



**NORTH AURORA VILLAGE BOARD MEETING  
MONDAY, JANUARY 15, 2024 – 7:00 P.M.  
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

**ZOOM VIEWING INFORMATION**

**Website Address:** <https://us02web.zoom.us/j/89033022003>

**Meeting ID:** 890 3302 2003 | **Dial In:** +1 312 626 6799

**AGENDA**

**CALL TO ORDER - SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**VILLAGE PRESIDENT**

2023 Holiday Decoration Property Recognition Program Winners

**AUDIENCE COMMENTS**

**CONSENT AGENDA**

1. Village Board Minutes dated 12/18/2023; Committee of the Whole Minutes dated 12/18/2023
2. Interim Bills List Dated 01/05/2024 in the Amount of **\$15,600.19**
3. Bills List Dated 01/15/2024 in the Amount of **\$423,117.73**
4. Approval of a Resolution Accepting the Public Improvements for the Lincoln Valley on the Fox Phase 2 & 3 Development
5. Approval of Intergovernmental License Agreement with the Fox Valley Park District for Independence Day Fireworks Celebration
6. Approval of Intergovernmental License Agreement with the Fox Valley Park District for North Aurora Days Fireworks

**NEW BUSINESS**

1. Approval of Ordinance Approving the Comprehensive Plan Update 2023
2. Approval of an Ordinance Amending Title 13 of the North Aurora Code of Ordinances Regarding Large Water Users and Other Corrections and Clarifications
3. Approval of July 3<sup>rd</sup> Fireworks Contract with Pyrotecnico Fireworks in the Amount of **\$30,750.00**
4. Approval of an Ordinance Amending Chapter 5.08 of the North Aurora Municipal Code Regulating Alcoholic Beverage Sales in the Village of North Aurora

5. Approval of Ordinance Amending the North Aurora Code Section 5.08.350 by Increasing the Number of Class Q Liquor Licenses Authorized in the Village of North Aurora (Sage Event Space)
6. Approval of a Resolution for the Approval of a Supplemental Entertainment Class B Liquor License for Sage Event Space (1167 Oak Street)
7. Approval of Contract for Door Access Control System for Village Hall and West Water Treatment Facilities to Midwest Integrated Solutions (MIS) in the Amount of \$25,440.00

**VILLAGE PRESIDENT**

**TRUSTEE COMMENTS**

**ADMINISTRATOR'S REPORT**

**VILLAGE DEPARTMENT REPORTS**

**ADJOURN**

Initials: SB

**NORTH AURORA VILLAGE BOARD MEETING  
VILLAGE BOARD MEETING MINUTES  
Monday, December 18, 2023**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely  
via telecommunications.

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE**

Mayor Gaffino welcomed Cub Scout Pack 301 and Boy Scout Troop 104 to lead the Pledge of Allegiance

**ROLL CALL**

**In attendance:** Mayor Mark Gaffino, Trustee Jason Christiansen, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Todd Niedzwiedz, Trustee Carolyn Salazar

**Staff in attendance:** Village Administrator Steve Bosco, Finance Director Jason Paprocki, Community & Economic Development Director Nathan Darga, Village Attorney Kevin Drendel, Public Works Director Brian Richter, Police Chief Joe DeLeo.

**PUBLIC HEARING-**

Establishing Special Service Area #46-Mayor Gaffino opened the Public Hearing, there were no participants wishing to speak, the Mayor closed the Public Hearing.

Oak Hill Special Service Area-The Mayor opened the Public Hearing, there were no participants wishing to speak, the Public Hearing was closed.

**AUDIENCE COMMENTS** – none

**CONSENT AGENDA**

1. Village Board Minutes Dated 12/04/2023; Committee of the Whole Minutes Dated 12/04/2023
2. Bills List Dated 12/18/2023 in the Amount of \$508,427.57

Motion for approval made by Trustee Guethle and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes. **Motion approved (6-0).**

**NEW BUSINESS**

**1. Approval of Resolution to Allow Use of Village of North Aurora Logo**

Administrator Bosco explained that the Village had a non-for profit use policy on the Village's logo and when it can be used. There was not currently a policy on businesses or individuals, in looking at the Village's non-for profit policy, it can likely be amended to reflect the use of the logo for businesses as well, at a later date. The Village had a resident reach out with an interest in incorporating the Village's logo in a t-shirt design with the sales benefitting K.A.R.E (Kane Area Rehabilitation and Education for Wildlife).

Typically, a request would go before the Committee of the Whole before placement on the Village Board Meeting Agenda for approval, however with the next meeting scheduled for January 15, 2024, it was placed on the agenda for this evening's meeting.

Trustee Salazar asked if the Village was going to request evidence that the funds made from the sales of the t-shirt were in fact donated to the non-for profit. Administrator Bosco stated that staff could contact the resident organizer to request that information.

Motion for approval made by Trustee Guethle and seconded by Trustee Niedzwiedz. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes. **Motion approved (6-0).**

**2. Approval of an Ordinance Amending the North Aurora Code Section 5.08.350 By Decreasing The Number of Class D Liquor Licenses Authorized in the Village of North Aurora (Jay's Wine and Liquors)**

Jay's Wine and Liquors on Butterfield was looking to change ownership. The Village historically has reduced the number of Liquor Licenses and then approve a new one for the new ownership.

Motion for approval made by Trustee Salazar and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

**3. Approval of an Ordinance Amending the North Aurora Code Section 5.08.350 By Increasing the Number of Class D Liquor Licenses Authorized In The Village of North Aurora (Jay's Wine and Liquors)**

Administrator Bosco explained that this would now be reestablishing the license to make available for Jay's Wine and Liquors.

Motion for approval made by Trustee Lowery and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes. **Motion approved (6-0).**

**4. Approval of Ordinance Levying the Taxes for the Oak Hill Special Service Area #7 for the Fiscal Year Beginning June 1, 2023 and Ending May 31, 2024**

Trustee Niedzwiedz recused himself from this agenda item, departing the Board room at 7:08pm.

Finance Director Jason Paprocki reminded the Board that at the previous Board meeting the Village Board approved all of the Special Service Area Levies except for this one. Staff held off on this particular levy because they were waiting on information on the pond improvements that are needed in the subdivision for the erosion control. In addition, staff learned that the HOA might be in the process of dissolving. Staff decided to wait in order to determine what would be an appropriate amount to levy. Because the Village was proposing more than a 5% increase, a Public Hearing was held earlier in the meeting. The \$10,000 that had been levied last year, was being requested again along with an additional \$15,000 for common area maintenance. The \$15,000 was believed to be consistent with what residents were currently paying in HOA dues.

If this were approved, staff would reach out to the management company to inform them that the Village had established the Levy to prevent the management company from also charging residents of the subdivision dues. If the HOA does not dissolve, the funds would be collected for future pond maintenance.



Motion for approval made by Trustee Guethle and seconded by Trustee Christiansen. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes. **Motion approved (5-0).**

Trustee Niedzwiedz returned to the Board room at 7:09

**5. Approval of an Ordinance Establishing Special Service Area No. 46 (840 Ice Cream Drive Development) In the Village of North Aurora**

Community & Economic Development Director Nathan Darga stated that as part of the approval process, an SSA is established in case the private property owners fail to maintain the pond. Darga stated that at the previous Village Board meeting, the Village began the process with the passing of the ordinance. Earlier in this Board Meeting, a Public Hearing was held. This will be the final vote to establish the SSA.

Motion for approval made by Trustee Lowery and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes. **Motion approved (6-0).**

**6. Approval of Resolution to Approve Revisions to the Human Resources Manual for the Village of North Aurora**

Director Paprocki stated that this agenda item was to approve the HR manual in order to comply with the Illinois Paid Leave for All Workers Act, which would be in effect on January 1, 2024.

Section 5.4 of the policy related to vacation leave, the word “vacation” was changed to “paid time off”. Language was added to establish that part-time employees were now eligible to accrue up to 40 hours PTO a year at a rate of one hour for every 40 hours worked. A statement was added to state that the policy had been updated to credit the time off the employees were allowed under the act that would be implemented on January 1, 2024.

Motion for approval made by Trustee Salazar and seconded by Trustee Niedzwiedz. **Roll Call Vote:** Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

**7. A Resolution Initiating the Submission of a Public Question to Increase the Village’s Existing Local Municipal Sales Tax From ½% to a Rate of 1% to the Voters of the Village of North Aurora**

Director Paprocki stated that this agenda item was in regard to approval of an updated question for the non-home rule sales tax referendum. There was a question approved during the last Village Board meeting, based on the feedback from the Board, staff re-approached the question, rearranging the language in it to make it more direct. The updated question reads “For the purpose of expenditures on public improvements and infrastructure, expenditures on municipal operations, and/or for the property tax relief, shall the Village of North Aurora increase its Non-Home Rule Municipal Retailers’ Occupation Tax and Non-Home Rule Municipal Service Occupation Tax (i.e., local municipal sales tax) from 0.5% to a rate of 1.0%?” The IDOR approved this form of the question. If the Village Board liked this form of the question better, it would be approved and filed with the County.

Motion for approval made by Trustee Curtis and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, **Motion approved (6-0).**

**8. Approval to Enter into Agreement for Route 31 ROW Acquisition Services with Santacruz Land Acquisitions in the Amount of \$26,700.00**

Public Works Director Brian Richter stated that the Village was currently designing the widening of Airport Road at Route 31. The Village is now at the point of the design and permitting process where the extent of additional right-of-way has been determined to make the necessary improvements to the intersection. The Village requested proposals from two firms. This had been budgeted in the TIF fund. Staff reviewed the proposal prepared by Santacruz Land Acquisitions, it was determined they would fit the scope. Staff was recommending to enter into an agreement with them in the amount of \$26,700.

Motion for approval made by Trustee Niedzwiedz and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes. **Motion approved (6-0).**

**9. Approval to Award Bid for Tanner/Remington Outfall Conveyance Project to Performance Construction & Engineering, LLC in the amount of \$2,387,878.00**

Director Richter stated that this agenda item related to the Tanner Trails storm sewer conveyance project. He said that the project began in 2019 with a storm sewer collapse in that area. WBK was hired in 2020 to engineer options. It was presented to the Committee of the Whole and it was determined that replacing the whole thing was a feasible option. In 2021 WBK engineered and designed it, it went out to bid this year and came back higher than anticipated. The Village received six bids, the lowest bid being \$2,387,878.00. It was determined that this company made an error in their bid. Richter stated that the first step in the process of rectifying this would be to approve the award of the bid to Performance Construction & Engineering and then the next agenda item would be the next step in the process.

Motion for approval made by Trustee Guethle and seconded by Trustee Christiansen. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes. **Motion approved (6-0).**

**10. Approval of Settlement Agreement and Reformation of the Contract with Performance Construction & Engineering, LLC for Tanner/Remington Outfall Conveyance Project Amending the Award Amount to \$2,880,878.00**

Attorney Drendel stated that this agenda item was a follow-up to the previous agenda item. He reminded the Board that the low bidder for the Tanner/Remington Outfall Conveyance Project indicated that he had made a mistake in his bid. Drendel stated that it was not a mistake that the Village would have caught, it did not stand out as something noticeably wrong. The Village had options like going to the second lowest bidder or call on the bid bond which is supposed to be there to make up the difference if the lowest bidder cannot perform the contract. However, the bid bond would be grossly insufficient to cover the difference because there was such a big gap between the low bidder and the second lowest bidder. Drendel also stated that the Village could litigate over the situation, but then the Village would be putting the outcome into the hands of a third party judge who may or may not see things the way the Village does. He said that it would behoove all parties to enter into a settlement agreement like the one currently negotiated with the low bidder. The settlement was an increase over what the low bid was but it was still substantially lower than what going to the second low bidder would be. Attorney Drendel stated that he felt it was a fair settlement for all parties.

Trustee Curtis asked if there was a way to avoid this circumstance from happening again. Drendel explained why this was an unusual circumstance. There was further discussion regarding this.

Motion for approval made by Trustee Guethle and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes. **Motion approved (6-0).**

#### **11. Approval of Supplemental Agreement for Public Works Facility Expansion Civil Engineering Study with WBK Engineering, LLC in the Amount of \$68,897.00**

Director Richter stated that in May of 2021 the Village contracted with WBK for civil engineering to design the expansion of the Public Works Facility. Since then, the scope of the project had significantly changed. WBK had started to perform additional services during the schematic design and now they are called upon to do additional permitting, surveying, preparation of property plats, exhibits and everything else associated with the agreement. The supplemental agreement was to be in the amount of \$68,897.00, this was in addition to the original agreement of \$91,945.00.

Motion for approval made by Trustee Niedzwiedz and seconded by Trustee Guethle. **Roll Call Vote:** Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes. **Motion approved (6-0).**

**VILLAGE PRESIDENT** – Mayor Gaffino wished everyone happy holidays.

**TRUSTEES COMMENTS** – Trustee Salazar thanked Public Works for all of the efforts in to making Riverfront Park so beautiful for the holidays.

**ADMINISTRATOR’S REPORT** – None

**ATTORNEY’S REPORT** – None

#### **VILLAGE DEPARTMENT REPORTS**

1. **Finance** – None
2. **Community Development** – None
3. **Police** – Police Chief DeLeo stated that he would be heading to Champagne for the graduation of Joshua Campbell, the department’s newest officer and resident of the Village.
4. **Public Works** – None

#### **ADJOURNMENT**

Motion to adjourn was made by Trustee Guethle and seconded by Trustee Niedzwiedz. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins  
Village Clerk

**VILLAGE OF NORTH AURORA**  
**COMMITTEE OF THE WHOLE MEETING MINUTES**  
**Monday, December 18, 2023**

Due to the COVID-19 pandemic, the Village Board meeting was conducted live remotely via telecommunications.

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**ROLL CALL**

**In attendance:** Mayor Mark Gaffino, Trustee Jason Christiansen, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Todd Niedzwiedz, Trustee Carolyn Salazar

**Staff in attendance:** Village Administrator Steve Bosco, Finance Director Jason Paprocki, Community & Economic Development Director Nathan Darga, Village Attorney Kevin Drendel, Public Works Director Brian Richter, Police Chief Joe DeLeo.

**AUDIENCE COMMENTS** – None

**TRUSTEE COMMENTS** - None

**DISCUSSION**

**1. Liquor Code Updates**

Administrator Bosco explained that the Village created a “Class Q” liquor license in November for banquet halls. At that time, there had been no consideration of whether or not a facility would need a supplemental entertainment license. Bosco requested the Village Board’s feedback on amending the supplemental entertainment license section of the Village’s code to allow live entertainment at banquet halls. The supplemental liquor license currently had two subcategories, one for performers using minimal amplification and a second for live, and/or amplified entertainment. The supplemental license was currently available to restaurants, the suggested amendment would allow it to be available to banquet halls.

The Village Board was in favor of adopting the amendment to the liquor code.

**2. Q-Class and SE-Class Liquor Licenses (Sage Banquets)**

Administrator Bosco stated that Sage Event Space, located at 1167 Oak Street was seeking a “Class Q” liquor license. Per the Village’s code, the request was brought before the Committee of the Whole first. Sage Event Space was also requesting the just previously discussed, supplemental license to have live bands at their banquet hall event space.

Bosco explained the process, that if the Village Board did take issue with the “Class Q” license request, it would go before the Board for approval. Then there would be a second consideration for the supplemental entertainment. In the first year that a business wants a supplemental entertainment “B” license, it goes before the Village Board for approval. After the first year it is approved, the Liquor Commissioner has the ability to reissue the license without Board approval.

Bosco told the Village Board that Sage Event Space’s anticipated hours of operation were 7:00 am to 11:00 pm, Sunday through Thursday with the event ending at 10:00 pm and the premises vacated by

11:00 pm. Also, 7:00 am to 12:00 am, Friday and Saturday with the event ending at 11:30 pm and the premises vacated by 12:30 am. The business is located approximately 520 feet from the nearest residence.

Mayor Gaffino asked what approach would be taken to maintain a reasonable noise level while surrounding businesses were open for business. Business owners Tiffany and Kendall Nesbitt were on hand to address the concern. Mrs. Nesbitt stated that while there may be baby showers during the day. She did not believe the volume of music would be bothersome. There was further discussion regarding this and what, if any, stipulations could be added to the supplemental license.

Administrator Bosco explained that the noise ordinance was 10pm on Friday and Saturday nights and 9pm on the weekdays, however if the Board wanted to add specific stipulations, it was an option.

Trustee Salazar asked if it would be an option to approve the supplemental license and then go back and make changes should a problem arise. Administrator Bosco explained that having gone through recent liquor hearings, it would be a long process to go back after the fact and then go through the process of determining whether or not someone violated liquor license and whether or not you can add a fine as well as determining what would be an acceptable fine.

Trustee Christiansen asked whether or not the renewal length could be shortened, Attorney Drendel suggested a periodic review, especially within the first year of a license. He also suggested adding the option of imposing addition restrictions upon review of a license.

The Board ultimately decided to keep the supplemental entertainment license (B) as it is.

### **3. Utility Tax**

Administrator Bosco explained that earlier in the evening, the Board approved a question for a referendum request that would help to fund the new public works facility. Village staff had looked at multiple ways to fund the building. While the easiest way to fund the building would be the referendum, in the event that does not pass staff discovered that raising the utility tax along with the Village's annual transfer of funds from the General Fund to the Capital Fund could cover the annual debt payment for the building.

Bosco asked the Village Board if the Village should bring back an ordinance to increase the utility taxes, have that in place which would allow the Village to get the bid process started in the spring and know that there would be a dedicated funding source. Bosco explained that the ordinance could say that should a referendum be approved, the utility tax would not go into effect.

Director Paprocki gave an overview of the utility tax. He stated that the utility taxes were electricity tax, natural gas and telecommunications tax. The Village has not increase the tax on these since 2009. The electricity and natural gas taxes are used for capital funding. The telecommunication tax goes into the general fund. Paprocki went on to explain how the electricity rate is determined and stated that should there be an increase in electricity rate, residents would see a \$15 to \$30 annual increase.

Paprocki then spoke about the natural gas tax. He stated that the rate is charged on gas cost and delivery charges. The Village's current rate was 3% with a maximum of 5%. If the Village were to adopt an increase, residents would see \$15-\$30 annual increase in their bills.

The telecommunications tax is charged on landline telephones, text and talk mobile, paging services, and two-way radios. These taxes are not applicable to cell phone package plans. The Village's current rate was 4% with the most that can be charged being 6%.

Director Paprocki stated that if the utility taxes were raised to the maximum allowed, the Village would receive approximately \$512,500 annually, which would be an additional \$30-\$60 annual increase for residents.

Trustee Guethle stated that he believed that the referendum would pass and there was no need to implement any other tax increase.

Trustee Curtis was in agreement with Trustee Guethle. She stated that implementing this would be adding to an affordability crisis.

Administrator Bosco spoke about the timing of the request, approving an increase now rather than waiting to see whether the referendum passes. He said that with a guaranteed source of income, the project could start to be bid out, avoiding the increased costs of construction as time elapses with a guaranteed maximum price.

Trustee Salazar asked for clarification on whether or not the tax increase could be rescinded should the referendum passes. Administrator Bosco stated that the increase would not go into effect if the referendum passed.

There was discussion on the negatives and benefits of waiting to pass a utility tax increase if the referendum does not pass.

Some Village Board members expressed concerns that in passing a utility tax increase prior to the referendum vote, the Village would appear to be “strong arming” residents into a “yes” vote. There was discussion regarding this concern.

#### **4. Oak Hill Common Area**

*Due to his proximity to the subject addressed in agenda item number four, Trustee Niedzwiedz recused himself and left the Village Boardroom at 7:58 p.m.*

Administrator Bosco stated that the agenda item was in regard to an earlier in the evening vote about the Oak Hill HOA possibly dissolving and what that means for the subdivision’s land and the common area that they currently own.

Administrator Bosco stated that there were three things to consider with the Oak Hill HOA dissolution, the first being who maintains the common area and how is it paid for. The area is maintained by an SSA that can collect money from the tax payers of that subdivision. The levy has been collecting \$10,000 annually for the past few years for future pond improvements in the subdivision. Director Paprocki planned on being in contact with the HOA management company to advise them of the additional SSA funds that were approved earlier during the Village Board meeting, to prevent the residents of the subdivision from being double charged.

The second issue concerns the subdivision’s pond. Bosco said that there had been erosion concerns that would eventually need to be addressed. It was being arranged for the pond to have an engineering assessment for future repairs. The cost of those repairs would be factored into the assessment of next year’s tax levy for the subdivision.

The third issue was regarding the communal property in Oak Hill. These properties consist of the pond as well as other open spaces. Would the Village want to take title to these common areas? This would give the Village the ability to treat the land as any other Village owned property. In order for the HOA to deed the property to the Village, there would need to be an active HOA. The Oak Hill HOA would like to know if the Village would be willing to take the property, if so, they would need to remain an active HOA.

until the property was deeded, prior to dissolving. If the Village opts not to take the property, the Village would still maintain the land but it would be owned by the HOA, a defunct entity.

Attorney Drendel explained some of the risks and rewards of taking the Oak Hill common properties. He also suggested that this may become a more frequent issue, and questioned whether or not the decision here would set precedent.

There was discussion amongst the Village Board regarding these topics.

Administrator Bosco advised the Board to view this circumstance as a unique but should the Board choose to take the property, bear in mind precedent and stipulate why they came to the decision.

Trustee Curtis asked for clarification that if the Village chose to take the property, it could maintain a levy on it for maintenance purposes. Administrator Bosco confirmed that to be true.

The Village Board was in favor of taking the property with stipulations on why it had chosen to do so, and maintaining the SSA for the subdivision.

*Trustee Niedzwiedz returned to the meeting at 8:26*

#### **EXECUTIVE SESSION –Property Acquisition**

#### **ADJOURNMENT TO EXECUTIVE SESSION-**

Motion to adjourn to Executive Session made by Trustee Guethle and seconded by Trustee Christiansen. All in favor. **Motion approved.**

#### **RETURN FROM EXECUTIVE SESSION-**

#### **CALL TO ORDER**

Mayor Gaffino called the meeting to order.

