



COMMITTEE OF THE WHOLE MEETING
MONDAY, OCTOBER 2, 2023
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Randall Terrace Concept

EXECUTIVE SESSION

ADJOURN

Initials: SB

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RANDALL TERRACE PROJECT UPDATE
AGENDA: OCTOBER 2, 2023, VILLAGE BOARD COMMITTEE OF THE WHOLE AGENDA

HISTORY

The Randall Terrace project is located off of Miller Drive west of The Goddard School. In 2001, the property was zoned B-2, General Business District and had a Special Use Permit for a Planned Unit Development approved. In 2021, an amendment was approved to allow multi-family residential to be developed on lot 2. In 2022, a minor amendment was approved showing updated building elevations. Since this last approval, site work has started. The building drawings have been reviewed, though building permits have not yet been issued.



DISCUSSION

The approved plan has 75 units arranged in 4 three-story buildings. The plan has 150 parking spaces which meets the North Aurora Zoning Code requirement of two spaces per unit. There is also a clubhouse with a pool and a central open space area on site. The developer, Next Generation Development LLC, represented by Jim Hughes, has approached the staff about making another change to the plan. The developer has stated that the higher costs for building materials and the higher interest rates are putting the project as approved in jeopardy. Their new proposal would be to add a fourth story to the three buildings in the rear. This would add 21 more units bringing the total to 96. The site plan and the building footprints would not change. However, this addition would be considered a major change to the PUD because it would require additional code exceptions to be granted. The code exceptions would be:

1. Increase the building height from the code limit of 35' or 3 stories to 4 stories at 47'-6".
2. Decrease the required parking ratio from 2 spaces per unit to 1.56 spaces per unit.
3. Increase the Floor Area Ratio which was listed in the approved PUD at 0.47 to 0.58.

The developer has provided some information on comparable apartment complexes around the Chicagoland area. They believe that the two space per unit requirement of our code is high when compared to other similar projects. They also argue that by having more one-bedroom units, they are less likely to have multiple car owners living together. Their proposal would be for 82% (79) one-bedroom units and 18% (17) two-bedroom units. Their information shows their proposal to be slightly under the average spaces per unit but slightly over the average spaces per bedroom.

Since this would be a major change to the PUD, it would require a new public hearing at the Plan Commission and vote by the Board. It would also require the developer to redesign their building drawings with their architect. The developer would like to get some feedback from the Board before starting that process as it could be costly.

Hi Nathan,

First & foremost thanks for taking the time to meet with me last week for our proposed changes at our Randall Terrace project.

Obviously with the dramatic changes in interest rates as well as construction & labor costs, it's difficult to get a new project started.

With that said, what we are looking to do is put a 4th floor on the 3 larger buildings at Randall Terrace with 7 more units per building. This would net us an additional 21 units plus our already approved 75 units for a total of 96 units. I'm assuming we would have to revise the existing PUD or create a new PUD, that's something we can discuss further.

We have done an updated market study and revised the unit mix to 80% (1 BR & 1 BR Den) and 20% (2 BR) there are no 3 BR's at Randall.

With that said, we understand parking is important to the Village. To that end we've engaged KLOA to provide us with a traffic & parking analysis for the project, please see the attached.

With all that being said, after you've had a chance to review, please let me know when you would be available to discuss further.

We've always had a great relationship with the Village and value that relationship.

After your review, please let me know when we could meet or talk to discuss our next steps.

Thanks

Jim

JAMES HUGHES JR. | CEO

NEXT GENERATION DEVELOPMENT, LLC

975 E. 22nd Street | Suite 200 | Wheaton IL 60189

C: 630.253.8012 F: 630.868.9088

Jhughesjr@nxtgendev.com | nxtgendev.com

MEMORANDUM TO: James Hughes, Jr.
Next Generation Development, LLC

FROM: Luay R. Aboona, PE, PTOE
Principal

DATE: September 27, 2023

SUBJECT: Summary Parking Evaluation
Proposed Residential Development
North Aurora, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has prepared a summary parking evaluation regarding Randall Terrace, the proposed residential development to be located in North Aurora, Illinois. The site is located on the west side of Miller Drive south of Comiskey Avenue and is proposed to contain 96 units, of which 82 percent (79 units) will be one-bedroom and 18 percent (17 units) will be two-bedroom. The proposed development will provide 150 parking spaces (at a ratio of 1.56 spaces per unit or 1.33 spaces per bedroom) with access proposed off Miller Drive.

The purpose of this memorandum is to determine the adequacy of the proposed parking supply in meeting the projected demand. In order to determine that, the parking demand was estimated based on the following criteria:

- Village of North Aurora Zoning Ordinance
- Parking rates published in the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition
- Comparison with parking ratios at similar developments

Parking Requirements of the Proposed Development

Village of North Aurora Zoning Ordinance

- Residential Units (96 units): 192 parking spaces (ratio of two parking spaces per dwelling unit)

Based on the above and the requirements of the Village of North Aurora, this results in a deficiency of 42 parking spaces.

