.

PRELIMINARY DESIGN PACKAGE

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312-419-0009 www.ILEKIS.com

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NOTE:

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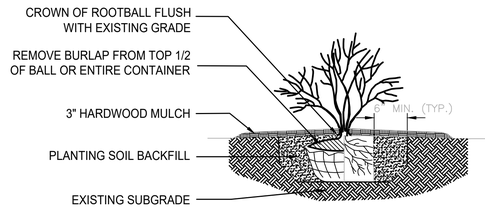
GENERAL NOTES

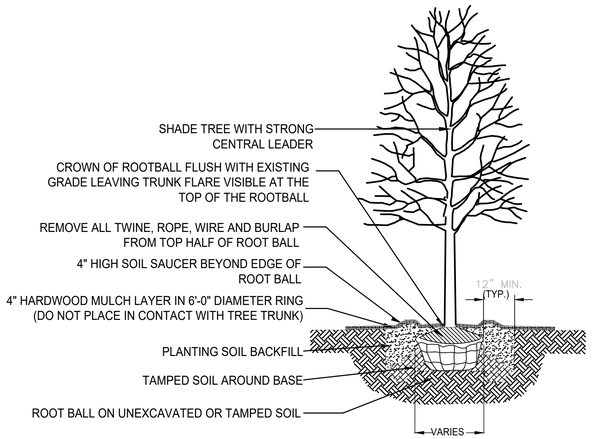
G0.02

LANDSCAPE NOTES

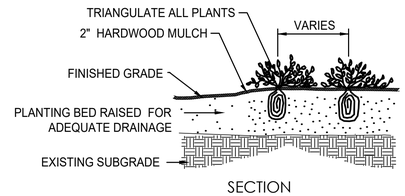
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF NORTH AURORA LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS 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.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 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.



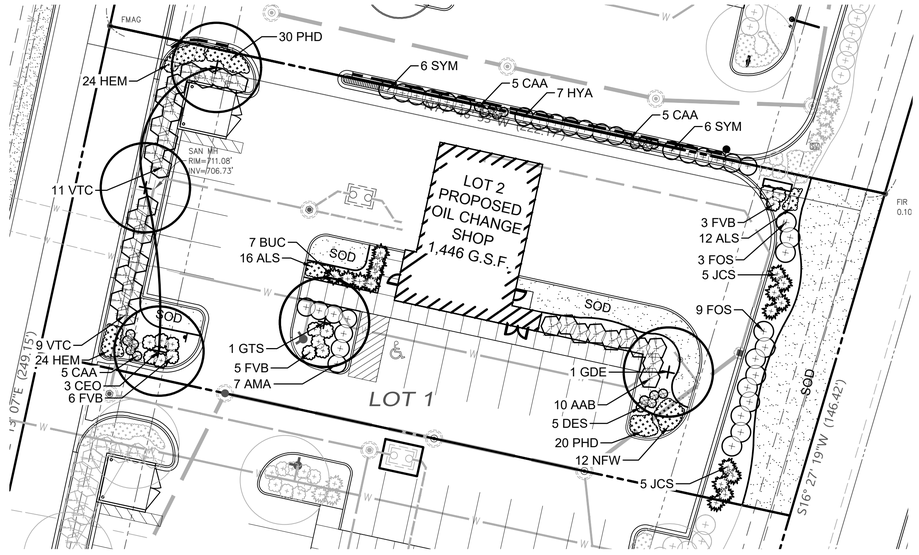
3 SHRUB PLANTING DETAIL — NOT TO SCALE



2 SHADE TREE PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL PLANTING DETAIL — NOT TO SCALE



1 LANDSCAPE PLAN

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
CEO	2.5" 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
DECIDUOUS SHRUBS					
AAB	24" HT.	10	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
AMA	24" HT.	7	ARONIA MELANOCARPA 'ELATA'	ELATA CHOKEBERRY	B&B
FOS	24" HT.	12	FORSYTHIA X INTERMED. 'SUNRISE'	SUNRISE FORSYTHIA	B&B
FVB	18" W.	14	FORSYTHIA VIRID. 'BRONXENSIS'	BRONX GREENSTEM FORSYTHIA	B&B
HYA	24" HT.	7	HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B
SYM	24" HT.	12	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	B&B
VTC	24" HT.	20	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER.CRANBERRY BUSH	B&B
EVERGREEN SHRUBS					
BUC	18" W.	7	BUXUS MICRO. 'GLENCOE'	CHICAGO GEM BOXWOOD	B&B
JCS	24" HT.	10	JUNIP. CHIN. 'SEA GREEN'	SEAGREEN JUNIPER	B&B
ORNAMENTAL GRASSES					
CAA	#1 CONT.	15	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
DES	#1 CONT.	5	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	
GROUNDCOVER / PERENNIALS					
ALS	#1 CONT.	28	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD OINION	18" O.C.
HEM	#1 CONT.	48	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
NFW	#1 CONT.	12	NEPETA FASSENI 'WALKER'S LOW'	WALKERS LOW CATMINT	24" O.C.
PHD	#1 CONT.	50	PHLOX DIVARICATA	BLUE PHLOX	15" O.C
SOD	SQ. YD.	260	SODDED LAWN		

LANDSCAPE LEGEND

EXISTING TREE
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED LARGE SHRUB
PROPOSED MEDIUM SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED LOW SHRUB
PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL PLANTING
SODDED LAWN

N SHEET SCALE 1"=20'
0' 10' 20' 40' 60'

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ph. 773.697.4388
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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK, JR
157-001000
STATE OF ILLINOIS
EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:
CivWorks Consulting, LLC