#### **ROLL CALL**

**In attendance:** Mayor Mark Gaffino, Trustee Jason Christiansen, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Todd Niedzwiedz, Trustee Carolyn Salazar

**Staff in attendance:** Village Administrator Steve Bosco, Finance Director Jason Paprocki, Public Works Director Brian Richter, Village Attorney Kevin Drendel

#### **ADJOURNMENT**

Motion to adjourn made by Trustee Lowery and seconded by Trustee Salazar. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins  
Village Clerk

# Accounts Payable

## To Be Paid Proof List

User: ablasr  
Printed: 01/05/2024 - 9:29AM  
Batch: 00501.01.2024



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
<hr/>									
Director, Illinois State Police, Illinois State Police 468522									
12202023	12/20/2023	4,234.53	0.00	01/05/2024				No	0
01-440-4799 Misc.				Property Forfeiture Orders					
		<hr/>							
12202023 Total:		4,234.53							
		<hr/>							
Director, Illinois State Poli		4,234.53							
Testing Service Corporaton 014450									
IN127399	6/30/2023	8,150.00	0.00	01/05/2024				No	0
21-452-4501 Contractual Services				PW Facility Soil Borings					
		<hr/>							
IN127399 Total:		8,150.00							
		<hr/>							
Testing Service Corporaton		8,150.00							
WBK Engineering, LLC 467655									
24856	9/30/2023	2,965.66	0.00	01/05/2024				No	0
21-452-4255 Engineering				PW Facility Site Design					
		<hr/>							
24856 Total:		2,965.66							
		<hr/>							
WBK Engineering, LLC To		2,965.66							



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			

Woodman's Food Market, Inc.									
035760									
12192024	12/19/2023	250.00	0.00	01/05/2024				No	0
01-490-4761 Beautification Committee				Holiday Property Program Winner Gift Cards					
12192024 Total:		250.00							
Woodman's Food Market, I		250.00							
Report Total:		15,600.19							

# Accounts Payable

## To Be Paid Proof List

User: ablasr  
Printed: 01/11/2024 - 1:45PM  
Batch: 00502.01.2024



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
<hr/>									
472-500 Clearwater Dr LLC 468523									
12212023-01	12/21/2023	195.00	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Sprinkler Fee Refund					
12212023-01 Total:		195.00							
12212023-02	12/21/2023	135.00	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Sprinkler Fee Refund					
12212023-02 Total:		135.00							
472-500 Clearwater Dr LL		330.00							
<hr/>									
ABC Carpet Cleaning									
038040									
12162023-01	12/16/2023	1,050.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Carpet Cleaning- VH					
12162023-01 Total:		1,050.00							
12162023-02	12/16/2023	1,850.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Carpet Cleaning- PD					
12162023-02 Total:		1,850.00							
ABC Carpet Cleaning Tota		2,900.00							

Alexander Negro

AP-To Be Paid Proof List (01/11/2024 - 1:45 PM)

\*\*\* means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
468235									
12192023-01	12/19/2023	45.82	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Water Credit Refund					
12192023-01 Total:		45.82							
12192023-02	12/19/2023	1.50	0.00	12/15/2023				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
12192023-02 Total:		1.50							
Alexander Negro Total:		47.32							
Altorfer Industries, Inc.									
467830									
PM6A0022285	11/30/2023	179.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Transfer Switch Inspection- PD					
PM6A0022285 Total:		179.00							
PM6A0022372	12/4/2023	3,165.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Inspection & Maintenance- PD					
PM6A0022372 Total:		3,165.00							
Altorfer Industries, Inc. To		3,344.00							
Amalgamated Bank									
024400									
11012023	11/1/2023	475.00	0.00	12/15/2023				No	0
32-430-4709 Fiscal Agent Fees				Paying Agent Fee					
11012023 Total:		475.00							
Amalgamated Bank Total:		475.00							

Anderson Pest Solutions

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
019770									
5528058	12/3/2023	103.95	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Pest Control- VH					
5528058 Total:		103.95							
55529401	12/3/2023	98.45	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Pest Control- PD					
55529401 Total:		98.45							
56526881	1/7/2024	91.95	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Pest Control- TPs					
56526881 Total:		91.95							
Anderson Pest Solutions To		294.35							
AT&T Mobility									
468386									
*** 287322262314	12/19/2023	286.96	0.00	12/15/2023				No	0
01-430-4652 Phones and Connectivity				Cell Phone- Admin 11/20 - 12/19					
287322262314 Total:		286.96							
*** 287322262477	12/19/2023	126.36	0.00	12/15/2023				No	0
01-441-4652 Phones and Connectivity				Cell Phone- CommDev 11/20 - 12/19					
287322262477 Total:		126.36							
*** 287322277733	12/19/2023	709.36	0.00	12/15/2023				No	0
01-445-4652 Phones and Connectivity				Cell Phone- PW 11/20 - 12/19					
287322277733 Total:		709.36							
*** 287322279371	12/19/2023	453.44	0.00	12/15/2023				No	0
60-445-4652 Phones and Connectivity				Cell Phone- Water 11/20 - 12/19					
287322279371 Total:		453.44							
*** 287322279713	12/19/2023	1,355.49	0.00	12/15/2023				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
01-440-4652 Phones and Connectivity				Cell Phone- PD 11/20 - 12/19					
287322279713 Total:		1,355.49							
AT&T Mobility Total:		2,931.61							
Aurora Area Convention									
003770									
11302023	11/30/2023	2,586.55	0.00	12/15/2023	No0				
15-430-4752 90% Tourism Council				Sunstar Hotel Tax/ Oct 2023					
11302023 Total:		2,586.55							
*** 12052023	12/5/2023	3,585.82	0.00	12/15/2023	No0				
15-430-4752 90% Tourism Council				Akshar Hotel Tax/ Oct 2023					
*** 12052023	12/5/2023	4,473.62	0.00	12/15/2023	No0				
15-430-4752 90% Tourism Council				Akshar Hotel Tax/ Sept 2023					
12052023 Total:		8,059.44							
12062023	12/6/2023	3,762.79	0.00	12/15/2023	No0				
15-430-4752 90% Tourism Council				Akshar Hotel Tax/ Nov 2023					
12062023 Total:		3,762.79							
12212023	12/21/2023	2,023.63	0.00	12/15/2023	No0				
15-430-4752 90% Tourism Council				Sunstar Hotel Tax/ Nov 2023					
12212023 Total:		2,023.63							
Aurora Area Convention To		16,432.41							
Aurora Sign Co.									
041460									
01042024	1/4/2024	11,385.50	0.00	12/15/2023	No0				
01-445-4799 Misc. Expenditures				NA Towne Center Sign Removal- Final					
01042024 Total:		11,385.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Aurora Sign Co. Total:	11,385.50							
B & F Construction 015600									
18607	12/8/2023	7,806.64	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Building Inspections- Nov 2023					
	18607 Total:	7,806.64							
63302	11/28/2023	1,265.42	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Plan Review- 461 Pheasant Hill Dr					
	63302 Total:	1,265.42							
63303	11/28/2023	1,049.80	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Plan Review-345 Pheasant Hill Dr					
	63303 Total:	1,049.80							
63305	11/28/2023	1,236.71	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Plan Review- 2926 Hampton Ave					
	63305 Total:	1,236.71							
63442	12/15/2023	1,369.26	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Plan Review- NA Towne Center					
	63442 Total:	1,369.26							
63448	12/15/2023	895.01	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Plan Review- Crave Hot Dogs BBQ					
	63448 Total:	895.01							
63479	12/20/2023	312.98	0.00	12/15/2023				No	0
01-441-4276 Inspection Services				Plan Review- Smart Start Academy					
	63479 Total:	312.98							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
<hr/>									
B & F Construction Total:		13,935.82							
BMI									
044400									
51431367	1/2/2024	435.00	0.00	12/15/2023				No	0
15-430-4751 North Aurora Days Expenses				NA Days License 2024					
<hr/>									
51431367 Total:		435.00							
<hr/>									
BMI Total:		435.00							
Brandt Excavating Inc									
468418									
12122023	12/12/2023	8,500.00	0.00	12/15/2023				No	0
60-445-4568 Watermain Rprs. & Rplcmnts.				LSL Replacement- 321 Farview & 322 Hillside					
<hr/>									
12122023 Total:		8,500.00							
<hr/>									
Brandt Excavating Inc Tota		8,500.00							
C & R Specialists									
008640									
12192023	12/19/2023	760.64	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Repairs- Truck #195					
<hr/>									
12192023 Total:		760.64							
<hr/>									
C & R Specialists Total:		760.64							
C. O. P. S. Testing Service									
010080									
108693	12/22/2023	175.00	0.00	12/15/2023				No	0
01-439-4380 Recruit Testing				Pre-Employment Poly Testing- Marquez					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	108693 Total:	175.00							
	C. O. P. S. Testing Service	175.00							
Camic Johnson, LTD. 03989 *** 156	12/26/2023	350.00	0.00	12/15/2023				No	0
01-440-4260 Legal				Adjudication Hearing 12/20/23					
	156 Total:	350.00							
	Camic Johnson, LTD. Tota	350.00							
Carus Corporation 033300									
SLS 10111487	12/14/2023	794.90	0.00	12/15/2023				No	0
60-445-4437 Chemicals - Water Treatment				HMO- WTP					
	SLS 10111487 Total:	794.90							
	Carus Corporation Total:	794.90							
Certified Laboratories Division 048600									
8499323	12/14/2023	407.45	0.00	12/15/2023				No	0
01-445-4870 Equipment				Quick Start, Foam Aerosol					
	8499323 Total:	407.45							
	Certified Laboratories Divi	407.45							
Cintas Corporation 041590									
4177532936	12/19/2023	71.80	0.00	12/15/2023				No	0



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
01-445-4520 Public Buildings Rpr & Mtce				Towel & Rug Cleaning- PW Garage					
4177532936 Total:		71.80							
5187338074	12/7/2023	120.17	0.00	12/15/2023				No	0
01-445-4870 Equipment				First Aid Supplies- PW Garage					
5187338074 Total:		120.17							
5188163248	12/12/2023	28.03	0.00	12/15/2023				No	0
60-445-4422 Safety Supplies				First Aid Supplies- ETP					
5188163248 Total:		28.03							
5188163280	12/12/2023	32.03	0.00	12/15/2023				No	0
60-445-4422 Safety Supplies				First Aid Supplies- WTP					
5188163280 Total:		32.03							
Cintas Corporation Total:		252.03							
City of Aurora									
027870									
226690	12/14/2023	579.50	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Water Testing- Nov 2023					
226690 Total:		579.50							
City of Aurora Total:		579.50							
Colliers International									
468525									
12192023-01	12/19/2023	176.41	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Water Credit Refund					
12192023-01 Total:		176.41							
12192023-02	12/19/2023	2.91	0.00	12/15/2023				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	12192023-02 Total:	2.91							
	Colliers International Total	179.32							
Colliflower Inc- Baltimore 032030									
02206207	12/19/2023	620.10	0.00	12/15/2023				No	0
60-445-4870 Equipment				Hose And Fittings For 3" Pump					
	02206207 Total:	620.10							
	Colliflower Inc- Baltimore	620.10							
Comcast 040740									
189200167	1/1/2024	839.51	0.00	12/15/2023				No	0
01-440-4652 Phones and Connectivity				Police Lead Circuit					
	189200167 Total:	839.51							
	Comcast Total:	839.51							
Commonwealth Edison 000330									
*** 0146092024	12/6/2023	97.59	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 4 S Willowway					
*** 0146092024	12/6/2023	116.84	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 1600 Orchard Gateway					
	0146092024 Total:	214.43							
*** 0562144049	12/6/2023	117.18	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 1802 Orchard Gateway					
	0562144049 Total:	117.18							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
*** 0795092063	12/15/2023	11.15	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 355 Moorfield					
0795092063 Total:		11.15							
*** 0831091279	12/6/2023	47.71	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 19 N Lincolnway					
0831091279 Total:		47.71							
*** 0835082016	12/5/2023	67.35	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 1901 Orchard Gateway					
0835082016 Total:		67.35							
*** 0903075187	12/15/2023	11.15	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 1197 Comiskey					
0903075187 Total:		11.15							
*** 1047147081	12/6/2023	130.96	0.00	12/15/2023				No	0
01-445-4660 Street Lighting				Silo Lighting/ 8 W State					
1047147081 Total:		130.96							
*** 1083133047	12/5/2023	24.14	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 1051 Kettle Ave					
1083133047 Total:		24.14							
*** 1313136025	12/7/2023	65.91	0.00	12/15/2023				No	0
60-445-4662 Utility				Water Tower Electric					
1313136025 Total:		65.91							
*** 1344158042	12/6/2023	165.75	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ 12 Orchard Gateway					
1344158042 Total:		165.75							
*** 1425064018	12/8/2023	93.59	0.00	12/15/2023				No	0
10-445-4660 Street Lighting and Poles				Street Lights/ Rt56 & Rt25					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	1425064018 Total:	93.59							
*** 1743032047	12/15/2023	11.15	0.00	12/15/2023	Street Lights/ 1193 Comiskey			No	0
10-445-4660 Street Lighting and Poles									
	1743032047 Total:	11.15							
*** 1776122038	12/6/2023	76.58	0.00	12/15/2023	Street Lights/ Orchard Gateway & Deerpath			No	0
10-445-4660 Street Lighting and Poles									
	1776122038 Total:	76.58							
*** 1875021089	12/6/2023	207.19	0.00	12/15/2023	Street Lights/ Orchard & Oak			No	0
10-445-4660 Street Lighting and Poles									
	1875021089 Total:	207.19							
*** 2313121105	12/6/2023	148.35	0.00	12/15/2023	Street Lights/ Comiskey & Orchard			No	0
10-445-4660 Street Lighting and Poles									
	2313121105 Total:	148.35							
*** 2963079050	12/6/2023	119.73	0.00	12/15/2023	Street Lights/ Orchard & White Oak			No	0
10-445-4660 Street Lighting and Poles									
	2963079050 Total:	119.73							
*** 3147017028	12/6/2023	205.08	0.00	12/15/2023	Street Lights/ Orchard &			No	0
10-445-4660 Street Lighting and Poles									
	3147017028 Total:	205.08							
*** 3771153008	12/15/2023	2,902.17	0.00	12/15/2023	Street Lights			No	0
10-445-4660 Street Lighting and Poles									
	3771153008 Total:	2,902.17							
*** 4007024020	12/1/2023	2,645.14	0.00	12/15/2023	Street Lights/ 211 River Road			No	0
10-445-4660 Street Lighting and Poles									
*** 4007024020	12/14/2023	2,828.12	0.00	12/15/2023	Street Lights/ 211 River Road			No	0
10-445-4660 Street Lighting and Poles									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	4007024020 Total:	5,473.26							
	Commonwealth Edison To	10,092.83							
Core & Main 039040									
T438218	12/1/2023	136.00	0.00	12/15/2023				No	0
60-445-4423 Tools				Reed Hydrant Wrench					
	T438218 Total:	136.00							
U101346	12/15/2023	729.00	0.00	12/15/2023				No	0
60-445-4568 Watermain Rprs. & Rplcmnts.				Water Main Repair Couplings (2)					
	U101346 Total:	729.00							
	Core & Main Total:	865.00							
DACRA Adjudication Systems 467842									
DT-2023-12-037	12/31/2023	2,500.00	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Adjudication					
	DT-2023-12-037 Total:	2,500.00							
	DACRA Adjudication Syst	2,500.00							
Drendel & Jansons Law Group 028580									
8351	12/1/2023	1,933.75	0.00	12/15/2023				No	0
01-430-4260 Legal				Legal Services- Liquor/ Nov 2023					
	8351 Total:	1,933.75							
8352	12/1/2023	1,981.00	0.00	12/15/2023				No	0
60-445-4260 Legal				Legal Services- PD/ Dec 2023					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	8352 Total:	1,981.00							
8353	12/1/2023	416.00	0.00	12/15/2023				No	0
60-445-4260 Legal				Private Property Water Main Agreement/ Dec 2023					
	8353 Total:	416.00							
8376	12/1/2023	3,663.06	0.00	12/15/2023				No	0
01-430-4260 Legal				Legal Services- Gen, Admin, Fin/ Nov 2023					
	8376 Total:	3,663.06							
8577-01	12/9/2023	2,294.50	0.00	12/15/2023				No	0
01-441-4260 Legal				Legal Services- CommDev/ Dec 2023					
	8577-01 Total:	2,294.50							
8577-02	12/9/2023	640.25	0.00	12/15/2023				No	0
90-000-E258 TCD -Logistics Ice Cream Dr				Legal Services- SSA Review/ Dec 2023					
	8577-02 Total:	640.25							
8577-04	12/9/2023	315.25	0.00	12/15/2023				No	0
01-445-4260 Legal				Legal Services- Tanner, Remington Settlement Agreement/					
	8577-04 Total:	315.25							
8577-05	12/9/2023	273.00	0.00	12/15/2023				No	0
90-000-E288 NA Fire Department				Legal Services- Fire District/ Dec 2023					
	8577-05 Total:	273.00							
8577-06	12/9/2023	429.00	0.00	12/15/2023				No	0
90-000-E250 Opus - Valley Green Project				Legal Services- Opus/ Dec 2023					
	8577-06 Total:	429.00							
	Drendel & Jansons Law Gr	11,945.81							

Duke & Lee's Johnson's Garage & Towing, Inc.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
045190									
081081	12/15/2023	435.47	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Repair- Truck #186					
	081081 Total:	435.47							
	Duke & Lee's Johnson's Ga	435.47							
Dynegy Energy Services									
048750									
146531123121-01	12/18/2023	7,794.28	0.00	12/15/2023				No	0
60-445-4662 Utility				Well #9 11/14 - 12/14					
	146531123121-01 Total:	7,794.28							
146531123121-02	12/18/2023	7,156.62	0.00	12/15/2023				No	0
60-445-4662 Utility				Well #7 11/6 - 12/6					
	146531123121-02 Total:	7,156.62							
146531123121-03	12/18/2023	10,755.24	0.00	12/15/2023				No	0
60-445-4662 Utility				Well #4/ WTP 11/3 - 12/5					
	146531123121-03 Total:	10,755.24							
146531123121-04	12/18/2023	10,788.99	0.00	12/15/2023				No	0
60-445-4662 Utility				Well #5/ ETP 11/6 - 12/6					
	146531123121-04 Total:	10,788.99							
146531123121-05	12/18/2023	6,920.51	0.00	12/15/2023				No	0
60-445-4662 Utility				Well #8 11/2 - 12/4					
	146531123121-05 Total:	6,920.51							
146531123121-06	12/18/2023	3,352.96	0.00	12/15/2023				No	0
60-445-4662 Utility				Well #6 11/1 - 12/3					
	146531123121-06 Total:	3,352.96							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Dynegy Energy Services To	46,768.60							
Engineering Enterprises, Inc. 467917									
78994	12/22/2023	10,340.95	0.00	12/15/2023				No	0
19-438-4255 Engineering				Airport & Rt 31 Engineering/ Nov 2023					
78994 Total:		10,340.95							
78995	12/22/2023	2,551.78	0.00	12/15/2023				No	0
60-445-4255 Engineering				LSLR Program/ Nov 2023					
78995 Total:		2,551.78							
78996	12/22/2023	3,259.00	0.00	12/15/2023				No	0
60-445-4255 Engineering				Water Distribution System Model/ Nov 2023					
78996 Total:		3,259.00							
78998	12/22/2023	1,357.00	0.00	12/15/2023				No	0
21-450-4255 Engineering				Orchard Gateway Ph2 Design/ Nov 2023					
78998 Total:		1,357.00							
78999	12/22/2023	953.00	0.00	12/15/2023				No	0
60-445-4255 Engineering				Water System Meter Plan/ Nov 2023					
78999 Total:		953.00							
79000	12/22/2023	407.00	0.00	12/15/2023				No	0
90-000-E277 Sprint Equip Remove-Watch Hill				Sprint Equipment Review & Inspection/ Nov 2023					
79000 Total:		407.00							
Engineering Enterprises, In		18,868.73							
Euclid Managers 049670									
12132023	12/13/2023	542.33	0.00	12/15/2023				No	0