ITE Parking Generation Manual

- Residential Use (Multifamily Housing, Mid-Rise – Land-Use Code 221)
 - 126 parking spaces (ratio of 1.31 spaces per dwelling unit)
 - 86 parking spaces (ratio of 0.75 spaces per bedroom)

Based on the above and the rates published in the *ITE Parking Generation Manual*, this results in a parking surplus of 24 to 66 parking spaces.

Parking Ratios of Similar Developments

As previously indicated, the proposed development will provide 150 parking spaces at a ratio of 1.56 spaces per unit and will provide 113 bedrooms at a ratio of 1.33 spaces per bedroom. The proposed parking supply is consistent with other apartment developments (built or planned) in the Chicago area listed in **Table A**. As can be seen, the proposed parking ratio of 1.56 spaces per unit and 1.33 spaces per bedroom will be consistent with or exceed the average ratios of 1.63 and 1.25, respectively.

Table A

COMPARISON OF PARKING RATIOS AT SIMILAR DEVELOPMENTS

Development Name/Location	Number of Units	Number of Bedrooms	Number of Parking Spaces	Spaces per Unit	Spaces per Bedroom
AMLI – Deerfield	240	329	396	1.65	1.2
8700 Waukegan – Morton Grove	184	258	276	1.50	1.1
Tapestry – Glenview	290	403	490	1.69	1.2
Northshore 770 – Northbrook	347	545	571	1.65	1.0
Woodview – Deerfield	248	369	412	1.49	1.1
Mellody Farms – Vernon Hills	260	388	485	1.76	1.2
Il 62/Plum Grove Road – Schaumburg	372	--	635	1.71	--
Cedarlake – Plainfield	284	--	443	1.56	--
404 Social – Lincolnshire	302	458	534	1.77	1.2
The Elaine - Northbrook	338	--	580	1.72	--
Average:				1.65	1.14
Proposed Apartment Development	96	113	150	1.56	1.33

Approved Site Plan

GEOMETRY HATCHING LEGEND

- CONCRETE SIDEWALKS & TRASH ENCLOSURE PADS, SEE DETAILS): 18,000 S.F.
- BITUMINOUS PAVEMENT (SEE DETAILS): 63,650 S.F.
- STRUCTURE ROOFLINE: 47,290 S.F.
- POOL DECK / POOL: 3,280 S.F.

GEOMETRY NOTES:

- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. THE CONTRACTOR WILL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- COORDINATE WITH ARCHITECTURAL PLANS, GRADING PLANS, UTILITY PLANS, & ALL CONSTRUCTION DETAILS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- LAYOUT OF ALL NEW PAVING SHALL BE SMOOTH AND CONTINUOUS, DEFLECTION IN ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. ENGINEER SHALL REVIEW STAKED LAYOUT AND FRAMEWORK PRIOR TO PAVING OPERATIONS.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS.
- THE CONTRACTOR WILL NOT INTERFERE WITH USE OF ADJACENT BUILDINGS, PARKING LOTS, STREETS, OR ALLEYS WITHOUT PRIOR COORDINATION WITH THE OWNER OR THE CITY OF NORTH AURORA.
- MEET THE LINE AND GRADE OF NEW PAVEMENT AND/OR LAWN AND PLANTING AREAS WITH THE LINE AND GRADE OF THE EXISTING PAVEMENT AND/OR LAWN AND PLANTING AREAS.
- SEE CONSTRUCTION DETAILS FOR ALL CIVIL DETAILS.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON BUILDINGS, GARAGES, AND TRASH ENCLOSURES.

SITE DATA:

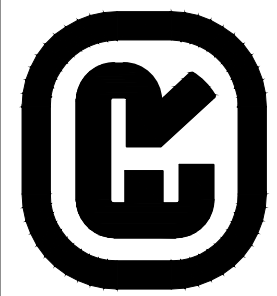
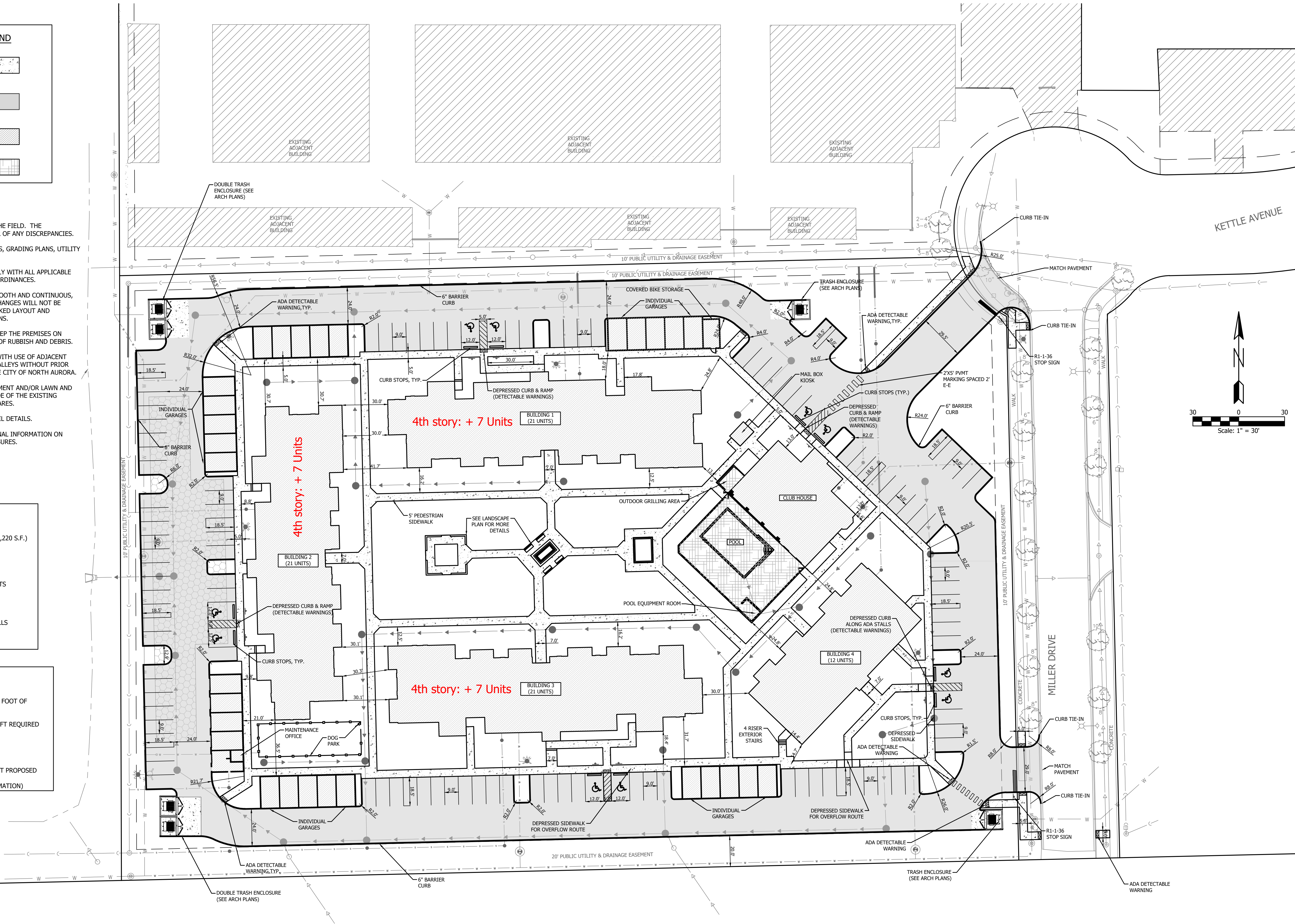
TOTAL SITE AREA: 5.28 ACRES
IMPERVIOUS AREA: 3.04 ACRES (132,220 S.F.)
ZONING CODE: B-2

RESIDENTIAL UNITS: 75 LIVING UNITS
3 - 21 UNIT BUILDINGS
1 - 12 UNIT BUILDING

PARKING COUNT: 150 PARKING STALLS
111 STANDARD STALLS
29 GARAGE STALLS
10 ADA STALLS

BMP DATA:

TOTAL IMPERVIOUS: 132,200 S.F.
BMP REQUIREMENT: 1" PER SQUARE FOOT OF IMPERVIOUS
 $132,200 \text{ S.F.} \times 1.0"/12" = 10,973 \text{ CU.FT REQUIRED}$
BMP DRYWELL FOOTPRINT 7,800 SF
DEPTH = 4.0'
STONE = 36% VOIDS
 $4.0' \times 0.36 \times 7,200 \text{ SF} = 11,232 \text{ CU.FT PROPOSED}$
(SEE BMP DETAIL FOR MORE INFORMATION)



DATE	07-11-2022
PROJECT #	200615.K0
DESIGNED BY	NAV
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION:	2023-03-01 REVISED 2023-02-20 REVISED 2023-01-05 REVISED

DATE	07-11-2022
PROJECT #	200615.K0
DESIGNED BY	NAV
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION:	2023-03-01 REVISED 2023-02-20 REVISED 2023-01-05 REVISED