PROJECT NAME

ORCHARD ACRES

OAK ST AND ORCHARD RD
NORTH AURORA IL 60542

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/16/2023

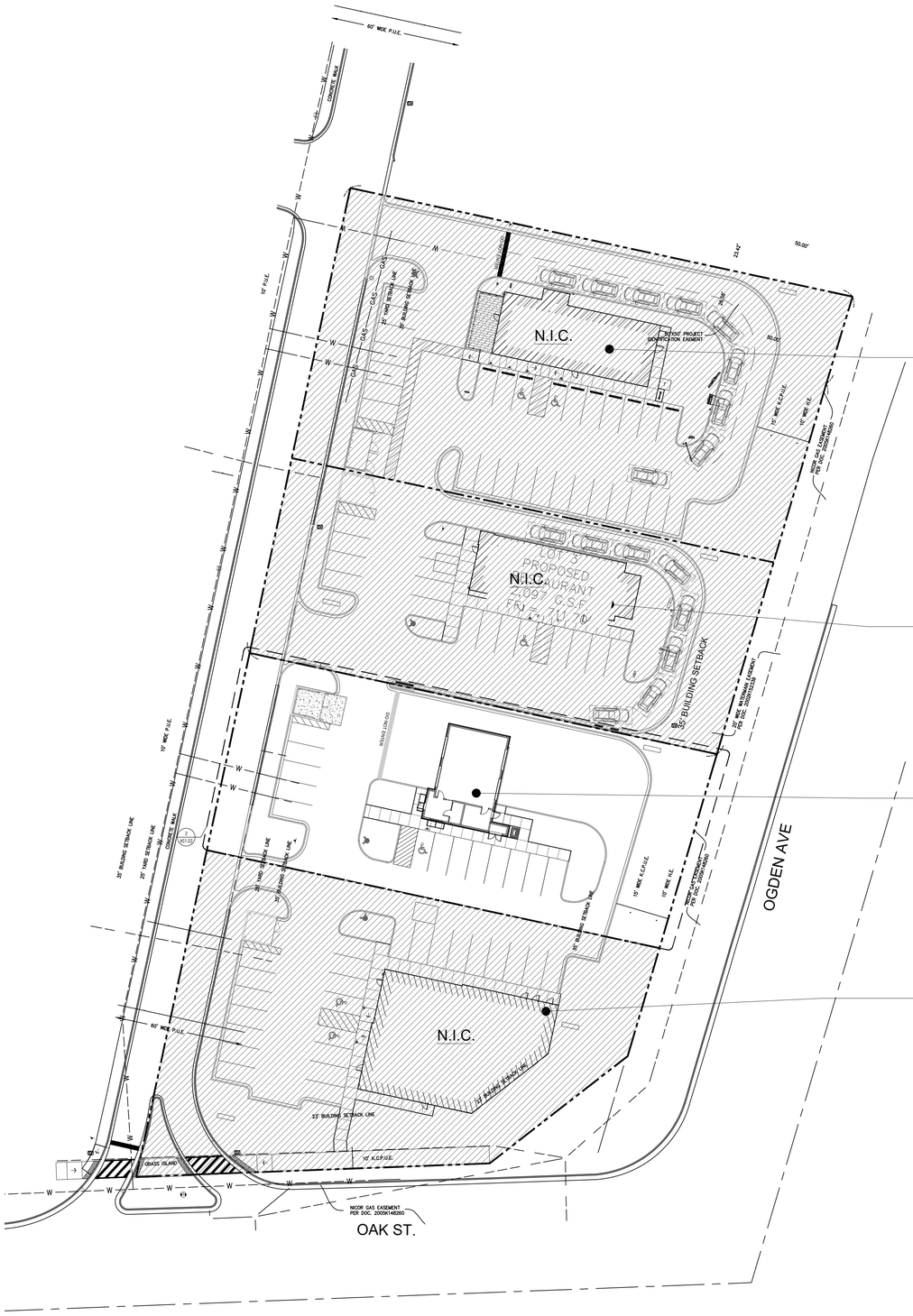
SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303026

DATE
11-03-2021
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L.1



EXISTING LOT 4
RESTAURANT BLDG C
2,235 SF
29 PARKS
N.I.C.

EXISTING LOT 3
RESTAURANT BLDG B
3,025 SF
16 PARKS
N.I.C.

LOT 2
OIL CHANGE BLDG
1,446 SF
13 PARKS

EXISTING LOT 1
RETAIL
BLDG A
4,250 SF
24 PARKS
N.I.C.