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
01-000-2057 Short-Term Disability				Short-Term Disability- Jan 2024					
12132023 Total:		542.33							
Euclid Managers Total:		542.33							
Feece Oil									
031060									
4037806	12/7/2023	4,331.35	0.00	12/15/2023				No	0
71-000-1340 Gas/Diesel Escrow				Mid-Grade Fuel					
4037806 Total:		4,331.35							
4037807	12/7/2023	1,812.20	0.00	12/15/2023				No	0
71-000-1340 Gas/Diesel Escrow				DieselFuel					
4037807 Total:		1,812.20							
Feece Oil Total:		6,143.55							
Fifth Third Bank									
028450									
DA10272023-01	9/28/2023	80.92	0.00	12/15/2023				No	0
01-430-4370 Conferences & Travel				Halloween Tuxedo Jacket- Gaffino/ Amazon					
DA10272023-01 Total:		80.92							
DA10272023-02	9/28/2023	1,790.00	0.00	12/15/2023				No	0
01-430-4130 Health Insurance				GIS Training Class- Orr/ ESRI					
DA10272023-02 Total:		1,790.00							
DA10272023-03	10/16/2023	131.55	0.00	12/15/2023				No	0
01-430-4420 IT Supplies				Computer Speakers, Laptop Power Supply/ Amazon					
DA10272023-03 Total:		131.55							
DA10272023-04	10/18/2023	35.50	0.00	12/15/2023				No	0
01-430-4420 IT Supplies				Monitor Stand- Darga/ Amazon					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	DA10272023-04 Total:	35.50							
DA10272023-05	10/19/2023	195.50	0.00	12/15/2023				No	0
01-430-4420 IT Supplies				Monitor Cables/ Amazon					
	DA10272023-05 Total:	195.50							
DA10272023-06	10/20/2023	13.48	0.00	12/15/2023				No	0
01-430-4420 IT Supplies				CR2032 Batteries/ Amazon					
	DA10272023-06 Total:	13.48							
	Fifth Third Bank Total:	2,246.95							
Fox Metro									
029650									
01032024	1/3/2024	180.00	0.00	12/15/2023				No	0
60-445-4480 New Meters,rprs. & Rplcmts.				New Service Inspections (6)					
	01032024 Total:	180.00							
	Fox Metro Total:	180.00							
FOX METRO WRD									
045480									
*** N02-0164	12/27/2023	82.50	0.00	12/15/2023				No	0
01-445-4662 Utility				Sewer Bill- VH Garage 9/30 - 11/30					
	N02-0164 Total:	82.50							
*** N02-5182	12/27/2023	30.00	0.00	12/15/2023				No	0
01-445-4662 Utility				Sewer Bill- PW Garage 9/30 - 11/30					
	N02-5182 Total:	30.00							
*** N02-5784	12/27/2023	82.50	0.00	12/15/2023				No	0
01-445-4662 Utility				Sewer Bill- PD Garage 9/30 - 11/30					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	N02-5784 Total:	82.50							
	FOX METRO WRD Total:	195.00							
Frank Marshall Electric 028510									
91839	12/6/2023	3,630.00	0.00	12/15/2023				No	0
60-445-4565 Water Well Rpr & Mtce				Preventative Maintenance- VH					
	91839 Total:	3,630.00							
91840	12/6/2023	282.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Bollard Repair- PD					
	91840 Total:	282.00							
91845	12/11/2023	1,171.56	0.00	12/15/2023				No	0
01-445-4530 Public Grounds/Parks Maint				Riverfront Park Light Repair					
	91845 Total:	1,171.56							
	Frank Marshall Electric To	5,083.56							
Global Water Technology, Inc. 467862									
102937	12/15/2023	218.30	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Water Treatment- Dec 2023/ VH & PD					
	102937 Total:	218.30							
	Global Water Technology,	218.30							
Grundfos CBS, Inc 468484									
1900344822	12/8/2023	2,512.81	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Water Booster Pump					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	1900344822 Total:	2,512.81							
	Grundfos CBS, Inc Total:	2,512.81							
Hach Company									
014100									
13856192	12/19/2023	92.60	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Ph Probe Supplies					
	13856192 Total:	92.60							
13856197	12/28/2023	364.35	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Ph Probe Supplies					
	13856197 Total:	364.35							
138596647	12/21/2023	1,284.00	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Ph Probe Supplies					
	138596647 Total:	1,284.00							
13861850	12/19/2023	8,862.86	0.00	12/15/2023				No	0
60-445-4875 Capital Improvements				CL-17, Tubing Kit, Service Partnership					
	13861850 Total:	8,862.86							
13863157	12/27/2023	46.10	0.00	12/15/2023				No	0
60-445-4875 Capital Improvements				CL-17 Cell Cleaning Kit					
	13863157 Total:	46.10							
13867334	1/2/2024	4,362.49	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Water Testing Supplies					
	13867334 Total:	4,362.49							
	Hach Company Total:	15,012.40							

Harmonic Heating & Air Conditioning

AP-To Be Paid Proof List (01/11/2024 - 1:45 PM)

\*\*\* means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
047680									
I-15654-1	12/22/2023	240.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				1.5 hours Labor- PD					
	I-15654-1 Total:	240.00							
	Harmonic Heating & Air C	240.00							
Heartland Business Systems, LLC									
468486									
632782-H	9/7/2023	1,422.96	0.00	12/15/2023				No	0
71-430-4870 Equipment				DMS Implementation					
	632782-H Total:	1,422.96							
634731-H	9/13/2023	285.00	0.00	12/15/2023				No	0
71-430-4870 Equipment				DMS Implementation					
	634731-H Total:	285.00							
637179-H	9/20/2023	1,023.75	0.00	12/15/2023				No	0
71-430-4870 Equipment				DMS Implementation					
	637179-H Total:	1,023.75							
	Heartland Business System	2,731.71							
Herrmann and Sons Farm									
051020									
11292023	11/29/2023	12,016.60	0.00	12/15/2023				No	0
01-445-4532 Tree Service				Leaf Disposal					
	11292023 Total:	12,016.60							
	Herrmann and Sons Farm T	12,016.60							

Hook-Fast Specialties, Inc

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
010410									
373792	12/19/2023	285.60	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				Collar Insignia Patrol (20)					
373792 Total:		285.60							
Hook-Fast Specialties, Inc		285.60							
Hydrox Laboratories									
468419									
0239672-IN	12/13/2023	84.00	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Hydrogen Peroxide					
0239672-IN Total:		84.00							
Hydrox Laboratories Total:		84.00							
ILLCO Inc.									
040110									
1423956	11/30/2023	562.95	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Valves					
1423956 Total:		562.95							
1424003	12/1/2023	298.85	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Valves					
1424003 Total:		298.85							
1424004	12/1/2023	51.25	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Thermostat					
1424004 Total:		51.25							
1424814	12/21/2023	464.66	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				Valves & Cap					
1424814 Total:		464.66							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
ILLCO Inc. Total:		1,377.71							
Illinois Public Works									
039690									
2321	12/11/2023	250.00	0.00	12/15/2023				No	0
01-445-4390 Dues & Meetings			IPWMANN Dues 2024						
2321 Total:		250.00							
Illinois Public Works Total		250.00							
Illinois State Police Bureau of									
041810									
20231103557	1/1/2024	113.00	0.00	12/15/2023				No	0
01-440-4799 Misc.			Liquor License Fingerprints- Nov 2023						
20231103557 Total:		113.00							
Illinois State Police Bureau		113.00							
IML Risk Management Association									
003210									
11272023	11/27/2023	3,664.61	0.00	12/15/2023				No	0
14-430-4944 Liability Coverage			2024 Contribution						
11272023 Total:		3,664.61							
IML Risk Management Ass		3,664.61							
Industrial Door Company									
044430									
121101	10/31/2023	395.00	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint			Garage Door Remotes (4) For Gate						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	121101 Total:	395.00							
	Industrial Door Company T	395.00							
ISARC 467783 01012024	1/1/2024	75.00	0.00	12/15/2023				No	0
01-440-4558 Emergency Management				Annual Membership					
	01012024 Total:	75.00							
	ISARC Total:	75.00							
Janco Chemical Supply, Inc 000660 291559	12/7/2023	122.15	0.00	12/15/2023				No	0
01-445-4421 Custodial Supplies				Custodial Supplies- PD					
	291559 Total:	122.15							
	Janco Chemical Supply, In	122.15							
Jeffrey & Roxanne Murmann 468527 12182023	12/18/2023	161.88	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Water Credit Refund					
	12182023 Total:	161.88							
	Jeffrey & Roxanne Murma	161.88							
JSN Contractors Supply 041440 86704-01	12/26/2023	171.00	0.00	12/15/2023				No	0



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
18-445-4570 Sewers Rpr & Mtce				Green Marking Paint					
86704-01 Total:		171.00							
86704-02	12/26/2023	54.60	0.00	12/15/2023				No	0
60-445-4568 Watermain Rprs. & Rplcmnts.				Blue Marking Paint					
86704-02 Total:		54.60							
JSN Contractors Supply To		225.60							
Kane County Animal Control 031620									
12062023	12/6/2023	96.00	0.00	12/15/2023				No	0
01-440-4523 Animal Control				Animal Control- Nov 2023					
12062023 Total:		96.00							
Kane County Animal Cont		96.00							
Kane County Chiefs of 001920									
1645	12/18/2023	200.00	0.00	12/15/2023				No	0
01-440-4390 Dues & Meetings				Annual Dues- 2024					
1645 Total:		200.00							
Kane County Chiefs of Tot		200.00							
Kane County Division of 036170									
T-FY23-Q4-009	12/7/2023	589.17	0.00	12/15/2023				No	0
01-445-4545 Traffic Signs & Signals				KDOT Traffic Lights					
T-FY23-Q4-009 Total:		589.17							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	Kane County Division of T	589.17							
Kane County Recorder 010600									
NAUR101123	10/31/2023	80.00	0.00	12/15/2023	Publishing			No	0
01-441-4506 Publishing									
	NAUR101123 Total:	80.00							
NAUR102723	10/31/2023	58.00	0.00	12/15/2023	Water Lien Release			No	0
60-445-4506 Publishing									
	NAUR102723 Total:	58.00							
	Kane County Recorder Tot	138.00							
Kimball Midwest 467916									
101742235	12/18/2023	233.11	0.00	12/15/2023	Electric Terminals			No	0
01-445-4511 Vehicle Repair and Maint									
	101742235 Total:	233.11							
	Kimball Midwest Total:	233.11							
KnowBe4 Inc. 467951									
INV294906	12/6/2023	1,963.44	0.00	12/15/2023	User Training			No	0
01-430-4380 Training & Testing									
	INV294906 Total:	1,963.44							
INV294915	12/6/2023	1,090.80	0.00	12/15/2023	User Training			No	0
01-430-4380 Training & Testing									
	INV294915 Total:	1,090.80							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	KnowBe4 Inc. Total:	3,054.24							
Konica Minolta 024860									
290693964	11/30/2023	68.14	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD/ Nov 2023					
	290693964 Total:	68.14							
290694059	11/30/2023	110.54	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD/ Nov 2023					
	290694059 Total:	110.54							
290694244	11/30/2023	71.15	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD/ Nov 2023					
	290694244 Total:	71.15							
290694702	11/30/2023	71.15	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD/ Nov 2023					
	290694702 Total:	71.15							
290696948	11/30/2023	74.84	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD/ Nov 2023					
	290696948 Total:	74.84							
290697776	11/30/2023	46.67	0.00	12/15/2023				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD/ Nov 2023					
	290697776 Total:	46.67							
900009715723	12/28/2023	9.99	0.00	12/15/2023				No	0
01-430-4411 Office Expenses				AP Printer Maintenance 12/21 - 1/20					
	900009715723 Total:	9.99							
9009692399	12/14/2023	9.99	0.00	12/15/2023				No	0
01-430-4411 Office Expenses				AP Printer Maintenance 10/21 - 11/20					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
9009692399 Total:		9.99							
9009705824	12/22/2023	9.99	0.00	12/15/2023				No	0
01-430-4411 Office Expenses				AP Printer Maintenance	11/21 - 12/20				
9009705824 Total:		9.99							
Konica Minolta Total:		472.46							
Meade Electric Company, Inc.									
027140									
707107	12/20/2023	256.91	0.00	12/15/2023				No	0
01-445-4545 Traffic Signs & Signals				Cable Locate-	Monroe & State				
707107 Total:		256.91							
707108	12/19/2023	873.40	0.00	12/15/2023				No	0
01-445-4545 Traffic Signs & Signals				Cable Locate-	Randal & Ice Cream				
707108 Total:		873.40							
Meade Electric Company,		1,130.31							
Menards									
016070									
15240	9/21/2023	19.60	0.00	12/15/2023				No	0
01-445-4544 Storm Drain Maintenance				Concrete					
15240 Total:		19.60							
17780-01	11/1/2023	42.86	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Mouse Traps, Repellent					
17780-01 Total:		42.86							
17780-02	11/1/2023	64.89	0.00	12/15/2023				No	0
01-490-4759 Community Events				Christmas Decor, Spray Paint, Glitter					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	17780-02 Total:	64.89							
17788	11/1/2023	134.92	0.00	12/15/2023				No	0
60-445-4569	Water Tower Rpr & Mtce			Water Truck Control Piping					
	17788 Total:	134.92							
17791	12/22/2023	179.57	0.00	12/15/2023				No	0
60-445-4423	Tools			Tools For Truck- Schwickerath					
	17791 Total:	179.57							
18640	11/15/2023	194.70	0.00	12/15/2023				No	0
60-445-4562	Testing (water)			Water Sampling Fittings, Bleach					
	18640 Total:	194.70							
18658-01	11/15/2023	8.38	0.00	12/15/2023				No	0
60-445-4567	Treatment Plant Repair/Maint			Bucket For HMO Cleaning					
	18658-01 Total:	8.38							
18658-02	11/15/2023	159.87	0.00	12/15/2023				No	0
60-445-4870	Equipment			Water Truck Skid For Saw					
	18658-02 Total:	159.87							
19807	12/4/2023	183.00	0.00	12/15/2023				No	0
01-490-4759	Community Events			Christmas Decor, Timer, Tote Bags					
	19807 Total:	183.00							
19808	12/4/2023	3.00	0.00	12/15/2023				No	0
01-445-4411	Office Expenses			Sharpies					
	19808 Total:	3.00							
19829-01	12/4/2023	600.41	0.00	12/15/2023				No	0
60-445-4567	Treatment Plant Repair/Maint			HMO Cleaning Supplies					
	19829-01 Total:	600.41							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
19829-02	12/4/2023	2.19	0.00	12/15/2023				No	0
60-445-4799 Misc. Expenditures				Cough Drops					
19829-02 Total:		2.19							
19877	12/5/2023	37.15	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				TP Supplies					
19877 Total:		37.15							
19901	12/5/2023	86.73	0.00	12/15/2023				No	0
01-490-4759 Community Events				Christmas Decor, Extension Cord					
19901 Total:		86.73							
20027	12/7/2023	52.98	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				2X6 8" Studs, 1/2" Plywood					
20027 Total:		52.98							
20049	12/7/2023	80.00	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				2X10 8" Studs (10)					
20049 Total:		80.00							
20056	12/7/2023	11.36	0.00	12/15/2023				No	0
01-490-4759 Community Events				Timer- Music In The Park					
20056 Total:		11.36							
20239	12/11/2023	15.23	0.00	12/15/2023				No	0
01-490-4759 Community Events				Christmas Lights					
20239 Total:		15.23							
20281-01	12/12/2023	6.74	0.00	12/15/2023				No	0
01-490-4759 Community Events				Stud Sensor, Christmas Lights					
20281-01 Total:		6.74							
20281-02	12/12/2023	42.37	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Stud Sensor, Washers, Drill Bits					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	20281-02 Total:	42.37							
*** 20282	12/12/2023	14.96	0.00	12/15/2023				No	0
01-490-4759 Community Events				Christmas Lights					
	20282 Total:	14.96							
20359	12/13/2023	183.87	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Microwave- VH					
	20359 Total:	183.87							
20371	12/13/2023	27.38	0.00	12/15/2023				No	0
01-445-4870 Equipment				Gas Can, Funnel					
	20371 Total:	27.38							
20448	12/14/2023	19.81	0.00	12/15/2023				No	0
01-490-4759 Community Events				Christmas Decor Spray Paint					
	20448 Total:	19.81							
20620-01	12/18/2023	57.85	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Sampling Supplies					
	20620-01 Total:	57.85							
20620-02	12/18/2023	206.12	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				TP Supplies					
	20620-02 Total:	206.12							
20620-03	12/18/2023	80.24	0.00	12/15/2023				No	0
60-445-4568 Watermain Rprs. & Rplcmnts.				B-Box Repair Parts					
	20620-03 Total:	80.24							
20624	12/18/2023	57.16	0.00	12/15/2023				No	0
01-445-4421 Custodial Supplies				Custodial Supplies					
	20624 Total:	57.16							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
20804	12/21/2023	100.98	0.00	12/15/2023				No	0
01-445-4530 Public Grounds/Parks Maint				Tarps For Salt					
20804 Total:		100.98							
20852	10/22/2023	209.70	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Water Softener Salt- VH					
20852 Total:		209.70							
20876	12/22/2023	207.66	0.00	12/15/2023				No	0
60-445-4567 Treatment Plant Repair/Maint				TP Supplies, Custodial Supplies					
20876 Total:		207.66							
21086	12/27/2023	142.18	0.00	12/15/2023				No	0
60-445-4562 Testing (water)				Sampling Fittings, Ph Towels					
21086 Total:		142.18							
21165-01	12/29/2023	5.49	0.00	12/15/2023				No	0
60-445-4511 Vehicle Repair and Maint				Air Freshener					
21165-01 Total:		5.49							
21165-02	12/29/2023	10.89	0.00	12/15/2023				No	0
60-445-4799 Misc. Expenditures				Hand Cleaning Towels					
21165-02 Total:		10.89							
21165-03	12/29/2023	13.92	0.00	12/15/2023				No	0
60-445-4480 New Meters,rprs. & Rplcmts.				Tape For Meters					
21165-03 Total:		13.92							
21165-04	12/29/2023	291.06	0.00	12/15/2023				No	0
60-445-4423 Tools				Tools For Truck- Cook					
21165-04 Total:		291.06							
Menards Total:		3,555.22							



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
METRONET 467874									
12242023-01	12/24/2023	918.48	0.00	12/15/2023				No	0
01-430-4652 Phones and Connectivity				Phone, Internet 12/24 - 1/23					
12242023-01 Total:		918.48							
12242023-02	12/24/2023	742.72	0.00	12/15/2023				No	0
01-445-4652 Phones and Connectivity				Phone, Internet 12/24 - 1/23					
12242023-02 Total:		742.72							
12242023-03	12/24/2023	809.13	0.00	12/15/2023				No	0
60-445-4652 Phones and Connectivity				Phone, Internet 12/24 - 1/23					
12242023-03 Total:		809.13							
12242023-04	12/24/2023	698.51	0.00	12/15/2023				No	0
01-441-4652 Phones and Connectivity				Phone, Internet 12/24 - 1/23					
12242023-04 Total:		698.51							
12242023-05	12/24/2023	1,898.84	0.00	12/15/2023				No	0
01-440-4652 Phones and Connectivity				Phone, Internet 12/24 - 1/23					
12242023-05 Total:		1,898.84							
METRONET Total:		5,067.68							
Mid American Water 013680									
17642	12/18/2023	705.00	0.00	12/15/2023				No	0
01-445-4510 Equipment/IT Maint				Clamps					
17642 Total:		705.00							
Mid American Water Total:		705.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Midwest Occupational Health M.S. 051110									
211861	1/5/2024	130.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Random Testing					
211861 Total:		130.00							
Midwest Occupational Hea		130.00							
Miller Coffee Property, LLC 467786									
12282023	12/28/2023	40,000.00	0.00	12/15/2023				No	0
19-480-4784 TIF Reimbursements/Grants				Moka TIF Reimbursement #5					
12282023 Total:		40,000.00							
Miller Coffee Property, LL		40,000.00							
Motorola Solutions- STARCOM21 002980									
8040720231101	12/1/2023	653.00	0.00	12/15/2023				No	0
01-440-4652 Phones and Connectivity				StarCom- Dec 2023					
8040720231101 Total:		653.00							
Motorola Solutions- STAR		653.00							
North Aurora NAPA, Inc. 038730									
453705	11/29/2023	161.88	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Filters					
453705 Total:		161.88							
454107	12/4/2023	38.61	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Batteries					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	454107 Total:	38.61							
454161	12/5/2023	351.24	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Filters					
	454161 Total:	351.24							
454165	12/5/2023	56.04	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Oil Dry					
	454165 Total:	56.04							
454185	12/5/2023	38.61	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Batteries					
	454185 Total:	38.61							
454194	12/5/2023	371.36	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Battery Warrenty- Truck #167					
	454194 Total:	371.36							
454261	12/6/2023	70.56	0.00	12/15/2023				No	0
01-440-4511	Vehicle Repair and Maint			Squad Parts					
	454261 Total:	70.56							
454907	12/14/2023	2.36	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Spark Plug					
	454907 Total:	2.36							
454987	12/15/2023	63.69	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Pressure Switch- Truck #178					
	454987 Total:	63.69							
454988	12/15/2023	73.68	0.00	12/15/2023				No	0
01-445-4511	Vehicle Repair and Maint			Pressure Switch- Truck #178					
	454988 Total:	73.68							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
455185	12/19/2023	76.53	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Hose- 2010 Ford Crown Victoria					
455185 Total:		76.53							
455285	12/20/2023	169.82	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Battery & Deposit- Truck #173					
455285 Total:		169.82							
North Aurora NAPA, Inc. T		1,474.38							
North East Multi-Regional Training, Inc. 001520									
342449	12/13/2023	450.00	0.00	12/15/2023				No	0
01-440-4380 Training				Training- McGrath					
342449 Total:		450.00							
343424	12/27/2023	200.00	0.00	12/15/2023				No	0
01-440-4380 Training				FTO Class- Norris, Brown					
343424 Total:		200.00							
North East Multi-Regional		650.00							
Office Depot 039370									
344768909001-01	12/20/2023	21.49	0.00	12/15/2023				No	0
01-430-4411 Office Expenses				Office Supplies					
344768909001-01 Total:		21.49							
344768909001-02	12/20/2023	21.50	0.00	12/15/2023				No	0
01-445-4411 Office Expenses				Office Supplies					
344768909001-02 Total:		21.50							
344768909001-03	12/20/2023	21.50	0.00	12/15/2023				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
60-445-4411 Office Expenses				Office Supplies					
344768909001-03 Total:		21.50							
344768909001-04	12/20/2023	21.50	0.00	12/15/2023				No	0
01-441-4411 Office Expenses				Office Supplies					
344768909001-04 Total:		21.50							
347494053001-01	12/27/2023	39.05	0.00	12/15/2023				No	0
01-430-4411 Office Expenses				Office Supplies					
347494053001-01 Total:		39.05							
347494053001-02	12/27/2023	39.05	0.00	12/15/2023				No	0
01-445-4411 Office Expenses				Office Supplies					
347494053001-02 Total:		39.05							
347494053001-03	12/27/2023	39.06	0.00	12/15/2023				No	0
60-445-4411 Office Expenses				Office Supplies					
347494053001-03 Total:		39.06							
347494053001-04	12/27/2023	39.06	0.00	12/15/2023				No	0
01-441-4411 Office Expenses				Office Supplies					
347494053001-04 Total:		39.06							
347494188001	12/28/2023	21.99	0.00	12/15/2023				No	0
01-430-4411 Office Expenses				Office Supplies					
347494188001 Total:		21.99							
Office Depot Total:		264.20							
Opus Design Build, LLC									
467727									
12142023	12/14/2023	240.43	0.00	12/15/2023				No	0
60-000-2215 Hydrant Meter Deposits				Hydrant Meter Deposit Refund					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
12142023 Total:		240.43							
Opus Design Build, LLC T		240.43							
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. 031590									
2831	11/30/2023	540.50	0.00	12/15/2023				No	0
01-430-4260 Legal				Legal Services- Nov 2023					
2831 Total:		540.50							
Ottosen DiNolfo Hasenbal		540.50							
Paul L Buddy Plumbing & Heating 021070									
329721	12/19/2023	368.00	0.00	12/15/2023				No	0
01-445-4520 Public Buildings Rpr & Mtce				Toilet Repair- PD					
329721 Total:		368.00							
Paul L Buddy Plumbing &		368.00							
Petty Cash, Mandy Flatt 000900									
01062024-01	1/6/2024	13.60	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Schwickerath					
01062024-01 Total:		13.60							
01062024-02	1/6/2024	7.28	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Poss					
01062024-02 Total:		7.28							
01062024-03	1/6/2024	45.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Murphy, Paulson, Kraabel					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	01062024-03 Total:	45.00							
01062024-04	1/6/2024	15.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Airey					
	01062024-04 Total:	15.00							
01062024-05	1/6/2024	15.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Shaughnessy					
	01062024-05 Total:	15.00							
11262023-01	11/26/2023	15.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Kick					
	11262023-01 Total:	15.00							
11262023-02	11/26/2023	15.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Kraabel					
	11262023-02 Total:	15.00							
12012023	12/1/2023	60.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				CDL Reimb- Shaughnessy					
	12012023 Total:	60.00							
12072023-01	12/7/2023	50.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				CDL Reimb- Whittington					
	12072023-01 Total:	50.00							
12072023-02	12/7/2023	15.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Meal Reimb Snow Plowing- Shaughnessy					
	12072023-02 Total:	15.00							
12072023-03	12/7/2023	90.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				Planners Lunch (2)- Hansen, Darga					
	12072023-03 Total:	90.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Petty Cash, Mandy Flatt To		340.88							
Physicians Immediate Care, North Chicago LLC 049540									
12142023-01	12/14/2023	270.00	0.00	12/15/2023				No	0
01-445-4799 Misc. Expenditures				New Employee Screening (2)					
12142023-01 Total:		270.00							
12142023-02	12/14/2023	256.00	0.00	12/15/2023				No	0
01-440-4799 Misc.				New Employee Screening (1)					
12142023-02 Total:		256.00							
Physicians Immediate Care		526.00							
Pirtek O'Hare 035670									
OH-T00028195	12/6/2023	1,785.50	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Hoses					
OH-T00028195 Total:		1,785.50							
Pirtek O'Hare Total:		1,785.50							
Prairie Management 035230									
12222023	12/22/2023	615.00	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Sprinkler Fee Refund					
12222023 Total:		615.00							
Prairie Management Total:		615.00							
Priority Products, Inc.									



