



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, SEPTEMBER 5, 2023
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated August 1, 2023.

PUBLIC HEARING

1. **Petition #23-04:** The petitioner, Tiffany Nesbitt, requests a Special Use to allow a Banquet Hall on the property located at 1167 Oak Street in North Aurora, Illinois.

NEW BUSINESS

1. **Petition #23-04:** The petitioner, Tiffany Nesbitt, requests a Special Use to allow a Banquet Hall on the property located at 1167 Oak Street in North Aurora, Illinois.

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
AUGUST 1, 2023**

CALL TO ORDER

Commissioner Tom Lenkart called the meeting to order.

ROLL CALL

In attendance: Commissioners Doug Botkin, Scott Branson, Tom Lenkart, Alex Negro, and Richard Newell

Not in attendance: Chairman Mike Brackett, Commissioners Aaron Anderson, Mark Bozik, and Anna Tuohy.

Staff in attendance: Community Development Director Nathan Darga and Planner David Hansen

Also in attendance: Village Attorney Kevin Drendel

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated June 6, 2023

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

PUBLIC HEARING

Motion to open the public hearing was made Commissioner Botkin and seconded by Commissioner Newell. All in favor. **Motion approved.**

1. **Petition #23-03:** The petitioner, North Aurora Fire Protection District, requests the following actions for the properties generally located at the corner of Oak Street and Lincolnway (IL 31), in North Aurora, Illinois:
 - a) Map Amendment to establish the B-3, Central Business Zoning District
 - b) Special Use - Planned Unit Development with deviations to the Zoning Ordinance
 - c) Preliminary Final Plat of Subdivision
 - d) Site Plan Approval

Community Development Director Nathan Darga introduced Petition 23-03. Darga stated the North Aurora Fire Protection District is looking to build their new Fire Station 1 at the southeast corner of Lincolnway and Oak Street. Darga provided a brief PowerPoint presentation showing the current site of the existing Station 1 and the new proposed site. The Fire District is looking to relocate on property the Village currently owns.

Darga shared there are four requests with this project this evening, which includes a Map Amendment to change the existing zoning that is a combination of O-R (Office and Research

District) and R-2 (Single-Family Residence District) to B-3 (Central Business District), a Special Use Planned Unit Development with code exceptions, Site Plan Approval and approval of a Final Plat of Subdivision. Darga mentioned the site plan details will be shared in greater depth when the Fire District presents their PowerPoint.

Darga went through the code exceptions for the project. The first exception is for a 50-foot landscape buffer for Lincolnway. Darga explained the property is only 150 feet deep and the Fire District is looking to reduce the buffer to 20 feet. The second exception is regarding the rear yard abutting residential as the code requires 40-foot setback to residential while the project is proposing a 35-foot setback. Darga shared this setback applies since the lots to the east will remain residential at this point in time, since this project only impacting part of Block one, but it is anticipated the entire Block One area will someday become B-3. The third exception is regarding the building height. The Fire District is proposing a maximum height of 40 feet while the code allows a height limit of 35 feet. The fourth exception is regarding the number of parking spaces. A government facility requires 81 spaces per zoning code while the Fire District is proposing 38 parking spaces. The Fire District said the reduced amount of parking spaces would still meet their needs. The fifth exception is regarding parking lot landscaping. The Fire District is requesting not to provide parking lot islands so the parking lot can be used to stage equipment and for training purposes. Darga mentioned staff has some conditions and recommendations in the report that can be discussed later in the meeting.

Commissioner Lenkart swore in all public hearing speakers.

Nathan Custer introduced the project and is an architect from Dewberry representing the Fire District. Dewberry has done over 75 public safety projects over last decade. Custer shared fire stations are typically 50–60-year life cycle buildings. Custer provided a history of the department and its location on the current site. Custer shared the critical success factors for the design, which include aid emergency response time, preserve and build relationships, firefighter health and well-being for mental and physical wellness, good steward of resources, future-proof the building for technology, support family atmosphere, maintain facility and grounds, be a good neighbor for the PUD and set the trend for the area. Custer said the color palette that is used is to not overwhelm residential areas and to jive with building types in the area for the future.