NORTH

1 KEY SITE PLAN
SCALE: 1"=30'-0"
0' 5' 10' 20' 40'

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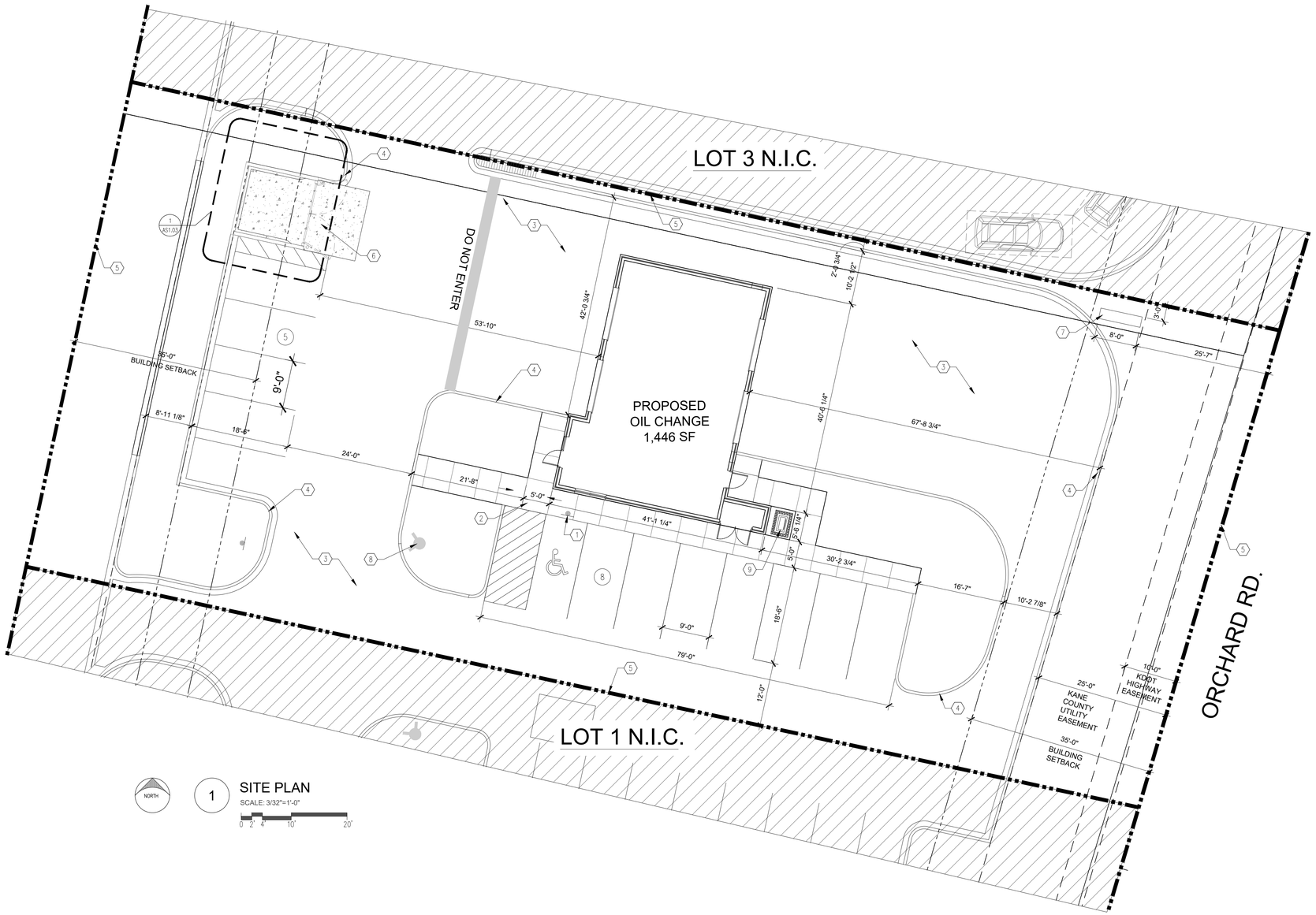
SITE PLAN

AS1.01



1 SITE PLAN

SCALE: 3/32"=1'-0"

0 2' 4' 10' 20'

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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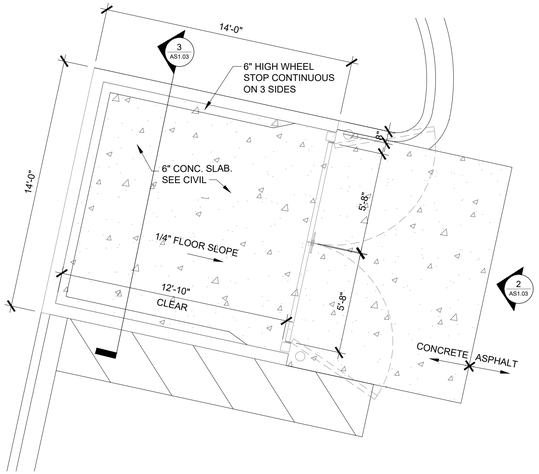
SITE PLAN

AS1.02

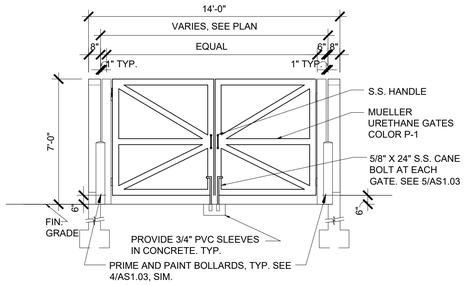


NORTH

1 ENLARGED PLAN

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

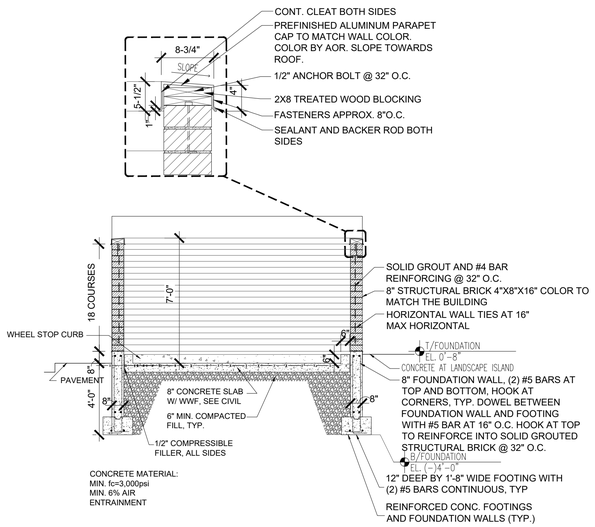
0 1' 2' 4' 8'



2 ELEVATION

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

0 1' 2' 4' 8'

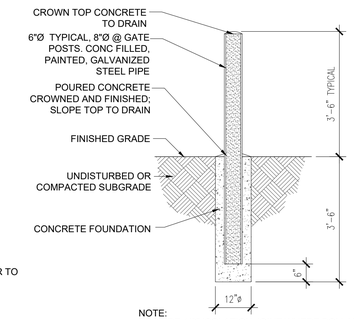


CONCRETE MATERIAL:
MIN. fc=3,000psi
MIN. 6% AIR
ENTRAINMENT

3 SECTION

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

0 1' 2' 4' 8'