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
041340									
997433	12/15/2023	445.61	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Vehicle Repair					
	997433 Total:	445.61							
	Priority Products, Inc. Tota	445.61							
RAY O'HERRON Co., INC									
044220									
2311919	12/11/2023	822.00	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				New Vest- Campbell					
	2311919 Total:	822.00							
2311921	12/11/2023	810.00	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				New Vest- Campbell					
	2311921 Total:	810.00							
2312268	12/13/2023	52.97	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				Embroidery					
	2312268 Total:	52.97							
2312485	12/13/2023	52.97	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				Embroidery					
	2312485 Total:	52.97							
2312957	12/15/2023	192.71	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				New Honor Guard Member					
	2312957 Total:	192.71							
2313285	12/18/2023	820.00	0.00	12/15/2023				No	0
01-440-4160 Uniform Allowance				New Vest- Nordstrom					
	2313285 Total:	820.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
RAY O'HERRON Co., INC		2,750.65							
Rush Truck Centers of Illinois Inc.									
046500									
3035180110	12/7/2023	205.00	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Filter					
3035180110 Total:		205.00							
3035232387	12/6/2023	135.00	0.00	12/15/2023				No	0
01-445-4511 Vehicle Repair and Maint				Repair- Truck #166					
3035232387 Total:		135.00							
Rush Truck Centers of Illin		340.00							
SHI International Corp.									
047000									
B17732345	12/14/2023	6,286.00	0.00	12/15/2023				No	0
71-430-4870 Equipment				Printer- Police Squad					
B17732345 Total:		6,286.00							
SHI International Corp. To		6,286.00							
Springbrook Software LLC									
467920									
CM-000616	11/17/2023	-126.00	0.00	12/15/2023				No	0
60-445-4510 Equipment/IT Maint				IVR Payments- Oct 2023					
CM-000616 Total:		-126.00							
INV-015296	11/17/2023	100.00	0.00	12/15/2023				No	0
60-445-4510 Equipment/IT Maint				IVR Payments- Oct 2023					
INV-015296 Total:		100.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
INV-015487	12/8/2023	117.00	0.00	12/15/2023				No	0
60-445-4510 Equipment/IT Maint				IVR Payments- Nov 2023					
INV-015487 Total:		117.00							
Springbrook Software LLC		91.00							
St. Charles Trading, Inc.									
033210									
IN2333786	12/20/2023	5,648.00	0.00	12/15/2023				No	0
60-445-4438 Salt - Treatment				Salt For MIOX- TPs					
IN2333786 Total:		5,648.00							
St. Charles Trading, Inc. To		5,648.00							
Superior Asphalt Materials LLC									
031440									
20231908	12/18/2023	261.50	0.00	12/15/2023				No	0
01-445-4540 Streets & Alleys Rpr & Mtce				Asphalt					
20231908 Total:		261.50							
Superior Asphalt Materials		261.50							
Technology Management Rev Fund									
007390									
T2408436	11/20/2023	396.37	0.00	12/15/2023				No	0
01-440-4652 Phones and Connectivity				LEADS					
T2408436 Total:		396.37							
Technology Management R		396.37							
Testing Service Corporaton									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
014450									
IN129310	11/30/2023	811.00	0.00	12/15/2023				No	0
21-450-4255 Engineering				Material Testing 2023 Road Program					
IN129310 Total:		811.00							
Testing Service Corporaton		811.00							
Tri-County Excavation & Construction									
027350									
23-11-9267	11/30/2023	7,732.00	0.00	12/15/2023				No	0
01-445-4538 Snow Removal				Snow Plowing 11/26					
23-11-9267 Total:		7,732.00							
Tri-County Excavation & C		7,732.00							
Uline, Inc									
468220									
171603406	12/1/2023	210.67	0.00	12/15/2023				No	0
01-445-4421 Custodial Supplies				Custodial Supplies- VH					
171603406 Total:		210.67							
171798408	12/6/2023	404.79	0.00	12/15/2023				No	0
01-445-4421 Custodial Supplies				Custodial Supplies- PD					
171798408 Total:		404.79							
Uline, Inc Total:		615.46							
University of Illinois									
002780									
UPI12141	12/21/2023	7,434.00	0.00	12/15/2023				No	0
01-440-4380 Training				Training- Campbell					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	UPI12141 Total:	7,434.00							
	University of Illinois Total:	7,434.00							
Vicki Gillespie									
468524									
12192023-01	12/19/2023	88.49	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Water Credit Refund					
	12192023-01 Total:	88.49							
12192023-02	12/19/2023	14.54	0.00	12/15/2023				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
	12192023-02 Total:	14.54							
	Vicki Gillespie Total:	103.03							
Village of Montgomery									
047080									
LEAD000029	12/29/2023	471.20	0.00	12/15/2023				No	0
01-440-4652 Phones and Connectivity				Leads Connection					
	LEAD000029 Total:	471.20							
	Village of Montgomery To	471.20							
Water Products Company									
001170									
0320059	12/11/2023	3,134.64	0.00	12/15/2023				No	0
60-445-4480 New Meters,rprs. & Rplcmts.				3/4" Dual Checks					
	0320059 Total:	3,134.64							
0320232	12/19/2023	3,700.00	0.00	12/15/2023				No	0
60-445-4480 New Meters,rprs. & Rplcmts.				1" Watts Dual Checks					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	0320232 Total:	3,700.00							
	Water Products Company T	6,834.64							
Water Resources									
010380									
36970	12/29/2023	15,836.00	0.00	12/15/2023				No	0
60-445-4480 New Meters,rprs. & Rplcmts.				Meters & MIUs					
	36970 Total:	15,836.00							
	Water Resources Total:	15,836.00							
WBK Engineering, LLC									
467655									
25017	11/25/2023	625.00	0.00	12/15/2023				No	0
01-441-4255 Engineering				Plan Review- 345 Pheasant Hill/ Nov 2023					
	25017 Total:	625.00							
25018	11/25/2023	625.00	0.00	12/15/2023				No	0
01-441-4255 Engineering				Plan Review- 461 Pheasant Hill/ Nov 2023					
	25018 Total:	625.00							
25019	11/25/2023	625.00	0.00	12/15/2023				No	0
01-441-4255 Engineering				Plan Review- 2926 Hampton/ Nov 2023					
	25019 Total:	625.00							
25023	11/25/2023	644.41	0.00	12/15/2023				No	0
01-441-4255 Engineering				Engineer Meeting/ Nov 2023					
	25023 Total:	644.41							
25024	11/25/2023	2,575.65	0.00	12/15/2023				No	0
90-000-E279 ESI Constructors - Aurora Pack				Plan Review & Inspection/ Nov 2023					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	25024 Total:	2,575.65							
25025	11/25/2023	1,799.46	0.00	12/15/2023				No	0
90-000-E110 NW Corner Randall & Oak(Lot 6)				Plan Review & Inspection/ Nov 2023					
	25025 Total:	1,799.46							
25026	11/25/2023	1,080.26	0.00	12/15/2023				No	0
90-000-E128 Woodman's - Warehouse Addition				Site Inspection/ Nov 2023					
	25026 Total:	1,080.26							
25027	11/25/2023	747.76	0.00	12/15/2023				No	0
90-000-E274 Randall Terrace LLC - Next Gen				Plan Review & Inspection/ Nov 2023					
	25027 Total:	747.76							
25028	11/25/2023	460.00	0.00	12/15/2023				No	0
90-000-E278 204 Hansen Blvd				Site Inspection/ Nov 2023					
	25028 Total:	460.00							
25029	11/25/2023	12,000.98	0.00	12/15/2023				No	0
90-000-E288 NA Fire Department				Plan Review & Inspection/ Nov 2023					
	25029 Total:	12,000.98							
25030	11/25/2023	8,970.13	0.00	12/15/2023				No	0
90-000-E273 Phelan Development - Park 88				Site Inspection/ Nov 2023					
	25030 Total:	8,970.13							
25031	11/25/2023	3,255.00	0.00	12/15/2023				No	0
90-000-E284 Building C - Opus				Site Inspection/ Nov 2023					
	25031 Total:	3,255.00							
25032	11/25/2023	569.71	0.00	12/15/2023				No	0
90-000-E287 721 Airport Rd Dock				Site Inspection/ Nov 2023					
	25032 Total:	569.71							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
25033	11/25/2023	5,677.11	0.00	12/15/2023				No	0
90-000-E232 DR Horton - FV Golf Course				Site Inspection/ Nov 2023					
25033 Total:		5,677.11							
25034	11/25/2023	90.00	0.00	12/15/2023				No	0
90-000-E250 Opus - Valley Green Project				Plan Review/ Nov 2023					
25034 Total:		90.00							
25035	11/25/2023	3,295.26	0.00	12/15/2023				No	0
90-000-E264 McCue - Mooselakes				Site Inspection/ Nov 2023					
25035 Total:		3,295.26							
25036	11/25/2023	2,548.56	0.00	12/15/2023				No	0
90-000-E286 River Front RAM Truck Facility				Plan Review & Inspection/ Nov 2023					
25036 Total:		2,548.56							
25037	11/25/2023	270.00	0.00	12/15/2023				No	0
90-000-E290 161 S Lincolnway Site Work				Plan Review/ Nov 2023					
25037 Total:		270.00							
25038	11/25/2023	630.00	0.00	12/15/2023				No	0
90-000-E258 TCD -Logistics Ice Cream Dr				Site Inspection/ Nov 2023					
25038 Total:		630.00							
25039	11/25/2023	360.00	0.00	12/15/2023				No	0
90-000-E259 Casey's - SW Randall & Oak				Plan Review/ Nov 2023					
25039 Total:		360.00							
25040	11/25/2023	745.99	0.00	12/15/2023				No	0
90-000-E259 Casey's - SW Randall & Oak				Site Review & Inspection/ Nov 2023					
25040 Total:		745.99							
25041	11/25/2023	1,791.73	0.00	12/15/2023				No	0
90-000-E144 Vequity - Orchard Commons				Site Review & Inspection/ Nov 2023					



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
25041 Total:		1,791.73							
25042	11/25/2023	630.00	0.00	12/15/2023				No	0
90-000-E268 Fox Metro Pump Station (151 N)				Site Review/ Nov 2023					
25042 Total:		630.00							
25043	11/25/2023	1,691.22	0.00	12/15/2023				No	0
90-000-E270 Seasons at North Aurora				Site Review & Inspection/ Nov 2023					
25043 Total:		1,691.22							
WBK Engineering, LLC To		51,708.23							
Weblinx Incorporated									
031420									
33365	12/3/2023	200.00	0.00	12/15/2023				No	0
01-430-4512 Website Maintenance				Website Maintenance- Dec 2023					
33365 Total:		200.00							
Weblinx Incorporated Tota		200.00							
William Schuknecht									
468526									
12192023-01	12/19/2023	16.00	0.00	12/15/2023				No	0
60-320-3340 Water Collections				Water Credit Refund					
12192023-01 Total:		16.00							
12192023-02	12/19/2023	0.15	0.00	12/15/2023				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
12192023-02 Total:		0.15							
William Schuknecht Total:		16.15							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Williams Associates Architects, Ltd.									
024930									
0022196	12/21/2023	39,619.15	0.00	12/15/2023				No	0
21-452-4501 Contractual Services				PW Design Development					
	0022196 Total:	39,619.15							
	Williams Associates Archit	39,619.15							
Zukowski, Rogers, Flood & McArdle									
468435									
165508	12/11/2023	1,365.00	0.00	12/15/2023				No	0
01-430-4260 Legal				Liquor Hearing					
	165508 Total:	1,365.00							
	Zukowski, Rogers, Flood &	1,365.00							
	Report Total:	423,117.73							

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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** LINCOLN VALLEY PHASE 2 & 3 ACCEPTANCE  
**AGENDA:** JANUARY 15, 2024 REGULAR VILLAGE BOARD MEETING

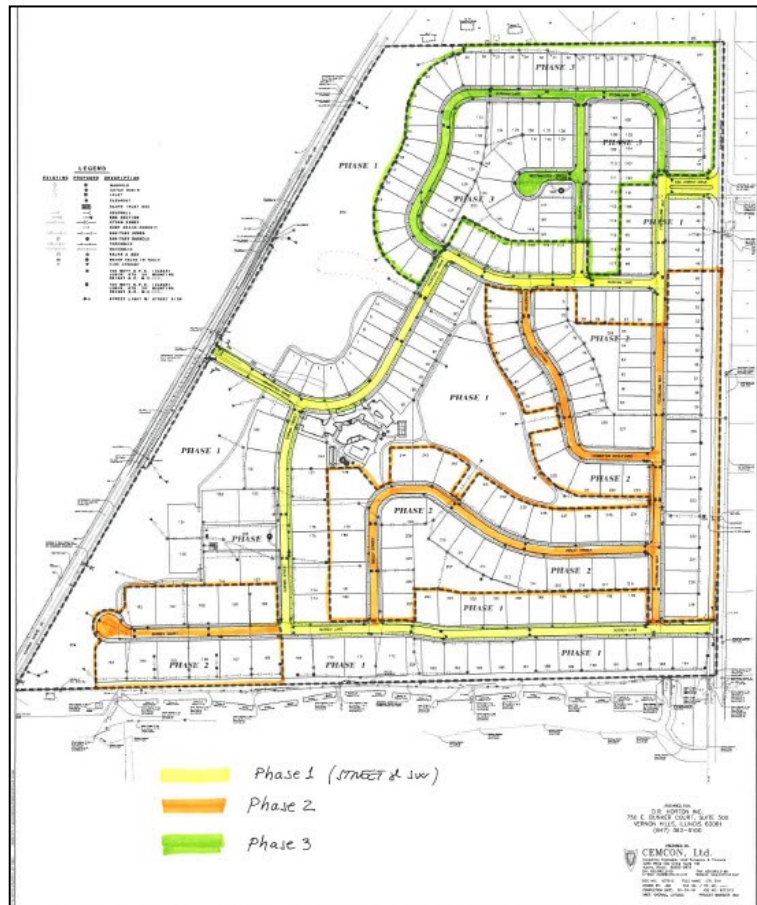
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### ITEM

A Resolution Accepting the Public Improvements for The Lincoln Valley on the Fox Phase 2 & 3 Development

### DISCUSSION

The Lincoln Valley development is nearing completion. The board approved a reduction of the Letter of Credit in October of 2022. Since that time, the final lift has been completed on all the streets and the punch-list items have been addressed. Due to the time of year, the only remaining items is to verify the street trees survive in the spring. The developer has agreed to post a separate bond to cover that item. Exhibit A to the Resolution is a Bill of Sale. Once the Village receives the fully executed Bill of Sale, the infrastructure will be officially ours.



**RESOLUTION No. \_\_\_\_\_**

**A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR  
THE LINCOLN VALLEY ON THE FOX PHASE 2 & 3 DEVELOPMENT**

**WHEREAS**, DR Horton (the “Developer”) has completed the phase two and three public improvements (the “Public Improvements”); and

**WHEREAS**, the Village of North Aurora acknowledged the substantial completion of the phase two and three public Improvements associated with the Property by Resolution #R22-10-17-01 dated October 17, 2022, and approved a reduction of the Letter of Credit to the one-year maintenance amount, and the one-year maintenance requirement began from and after that date; and

**WHEREAS**, the Developer has completed and satisfied all of the one-year maintenance obligations for the Public Improvements as acknowledge by the Village Engineer except for the street trees and has requested release of the Letter of Credit and acceptance of the Public Improvements; and

**WHEREAS**, due to the time of year, the developer will post a separate bond for any required trees that need to be planted in the spring.

**NOW, THEREFORE, BE IT RESOLVED** by the President and the Board of Trustees of the Village of North Aurora, as follows:

1. The recitals set forth above are incorporated herein as the material findings of fact of the President and the Board of Trustees.

2. The Village hereby acknowledges the completion of the one-year maintenance period for the Public Improvements on the Property, agrees to the reduction and release of the Letter of Credit, and agrees to accept the Public Improvements pursuant to a completed and executed Bill of Sale in the form attached hereto and incorporated herein by reference as Exhibit “A” (“Bill of Sale”).

3. The Developer shall post a separate bond in the amount of \$25,000 to cover any required trees that need to be planted in the spring.

4. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law, the Letter of Credit is released, and the Public Improvements shall be considered accepted from and after the tender of an executed Bill of Sale in compliance with Exhibit A.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

**Exhibit 'A' – Bill of Sale**

**BILL OF SALE  
FOR THE TRANSFERRING OF PUBLIC IMPROVEMENTS  
FROM DEVELOPER TO VILLAGE OF NORTH AURORA**

KNOW ALL MEN BY THESE PRESENTS, Forestar (USA) Real Estate Group Inc. (Developer) in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, does hereby grant, sell, transfer, and deliver to the Village of North Aurora, a municipal corporation of Illinois, located in Kane County, Illinois (Village), the following goods, chattels, and other items of personal property installed by or on behalf of the Developer at the direction of the Village and pursuant to the obligations of the Developer to the Village in accordance with the site plan and final plat for the Lincoln Valley on the Fox – Phase 2 & 3 Development as follows:

1. Each and every part and item of the system of storm sewers, lined culverts and paved drainage ways and other items of personalty for the retention or detention of storm and surface waters for the purpose of the collection, transport and flow of surface and storm waters anywhere within the Village.
2. Each and every part and item of the system for the collection, transportation and treatment of sewage anywhere in the Village with the exception of those pipes that transport the sewage of a single building into a common sewer commonly known as a house service and with the exception of pipes in excess of fifteen inches (15”) in diameter which shall belong to Fox Metro Wastewater District.
3. Each and every part and item of the system for the distribution of water in the Development except the pipe that transports water from the buffalo box to a single building commonly known as house service.
4. Each and every part and item of the system for the lighting of streets located in street rights-of-way identified in the record plats.
5. Each and every part and item of any other public improvement that is an item of personalty to be transferred to the Village of North Aurora pursuant to the Annexation Agreement and development plans for the Development identified herein.

The developer hereby represents that all of the items of personalty being transferred by this Bill of Sale, including without limitation, the storm sewer, storm and surface water retention and detention, sanitary sewer and water distribution system, sidewalks, and all other public improvements installed by the developer to date in the development known as Lincoln Valley on the Fox – Phase 2 & 3 have all been constructed within publicly dedicated rights-of-way or easements granted for the purpose of those public improvements.

EXHIBIT A

The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village, with the exceptions noted, the ownership in all items of personalty that comprise the storm sewer, storm and surface water retention and detention, sanitary sewer and water distribution system and other public improvements installed by or on behalf of the Developer to date within the Village relating to a development known as Lincoln Valley on the Fox – Phase 2 & 3.

The Developer does hereby covenant that it is the lawful owner of the goods, chattels and personalty described above; that such items are free from all encumbrances; that the Developer has the right to sell the same as aforesaid; that the Developer warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of the Developer upon which the Village is intended to rely.