Custer said the design element were used to create a lower development and landscape buffer for the corner of Oak and Lincolnway and built up the building density as the site goes south. This would create zones for public access, semi-public area, and operational access space. Custer said site plan landscaping focuses on mature landscape where appropriate and provides good sightlines for the Fire District to pull out onto Route 31. Custer added the wellness area is located between the building and parking lot along with a plaza on the corner, which has public access. Custer said height, depth, and width of areas is important and the goal is to maximize square footage that is cost effective. Custer also added energy analysis based on the sun's positioning is a passive design strategy to reduce warming and enhance cooling. This is also taken into consideration for types of elevations and materials used for the project.

Custer mentioned the first floor is the apparatus level and the second floor is the administrative level. The apparatus level is setup for operations, which include fire truck storage, fitness space, bunk rooms, day room, kitchen and locker rooms. The bunk rooms all face out to landscaped green

space. The other garage, on the apparatus level, is for the chief and deputy chief vehicles. The second-floor administrative level includes administrative offices, conference space, private restrooms, and a training/community room.

Custer mentioned there are samples here tonight showing the different materials, colors, and tinting's. The materials for the site include precast concrete due to the plethora of local resources and also promotes efficient cost savings. The exterior colors include red, black, and gray which is well known in fire service industry. Custer said the colors are monochromatic, but the textures and sheens will elevate the look and feel of building. Custer showed 3-D renderings of the site plan for the north and west elevations. The presentation also showed the new plat of subdivision being proposed.

Commissioner Botkin commented that the function and living space is the number one priority for this type of building. Commissioner Botkin said the building exteriors with the gray and rectangular makes the building appear like a distribution warehouse to him. Commissioner Botkin said he understands the look and other stations in the country have similar facades and its tough balancing function and cost, but the exterior lacks character and the design doesn't look like the other station in town and that this building is setting the tone for this area on Route 31.

Commissioner Newell asked if all the equipment will fit in the new building. Fire Chief Mike Klemencic said the Fire District and Village are in works of a land swap where Village will take over all Fire District's current property on block. The Fire District will use the barn and station until this new Station is built and then everything will be moved into it. The new station will allow the equipment, which is currently stored in 4 buildings (barn, two garages, and main fire station) to be all under one roof. Commissioner Newell asked if this new building will be able to accommodate future expansion and equipment. Chief Klemencic the Fire District currently has a Hazmat team, technical rescue, and water rescue, which this new building will accommodate for future growth and should be able to for the next 50-75 years. Commissioner Newell asked what traffic control devices will need to be activated at the intersections at Oak/31 and 31/56. Chief Klemencic said the goal was to place the apparatus pull out area near the center of the block as much as possible to prevent traffic back up in northbound lanes. The Fire District doesn't anticipate it being an issue but there is additional technology that could be utilized to set lights off at both intersections should there be any issues.

Darga shared the trucks would enter through the alley and pull in the back of the apparatus bay area and when there is an emergency, they would exit out front onto Route 31. Darga said the exit is set right between the two turn lanes to prevent pulling out into a que of vehicles. Commissioner Newell asked if one vehicle makes a run will any storage equipment need to be moved in the bay areas. Chief Klemencic said they are maintaining full pull through with all vehicles (fire trucks, ambulances, small suvs) and that the pavement is large enough to pull through and then back in if needed without any vehicles having to go out onto Route 31 to back in.

Commissioner Branson asked if this is the only site the Fire District looked at for the new Station 1. Chief Klemencic said a time travel study was done early on and Randall Road is dividing factor for Station 1 and Station 2. Station 1 covers mostly Randall Road to Mitchell Road and the Fire District tries to maintain a 4 min response Village wide. Current location of Station 1 is 1.4 miles to east boundary and 1.4 miles to Randall Road. The Fire District did look into relocating to east

side however 75% of call volume is west of river. The location on Block One had multiple site options, but the closer the sites were to State Street the more the response time increased. Chief Klemencic said the proposed site improves response times and allows for safer maneuvers around the block and intersections that are currently present. Commissioner Branson shared that function is the number one priority, but the look of the building will set the trend of the area and the Fire District should see if it can be modified slightly to add more character. Commissioner Branson mentioned landscaping is nice, but vision at intersections is important and should be taken into consideration. Custer added screening and softening landscapes are in the plan to make the site look pleasing and also setup opportunities for development in the area for the future.