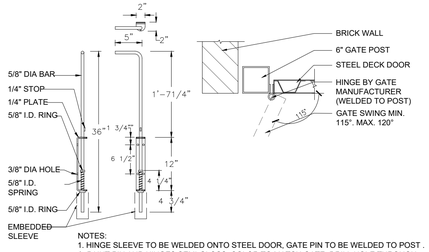


NOTE:
PROVIDE 1/2" ISOLATION JOINT WHERE BOLLARD
FOUNDATION ABUTTS CONCRETE PAVING

4 TYPICAL BOLLARD DETAIL

SCALE: 1/2"=1'-0"

0 6" 1' 2' 4'



NOTES:
1. HINGE SLEEVE TO BE WELDED ONTO STEEL DOOR, GATE PIN TO BE WELDED TO POST .
2. PAINT PIN AND HINGES SEMI-GLOSS, COLOR TO MATCH GATE. DRILL HOLE THROUGH PAVEMENT TO ACCOMMODATE GATE LOCKING PIN

5 GATE PIN AND HINDGE DETAILS

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

0 4" 8" 16" 32"

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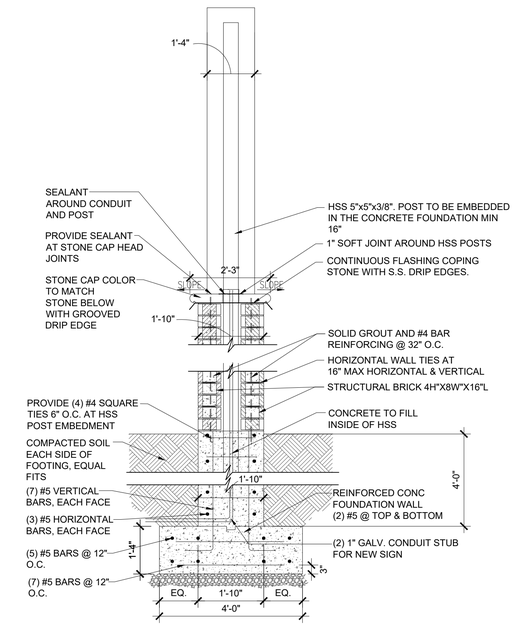
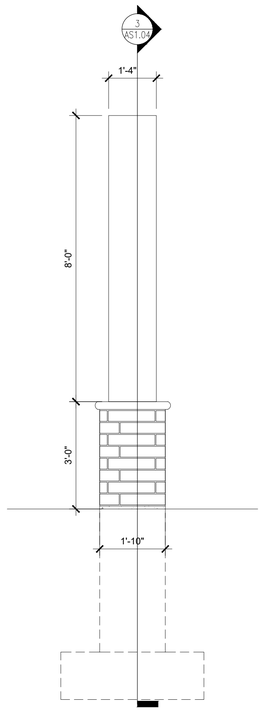
SITE PLAN
DETAILS

AS1.03

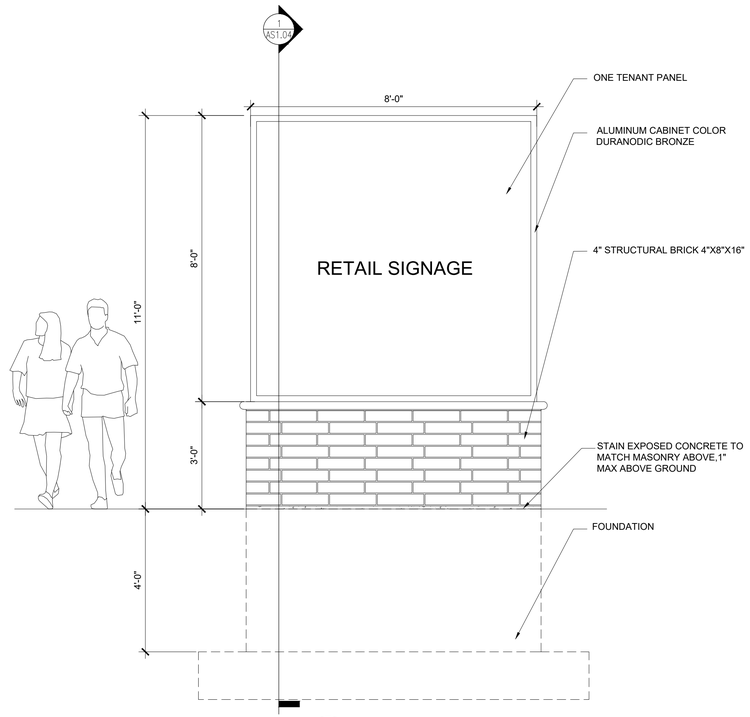




1 MONUMENT SIGN DETAIL

SCALE: 1/2"=1'-0"

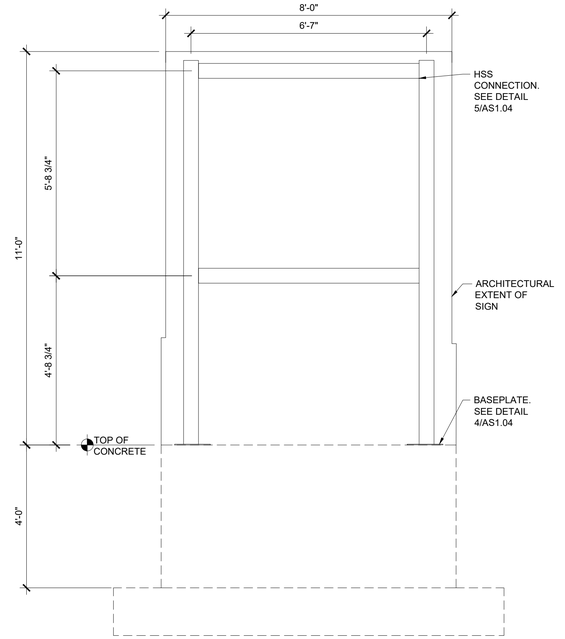
0 6" 1' 2' 4'