This Bill of Sale is conditioned on and subject to formal acceptance by resolution of the Village Board.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

ATTEST:

\_\_\_\_\_



# Memorandum



**To:** Steve Bosco, Village Administrator

**From:** Natalie Stevens, Community and Board Relations Coordinator

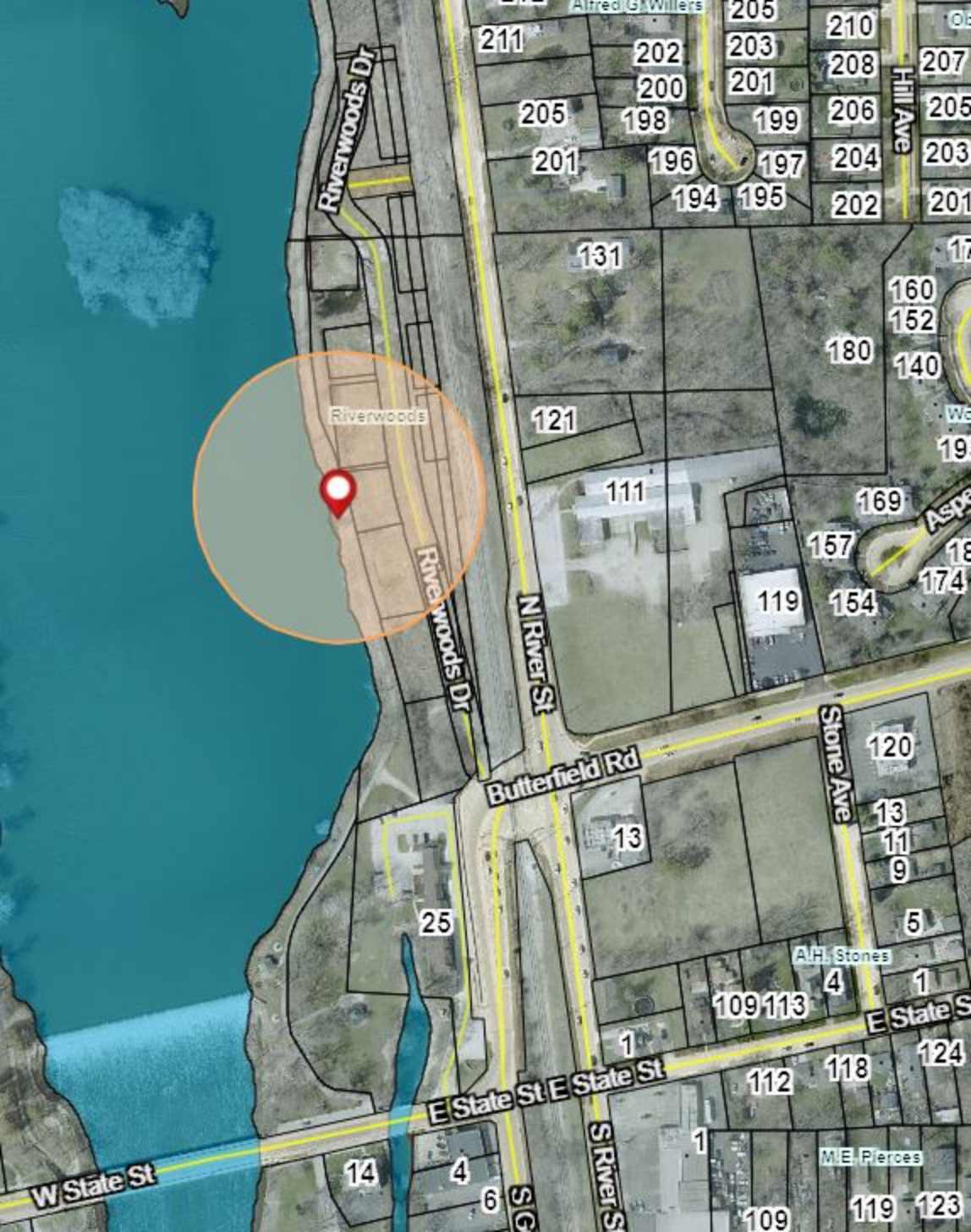
**Date:** January 11, 2024

**Re:** July 3<sup>rd</sup> Fireworks Intergovernmental License Agreement

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As in the previous years, the July 3<sup>rd</sup> fireworks display will be held in North Aurora Riverfront Park. Since the trail is owned by the Fox Valley Park District, an intergovernmental license agreement between the Village and Fox Valley Park District is needed for the use of their property to conduct the firework display. The attached three-year agreement was approved at the January 8, 2024, Fox Valley Park District Board of Commissioners meeting. This year's fireworks display will take place on Wednesday, July 3<sup>rd</sup>. Should there be a rain out, the fireworks display would take place on Friday, July 5<sup>th</sup>. The agreement now covers three years, which includes 2024, 2025 and 2026.

Please find attached a license agreement with the Fox Valley Park District, to allow the Village permission to use the Fox River Trail as the launch location for this year's July 3<sup>rd</sup> fireworks display, and a map to show the launch site location.



**INTERGOVERNMENTAL LICENSE AGREEMENT  
FOR JULY FIREWORKS ON FOX VALLEY PARK DISTRICT PARK DISTRICT  
PROPERTY**

This Agreement is made effective as of 1/8, 2024, by and between **The Fox Valley Park District** (hereinafter "Park District"), and the **Village of North Aurora** (hereinafter "Village").

In consideration of the mutual covenants, agreements, and stipulations contained in this agreement, the parties agree as follows:

**I. LICENSE**

A. The Park District grants to the Village the non-exclusive right and privilege for the three-year term specified below of using the Park District's property located along the east side of the Fox River in the area between the North Aurora Village Hall and the Red Oak Nature Center in Village of North Aurora for the staging of the equipment and operation of shooting off fireworks (hereinafter "Park District Property").

**II. OPERATION**

A. The Village shall not allow any activities at the Park District Property except for activities authorized by this Agreement, all of which shall be overseen by the Village according to the terms of this Agreement.

B. The Village shall conduct activities at the Park District Property on July 3, 2024, July 3, 2025, and July 3, 2026, to stage and display fireworks and to clean up the Park District Property after the fireworks display (hereinafter "Activities"). If there is a rain date the Village shall conduct activities on July 5, 2024, July 5, 2025, and July 5, 2026. The Village shall only allow Village's employees, agents, and volunteers to access the Park District Property who are authorized for purposes of staging and preparing for the fireworks display, conducting the fireworks display and cleaning the Park District Property. Authorized parties shall include employees, agents and volunteers of the Village and the North Aurora Fire District (hereinafter "Fire District") and employees and agents of the private entity that has been engaged by the Village to conduct the fireworks display.

**III. SCOPE OF USE**

A. The Village shall use that area of the Park District Property that is determined to be the best and safest staging areas as directed by the Fire District (identified as "New Location: Southern Point" on the exhibit attached to this agreement).

B. It shall be the responsibility of the Village to supply and furnish all the necessary furniture, fixtures, equipment, and appliances needed for the fireworks display, and the Village shall bear all expenses of using the Park District Property for the fireworks display.

C. Upon permission of the Park District, the Village shall be allowed to trim any bushes or trees to clear ample room for the fireworks to be shot up to avoid getting caught in the brush or

trees, providing that the Village shall only trim the brush and trees that are necessary to be cleared and the Village chooses a location so as to minimize the amount of brush and trees to be trimmed. Proposed trimming shall first be coordinated between the Village of North Aurora and the Park District prior to any such work.

#### IV. TERM

This agreement shall renew for successive years through 2025 unless the Fox Valley Park District chooses to terminate or re-negotiate any provisions herein by December 31 of the previous year.

#### V. SERVICES PROVIDED TO VILLAGE

The Park District shall not be required to provide any services to the Park District Property for the Village. Village shall bear all expenses for supplies necessary for the fireworks display, including the provision of all employees, agents and volunteers to oversee the Activities.

#### VI. MAINTENANCE AND UPKEEP OF PARK DISTRICT PROPERTY AND SURROUNDING AREA

The Village shall keep the Park District Property and surrounding area in a clean, sanitary, and orderly condition. The Park District Property shall be kept clean. All trash and litter shall be cleaned up after the fireworks display is finished, and the Park District Property shall be returned to its original condition. The Village will repair any damage to the Park District Property.

#### VII. ACTIVITIES FIREWORKS DISPLAY

A. The Village shall have the right to use the Park District Property for the staging and conduct of the Activities on the dates specified herein.

B. The Village shall have the right to contract with third parties to oversee the staging and operation of the fireworks display, including the Fire District, providing that the Village shall be solely responsible for the contractual obligations to the third parties and shall be responsible to the Park District for the conduct of the third parties and observance of the terms of this Agreement. The Park District shall not be liable or responsible, in any way, for any debts or liabilities contracted by the Village.

C. The Village shall not block access to and close the bike path or put signage to route users of the bike path from the staging area until the afternoon of the fireworks display, and the Village shall leave the bike path open and refrain from putting up signage to route bike path traffic until safety requires that the closure and traffic routing. The Village will only block access to the bike path and put up the signage in the vicinity of the staging area as is necessary and appropriate for safety of the public. The village shall coordinate with the Park District staff to create the plan for temporary closure of the bike path, for temporary signage to re-route the bike path traffic, and to notify the public in advance of the date of Activities.

D. The fireworks display will be conducted in compliance with all relevant laws and regulations, including all relevant regulations set forth by the Illinois Department of Natural Resources, and the Village shall be solely liable for compliance with all such laws and regulations.

#### VIII. EMPLOYEES, AGENTS, AND VOLUNTEERS

A. All employees, agents and volunteers of the Village shall conform to the terms and conditions prescribed in this Agreement and shall conduct themselves at all times in an orderly, peaceful, and lawful manner.

B. The Park District shall have the right to require the removal from the Park District's Property any employee, agent and volunteer or invitee of the Village whose conduct is unsatisfactory to the Park District.

C. The Village shall maintain employees, agents and volunteers, including police and/or other security personnel, sufficient to conduct the fireworks display activities in a safe, orderly and peaceful manner and to prevent uninvited persons from entering or remaining in the staging area.

D. The Village shall be responsible to provide that its employees, agents and volunteers, and the employees, agents, and volunteers of the Fire District and of the private fireworks operator do not trespass on any area of the Park District Property not covered by this Agreement or onto adjoining properties without the consent of the Park District or owners of such adjoining properties.

#### IX. COMPLAINTS AND ADJUSTMENTS

Claims for damages arising from the Activities shall be tendered to the Village immediately, and the Village shall exercise due diligence in affecting settlement or other resolution of such claims.

#### X. INSURANCE

The Village agrees at all times to carry adequate casualty insurance naming the Park District Property and its employees as additional insured and shall require the fireworks operators also to have and maintain commercial general liability of a minimum of \$1,000,000 per occurrence and \$2,000,000 in the aggregate with an umbrella policy of a minimum of \$4,000,000, and Workers' Compensation insurance of a minimum of \$1,000,000. The commercial general liability insurance maintained by the fireworks operator(s) must specifically provide coverage for pyrotechnic displays and name both the Park District and Village as additional insureds.

#### XI. LICENSES, AND PERMITS

The Village shall obtain or cause its invitees to obtain all required licenses and permits required for operation of the Activities prior to the beginning of Activities.

#### XII. EMPLOYEES' WAGES AND BENEFITS

The Village agrees to assume exclusive liability for the payment of all wages and any sums imposed by federal, state, and local authorities on its employees or others, for or relating to unemployment insurance, pensions and retirement benefits, health or life insurance, or the social security of employees or other persons who perform work or services for the Village.

### XIII. ASSIGNMENT

It is expressly agreed that the Village shall not have the right to assign its rights under this agreement except on the prior, express, and written consent of the Park District.

### XIV. INDEMNIFICATION OF PARK DISTRICT

The Village shall at all times defend, indemnify and hold harmless the Park District and its employees, agents or volunteers, officers and directors from and against all actions, claims, demands, liabilities, and damages that may in any manner be imposed on or incurred by the Park District as a consequence of or arising out of any negligent act, default, or omission on the part of the Village or any of its employees, agents or volunteers.

### XV. NO PARTNERSHIP AGENCY OR JOINT VENTURE

It is understood and agreed that nothing contained in this Agreement shall be considered as in any way constituting the Park District and the Village as agents for each other or that a partnership or joint venture exists between the Park District and the Village. The Village shall state in its published materials that the Activities are being operated by the Village pursuant to a license agreement with the Park District.

### XVI. SURRENDER OF POSSESSION AT END OF TERM

Within one (1) day after the end of the Activities, the Village (unless alternative arrangements are made with the Park District) shall remove all the Village's and Village's invitees' equipment, and other Village property from the Park District Property, and return possession of the Park District Property to the Park District in clean condition.

### XVII. NO THIRD-PARTY BENEFICIARY


This License Agreement is entered into solely for the benefit of the contracting parties, and nothing in this agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a party to this Agreement, or to acknowledge, establish or impose any legal duty to any third party.

THE VILLAGE OF NORTH AURORA

\_\_\_\_\_  
By its President

Dated \_\_\_\_\_

FOX VALLEY PARK DISTRICT

  
\_\_\_\_\_  
By its President

Dated 1/8/2024

# Memorandum



**To:** Steve Bosco, Village Administrator

**From:** Natalie Stevens, Community and Board Relations Coordinator

**Date:** January 11, 2024

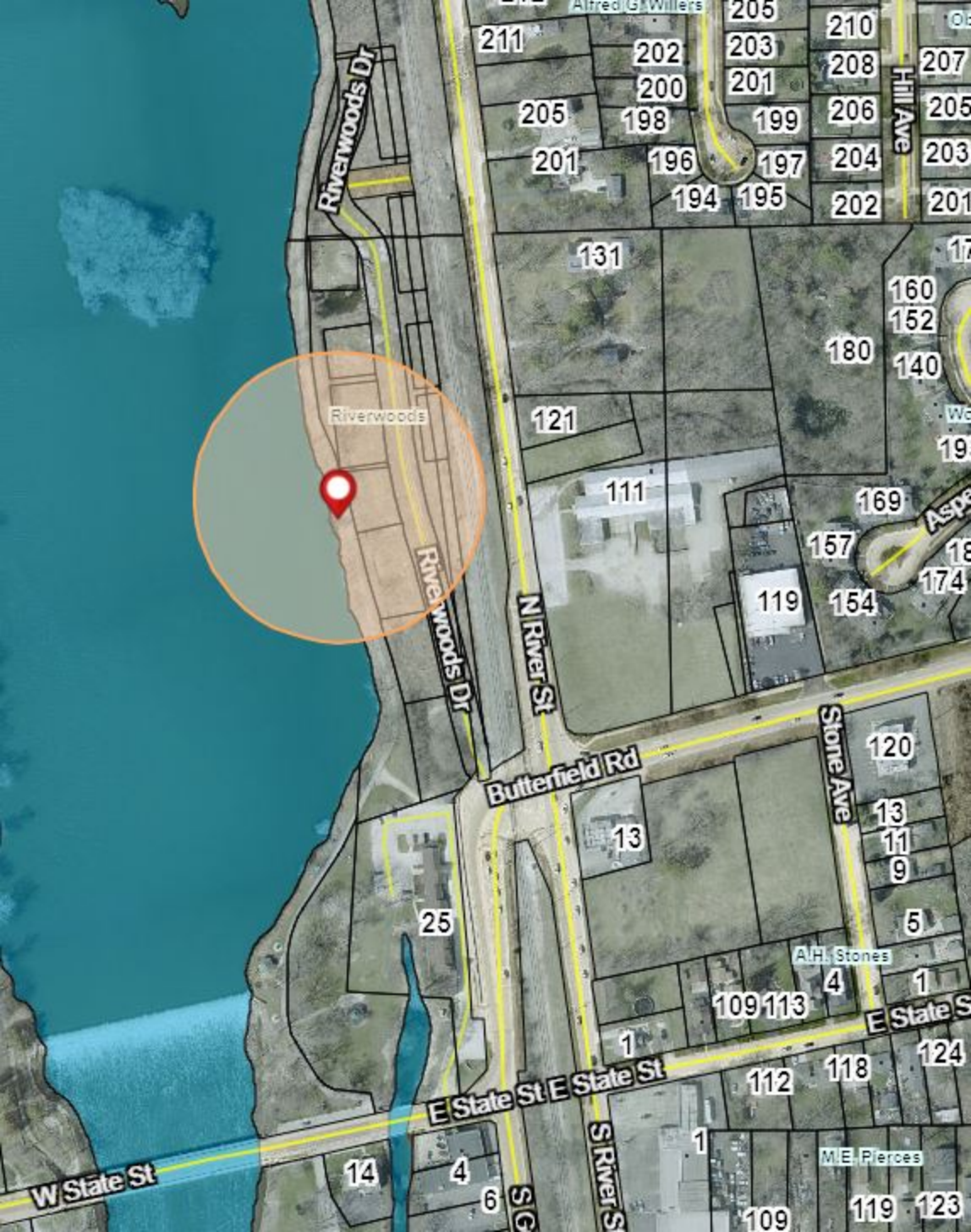
**Re:** North Aurora Days Fireworks Intergovernmental License Agreement

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North Aurora Days will be hosting a fireworks display at this year's event to be held in North Aurora Riverfront Park. Since the trail is owned by the Fox Valley Park District, an intergovernmental license agreement between the Village and Fox Valley Park District is needed for the use of their property to conduct the firework display. The attached one-year agreement was approved at the January 8, 2024, Fox Valley Park District Board of Commissioners meeting. This year's fireworks display will take place on Saturday, August 3. Should there be a rain out, the Village will work with the Fox Valley Park District to find a secondary date.

Please find attached a license agreement with the Fox Valley Park District, to allow the Village permission to use the Fox River Trail as the launch location for this year's North Aurora Days fireworks display, and a map to show the launch site location.







**INTERGOVERNMENTAL LICENSE AGREEMENT  
FOR NORTH AURORA DAYS FIREWORKS ON FOX VALLEY PARK DISTRICT  
PARK DISTRICT PROPERTY**

This Agreement is made effective as of 1/8, 2024, by and between **The Fox Valley Park District** (hereinafter "Park District"), and the **Village of North Aurora** (hereinafter "Village").

In consideration of the mutual covenants, agreements, and stipulations contained in this agreement, the parties agree as follows:

**I. LICENSE**

A. The Park District grants to the Village the non-exclusive right and privilege for the term specified below of using the Park District's property located along the east side of the Fox River in the area between the North Aurora Village Hall and the Red Oak Nature Center in Village of North Aurora for the staging of the equipment and operation of shooting off fireworks (hereinafter "Park District Property").

**II. OPERATION**

A. The Village shall not allow any activities at the Park District Property except for activities authorized by this Agreement, all of which shall be overseen by the Village according to the terms of this Agreement.

B. The Village shall conduct activities at the Park District Property on August 3, 2024, as part of the Village's North Aurora Days, to stage and display fireworks and to clean up the Park District Property after the fireworks display (hereinafter "Activities"). If there is a rain date, the Village and the Park District shall mutually agree on an alternative date. The Village shall only allow Village's employees, agents, and volunteers to access the Park District Property who are authorized for purposes of staging and preparing for the fireworks display, conducting the fireworks display and cleaning the Park District Property. Authorized parties shall include employees, agents and volunteers of the Village and the North Aurora Fire District (hereinafter "Fire District") and employees and agents of the private entity that has been engaged by the Village to conduct the fireworks display.

**III. SCOPE OF USE**

A. The Village shall use that area of the Park District Property that is determined to be the best and safest staging areas as directed by the Fire District (identified as "New Location: Southern Point" on the exhibit attached to this agreement).

B. It shall be the responsibility of the Village to supply and furnish all the necessary furniture, fixtures, equipment, and appliances needed for the fireworks display, and the Village shall bear all expenses of using the Park District Property for the fireworks display.

C. Upon permission of the Park District, the Village shall be allowed to trim any bushes or trees to clear ample room for the fireworks to be shot up to avoid getting caught in the brush or

trees, providing that the Village shall only trim the brush and trees that are necessary to be cleared and the Village chooses a location so as to minimize the amount of brush and trees to be trimmed. Proposed trimming shall first be coordinated between the Village of North Aurora and the Park District prior to any such work occurring.

#### IV. SERVICES PROVIDED TO VILLAGE

The Park District shall not be required to provide any services to the Park District Property for the Village. Village shall bear all expenses for supplies necessary for the fireworks display, including the provision of all employees, agents and volunteers to oversee the Activities.

#### V. MAINTENANCE AND UPKEEP OF PARK DISTRICT PROPERTY AND SURROUNDING AREA

The Village shall keep the Park District Property and surrounding area in a clean, sanitary, and orderly condition. The Park District Property shall be kept clean. All trash and litter shall be cleaned up after the fireworks display is finished, and the Park District Property shall be returned to its original condition. The Village will repair any damage to the Park District Property.

#### VI. ACTIVITIES FIREWORKS DISPLAY

A. The Village shall have the right to use the Park District Property for the staging and conduct of the Activities on the date specified herein.

B. The Village shall have the right to contract with third parties to oversee the staging and operation of the fireworks display, including the Fire District, providing that the Village shall be solely responsible for the contractual obligations to the third parties and shall be responsible to the Park District for the conduct of the third parties and observance of the terms of this Agreement. The Park District shall not be liable or responsible, in any way, for any debts or liabilities contracted by the Village.

C. The Village shall not block access to and close the bike path or put signage to route users of the bike path from the staging area until the afternoon of the fireworks display, and the Village shall leave the bike path open and refrain from putting up signage to route bike path traffic until safety requires that the closure and traffic routing. The Village will only block access to the bike path and put up the signage in the vicinity of the staging area as is necessary and appropriate for safety of the public. The village shall coordinate with the Park District staff to create the plan for temporary closure of the bike path, for temporary signage to re-route the bike path traffic, and to notify the public in advance of the date of Activities.

D. The fireworks display will be conducted in compliance with all relevant laws and regulations, including all relevant regulations set forth by the Illinois Department of Natural Resources, and the Village shall be solely liable for compliance with all such laws and regulations.

## VII. EMPLOYEES, AGENTS, AND VOLUNTEERS

A. All employees, agents and volunteers of the Village shall conform to the terms and conditions prescribed in this Agreement and shall conduct themselves at all times in an orderly, peaceful, and lawful manner.

B. The Park District shall have the right to require the removal from the Park District's Property any employee, agent and volunteer or invitee of the Village whose conduct is unsatisfactory to the Park District.

C. The Village shall maintain employees, agents and volunteers, including police and/or other security personnel, sufficient to conduct the fireworks display activities in a safe, orderly and peaceful manner and to prevent uninvited persons from entering or remaining in the staging area.

D. The Village shall be responsible to provide that its employees, agents and volunteers, and the employees, agents, and volunteers of the Fire District and of the private fireworks operator do not trespass on any area of the Park District Property not covered by this Agreement or onto adjoining properties without the consent of the Park District or owners of such adjoining properties.

## VIII. COMPLAINTS AND ADJUSTMENTS

Claims for damages arising from the Activities shall be tendered to the Village immediately, and the Village shall exercise due diligence in affecting settlement or other resolution of such claims.