Commissioner Negro shared the building looks great and worked for a fire service in the area for nine years and said he would be excited to work in North Aurora. This facility looks beautiful and have no questions at this time.

Commissioner Lenkart asked about traffic management on Route 31 and if white pavement marking hash marks can be painted onto the state road to prevent queuing. Custer said there is an opportunity to do that, and it is outside the direct scope of the project, but we have seen single hatch or double hatched patterns in front of main apron for other projects. Custer added the hatching also helps people from stopping there and provides continual awareness, so people recognize a fire house is present. Custer said an IDOT permit was required for the project and can see what IDOT would allow. Darga said this is typically included as part of the IDOT permit as part of project.

Commissioner Lenkart asked about the sun/visibility and if the doors facing west will add glare especially in the summertime. Custer said the rendering shows the shadow line and an 8-foot canopy that extends out from the west façade facing doors. Custer said the canopy is there for a couple of reasons such as preventing ice and snow build up by the doors and shading the area since the fire doors are 14 feet high. The depth of the apron between the building and Route 31 will also help with glare since it will allow firefighters to fully pull out of the building before going onto Route 31. Commissioner Lenkart asked what the neighborhood response is for area.

Commissioner Lenkart asked what the plan for the site to the south is. Darga said the rest of the block is currently zoned R-2, but it is anticipated the rest of the block will become B-3 in the future. The Village would work with a developer on a mixed-use concept with commercial and residential once the Fire District is in their new building and the Village owns their current site. The comprehensive plan calls for mixed-use with commercial by the corner for 31/56 and residential by the corner of Monroe/56. Currently, there is no developer, engineering or plans besides the comprehensive plan. When it is developed, it would be another PUD and go through the same process as we are going through tonight.

Commissioner Lenkart asked about the landscaping screening on the right side. Darga said the staff conditions includes screening around the generator and the landscape hedge along parking lot and alley on northeast side adjacent to residential. Commissioner Lenkart asked about the 75% of the calls west of the river and how that is calculated. Chief Klemencic said Station 2 does not have full staffed meds, but in next five years we hope that will be full-time staffed. Chief Klemencic shared 50% of calls are between Randall Rd and the river, 25% on east side of river and 25% west of Randall Rd for Station 1.

Commissioner Newell asked when does the construction scheduled to begin. Chief Klemencic said the plan is demo will begin in late August and break ground in September. Commissioner Branson asked how old the Station 1 and Station 2 buildings are. Chief Klemencic said Station 1 was built in 1963 and has had some additions over time and Station 2 was built in 2007.

Stacy McReynolds (36 Monroe St) thanked the Fire District for being great neighbors for over 25 years. McReynolds had a question regarding the alley way access. Chief Klemencic said the intention is widen the alleyway onto the new site, which would make it more useable and durable than it currently is. McReynolds also asked what is happening to the power lines in the area. Chief Klemencic said there are twelve (12) poles on the property and the Fire District is in conversation with utility companies to remove and potentially bury them. The main reason to bury them is to build our building without disruption to overhead powerlines, for safety purposes, and also ensure homeowners aren't impacted by outages. McReynolds asked how long the project will take. Chief Klemencic said the goal is to break ground in September and finish by next September.

Sally Smith (28 Monroe St) thanked the Fire District for being great neighbors although a little noisy at times. Smith said the building looks great, but the aesthetics of the building could be prettier. Smith asked what is going to happen to where the existing fire station is. Darga said the existing fire station will be owned by the Village once the new fire station is built and the Village will demo the structures. Darga continued that the comprehensive plan calls for mixed-use and the Village will establish a new PUD for the site and go through the same process again for that site. Smith asked what is happening to the 40 Monroe St building. Darga said the Village is in process of purchasing the site and once it is closed on, the structure will be demolished. Smith shared her concerns of redeveloping the block and the impact it will have on existing homeowners. Smith said she supports the Fire District new station but does not support losing her home to development in the future.