2 MONUMENT SIGN

SCALE: 1/2"=1'-0"

0 6" 1' 2' 4'



3 STRUCTURAL STEEL FRAMING SECTION

SCALE: 1/2"=1'-0"

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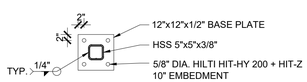

4 BASE PLATE DETAIL

SCALE: 1/2"=1'-0"

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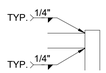

5 HSS CONNECTION DETAIL

SCALE: 1/2"=1'-0"

0 6" 1' 2' 4'

NOTE:
- GC TO VERIFY FINAL GRADE PRIOR TO INSTALLATION.
- REFER TO CIVIL DRAWINGS FOR FINAL LOCATION OF MONUMENT SIGN.

CONCRETE SCHEDULE	
ITEM	MATERIAL
FOUNDATION	4,000 PSI (145 PCF)
NOTES: 1. ALL CONCRETE STRENGTH IS NOTED AS THE 28-DAY COMPRESSIVE STRENGTH. 2. PROVIDE/INSTALL MINIMUM SIX (6) PERCENT AIR ENTERTAINMENT.	

CAST-IN-PLACE CONCRETE CLEAR COVER SCHEDULE		
CONDITION		COVER
CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH		3"
CONCRETE EXPOSED TO EARTH OR WEATHER	#6 BARS OR LARGER	2"
	#5 BARS OR SMALLER	1 1/2"

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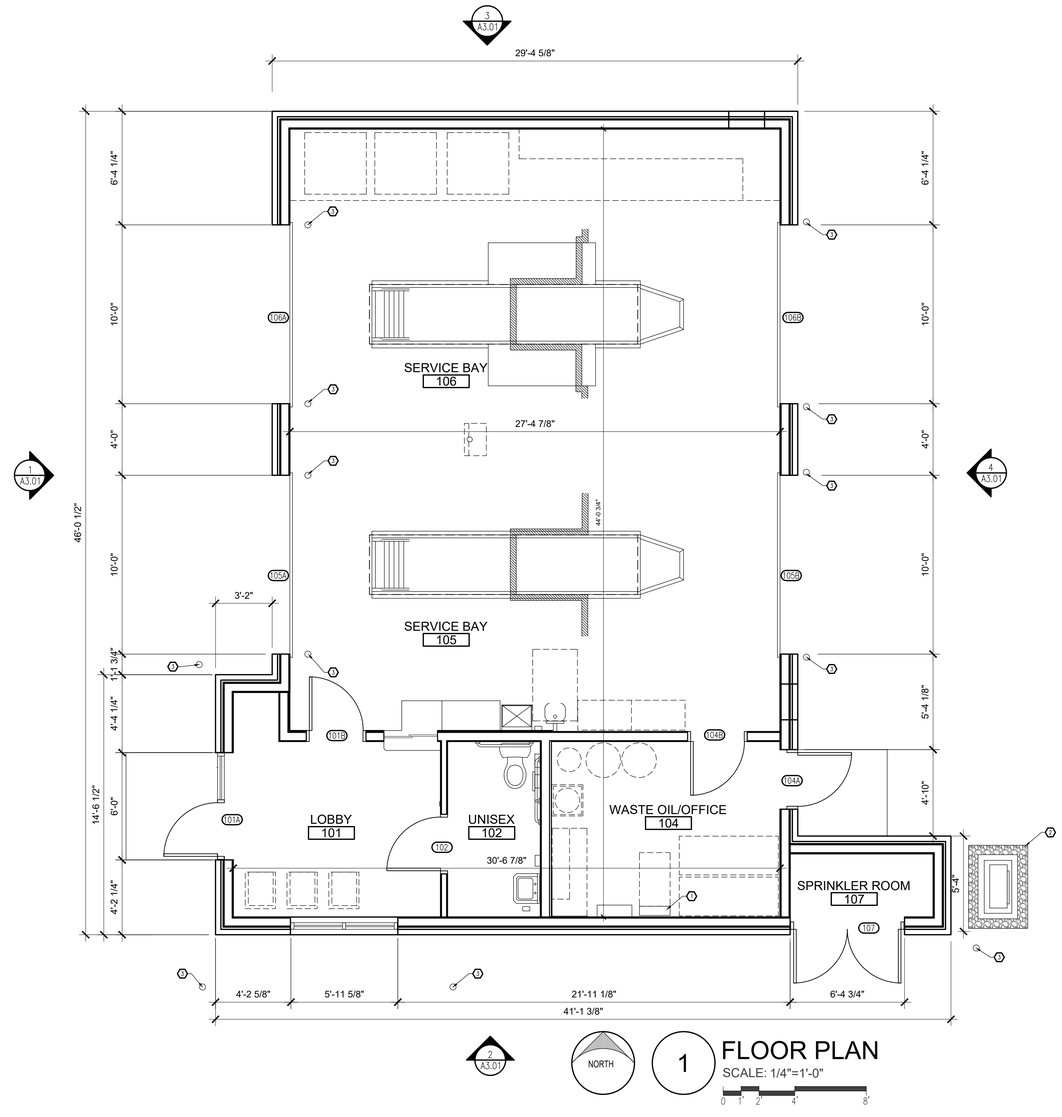
MONUMENT SIGN DETAILS

AS1.04



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. 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 ⅝" 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.