## IX. INSURANCE

The Village agrees at all times to carry adequate casualty insurance naming the Park District Property and its employees as additional insured and shall require the fireworks operators also to have and maintain commercial general liability of a minimum of \$1,000,000 per occurrence and \$2,000,000 in the aggregate with an umbrella policy of a minimum of \$4,000,000, and Workers' Compensation insurance of a minimum of \$1,000,000. The commercial general liability insurance maintained by the fireworks operator(s) must specifically provide coverage for pyrotechnic displays and name both the Park District and Village as additional insureds.

## X. LICENSES, AND PERMITS

The Village shall obtain or cause its invitees to obtain all required licenses and permits required for operation of the Activities prior to the beginning of Activities.

## XI. EMPLOYEES' WAGES AND BENEFITS

The Village agrees to assume exclusive liability for the payment of all wages and any sums imposed by federal, state, and local authorities on its employees or others, for or relating to unemployment insurance, pensions and retirement benefits, health or life insurance, or the social security of employees or other persons who perform work or services for the Village.

## XII. ASSIGNMENT

It is expressly agreed that the Village shall not have the right to assign its rights under this agreement except on the prior, express, and written consent of the Park District.

## XIII. INDEMNIFICATION OF PARK DISTRICT

The Village shall at all times defend, indemnify and hold harmless the Park District and its employees, agents or volunteers, officers and directors from and against all actions, claims, demands, liabilities, and damages that may in any manner be imposed on or incurred by the Park District as a consequence of or arising out of any negligent act, default, or omission on the part of the Village or any of its employees, agents or volunteers.

## XIV. NO PARTNERSHIP AGENCY OR JOINT VENTURE

It is understood and agreed that nothing contained in this Agreement shall be considered as in any way constituting the Park District and the Village as agents for each other or that a partnership or joint venture exists between the Park District and the Village. The Village shall state in its published materials that the Activities are being operated by the Village pursuant to a license agreement with the Park District.

## XVII. SURRENDER OF POSSESSION AT END OF TERM

Within one (1) day after the end of the Activities, the Village (unless alternative arrangements are made with the Park District) shall remove all the Village's and Village's invitees' equipment, and other Village property from the Park District Property, and return possession of the Park District Property to the Park District in clean condition.

## XVIII. NO THIRD-PARTY BENEFICIARY


This License Agreement is entered into solely for the benefit of the contracting parties, and nothing in this agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a party to this Agreement, or to acknowledge, establish or impose any legal duty to any third party.

THE VILLAGE OF NORTH AURORA

\_\_\_\_\_  
By its President

Dated \_\_\_\_\_

FOX VALLEY PARK DISTRICT

  
By its President

Dated 1/8/2024

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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** COMPREHENSIVE PLAN UPDATE  
**AGENDA:** JANUARY 15, 2024

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### ITEM

2023 Comprehensive Plan update.

### BACKGROUND

The Comprehensive Plan was originally approved by the Village Board on June 15, 2015. The goal of the Comprehensive Plan is to act as the Village's blueprint to guide future development. Since 2015, the Village has renewed boundary agreements with Aurora, Batavia and Sugar Grove. Through the various boundary agreements, the Village has assumed additional territories outside of the current planning boundaries. In order to responsibly plan for the future of the expanded territory and revisit the objectives of the original plan, the Village hired Houseal Lavigne to initiate the process of updating the Comprehensive Plan.

Houseal has completed the draft plan update which is attached for your review. Some highlights include:

- Updated existing and future land use maps.
- Updated the residential areas plan for new territory, forest preserve expansions, and completed subdivisions. Since 2015, the number of vacant, platted, residential lots have decreased from 327 to 124. During the same time period, new residential projects have added 1,102 housing units to the Village.
- Updated the commercial and industrial areas plan to reflect recent developments. Since 2015 the Village has added 15 new commercial or industrial buildings.
- Updated the parkland supply analysis to account for the newly annexed Wild's at Red Oak (formerly Lippold Park). The data now shows that the Village has above the recommended amount of parkland based on the National Recreation and Park Association (NRPA) standards.
- Updated the IL 31 subarea plan.

The Plan Commission held a Public Hearing on the draft plan at their November 7, 2023 Meeting. They recommended approval of the plan. The Board reviewed the draft plan at their November 6, 2023 Committee of the Whole Meeting. Since that meeting, additional renderings of Monroe Street have been added. Please find attached a draft of the Village's 2023 Comprehensive Plan update.



VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

Ordinance No. \_\_\_\_\_

**AN ORDINANCE APPROVING THE COMPREHENSIVE PLAN UPDATE 2023**

Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_\_ day of \_\_\_\_\_, 2024

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2024  
by \_\_\_\_\_.

Signed \_\_\_\_\_



**VILLAGE OF NORTH AURORA**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the Village of North Aurora has heretofore adopted a Comprehensive Plan in 2015 as Ordinance 15-06-15-01; and,

**WHEREAS**, it is necessary and desirable to periodically amend and update the above-referenced plan in response to changes in growth and status of development in the Village; and

**WHEREAS**, the updated Comprehensive Plan that has been drafted has been available for review at the Village Hall, a public hearing was held as required by law at the North Aurora Plan Commission meeting on November 7, 2023, pursuant to notice that was published as required by law in a newspaper of general circulation on October 20, 2023, the Plan Commission recommends adoption, and the request for approval of the updated Comprehensive Plan Map has met all of the procedural requirements of the Village of North Aurora, Village Board of Trustees, Plan Commission, and the North Aurora Code of Ordinances and state law.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

**SECTION 1:** The recitals set forth above are adopted and incorporated herein as the material findings of the President and Board of Trustees.

**SECTION 2:** That the updated Comprehensive Plan, attached as exhibit A, is hereby approved.

**SECTION 3:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph,



**VILLAGE OF NORTH AURORA**

sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: That this Ordinance shall become effective upon its passage, approval and publication as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

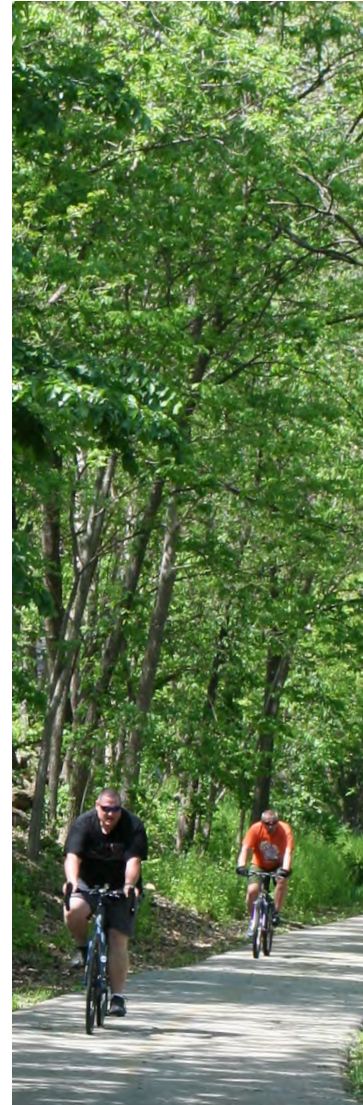
\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

**VILLAGE OF NORTH AURORA**

**Exhibit A – Comprehensive Plan Update 2023**



# COMPREHENSIVE PLAN

DRAFT UPDATE | PREPARED BY HOUSEAL LAVIGNE ASSOCIATES





# ACKNOWLEDGMENTS

## VILLAGE BOARD

Village President Mark Gaffino  
Village President Dale Berman (2015)  
Village Trustee Mark Carroll (2015)  
Village Trustee Jason Christiansen  
Village Trustee Laura Curtis  
Village Trustee Chris Faber (2015)  
Village Trustee Mark Gaffino (2015)  
Village Trustee Mark Guethle  
Village Trustee Michael Lowery  
Village Trustee Todd Niedzwiedz  
Village Trustee Carolyn Bird Salazar

## 2015 STEERING COMMITTEE

Village Trustee Michael Lowery  
Jennifer Duncan, Plan Commission Member (2015)  
Mark Rivecco, Plan Commission Member (2015)  
Brian Dolan (2015)  
Mike Herlihy (2015)  
Nancy McCaul (2015)  
Julie Simpson (2015)  
Mike Treve (2015)  
Jeff Tuohy (2015)

## PLAN COMMISSION

Mike Brackett, Chairperson  
Jennifer Duncan, Vice Chairperson (2015)  
Mark Rivecco (2015)  
Aaron Anderson  
Doug Botkin  
Mark Bozik  
Scott Branson  
Connie Holbrook (2015)  
Tom Lenkart  
Alexander Negro  
Richard Newell  
Anna Tuohy

## VILLAGE STAFF

Steve Bosco  
*Village Administrator*

Michael Toth (2015)  
*Community and Economic Development Director*

Nathan Darga  
*Community Development Director*

Mike Glock (2015)  
*Public Works Superintendent*

Brian Richter  
*Public Works Director*

Bill Hannah (2015)  
*Finance Director*

Jason Paprocki  
*Finance Director*

David Summer (2015)  
*Police Chief*

Joe Deleo  
*Police Chief*

Paul Young (2015)  
*Water Superintendent*

## CMAF STAFF

Jack Pfingston (2015)  
*Senior Analyst*

## CONSULTANT TEAM



With technical assistance provided by  
Gewalt Hamilton & Associates

*\*Names followed by (2015) indicate that the individual was only involved with the 2015 Comprehensive Plan.*



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# INTRODUCTION

What should North Aurora look like in 2035? In April 2014, the Village kicked-off the year-long process of updating its Comprehensive Plan to answer this question. The planning process included fieldwork, data collection, market analysis, extensive public outreach, and consensus building. This document represents the update to the 2015 Plan. This 2023 update is the culmination of those efforts, and acts as the Village’s primary policy guide for growth and development, transportation, community facilities, parks and environmental areas, and more.

## VISION FOR 2035

In 2035, the Village of North Aurora is a prominent western suburb recognized for its safe and peaceful neighborhoods, stunning views of the Fox River, small town charm, and unique shopping and entertainment destinations. Approaching full build-out, the Village has grown responsibly in both population and geographic size. It has prioritized development in areas served with existing infrastructure and coordinated greenfield development with its neighbors. Parks, open spaces, and natural features have been preserved and enhanced. Easy interstate access and a culture of business friendliness have also helped to transform the Village into the place to do business, which has created many well-paying jobs for residents and provided new tax revenue for projects increasing the livability of the community and the happiness of residents.

The full Vision Statement can be found in the following chapter.

## PURPOSE & AUTHORITY

The Comprehensive Plan is the Village’s official policy document for future growth and development. Authorized by Illinois State Law (65 ILCS 5/11-12-5), it informs local decisions regarding land use, infrastructure, transportation, parks and recreation, and community services and facilities. It acts as the Village’s “roadmap” or “blueprint” to a better future.

The Plan addresses land use and development issues primarily within the Village’s municipal boundaries. However, Illinois State Law (65 ILCS 5/11-12-9) permits municipalities to plan for unincorporated land within 1.5 miles of existing corporate limits (referred to as “extraterritorial jurisdiction”), except where boundary agreements have been established. The Village currently has boundary agreements with Aurora, Sugar Grove, and Batavia, which constrict this extraterritorial jurisdiction.

## 2023 COMPREHENSIVE PLAN UPDATE

In 2023 the Village initiated an update to the plan to reflect accomplishments since the 2015 Plan was adopted. This update includes new annexations, update to Village Center Subarea, new parks, and new construction including new commercial, industrial and residential land uses.

## PROCESS

The North Aurora Comprehensive Plan is the product of a community-driven, multi-phased process that involved residents, stakeholders, Village staff, and the consulting team. The project’s steps included:

### STEP 1: PROJECT INITIATION

The planning process was initiated with several events designed to “kick-off” the project, including meetings with key Village officials and an initiation workshop with the Steering Committee in April 2014 at Village Hall.

### STEP 2: COMMUNITY OUTREACH

Residents and other stakeholders were engaged through a diverse variety of outreach tools, including an interactive project website, online surveys, sMap – an online community issues mapping tool, traditional workshops, and one-on-one interviews.

### STEP 3: EXISTING CONDITIONS ANALYSIS

This step included the production of the Existing Conditions Report. It was based on information provided by the Village, feedback from community outreach, data sources, field reconnaissance, surveys, inventories, and analyses of past plans, studies, and policy initiatives.

### STEP 4: COMMUNITY VISION, GOALS, AND OBJECTIVES

This step included a hands-on community visioning workshop where community members illustrated their vision for the future of North Aurora. Based on this event, goals, objectives, and policies were prepared.

### STEP 5: SUB-AREA PLANS

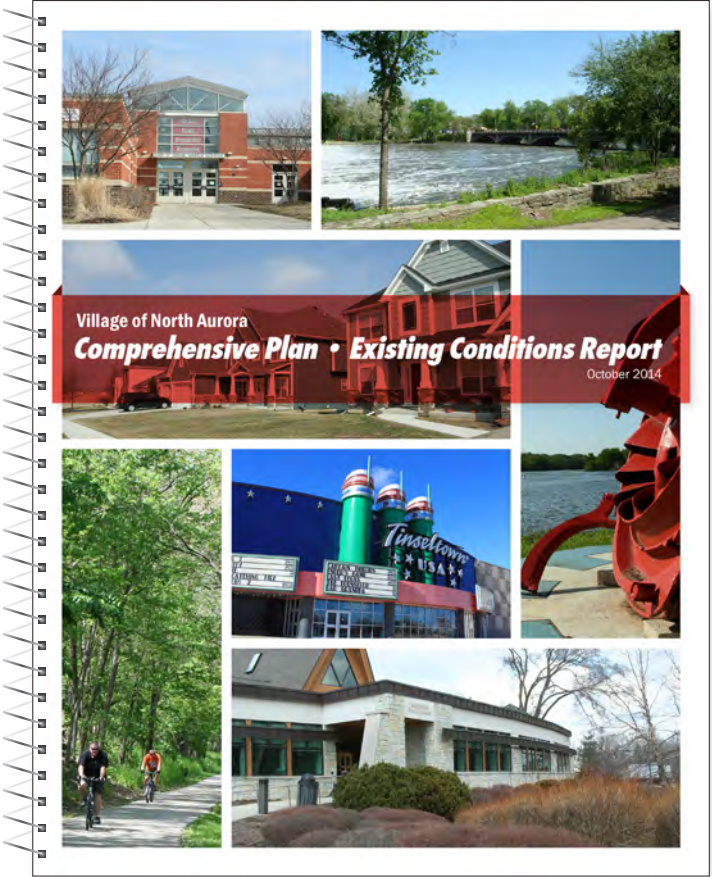
Detailed sub-area plans were prepared for the West Gateway (Orchard Road) and IL Route 31/56. These plans include recommendations on land use and development, multi-modal access and mobility, and urban design principles.

### STEP 6: COMMUNITY-WIDE PLANS & POLICIES

This step entailed the preparation of future plans for land use, transportation and mobility, open space and environmental features, and community facilities. These future plans are the “core” for the Comprehensive Plan and reflect community input and the goals and objectives.

### STEP 7: COMPREHENSIVE PLAN DOCUMENT & ADOPTION

Draft and final versions of the Comprehensive Plan document were prepared for local review and consideration, including the Plan Commission public hearing and the presentation to and adoption by the Village Board.



As part of the Comprehensive Plan process, an Existing Conditions Report was created that summarizes current characteristics of the North Aurora community. Plan recommendations reflect the findings of this report.

## 2014 EXISTING CONDITIONS REPORT

This Existing Conditions Report provided a critical understanding of the conditions within the Village of North Aurora during the 2015 Planning Process. It provided a snapshot of the Village’s current characteristics by summarizing community outreach and technical information related to existing land use, zoning, demographic trends, market potential, transportation networks, community facilities, and parks, environmental features, and open spaces. The report laid the foundation for forthcoming recommendations by identifying issues that need to be addressed or assets that should be protected or enhanced. Issues and opportunities for each chapter are listed below.

### LAND USE ISSUES AND OPPORTUNITIES

- Incomplete subdivisions
- Incompatible land uses
- Limited growth areas
- Signage enforcement and amortization
- Design standards clarity
- Limited TIF success
- Zoning Update

### COMMUNITY FACILITIES ISSUES AND OPPORTUNITIES

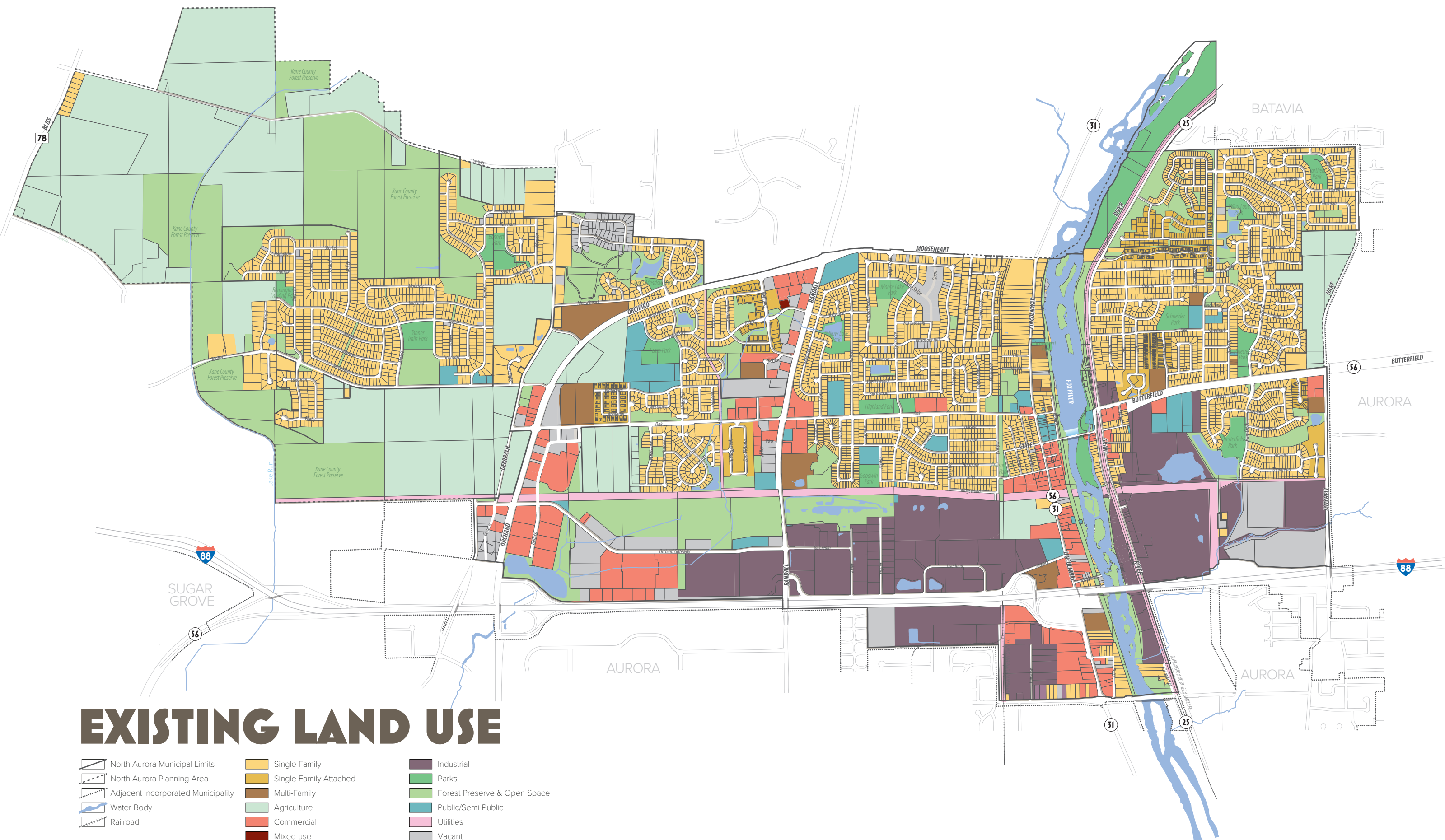
- Renovation or Redevelopment of “Block One”
- Long-term vision for Village Hall
- Police Department Headquarters as an anchor
- Negative image of West Aurora High School
- Parking issues at Messenger Public Library
- District boundaries and Village boundaries
- Anchor institutions

### PARKS, ENVIRONMENT, AND OPEN SPACES ISSUES AND OPPORTUNITIES

- Multiple service providers
- Parks and recreation deficit
- Community parks and recreation center
- Fox River
- Wetlands
- Development and expansion constraints
- Trails

### TRANSPORTATION AND MOBILITY ISSUES AND OPPORTUNITIES

- Road quality
- Traffic congestion
- Jurisdiction
- Preference for the automobile
- Regional transit connections
- East/west movement
- Pedestrian and bike friendliness



EXISTING LAND USE



# COMMUNITY OUTREACH

The North Aurora Comprehensive Plan utilized a planning process that actively sought input from a broad spectrum of stakeholders, including residents, business owners, developers, service providers, elected/ap-pointed officials, and Village staff. A variety of ongoing outreach efforts, both in-person and online, were used to gather the concerns, ideas, and aspirations of residents. Ultimately, this has promoted a local sense of stewardship for the Plan.

This section briefly summarizes the community outreach efforts that were completed during the planning process:

- CPAC Committee Kick-Off Workshop (April 8, 2014)
- Community Workshop (May 21, 2014)
- Key Person Interviews (May 21, 2014)
- Developer Interviews (June 2014)
- Visioning Workshop (October 29, 2014)
- Project Website (April 2014 – April 2015)

## COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) KICK-OFF WORKSHOP

The planning process was guided by a Comprehensive Plan Advisory Committee (CPAC) comprised of local business owners, residents, and officials. The CPAC was responsible for identifying key stakeholders, identifying key issues to be addressed in the Plan, reviewing preliminary findings, and critiquing draft plan recommendations. A CPAC kick-off workshop was held on April 8, 2014. The workshop began with an overview of the comprehensive planning process. After a review of the scope of work and questions and comments from Steering, the Consultant led a group exercise to gather input.

### SUMMARY OF INPUT

The CPAC discussed a variety of topics. Many of the issues discussed included Village identity; economic development along Orchard Road, Randall Road, and IL 31; the need for a Downtown or community focal point; greater density; and walkability.