Motion to close the public hearing was made by Commissioner Newell and seconded by Commissioner Botkin. All in favor. **Motion approved.**

NEW BUSINESS

1. **Petition #23-03:** The petitioner, North Aurora Fire Protection District, requests the following actions for the properties generally located at the corner of Oak Street and Lincolnway (IL 31), in North Aurora, Illinois:
 - a) Map Amendment to establish the B-3, Central Business Zoning District
 - b) Special Use - Planned Unit Development with deviations to the Zoning Ordinance
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 - d) Site Plan Approval

Darga reiterated the four requests on the agenda tonight. Darga also mentioned staff's conditions for approval include a landscape plan should include densely compact hedges between the parking lot and alley on the east side and be reviewed for vision triangle concerns, a photometric plan to be approved, dumpsters and generator to be screened per code, mechanicals and rooftop units to

be screened per code, and signage to meet the sign ordinance standards. Darga said the plans to date appear to meet all the codes, but don't have all the details yet.

Motion for approval of a Map Amendment to establish the B-3, Central Business Zoning District was made by Commissioner Botkin and seconded by Commissioner Newell. All in favor. **Motion approved.**

Motion for approval of a Special Use – Planned Unit Development with deviations to the Zoning Ordinance with staff's five (5) conditions and one (1) added condition to look into pavement striping and hashing at the new apparatus egress apron on Lincolnway (IL 31) to prevent vehicle queuing and improve driver awareness was made by Commissioner Lenkart and seconded by Commissioner Negro. All in favor. **Motion approved.**

Motion for approval of a Preliminary Final Plat of Subdivision was made by Commissioner Newell and seconded by Commissioner Botkin. All in favor. **Motion approved.**

Motion for Site Plan Approval was made by Commissioner Botkin and seconded by Commissioner Newell. All in favor. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Community Development Director Nathan Darga introduced himself and mentioned he's been with the Village for about four weeks. Darga mentioned there is a good possibility for a September Plan Commission meeting for a special use for a banquet hall.

Commissioner Branson asked about the status of Dairy Barn. Hansen mentioned the Oswego location appears to be closed permanently so it's looking like their project in the Village is not moving forward. Commissioner Botkin asked about the status of Fortunato. Hansen said there has been some material supply issues, which have prolonged the project. Commissioner Botkin asked if the Village can reach out to the business owner and see if they can provide an update or project timeline since there hasn't been much work completed for the project over the past year.

Commissioner Lenkart asked when the dispensary is moving to its new location. Darga shared the exterior of the site is complete and they are working on receiving the interior buildout permit. Commissioner Lenkart asked about Woodman's pavement markings near their canopy and when that will be completed. Hansen said since it is an added condition of the special use, the Village will remind the contractor/business of the requirement prior to completion of the project. Commissioner Lenkart asked about the River Front Ram dealership. Darga mentioned it was approved by the Village Board in July and the plans have been submitted and are under review. Commissioner Newell added a comment regarding the residents on the Block One. Commissioner Newell asked that the Village be sensitive and inclusive of the residents so their lives aren't disrupted in any way more than absolutely necessary.

ADJOURNMENT

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

Respectfully Submitted,

Jessica Watkins
Village Clerk

DRAFT

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: September 5, 2023

Petition Number: 23-04

Petitioner: Tiffany Nesbitt

Request: Special use to allow a Banquet Hall

Location: 1167 Oak Street (Lot 5 in Randall Commons Subdivision)

Parcel Number: 15-05-134-001

Property Size: 3.367 acres



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

Contiguous Zoning: B-2 General Business District (East), B-2 General Business District (West), Unincorporated Kane County (North), B-2 General Business District and R-3 General Residence District (South)

Comprehensive Plan Designation: Local Commercial

PROPOSAL

Sage Event Studio is proposing a banquet hall at the subject property located in the B-2 General Business District Planned Unit Development, known as Randall Commons. A Banquet Hall is classified as a special use in the B-2 District. The subject property is currently improved with a multi-use commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant, and tattoo parlor. Sage Event Studio would utilize the westernmost end unit of the strip center, which is approximately 1,800 square feet.

The indoor space for the proposed address is currently vacant and unimproved. The proposed floor plan shows an open floor space, storage closet, two restrooms, and a prep/warming kitchen. There will not be a full commercial kitchen. The banquet hall use would host small events up to 100 people. Events would be catered and may use food trucks as an alternative food option. Some events the banquet hall would target include small weddings, birthday parties, baby showers, art and craft events, retirement parties, etc. The banquet hall would offer space for live entertainment, which would consist of deejays, musicians, and vocalists and would provide high quality AV equipment and Wi-Fi-Access on site. The petitioner is not looking for a liquor license for the space at this time and shared that security staff would be required for all events regardless of type and/or size.