FE

GENERAL NOTES

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. PREPARE FLOOR TO RECEIVE SPECIFIED FLOOR FINISHES. REFERENCE SPECIFICATIONS.
I. PROVIDE AND INSTALL SIGNS AT ALL HANDICAP ACCESSIBLE EXITS AND REST ROOMS INDICATING 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 AISLE ACCESSIBILITY CLEARANCES G.C. TO VERIFY INSTALLATION IS COMPLETE AND PASSES INSPECTION.
K. PERFORM SLAB MOISTURE TEST PER ASTM STANDARD AND VERIFY ACCEPTABLE LEVELS PRIOR TO FLOORING INSTALLATION. IF TEST INDICATES THAT SLAB MOISTURE LEVELS DO NOT MEET MANUFACTURER RECOMMENDATIONS FOR VCT AND SHEET GOODS INSTALLATION, NOTIFY OWNER IMMEDIATELY. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.
L. ALL EXTERIOR WINDOW AND DORR DIMENSIONS ARE TO MASONRY BLOCK OPENINGS.
M. PROVIDE FIRE STOPS AND DRAFT STOPS AS REQUIRED PER CODE.
N. SEE THE SHEET FOR WALL PARTITION TYPES.
O. UNO, ALL DOORS TO BE LOCATED 4" FROM CENTER OF THE ROOM.
P. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING & INTERIOR WALL CAVITY SUPPORTS FOR MILLWORK CABINETRY, EQUIPMENT, WALL MOUNTED LIGHTING, REST ROOM ACCESSORIES, SHELVING & MISCELLANEOUS ITEMS REQUIRING ADDITIONAL SUPPORT AS REQUIRED.
Q. CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND ALL CONDITIONS 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.
3. 6" DIA. PAINTED STEEL BOLLARD.

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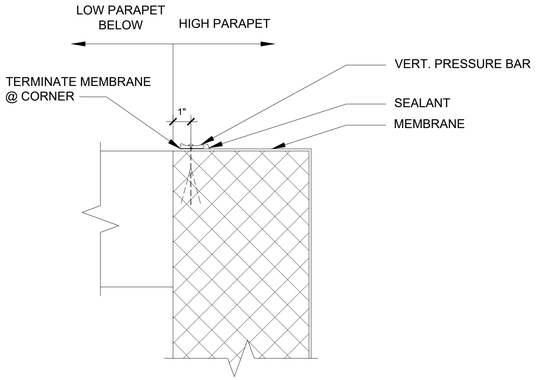
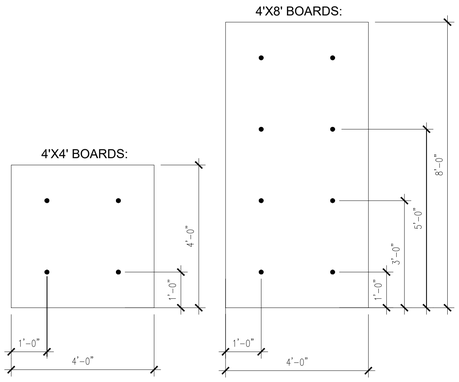
LOT 1
FLOOR PLAN

A1.01



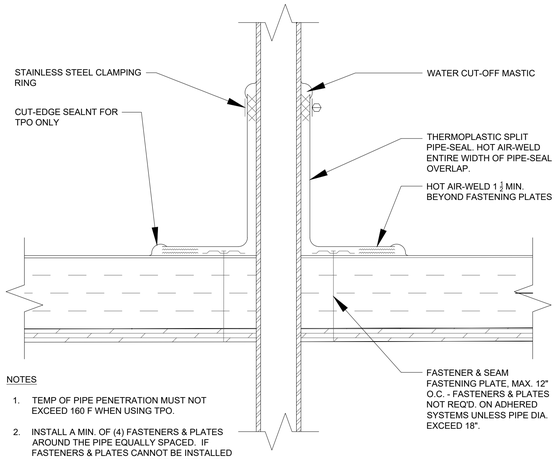
4 ROOF MEMBRANE TERMINATION PLAN DETAIL

SCALE: 3"=1'-0"



3 INSULATION FASTENING DIAGRAM

SCALE: 1/2"=1'-0"