## COMMUNITY WORKSHOP

A Community Workshop was held on Wednesday, May 21, 2014, at the Village of North Aurora Police Department Headquarters. Approximately 30 people were in attendance. This workshop was the first of many opportunities to publicly discuss issues and challenges related to the Village of North Aurora. After a review of the scope of work and questions and comments from those in attendance, the Consultant led a group exercise to gather input from the public.

### SUMMARY OF INPUT

Community members debated and discussed a variety of topics, including the need for new development, opportunities for the creation of Downtown, flooding and environmental concerns, local image and identity, transportation improvements, and governance issues.

# KEY PERSON INTERVIEWS

As a part of the Community Outreach phase of the planning process, confidential interviews were conducted with eight individuals to discuss existing conditions and potentials within the North Aurora community. These individuals possessed diverse backgrounds and perspectives, and included residents, business owners, community service providers, volunteers, not-for-profit staffers, and elected and appointed officials.

Interviews were conducted in May 2014. Each interviewee was asked a series of questions about the community, with each interview lasting between 30 minutes and an hour. Their responses have been synthesized and organized into the categories below. It is important to note these comments are **not** official recommendations, but candid ideas, opinions, and concerns shared with the Consulting Team by local stakeholders.

### SUMMARY OF INPUT

Some of the key themes or issues shared in the interviews included:

- The creation of a downtown, town center, or community focal point is a top priority of residents. The Route 31/56 intersection is consistently identified as a prime site for a “downtown-style” development; however, visions for that area range widely within the community.
- The North Aurora Fire Protection District’s Fire Station #1 has outlived its usefulness and needs to be either replaced or relocated.
- The North Aurora Library District’s Messenger Library facility is in great shape and well-regarded. Lack of parking continues to be the Library’s greatest challenge.
- Public grade schools for North Aurora children are located within Village boundaries, however, the public high school in Aurora (West Aurora High School) was perceived negatively by some respondents.
- The Fox River needs to be better utilized for recreational and public park space.
- There are a variety of areas within the Village that would be suitable for new bike and walking paths.
- The Fox Riverfront area is in a position to be developed with condominiums, townhomes, and high-density commercial.
- It is believed that market support exists for senior housing, such as duplexes.
- The Route 31 area has been a redevelopment focus for the Village for many years, however, the Village has struggled in attracting new businesses and improving corridor appearance.
- Local business owners are not organized and do not regularly engage in dialogue.
- It is believed that market support exists for more retail and dining options.
- The North Aurora Auto Mall is an economic boon to the Village and the potential foundation for commercial growth on Orchard Road.

# DEVELOPER INTERVIEWS

To get better insight into development issues, the Consulting Team interviewed developers active in North Aurora and the Chicago region. Each developer was asked to evaluate the attractiveness of North Aurora for new commercial, residential, and industrial investment, and to share their experiences developing properties in North Aurora compared to other communities. Interviews were conducted in June 2014. Participants included residential, retail, and industrial/warehouse/distribution developers.

### SUMMARY OF INPUT

Some of the key themes or issues shared in the interviews included:

- North Aurora suffers from a serious image and identity problem. Many people don’t even know that it is independent of the City of Aurora; it has the perception of being the north side of Aurora.
- At the I-88/Route 31 interchange, vacant and underdeveloped sites send the wrong message to those passing by or entering the community for the first time.
- Some respondents stated that the local high school in Aurora does not have a good reputation in terms of academics and safety, however, the elementary and middle schools are perceived as good.
- Prior to the downturn in the economy and real estate market, it was envisioned that North Aurora would have had considerable growth and development. Even in the most prime areas, this has not occurred.
- The Village has, in the past, had a reputation for being difficult to work with. Everyone has positive things to say about the new staff. However, the permitting process is said to be onerous and more costly than some neighboring communities with better prospects.
- Nearly everyone pointed out the absence of downtown as having a negative impact on the Village. However, there was general agreement that the potential to create the environment will be difficult. The area around Routes 56/31 was highlighted as having the most potential.
- North Aurora market is well-positioned to capture industrial development given its access to I-88 and several north/south arterials. It was relayed that the short-term retail prospects for commercial growth are not that good; the general feeling is that there is more commercial property available than potential.

# VISION WORKSHOP

A Visioning Workshop was held from 7:00 pm to 8:30 pm on Wednesday, October 29th, 2014, in the Community Room of the Police Department Headquarters. Participants were assigned to one of five “breakout” groups and then provided with colored markers and a large map of the Village. Over the course of an hour, each group was charged to work as a team and draw their “vision” for North Aurora on the map. Suggested topics include transportation; parks, open space, & recreation; sustainability & environment; residential & neighborhoods; community facilities; commercial goods & services; employment & industry; and image & identity. In addition to marking up the map, each group also recorded their recommendations in an accompanying workbook. At the end of the hour, the groups shared their findings with the entire audience.

### SUMMARY OF INPUT

Generally, participants felt strongly about developing better pedestrian and bike infrastructure, improving the attractiveness of the Route 31 corridor, utilizing the Fox River waterfront for a variety of activities, developing more recreation opportunities, connecting the eastern and western portions of the Village, constructing a new bridge across the Fox River, and attracting more businesses to key corridors such as Orchard Road and Route 31.

## PROJECT WEBSITE

A project website was created in order to provide a single source for all information related to the Comprehensive Plan process. The website contained project information and updates, meeting notices, and downloadable copies of draft documents for the duration of the planning process. In order to provide convenient and comprehensive information, the project website was accessed through a link on the Village and Messenger Public Library home pages.

## RESIDENT QUESTIONNAIRE

An online questionnaire for North Aurora residents was posted on the project website. It was designed to supplement in-person outreach activities conducted throughout the community and is not intended to be a scientific survey instrument. The questionnaire was launched in April 2014 and remained open for the duration of the process. 88 residents submitted answers to the questionnaire.

## BUSINESS QUESTIONNAIRE

An online questionnaire for North Aurora businesses was also posted on the project website, with the purpose of soliciting insight into the Village’s business climate. The questionnaire was launched in April 2014 and remained open during the duration of the planning process. Four businesses submitted responses.

## MAP.SOCIAL MAPPING TOOL

Map.social is a social mapping application developed by Houseal Lavigne Associates that allows residents to actively participate in the planning process. Participants were able to create their own community maps of issues and opportunities, including comments tagged to specific locations. Residents flagged public safety concerns, undesirable uses, key transit destinations, desired developments, poor appearance, community assets, priority development site, problematic intersections, and more. Three maps were created with a total of 25 points.

# A VISION FOR NORTH AURORA

*The Vision Statement paints a picture of what the Village of North Aurora will look like in the future. It is a retrospective look from the year 2035, chronicling the accomplishments and achievements that have occurred in the Village since the new Comprehensive Plan was adopted in 2023. The Statement incorporates the most central ideas and themes discussed throughout the community outreach process.*

## IN 2035...

The Village of North Aurora is a prominent western suburb recognized for its safe and peaceful neighborhoods, stunning views of the Fox River, small town charm, and unique shopping and entertainment destinations. Approaching full build-out, the Village has grown responsibly in both population and geographic size. It has prioritized development in areas served with existing infrastructure and coordinated greenfield development with its neighbors. Easy interstate access and a culture of business friendliness have also helped to transform the Village into the place to do business, which has created many well-paying jobs for residents and provided new tax revenue for projects increasing the livability of the community and the happiness of residents.

Although twenty years has passed since the adoption of the Village's last Comprehensive Plan, the heart of the community remains at the confluence of the Fox River and the intersection of Routes 31 and 56. Not long after the adoption of the 2015 Comprehensive Plan, an attractive mixed-use development sprouted up on the site of the former Fire Station #1 and the Activity Center. Successful completion of this catalyst project served to spur further redevelopment of the intersection's other corners, helping establish the small mixed-use node nestled along the Fox River. On any given day, families can be seen walking around, on Lincolnway and State Street, grabbing coffee or ice cream from one of several new shops and enjoying the usage of waterfront parks and trails. Streetscaping treatments and the widening of the State Street Bridge have created a cohesive walkable atmosphere that extends from the Messenger Public Library in the west through the focal point to Village Hall in the east. Thanks to the removal of the dam and construction of a small dock near the Fox River Trail, the area has become a hub for outdoor enthusiasts, attracting canoers and kayakers as well as runners and cyclists.

Over the past 20 years, the Route 31 corridor has undergone many significant changes, some large and some small. What was once seen as a "tired looking" corridor is now an attractive area bustling with new activity and investment. Although the Illinois Department of Transportation (IDOT) faced many obstacles, the completion of the Route 31 widening project has made the road safer and more navigable, and provided easier access to businesses. Sidewalks have been widened and gaps have been filled, allowing for easy movement of pedestrians along the corridor and between neighborhoods. Most of the older and outdated businesses have been remodeled or redeveloped, and new residential development has shot up in previously underutilized pockets on the east side of the corridor. With gorgeous views of the Fox River, these attractive apartments, condominiums, and townhomes are highly-coveted by young families, young professionals, empty nesters, and seniors.

The Village's other commercial areas — Orchard Gateway, Orchard Road, and Randall Road — are also flourishing. The Towne Centre development on Orchard Gateway is thriving on the heels of a Village-endorsed intensification plan. The formerly auto-oriented power center has been transformed into a walkable lifestyle center. Reminiscent of Bollingbrook's Promenade, the retail space has more than doubled, with new stores and buildings constructed in the old parking lots. All of this was made possible of course by the two parking garages at both ends of the new "Main Street." The Towne Centre is connected to the Route 31 and 56 intersection and Fox Riverfront through a series of paths and trails, allowing these two important areas to complement each other.

Along Orchard Road, annexation and infill development have been utilized to create a cohesive commercial corridor spanning from the I-88 interchange to the Orchard Estates and Orchard Crossing subdivisions. Randall Road is also blossoming, with a variety of smaller-scale businesses catering to the needs of residents, although some of its well-regarded restaurants have become regional destinations. The Village's incentivizing of attractive architectural designs, quality building materials, and landscaping have created a unique sense of place and contributed to a unique identity for the community. Thanks to these efforts, North Aurora has become one of the western suburbs' best shopping and dining destinations.

Similarly, North Aurora has experienced new office and industrial development in the southern portion of the Village along the I-88 corridor. The Village has made economic development a top priority and used a variety of tools — including marketing, incentives, and infrastructure improvements — to attract and retain businesses in critical industries. Many new high-paying jobs have been created, and previously vacant parcels along Orchard Gateway, Randall Road, Airport Road, and Mitchell Road have been repositioned and developed. Roads have been rebuilt to withstand higher volumes of truck traffic, and the intersections and corners of major roadways along I-88 have been fixed to allow trucks to move more easily throughout industrial areas and merge onto I-88.

Although single-family residential homes are still the predominant type of housing in North Aurora, the Village has embraced recommendations from CMAP's Homes for a Changing Region and proactively worked to ensure that a mix of all housing types have been constructed in order to provide options for everyone in all stages of life, including senior housing. North Aurora's neighborhoods are best described as attractive, stable, peaceful, and safe, and subdivisions remain an important part of resident identity. The community has fully recovered from the 2008 housing crisis and is finally approaching full build out.

Previously stalled subdivisions have been completed, with new houses complementing existing ones built prior to the recession. A complete network of paths and sidewalks facilitates safe movement between subdivisions and provide connections to nearby stores, parks, and destinations. Over the past 20 years, the Village has grown responsibly by prioritizing the completion of stalled developments before accepting new annexation and subdivision applications. One of the more notable projects in recent years has been the transition of the former Fox Valley Golf Course into residential neighborhoods.

Connectivity has improved and getting from Point A to Point B is easy, safe and quick. Bus routes have been aligned with trail spurs and pathways, allowing multi-modal connections both throughout the Village and within the broader region. A series of road improvements has also led to a reduction in travel times and minimization of congestion. The expansion of the State Street Bridge has made travel between the eastern and western parts of the Village much quicker, and Pace now services the far western portions of the Village including Orchard Road and Orchard Gateway, in addition to routes along Route 31 and Randall Road. The Village continues to regularly update its Capital Improvements Plan which facilitates long-term planning and investment, as well as routine maintenance of roads.

Biking and walking remain popular, and continue to be a means of exercise, recreation, and transportation for Village residents. With the investment in pedestrian and bike infrastructure a community priority, and sidewalk gaps have been filled and pedestrian crossings have been implemented at key intersections, especially along Orchard Road, Orchard Gateway, Randall Road, and Routes 25, 31, 56. New paths and trails have been built and connections continue to be developed both within and between subdivisions and with neighboring communities. Today, every new commercial development incorporates pedestrian and bike amenities, and neighborhoods are now safely connected with commercial areas, parks, schools, and more. The crown-jewel of the Village's network is the Fox River Trail, which continues to be the main north-south artery through the Fox Valley. Thanks to an intergovernmental agreement and grant funding, the north-south spine is complemented by the completion of a new trail along the Commonwealth Edison easement that provides an east-west pathway throughout the Village. Joggers, cyclists, and walkers can now easily traverse the Village in all directions thanks to the completion of the comprehensive network of trails.

The Village is an active partner with the various park and forest preserve districts in ensuring that the community is well-served by a mixture of small, medium, and large parks and open spaces. Today, as much as ever, parks are an important recreational, social, and aesthetic component of the North Aurora community. The Village's parkland dedication requirements have ensured that parks are included in all new subdivisions. A variety of high-profile parks projects have been completed over the past 20 years that have strengthened local quality of life, including the opening of the Village's first dog park, the development of a large community park with recreation facilities, the removal of the Fox River dam allowing for kayaking and canoeing, and the transition of the Towne Centre wetlands into a protected nature preserve with trails and educational signage. Plans are also underway to transition the LaFarge Mine into natural space once it reaches resource exhaustion, which some speculate may be soon.

Given that the community is served by so many overlapping service districts, the Village government continues to play a coordinating, supporting, and cooperative role to ensure that the various services provided are of a high quality and in alignment with Village needs. Village officials have worked with state legislators, neighboring communities, and local districts to better align the jurisdictions of the various service districts with the Village's ultimate boundaries. The Fire Protection District partners closely with the Village Police Department to provide effective public safety services, and the District worked with the Village to determine a suitable new location for Fire Station #1. The Messenger Public Library is the intellectual anchor of the community and continues to upgrade its cutting-edge facilities and offerings to residents. With the demolition of the Activity Center, both the library and the police department facilities have provided space to the community for meetings, gatherings, and other civic events. The area's public schools continue to be an attractive option for families.

With all of the growth that has occurred over the past 20 years, the Village has been mindful of sustainability and protecting the environment. It has promoted LEED development and sustainable building practices, and ensured that new development has not negatively impacted the collection of rainwater or caused pollution to trickle into the Fox River. Village staff and officials lead by example and are champions for the environment, having implemented a variety of internal protocols and policies promoting sustainability.

While the Village was once confused with being the "north side of the City of Aurora," that is no longer the case. Robust residential, commercial, and industrial growth have strengthened the reputation of the Village within the Chicago Region, and a branding campaign replete with a new logo and tagline have made the Village a distinctive idea and place. Entrances to the Village along Orchard Road, Randall Road, Tanner Road, Route 31, Route 56, and others have received gateway treatments, including new signage, landscaping, and lighting that welcomes visitors to the community and creates a positive first impression. Similarly, major corridors have been beautified with landscaping and art, establishing a unique sense of place that is North Aurora.

While 2015 Comprehensive Plan was instrumental in shaping the Village to the community it is today, it has finally outlived its useful life. Now, the community is developing a new Comprehensive Plan, with an eye on 2055.

# NORTH AURORA GOALS & OBJECTIVES

The Village of North Aurora’s Comprehensive Plan looks forward over the next 20 years and expresses what the Village desires to become in the future. This section presents the Plan’s goals and objectives which outline how the Village can achieve its desired outcome. The goals and objectives form the framework for planning recommendations, policies, future projects, and actions:

## GOALS

Goals describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.

### OBJECTIVES

Objectives describe more specific actions that should be undertaken by the Village to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.

Together, the goals and objectives provide specific direction and serve as a guide for the evaluation of development proposals and land use alternatives. Goals and Objectives have been established for:

- Growth and Annexation
- Commercial Areas
- Residential Areas
- Industrial Areas
- Transportation and Mobility
- Community Facilities
- Parks, Open Space, and Environmental Features
- Governance and Plan Implementation

## GROWTH AND ANNEXATION

### GOAL

Grow in an environmentally and fiscally responsible manner.

#### OBJECTIVES

- Prioritize development in areas of the community already annexed and/or served by municipal infrastructure and services through incentives and development regulations before investing in other undeveloped areas.
- Use development regulations to prevent unnecessary sprawl, leapfrog development, or the premature conversion of farmland.
- Work closely with Aurora, Batavia and Sugar Grove to maintain, review, renew, and/or amend boundary agreements to reflect anticipated desirable growth and development trends.
- Utilize development regulations and capital improvement programming to guide development to priority areas and reflect realistic growth expectations for North Aurora.
- Maintain a balanced arrangement of land uses (quality neighborhoods, strong tax base, employment, and open space) by promoting development according to the adopted Comprehensive Plan.

### GOAL

Use annexation to capitalize on development opportunities and facilitate efficient governance.

#### OBJECTIVES

- Annex unincorporated pockets of developed parcels and County subdivisions surrounded by the Village to ensure that non-residents who benefit from Village infrastructure and services are helping to support them.
- Annex contiguous properties within the Village’s planning jurisdiction where development is occurring, especially properties either fully or partially surrounded by the Village.
- Work closely with Kane County to review development proposals for unincorporated land within the Village’s planning jurisdiction, requesting to require annexation and ensuring that development is compatible with surrounding development in terms of land use, access and character.
- Direct new residential and non-residential development to areas planned for such uses, so that land patterns maximize the efficiency of public services and protect and reinforce existing land uses.
- Evaluate development proposals to ensure the intensity of new development does not overburden existing and planned utility systems, water resources, schools, roads, and other infrastructure and taxing bodies.
- Maintain and regularly evaluate impact fees to ensure they are appropriate and able to mitigate the Village’s costs associated with accommodating new development, along with the costs incurred by other service providers.

## COMMERCIAL AREAS

### GOAL

Transform Lincolnway (IL Route 31) into an attractive multifunctional corridor centered around an active community focal point at the intersection of IL Routes 31 and 56.

#### OBJECTIVES

- Facilitate redevelopment of the “Block One” site into a high-quality mixed-use development that capitalizes on access to the Fox River and Fox River Trail.
- Encourage and support redevelopment of underutilized commercial properties adjacent to and near the “Block One” site and the intersection of IL Routes 31 and 56.
- Use incentives and regulations as necessary to implement recommendations made in the Design Guidelines Plan for the Lincoln Highway/Route 31 Corridor
- Encourage the transition of underutilized portions of the IL 31 corridor to medium-density residential development in order to take advantage of views and access to the Fox River and Fox River Trail.
- Encourage and partner with the Illinois Department of Transportation (IDOT) to evaluate the expansion of the IL Route 31 right-of-way to facilitate road widening, sidewalks, and other local objectives.
- Work with IDOT, ComEd, AT&T, and other utility providers to coordinate the burying or relocation of local utility lines as roadway improvements or redevelopment occurs.
- Review and amend regulations for the B-3 Central Business zoning district to better align parking and landscaping requirements with parcel sizes, site capacity, and other Village objectives.
- Continue to use Tax Increment Financing as a funding mechanism for improvements and redevelopment along the IL 31 corridor.
- Encourage and support redevelopment of key vacant sites or obsolete uses near the Route 31/I-88 interchange that have the potential to catalyze additional investment in the area.
- Enforce non-conforming provisions (Chapter 5 of the Village Zoning Ordinance), when applicable, on non-conforming single-family homes and encourage absorption of those properties for both stand-alone or assemblage opportunities for commercial and medium-density residential development.

### GOAL

Promote and maintain vibrant and healthy commercial areas throughout the Village that serve the day-to-day needs of residents, capture a larger regional market, and enhance the image and identity of North Aurora.

#### OBJECTIVES

- Establish and implement a long-term vision for the existing North Aurora Towne Centre commercial development on Orchard Gateway Boulevard that would support its transition to a significant commercial destination.
- Support the development of commercial uses on the east side of the Fox River, consistent with the Land Use Plan, to meet the day-to-day needs of nearby residents.
- Reinforce the role and character of Orchard Road and Orchard Gateway Boulevard as regional commercial destinations, while promoting Randall Road and Route 31 as neighborhood commercial destinations.
- Review and amend development regulations to require large commercial developments along Orchard Road, Randall Road, and Orchard Gateway Boulevard to provide cross access and internal circulation that maximizes access, navigability, safety, and pedestrian movement.
- Assist the Aurora Regional Chamber of Commerce in enhancing the visibility of priority sites throughout North Aurora.
- Develop a marketing campaign that would enhance the regional visibility of the existing North Aurora Towne Centre, Auto Mall, and future commercial destinations around the Orchard Road/I-88 interchange.
- Establish design, signage, wayfinding, and streetscape standards for the Orchard Road, Randall Road, and IL 31 commercial corridors that reflect a consistent Village-wide theme.
- Promote the availability and use of the Village’s façade improvement program to enhance the character of commercial corridors.
- Require new developments to install utilities underground, and work with existing businesses establishing to bury or relocate utilities as site or roadway improvements occur.
- Encourage a variety of new commercial uses that will increase the range of employment opportunities, and strengthen and expand the Village’s tax and economic base.
- Reassess the commercial land use classifications in the Zoning Ordinance to ensure it is better aligned with community objectives.

## RESIDENTIAL AREAS

### GOAL

Provide a range of housing types that can accommodate the needs of both current and potential residents.

#### OBJECTIVES

- Promote the development of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan.
- Encourage the transition of underutilized portions of the IL 31 corridor to medium-density residential development in order to take advantage of views and access to the Fox River and Fox River Trail.
- Amend the 2009 Lincoln Highway/Route 31 TIF Redevelopment Plan to include expanded areas of medium-density residential in its Future Land Use Plan.
- Encourage the development of senior housing and assisted living units throughout the Village, integrating them with planned and existing neighborhoods, and linking them with community amenities and commercial uses.
- Review and amend the zoning ordinance to allow smaller lot sizes to provide additional flexibility for residential development.
- Continue to work with the City of Aurora, owners of the Fox Valley Golf Course, to establish a vision for the golf course property that includes housing reflective of the demand and character in North Aurora.
- Incorporate a variety of transitional housing options on or near the Orchard Road Corridor in the future land use plan.