Hours of Operation

The anticipated hours of operation for the banquet hall would be 7:00 a.m. to 11:00 p.m., Sunday through Thursday with the event ending at 10:00 p.m. and the premises vacated by 11:00 p.m. and 7:00 a.m. to 12:00 a.m., Friday and Saturday with the event ending at 11:30 p.m. and the premises vacated by 12:30 a.m.

Parking

The banquet hall use requires 1 off-street parking space per 60 square feet gross floor area of public use area (indoor area only). According to the petitioner, the facility would include a max of 100 people on site at a time with 1 to 2 security staff members on site. As such, the Zoning Ordinance would require a total of 30 parking spaces. The subject property currently provides a total of one hundred fifty-five (155) parking spaces for the commercial strip center.

RECOMMENDATIONS

Staff finds that the information presented meets the Standards for Specials Uses as submitted by the petitioner and the parking standards for a Banquet Hall use as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends approval of Petition #23-04.

APPLICATION FOR SPECIAL USE

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

PETITION NO. 23-01

FILE NAME 1167 Oak St - Benquet Hall

DATE STAMP 8/3/23 7:21 pm

I. APPLICANT AND OWNER DATA

Name of Applicant Tiffany Nesbitt

Applicant Address 26915 Summergrove Drive Plainfield, IL 60585

Applicant Telephone # 630-248-6290

Email Address Tiffany.S.Nesbitt@gmail.com

Property Owner(s) Farhan Harif / GRANT PARK INVESTMENTS

Owner Address 522 Chestnut Street Ste 2B Hinsdale, IL 60521

Owner Telephone # 248 953 1693

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 1167 Oak Street North Aurora, IL 60542

(indicate location if no common address)

Legal Description: Sage Private Event Space

Parcel Size 1800 sq. ft.

Present Use location is currently not in use

(business, manufacturing, residential, etc.)

Present Zoning District Retail - Business (B2)

(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Banquet Hall
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

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

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed The Event Center/Banquet Hall will provide an innovative and upscale venue for small catered events, not to exceed 75 people, including Chef events, painting or craft events, repasts, retirement ceremonies, baby showers, birthday parties etc. Sage Event Studio will work in conjunction with event professionals to book events for the venue.

What are the existing uses of property within the general area of the Property in question? _____
the proposed space is currently not in use.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) Because this is considered a special use in the B-2 District, however, we are NOT pursuing a liquor license nor are we proposing a commercial kitchen.

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

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

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

IV CHECKLIST FOR ATTACHMENTS

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

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

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

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

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

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

Applicant or Authorized Agent

Date



Owner

7/5/23

Date

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

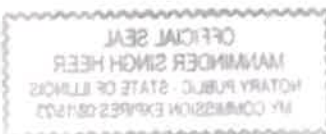
I, _____, being first duly sworn on oath depose
and say that I am trust officer of _____ and that the following are all of the
beneficiaries of the _____.

TRUST OFFICER

SUBSCRIBED AND SWORN TO

Before me this _____ day of _____, 20_____.

A Notary Public in and for such County



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

TAX PARCEL NO.