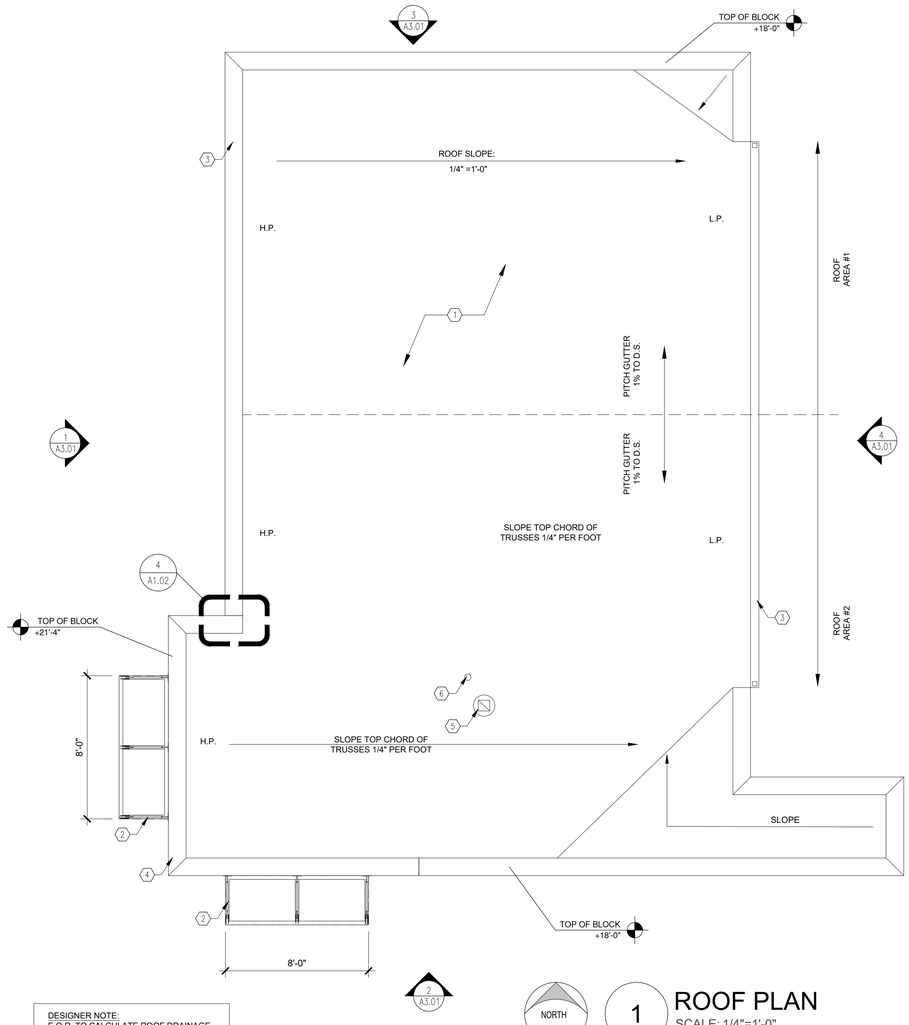


NOTES

1. TEMP OF PIPE PENETRATION MUST NOT EXCEED 160 F WHEN USING TPO.
2. INSTALL A MIN. OF (4) FASTENERS & PLATES AROUND THE PIPE EQUALLY SPACED. IF FASTENERS & PLATES CANNOT BE INSTALLED AS SHOWN. THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAX. 12" O.C. & FLASHED W/ THERMOPLASTIC REINFORCED MEMBRANE/ CUT-EDGE SEALANT.
3. FASTENERS & PLATES NOT REQ'D ON ADHERED SYSTEMS UNLESS PIPE DIA. EXCEEDS 18".
4. APPROX. 1/4" BEAD OF CUT-EDGE SEALANT IS REQ'D. ON CUT EDGES OF REINFORCED TPO MEMBRANE ONLY.
5. T-JOINT COVERS ARE NOT REQ'D. ON WHITE, TAN OR GRAY. FOR ADD'L. COVERS IT IS REQ'D. TO COVER T-JOINTS.

2 ROOF PENETRATION DETAIL

SCALE: NOT TO SCALE



DOWNSPOUT & SCUPPER CALCULATIONS:
LOCATION T.B.D. - CALCULATIONS BASED ON MECKLENBURG COUNTY,
CHARLOTTE, NC RAINFALL
100 YEAR, 1 HR RAINFALL RATE = 3.7" (USING 4.0")

ROOF AREA 1 = 657 SF + (½ PARAPET-1 SIDE) 21 SF = 678 SF
ROOF AREA 2 = 617 SF + (½ PARAPET-1 SIDE) 16 SF = 634 SF

LARGEST ROOF AREA = 678 SF

DOWNSPOUTS:
ESTIMATED 100 YR 60 MINUTE RAINFALL = 4" INCHES PER HOUR
TABLE 1106.2(2):
A 3"X4" DOWNSPOUT = 3,300 SF > 678 SF

GUTTERS:
ESTIMATED 100 YR 60 MINUTE RAINFALL = 4" INCHES PER HOUR
TABLE 1106.6:
A 7" WIDE SEMI-CIRCULAR GUTTER AT 1% SLOPE = 1,950 SF > 678 SF

DESIGNER NOTE:
E.O.R. TO CALCULATE ROOF DRAINAGE BASED ON LOCAL & STATE CODES

NORTH

1 ROOF PLAN

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

ROOF PLAN GENERAL NOTES:

1. INCLUDE CANT STRIPS IF REQUIRED BY ROOFING MANUFACTURER TO REMAIN WARRANTY.
2. ROOFTOP COLOR TO BE STANDARD WHITE.
3. REFER TO NOTE 3 ON A-4.1 FOR ROOF INSULATION VALUE.
4. GC & MECHANICAL CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS WITH STRUCTURAL ROOF FRAMING.

ROOF PLAN KEY NOTES:

1. CARLISLE TPO FULLY ADHERED SYSTEM OR OWNER APPROVED EQUAL. CARLISLE TPO MEMBRANE SHALL HAVE A MEMBRANE THICKNESS OF 60 MIL (1.52 MM) THE COMPONENTS OF THE CARLISLE TPO FULLY ADHERED ROOFING SYSTEM ARE TO BE PRODUCTS OF CARLISLE ROOFING SYSTEMS OR APPROVED BY CARLISLE ROOFING SYSTEMS AS COMPATIBLE AND ACCEPTABLE. UNLESS SPECIFICALLY INCLUDED IN THE WARRANTY COVERAGE BY CARLISLE ROOFING SYSTEMS, PRODUCTS BY OTHERS ARE EXCLUDED FROM COVERAGE. THE ROOFING SYSTEM MUST BE INSTALLED BY A CARLISLE ROOFING SYSTEMS LICENSED CONTRACTOR. WARRANTY SHALL BE A MINIMUM OF 10 YEARS. FULLY ADHERE MEMBRANE ROOFING ON FIRESTONE ISO '15+ OR OWNER APPROVED EQUAL RIGID INSULATION FULLY ADHERED TO " EXT. GRADE PLYWOOD SHEATHING PER STRUCT. DRAWINGS. (MUST PASS FM 4450 OR UL 1256 TESTING). ALL SEAMS TO BE HEAT-HELDED.
2. METAL CANOPY SUPERSHADE WITH DOWNSPOUTS
3. PROVIDE ALUMINUM PRE-FINISHED GUTTER SLOPED MIN. 1/8" PER FOOT TO DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUTS TO DRAIN AWAY FROM BUILDING. DESIGNER NOTE: E.O.R TO COORDINATE ROOF DRAINAGE H/ CIVIL PLANS.
4. METAL COPING SLOPED TO DRAIN TOWARDS ROOF AREA.
5. TOILET EXHAUST VENT. COORDINATE WITH MECH. DRAWINGS. MATCH ROOF COLOR AND SEAL ALL PENETRATIONS WATER TIGHT PER ROOFING MFRS. RECOMMENDATIONS.
6. PLUMBING VENT. THRU ROOF. SEE PLUMBING DRAWINGS.