PROPERTY OWNER

MAILING ADDRESS

I, Tiffany Nesbitt, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

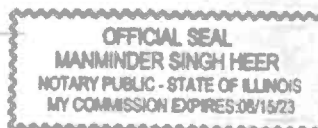
Jiffy Nesbitt
Applicant Signature

Date 8/3/23

SUBSCRIBED AND SWORN TO

Before me this 03 day of August, 2023

Mamunur Raza Khan
Notary Public



Tax Parcel No	Property Owner	Mailing Address
15-05-133-001	RANDALL COMMONS PHASE 2 ASSOCIATION INC	1051 KETTLE AVE STE 200 NORTH AURORA, IL, 60542-2040
15-05-134-002	AUROHARA PROPERTIES LLC BRUMMEL PROPERTIES	58 CHICAGO RD OSWEGO, IL, 60543-8611
15-05-134-003	COA NORTH AURORA LLC	5300 W ATLANTIC AVE UNIT 700 DELRAY BEACH, FL, 33484-8833
15-05-135-003	EXCHANGERIGHT NET LEASED PORTFOLIO 28 DST EXCHANGERIGHT REAL ESTATE LLC	1055 E COLORADO BLVD STE 310 PASADENA, CA, 91106-2374
15-05-135-007	ALDI INC RYAN TAX COMPLIANCE SERVICES LLC	PO BOX 460049 DEPT 501 HOUSTON, TX, 77056-8049
15-05-100-018	NORTH AURORA LAND COMPANY LLC	17 N FIRST ST GENEVA, IL, 60134
15-05-133-004	BALDERRAMA COMMERCIAL REAL ESTATE HOLDINGS INC	1217 OAK ST NORTH AURORA, IL, 60542-2006
15-05-133-005	RANDALL COMMONS LLC	160 N FRANKLIN ST STE 201 CHICAGO, IL, 60606-1869
15-05-133-006	RANDALL COMMONS LLC	160 N FRANKLIN ST STE 201 CHICAGO, IL, 60606-1869
15-05-133-007	ROYAL PROPERTY MANAGEMENT LLC JUN CHEN, MANAGER	916 CENTURY FARM LN NAPERVILLE, IL, 60563-2589
15-05-133-008	SHAUN VARGHESE LLC	1225 OAK ST UNIT A NORTH AURORA, IL, 60542
15-05-133-009	HARDERSEN, TINA	1221 OAK ST NORTH AURORA, IL, 60542-2006
15-05-177-104	SUMLIN, JOE S	101 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-103	WENDT, NATHAN W	103 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-102	DAVIS, MICHAEL L	105 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-177-101	CHICO, ROBERT	107 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-100	CRUZ, ERNESTINA ALTAMIRANO	109 E VICTORIA CIR NORTH AURORA, IL, 60542-5104
15-05-177-099	STREID, MEGAN E	111 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-178-054	FUENTES, ALEJANDRO	101 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-046	KRAMER, NICHOLAS J	103 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-047	WHITCHELO, KELSEY P & TODD E	105 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-058	CURRY, HEATHER F	107 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-057	IBARDALOZA, BRITTANY	109 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-178-048	AMIRI, ARVIN	111 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1152
15-05-176-006	HAIDER, SYED S & ANEETA	213 E VICTORIA CIR NORTH AURORA, IL, 60542
15-05-176-007	NOVAK, PATRICIA ANN	215 E VICTORIA CIRCLE NORTH AURORA, IL, 60542
15-05-176-008	HOLCH, ANN B DCLRN OF TR, TRUSTEE	1340 CHALLENGE RD BATAVIA, IL, 60510-4501
15-05-176-009	CODY, MATTHEW D & PHILLIPS, JENNIFER R	219 E VICTORIA CIR NORTH AURORA, IL, 60542-1179
15-05-176-122	RAJ, NAVINKUMAR	2444 WYDOWN LN AURORA, IL, 60502-4450
15-05-176-123	MARTINEZ, RICHARD P	215 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1154
15-05-176-124	PARR, VIRGIL	217 HIDDEN CREEK LN NORTH AURORA, IL, 60542
15-05-176-113	GARESCHÉ, MICHELLE	219 HIDDEN CREEK LN NORTH AURORA, IL, 60542-1154

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

I affirm the proposed special use is, in fact, authorized in zoning district B-2.

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

The proposed use will be conveniently located in a strip area with ample parking.

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.

The proposed use will not create excessive impact. 90% of events are held Friday, Saturday, and Sunday. Weekday events (7am -5pm) are usually reserved by military, health, and governmental agencies.

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

I affirm the proposed use is in conformance with all Village codes and regulations including but not limited to property maintenance, noise control, dumping and storage, and parking.

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.

Yes, SAGE (Stylish. Area. Great. Environment) Event Studio will be maintained in a way that is harmonious and compatible with the use and appearance and intended character. Whether hosting a small wedding, fundraiser, or workshop, the Event Venue will be committed to providing a clean, accessible, and affordable facility that has a positive impact on the community.

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.

Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, and vocalists etc. All exterior doors will be kept closed when amplified or live music is being played. In the Event Studio we will have one concrete wall to help with sound. In order to ensure that operations run smoothly, security staff are in attendance as well as outside securing the parking lot and are a requirement at all events hosts at the studio regardless of the type and size of the event.

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

We do believe our hours of operation would not be disruptive to the existing business in the strip mall. The event studio would benefit from utilizing the products and services of the neighboring salon, fitness center and restaurant. We would like to partner with the neighboring restaurant to become one of our preferred catering vendors. All businesses would benefit from the increased exposure for potential new customers, clients, and members.

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

I affirm the proposed special use minimizes potentially dangerous traffic movements.

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

Yes, I affirm the proposed special use provides the required number of parking spaces and maintains parking areas. See file for image of parking lot.

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

I affirm the proposed special use will have 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.

**I affirm the proposed use conforms with the requirement of
this Ordinance and other applicable regulations.**

Sage Event Studio

Presented by: Tiffany Nesbitt
Phone: 630-248-6290
Email: Tiffany.S.Nesbitt@gmail.com

Business Description, Mission & Vision

The Event Studio will provide an innovative and upscale venue for small catered events, not to exceed 100 people, including Chef events, painting or craft events, repasts, retirement ceremonies, baby showers, birthday parties, author signings, business seminars, business gatherings, business meetings, business training, celebrity meet and greets, holiday parties, small weddings, receptions etc. Sage Event Studio will work in conjunction with coordinators, event planners, decorators, staff, and vendors that have the experience and professionalism to interact comfortably with our clients and the public. Whether hosting a small wedding, fundraiser, or workshop, the Event Venue will be committed to providing a clean, accessible, and affordable facility that has a positive impact on the community.

Venue Description

Sage Event Studio will be located at 1167 Oak Street North Aurora, IL near Orchard Road off I-88. This will be an event venue that is easily accessible to all clients in the Chicagoland Area and secure with ample outdoor lighting and security cameras for surveillance. The interior of the Event Studio includes a warming kitchen, restrooms, food serving area, storage closet and open floor space that can be configured into various layouts.

There will not be a commercial kitchen at the Event Center, therefore, all food for the events must be catered. The Event Studio only offers customers the ability to warm food (not to prepare food), eliminating the need for grease traps, a commercial hood and other commercial venting. Customers may hire their own caterer for events, however, any caterer hired must be insured.

The venue will offer technological capabilities with high quality AV equipment and WI-FI access. **Operating hours** will be Sunday to Thursday from 7:00 AM to 11:00 PM, with the event ending at 10:00pm and the premises vacated by 11:00pm and Friday and Saturday from 7:00 AM to 12:00 AM with the event ending at 11:30pm and the premises vacated by 12:30am. The event center will only be open when there is an event scheduled, tours and in person reservations.

Live entertainment associated with some of the private catered events (weddings, birthday parties, etc.) would consist of deejays, musicians, and vocalists etc. All exterior doors will be kept closed when amplified or live music is being played. In the Event Studio we will have one concrete wall to help with sound.

In order to ensure that operations run smoothly, security staff are in attendance as well as outside securing the parking lot and are a requirement at all events hosts at the studio regardless of the type and size of the event.

Operating Concept

The Event Studio will be an upscale venue for special events and occasions in Kane County and surrounding areas offering affordable pricing that is competitive with other local event halls. The first initial consultation will be in person at the venue to show customers the space, available venue amenities, layout options, and pricing. Once the overall vision is discussed and all questions are answered, the Rental Application and Agreement will be completed along with the required security deposit of \$150. The remaining payment will be due 10 days prior to the event. If payment is not received, the security deposit of \$150 is

forfeited. On the day of the event, the staff and security will be on hand to ensure that the venue has been inspected for proper cleaning per the Rental Agreement, the cleaning deposit will be refunded to the customer within 24-72 hours. 90% of events are held Friday, Saturday, and Sunday. Weekday events (7am -5pm) are usually reserved by military, health, and governmental agencies.

Products and Services

The Event Center intends to offer customers the following: the event space, use of tables, chairs and kitchen area (*for warming only*). In addition to core services, the rental of additional equipment such as linens, equipment, PA system, podium, stanchions, and more will be offered.

Market Analysis

The event venue business market is growing, the industry is expected to grow to \$1.5B by 2028 and the party and event planning market size is worth \$3.2B overall. Sage Event Studio aims to disrupt the industry with unique planning tactics & communication platform.