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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 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.

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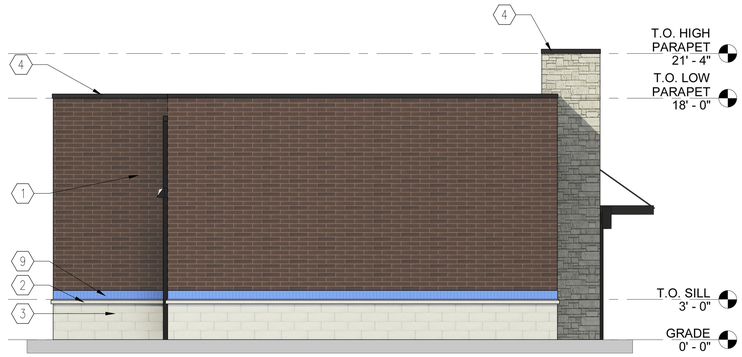
LOT 2
ROOF PLAN

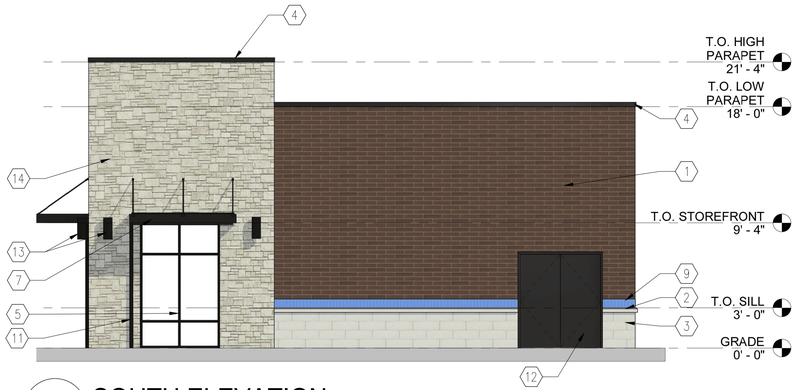
A1.02

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



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

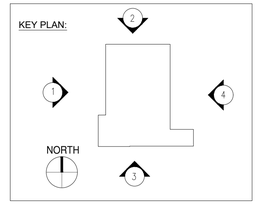
NOTE:
SIGNAGE UNDER SEPARATE PERMIT



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

5 PERSPECTIVE VIEW
SCALE: N.T.S

KEY PLAN:



4 EAST ELEVATION
SCALE: 3/16"=1'-0"

6 PERSPECTIVE VIEW
SCALE: N.T.S

EXTERIOR MATERIAL SCHEDULE

KEY	MATERIAL	MANUFACTURER	MODEL	COLOR	NOTES
1	BRICK VENEER	ECHELON	TBD	DARK WOOD SIZE 4"X4"X16"	EXTERIOR WALL
2	PRECAST CONCRETE SILL	TBD	TBD		
3	BRICK VENEER	ECHELON	TBD	CORDOVA LIMESTONE 4"X8"X16"	EXTERIOR WALL
4	METAL COPING	TBD	TBD	BLACK	
5	ALUMINUM STOREFRONT	KAWNEER	TRIFAB VG451T SSG	BLACK ANODIZED	SEE GLAZING SCH.
6	ALUMINUM & GLASS OVERHEAD GARAGE DOOR	CLOPAY OR OWNER APPROVED EQUAL	MODEL #24	BLACK ANODIZED	SEE GLAZING SCH.
7	ALUMINUM CANOPY	MAPES	LUMISHADE	BLACK ANODIZED	
8	SIGNAGE BY OWNER. GC TO PROVIDE REQUIRED BLOCKING SUPPORT	SIGNAGE TO BE PERMITTED SEPARATELY			
9	PAINT	TBD	TBD	PAINT SW-9149, "INKY BLUE"	
10	ALUM. LOUVER			SEE MECH. DRWGS FOR COLOR. SEAL AROUND PENETRATION	
11	METAL CANOPY DOWNSPOUT	TBD	TBD	BLACK	
12	HOLLOW METAL DOOR & FRAME		SEMI-GLOSS	BLACK	
13	WALL SCONCE	TBD	TBD	BLACK	DOWN LIGHT ONLY
14	STONE	CULTURED STONE	TBD	SILVER SHORE SCULPTED ASHLAR	

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LOT 1
COLOR EXTERIOR ELEVATIONS

A3.01

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. **RECITALS INCORPORATED**

   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. NORTH AURORA'S USE OF INFORMATION TECHNOLOGY SERVICES AND MAINTENANCE

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. TERM

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
City of Aurora
44 East Downer Place
Aurora, Illinois 60506

Village Attorney
Village of North Aurora
25 East State Street
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-of-custody
- 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	1	RMS			35	Per Officer	887.69	31,069.23
Tier 2	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.