The target market includes business professionals, public & private organizations and businesses. The typical customer requiring event venue rental services is typically households working with event planners and decorators who assist them in organizing and promoting weddings, anniversaries, baby showers, birthdays, and other milestone celebrations. Companies and organizations have funds to allocate for unique events including business seminars and workshops. In addition, entrepreneurs, artists, Chefs and other professionals needing venues for themed events.

There are very few small event venues in Kane County. Current venues include Belle Salle Banquets, Loft 28 West, Royal Banquets, Company 251, La Sierra Da Aurora, Hills Banquets, Studio 57, and La Tuna.

The marketing strategy is to position Sage Event Studio as another leading event venue in North Aurora. The following media methods will be used to promote and advertise the venue. Cvent, Eventective, Event up, Party Slate, Unique Venues, Yelp, Wedding Wire, LinkedIn, Alignable, Local Newspapers, News Interviews, and Sponsored Ads.

The marketing strategy will be further enhanced by appealing to customers by contacting corporations directly by phone, email, and direct mail. Focus will be placed on gathering the source of advertising from our customers and tracking, wherever possible,

the incremental revenue generated from the advertising, promotion, and publicity efforts. This marketing strategy will result in an indirect increase in sales through our various advertising and promotion platforms.

Benefits to Neighboring Businesses

Sage Event Studio is available for a variety of private events.

The most popular are children's birthday parties and showers.

We do believe our hours of operation would not be disruptive to the existing business in the strip mall. The event studio would benefit from utilizing the products and services of the neighboring salon, fitness center and restaurant. We would like to partner with the neighboring restaurant to become one of our preferred catering vendors. All businesses would benefit from the increased exposure for potential new customers, clients, and members.

Food Truck Parking

Window

Window

< Storage

Prep Kitchen

Land Use Opinion Report (LUO) Application

Petitioner: Tiffany Nesbitt
Contact person: Tiffany Nesbitt
Address: 26915 Summergrove Drive
City, State, Zip: Plainfield, IL 60585
Phone Number: 630-248-6290
Email: Tiffany.S.Nesbitt@gmail.com

Owner: Farhan Hanif
Address: 522 Chestnut Street, Suite 2B
City, State, Zip: Hinsdale, IL 60521
Phone Number: 248-953-1693
Email: hri2050@gmail.com

Please select: How would you like to receive a copy of the LUO Report? Email ☒ Mail ☐

Site Location

Address: 1167 Oak Street
City, State, Zip: North Aurora, IL 60542
Township(s) 38 **N Range(s)** 8 **E Section(s)** _____
Parcel Index Number(s): _____

Type of Request

- ☐ Change in Zoning from _____ to _____
☐ Subdivision or Planned Unit Development (PUD)
☐ Variance (Please describe fully on a separate sheet)
☒ Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: _____ **Hearing Date:** _____
Project Name: Sage Event Studio **Total Acres:** less than 1/4 **Aera of Disturbance:** _____
Current Use of Site: not in use **Proposed Use:** Event Studio

Proposed Improvements (Check all that apply)

- ☐ Dwellings with Basements ☐ Parking Lots ☒ Commercial Buildings ☐ Common Open Space
☐ Dwellings without Basements ☐ Roads and Streets ☐ Utility Structures ☐ Other _____

Stormwater Treatment

- ☐ Drainage Ditches or Swales ☐ Dry Detention Basins ☐ No Detention Facilities Proposed
☐ Storm Sewers ☐ Wet Detention Basins ☐ Other _____

Water Supply

- ☐ Individual Wells
☐ Community Water

Wastewater Treatment

- ☐ Septic System ☐ Other _____
☐ Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)
MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- ☒ **Application** (completed and signed)
☐ **Fee** (according to fee schedule on back)
☐ **Make Checks payable to Kane-DuPage Soil and Water Conservation District**
☐ **Plat of Survey** showing legal description, legal measurments
☐ **Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
☐ **Project Narrative** with additional details on the proposed use, including total area of ground disturbance
☐ **Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland deliniation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent Tiffany Nesbitt **Date** 07/17/2023

FOR OFFICE USE ONLY

LUO # _____ **Natural Resource Review Letter** _____ **Date Initially rec'd** _____ **Date all rec'd** _____
Date Due _____ **Fee Due \$** _____ **Refund Due** _____ **Check #** _____

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Effective July 1, 2020

SAGE

EVENT SPACE