### GOAL

Protect and enhance the quality of existing neighborhoods.

#### OBJECTIVES

- Prioritize the build-out of all incomplete subdivisions that are already served by municipal services before approving new subdivisions that would require investment in infrastructure.
- Endorse the long-range plan to transition residential areas along the east side of IL 25 and south of Butterfield Road to commercial or light industrial uses that would be more compatible with adjacent industry.
- Work with existing businesses and commercial property owners that are adjacent to established residential areas to provide adequate buffers to help protect the Village’s neighborhoods.
- Promote the renovation, rehabilitation, and expansion of housing in older subdivisions through incentives in housing investment, state and federal grant programs, and zoning regulations.
- Preserve existing housing through effective code enforcement and preventive maintenance programs.
- Monitor single-family rental conversions to protect the rights of tenants and landlords and maintain the quality of the Village’s housing stock and overall livability of its neighborhoods.
- Track and monitor foreclosures to proactively address property maintenance issues.

## INDUSTRIAL AREAS

### GOAL

Attract and retain industry, capitalizing on North Aurora’s desirable location within the Fox Valley Region and along the I-88 Corridor, to provide employment opportunities while maintaining a diversified community tax base.

#### OBJECTIVES

- Work closely with IDOT to ensure that industrial tenants in the Tollway Park of Commerce and on Evergreen Drive have efficient access to I-88.
- Support further industrial development on Mitchell Road such as completion of the Liberty Business Center.
- Work with the City of Aurora to extend Corporate Boulevard to provide access to I-88 at Farnsworth Avenue.
- Proactively recruit employment-intensive industrial and professional office tenants that would provide quality jobs for North Aurora residents.
- Invest in modern infrastructure that can support innovative and technology-based industry in North Aurora.
- Work closely with tenant(s) of the I-88 Gateway Logistics Center and any future developments in the area to ensure local operations and industrial traffic do not negatively impact commercial uses along Orchard Gateway Boulevard and Orchard Road.
- Work with Lafarge Conco to determine the lifespan of its quarry and establish a long-range vision for redevelopment or reuse once its resources are depleted and its industrial value diminished.
- Continue to closely monitor all industrial activity south of Butterfield Road, between IL-25 and Mitchell Road, to minimize impact on surrounding residential neighborhoods.

## TRANSPORTATION AND MOBILITY

### GOAL

Provide a safe and efficient road network that meets the needs of all people and businesses.

#### OBJECTIVES

- Work with IDOT to assess the feasibility and viability of a new crossing over the Fox River that would connect Butterfield Road directly to Oak Street and identify potential alternatives for the existing State Street Bridge.
- Work with the City of Aurora to extend Corporate Boulevard west to Mitchell Road to serve potential industrial development sites.
- Work with IDOT to modify traffic signalization and cross-section design along Route 31 in order to reduce traffic congestion and maximize access to adjacent commercial sites.
- Establish a parking management plan for the Route 31 corridor that would consider the overall amount of parking needed to serve commercial uses, potential public investment in parking at key locations, access management and circulation, and parking lot design and landscaping.
- Work with property owners along Route 31 and other commercial corridors to reduce the overall number of curb cuts and encourage on-site circulation and cross-access.
- Work with property owners to make strategic roadway connections, including the extension of Kettle Avenue to Miller Drive and the realignment of Deerpath Road, in order to reduce traffic demand on collectors and arterials.
- Continue to utilize subdivision regulations (Section 16.12.070 of the Village subdivision ordinance) and the Planned Unit Development review process (Chapter 5 of the Village Zoning Ordinance) to ensure that logical street connections with pedestrian infrastructure are made as new development areas are approved.
- Continue to require developers to sign and provide for the connection or extension of planned streets with pedestrian infrastructure to adjacent, undeveloped properties, to create transportation linkages between residential neighborhoods and to provide street system continuity for the benefit of all residents.
- Require the creation of owners associations for existing and future multi-parcel private developments to avoid fragmentation of private road maintenance.
- Work with School District #129 to allow for a northwesterly extension of Forest Ridge Drive towards Orchard Road.

### GOAL

Transform and promote North Aurora as walkable and bikeable community.

#### OBJECTIVES

- Work with IDOT and Kane County to enhance the frequency and safety of bicycle and pedestrian crossings across arterials and collectors, especially Butterfield Road, IL 31, Orchard Road, Randall Road, Oak Street, and Deerpath Road.
- Develop an east-west trail along the ComEd right-of-way west of the Fox River and the Butterfield Road right-of-way east of the Fox River, including a grade-separated crossing at IL 31.
- Provide connections between the new east-west trail and the Fox River Trail, on both sides of the river.
- Promote the development of local trails and sidewalks to provide access to regional trails, nearby commercial areas, neighborhoods, employment areas, and civic destinations.
- Amend Planned Unit Development General Standards (Chapter 5.4 of the Village zoning ordinance) to specifically require the accommodation of trails as a part of new development in order to provide access to connecting trail segments and local destinations.
- Encourage, incentivize, or require business owners and developers to include bike infrastructure and other pedestrian enhancements into new developments.
- Prioritize investment in bicycle and pedestrian infrastructure in areas around schools, parks, commercial areas, civic uses, and other destination often travelled to by youth or senior citizens.
- Work with developers to expedite the completion of the sidewalk network within the Village’s incomplete subdivisions.
- Re-evaluate the existing sidewalk construction requirements and sequencing to prevent “sidewalks to nowhere” in future subdivisions.
- Continue to support the Fox Valley Park District in their efforts to maintain and enhance the Fox River Trail.

### GOAL

Increase access to public transportation.

#### OBJECTIVES

- Work with Pace to assess the viability of extended routes or new service as development occurs in the western portion of the community, especially along Orchard Gateway Boulevard and Orchard Road.
- Work with Pace to increase the desirability of using public transportation as a viable method of transportation.
- Where development is within ½-mile of existing or anticipated Pace bus service, require design plans to conform to the recommendations of Pace’s Transit Supportive Guidelines for the Chicagoland Region, and encourage participation in Pace’s Design Review Assistance for Transit (DRAFT) program.



COMMUNITY FACILITIES

GOAL

Ensure the Village is supported by high-quality public facilities and services that can bolster quality of life and strengthen civic pride and identity.

OBJECTIVES

- Strengthen the confluence of Route 31, Route 56 and the Fox River as the civic core of North Aurora, building upon natural open spaces, Village Hall, Messenger Public Library, and opportunities for redevelopment.
- Enhance the safety of ingress and egress to Village Hall as part of a comprehensive vision for the Village's civic core and Fox Riverfront.
- Coordinate with West Aurora District 129, Messenger Public Li-brary, the Village Police Department or other potential partners to provide a series of community meeting or event spaces.
- Support Messenger Public Library in implementing its long-term improvement plan, and act as a partner in providing improved parking capacity and multi-modal access to the library site.
- Work closely with the North Aurora Fire Protection District to identify potential relocations sites for Fire Station #1, including sites that would enhance access to all portions of the community and minimize impacts on surrounding land uses.
- Coordinate with the North Aurora Fire Protection District and Police Department to assess potential impacts of planned trans- portation improvements in order to maximize responsiveness and efficiency of services.
- Work with the North Aurora Fire Protection District and Police Department to assess and monitor the impacts of a growing popu- lation in the western portion of the community.
- Work with Kane County, Batavia, Aurora, Kane County Forest Pre- serve, and other neighboring communities or agencies to identify public safety services models that could increase effectiveness and efficiency of fire and police services.
- Support the upgrade in communication technologies used by the North Aurora Fire Protection District and Police Department in order to enhance efficiency and responsiveness.
- The Village should work closely with the West Aurora School District #129 to ensure the community is well served by a quality public high school and secondary education.
- Continue to monitor the supply of local water and capacity of water treatment facilities, and identify reserve land and right-of- way necessary to harvest and transmit water that will serve the community's long-term population.
- Support collaboration among all Village departments, local service districts, and other forms of local government to explore efficien- cies in the delivery of public services.

PARKS, OPEN SPACE, AND ENVIRONMENTAL FEATURES

GOAL

Protect and preserve the Village's environmental features to safeguard against contamination and any negative impacts of development.

OBJECTIVES

- Preserve and enhance the entire length of the Fox River corridor, minimizing erosion and pollution runoff caused by urban develop- ment, identifying and protecting key ecological areas, and estab- lishing view corridors that can be preserved as redevelopment in adjacent areas occurs.
- Identify large-scale opportunities for ecologic and wetland preser- vation, such as the Lafarge Conco quarry or wetland on the north side of Orchard Gateway Boulevard, and maximize access to and information about these areas through local no-impact trails, printed materials, on-line resources, and educational awareness in local schools.
- Minimize localized flooding in neighborhoods and commercial areas through investment in local detention facilities, green infra- structure, and traditional stormwater systems.
- Work closely with Kane County to implement recommendations of its 2040 Green Infrastructure Plan related to stormwater manage- ment infrastructure and regulations, watershed planning, and open space.
- Work with developers, builders, and the Kane County Forest Preserve to ensure that new growth does not adversely affect the ecological health or recreational features of the Lake Run or Dick Young Forest Preserves.
- Join the Fox River Valley Study Group to support long-term pres- ervation and protection of the Fox River.

GOAL

Provide residents with access to a variety of exciting green spaces and recreation opportunities that support active and healthy lifestyles.

OBJECTIVES

- Support coordination among the Fox Valley, Batavia, and Sugar Grove Park Districts to ensure that residents throughout the com- munity have access to high-quality park facilities and programs.
- Increase the overall amount of parkland in North Aurora by amending Planned Unit Development General Standards (Chapter 5.4 of the Village zoning ordinance) to require adequate usable open space as a part of new residential development, and/or preserving land that could accommodate a larger community park that could be developed as the community's population growth continues.
- Work with the respective park districts to monitor the need for a large park within the Village that could accommodate community events and assess the need for an indoor recreational facility.
- Where feasible, require commercial Planned Unit Developments to include public open spaces that can serve as an amenity to local businesses, provide places for events and festivals, and enhance the overall character of North Aurora's business areas.
- Solicit support from residents and promote the concept to park providers to create use-specific parks (i.e. playgrounds, athletic fields, dog parks, passive open space, etc.) and to ensure park programming meets the evolving needs of the North Aurora community.
- Assess and implement the recommendations of the 2001 North Aurora Non-Motorized Transportation Plan that relate to expand- ing the trail network in order to provide access to local parks and natural areas.
- Increase visual and physical access to the Fox River Trail and waterfront, especially from the civic core of the community located around the Routes 31 and 56 intersection and State Street bridge.
- Support the State Department of Natural Resource's (DNR's) re- moval of dams along the Fox River and consider the development of canoe and kayak infrastructure within the Village.
- Develop an east-west trail along the ComEd right-of-way west of the Fox River and the Butterfield Road right-of-way east of the Fox River.

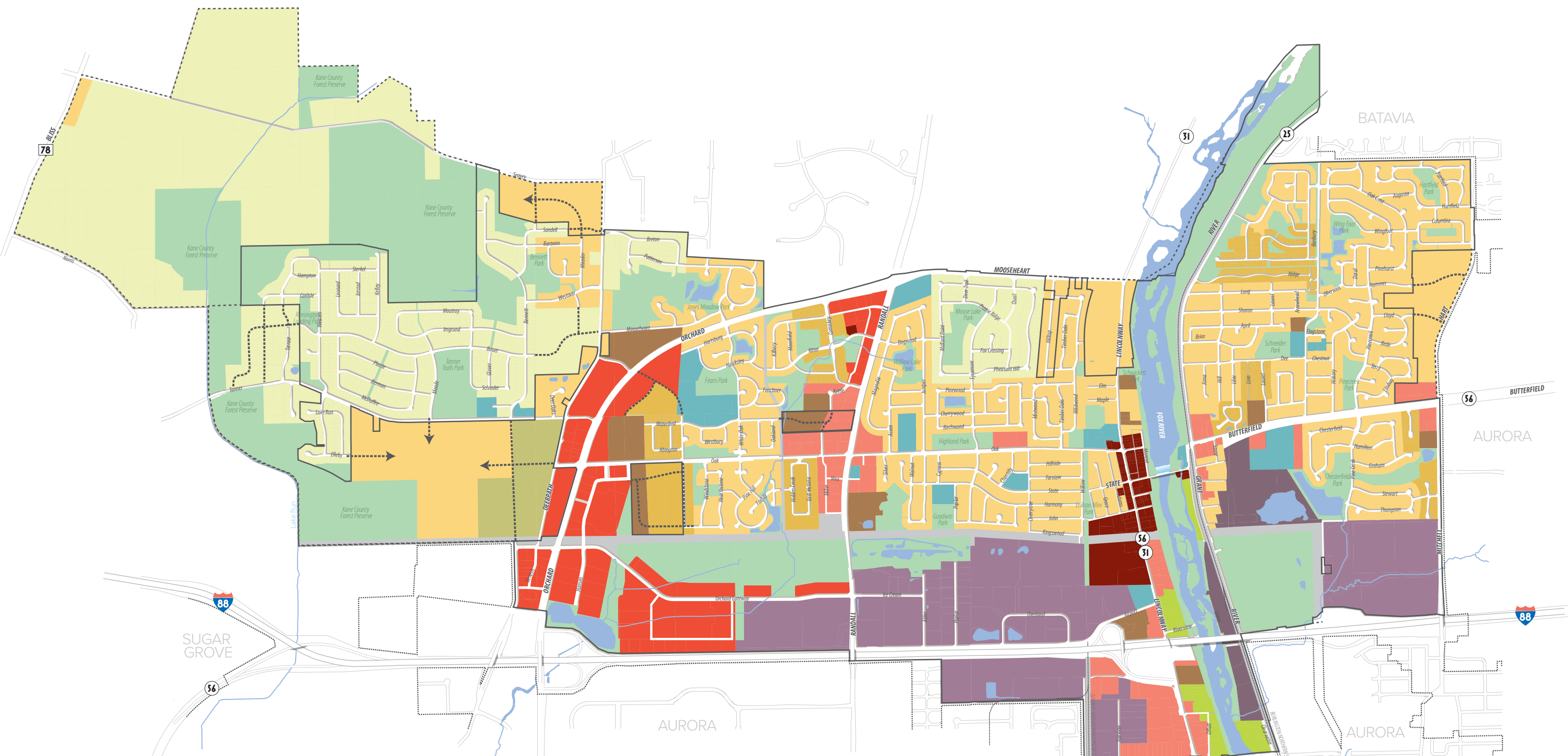
GOVERNANCE AND PLAN IMPLEMENTATION

GOAL

Foster a culture of collaboration among local, county, state, and federal partners in order to successfully execute the Plan and establish North Aurora as "the place to do business."

OBJECTIVES

- Establish a multi-media strategy to maximize communication between Village government and property owners through busi- ness associations, neighborhood associations, civic and religious organizations, schools, and other outlets.
- Continue to coordinate regularly with Kane County, CMAP, IDOT, surrounding municipalities, and others to assess local impacts or opportunities related to the Fox River, arterial roadway network, Fox Valley transit connections, and other regional issues that go beyond the borders of North Aurora.
- Identify and pursue a broad range of regional, state, and federal funding sources to implement Comprehensive Plan recommenda- tions and support on-going initiatives and services.
- Work with the Aurora Chamber of Commerce to strengthen busi- ness-to-business communication and investment.
- Integrate Comprehensive Plan recommendations and policies into development of the annual budget.
- Coordinate the implementation of the Comprehensive Plan, 2014 Strategic Plan, and Capital Improvement program to ensure that actions that advance common goals and objectives are given the highest priority.
- Review all regulations and procedures related to development approv- al, licensing, and permitting, and adopt amendments aimed at stream- lining them in order to reduce undue burden on potential investors.
- Undertake a comprehensive image and branding effort in order to create a distinctive and clear message about North Aurora for the rest of the Chicago region, including marketing, streetscaping, gateways, and wayfinding.
- Establish a comprehensive economic development strategy that addresses marketing, financing, regulations and development review, incentives, and other factors as described in the Compre- hensive Plan. The Future Land Use Plan establishes the frame- work for future development throughout North Aurora. It describes the nature of intended development in different parts of the com- munity, and sets the stage for recommendations in subsequent sections of the Comprehensive Plan.



# FUTURE LAND USE

- |                             |                          |                          |
|-----------------------------|--------------------------|--------------------------|
| North Aurora Boundary       | Estate Residential       | Orchard Rd Flex          |
| Planning Area               | Single Family-Detached   | Riverfront Flex          |
| Adjacent Municipality       | Single Family-Attached   | Office/Industrial        |
| Water Body                  | Multi-Family             | Heavy Industrial         |
| Railroad                    | Village Center/Mixed-use | Parks & Open Space       |
| Proposed Roadway Connection | Local Commercial         | Public/Semi-Public       |
|                             | Regional Commercial      | Utilities/Infrastructure |



# FUTURE LAND USE

*Existing land use in North Aurora is framed by several prominent features. The Fox River is the historic spine of the community. I-88 generally defines the Village's southern border and provides much of the potential for future commercial development. Long-term annexation and growth are limited by adjacent communities on all sides of North Aurora and the Kane County Forest Preserve property to the west. The Future Land Use Plan establishes a series of land use designations and policies aimed at maximizing development and redevelopment within the context of these factors, the community's vision of the future, and the realistic market potential of the Village.*

## LAND USE DESIGNATIONS

### ESTATE RESIDENTIAL

Estate Residential primarily consists of large-lot residential and agricultural uses, in addition to agribusinesses. This land use is located primary west of Orchard Rd with the exception of Moose Lake Estates subdivision. Estate Residential will be included in the Village's future annexation and may be redeveloped into residential subdivisions and other large-lot residential uses than what the current and underlying zoning district would permit.

### SINGLE-FAMILY DETACHED

Single-family detached areas include housing units contained in stand-alone structures on individual lots. This is the predominant land use in North Aurora and includes original housing from the mid-1900s, contemporary housing developed over the past few decades, and future residential areas that represent the opportunity to accommodate new population growth.

### SINGLE-FAMILY ATTACHED

Single-family attached areas include residential uses that share a wall but are typically arranged horizontally and have separate entrances to the outside. Examples of this housing type include townhouses and duplexes. North Aurora's attached single-family units tend to be clustered around commercial nodes and could emerge along the Fox River as older detached single-family blocks transition to accommodate higher densities.

### MULTI-FAMILY

Multi-family areas include apartment and condominium complexes with units that are stacked vertically and share a common entrance. Complexes frequently include several buildings and are served by internal parking and circulation areas. In North Aurora, multi-family uses tend to occupy several acres and be located at the edge of single-family neighborhoods. Future multi-family development should be clustered around civic and commercial nodes, or as stand-alone buildings designed to be compatible with the context of single-family or townhouse neighborhoods.

### TOWN CENTER/MIXED-USE

The Town Center/Mixed-use area is in the historic core of North Aurora along IL 31 and the State Street bridge. Development in this area includes small-lot commercial uses, residential structures repurposed for small office or service uses and uses that support nearby neighborhoods. The Town Center area also allows for civic uses and open spaces that support community events and gathering.

### LOCAL COMMERCIAL

Local Commercial areas include retail, restaurant, and service uses that generally serve North Aurora and nearby communities. Uses are often standalone on relatively small lots, though they could be configured in small multi-tenant commercial centers. Typically, they have a close relationship with surrounding uses and rely on access from collector or arterial streets. These areas are often located within residential areas or provide a transition from more intensive regional commercial nodes to surrounding residential neighborhoods.

### REGIONAL COMMERCIAL

Regional Commercial uses include retail, restaurant, and service uses that serve North Aurora, surrounding communities, and users from other portions of the western suburbs, Chicago region, or beyond. These uses are typically located at the intersection of major arterials such as Orchard Road and Randall Road, or near I-88 interchanges. Regional commercial uses are often arranged in multi-tenant shopping centers that include big-box franchise anchors internal circulation, and a unified design.

### OFFICE/INDUSTRIAL

Office/Industrial areas include professional offices, distribution facilities, light manufacturing, and other uses that typically operate indoors. These uses are clustered along either side of the I-88 corridor and benefit from easy access to the interstate and regional markets.

### ORCHARD ROAD FLEX

Orchard Road Flex intends to provide a transition between Regional Commercial and Single-family Detached neighborhoods. Uses that may be situated within Orchard Road Flex include small-scale commercial, multifamily, and single-family attached uses. Future developments should complement the character of their surrounding areas.

### RIVERFRONT FLEX

Riverfront Flex preserves the residential character of several areas along the Fox River while maintaining flexibility for various types of housing types and local commercial uses to be in these areas. This includes single-family detached and attached and multifamily uses. These areas tend to have rolling topography and varying lot widths and depths.

### HEAVY INDUSTRIAL

Heavy Industrial uses include mineral extraction and the manufacturing of goods in outdoor environments with significant impacts on surrounding land uses. These uses are in the southeastern portion of the Village, east of the Fox River and south of Butterfield Road.

### PARKS & OPEN SPACE

Parks and Open Space areas include several types of land set aside for recreation, natural systems, or local stormwater management. These include programmed and passive parks under the jurisdiction of school or park districts, the Red Oak Nature Preserve, Lake Run Forest Preserve, Fox River corridor, wetlands, and detention areas that serve surrounding development.

### PUBLIC/SEMI-PUBLIC

Public/Semi-public areas include a variety of uses that support residential, commercial, and industrial development. These include government offices generally accessible to the public, police and fire stations, educational facilities, religious institutions, and not-for-profits.

### UTILITIES/INFRASTRUCTURE

Utilities/Infrastructure areas include properties that accommodate transportation systems, utilities, municipal infrastructure, and Village operations not generally accessible to the public. These include the ComEd corridor, water towers, electrical substations, the Village's Public Works maintenance property, and rail corridors. It should be noted that some utility/infrastructure areas could host a secondary use, such as a trail or neighborhood park.

## OVERALL LAND USE PRINCIPLES

The Future Land Use Plan describes certain types of growth in different parts of North Aurora. However, there are several principles that should be applied to all development, regardless of specific land use or location. They include the following.

### INTEGRATED OPEN SPACE

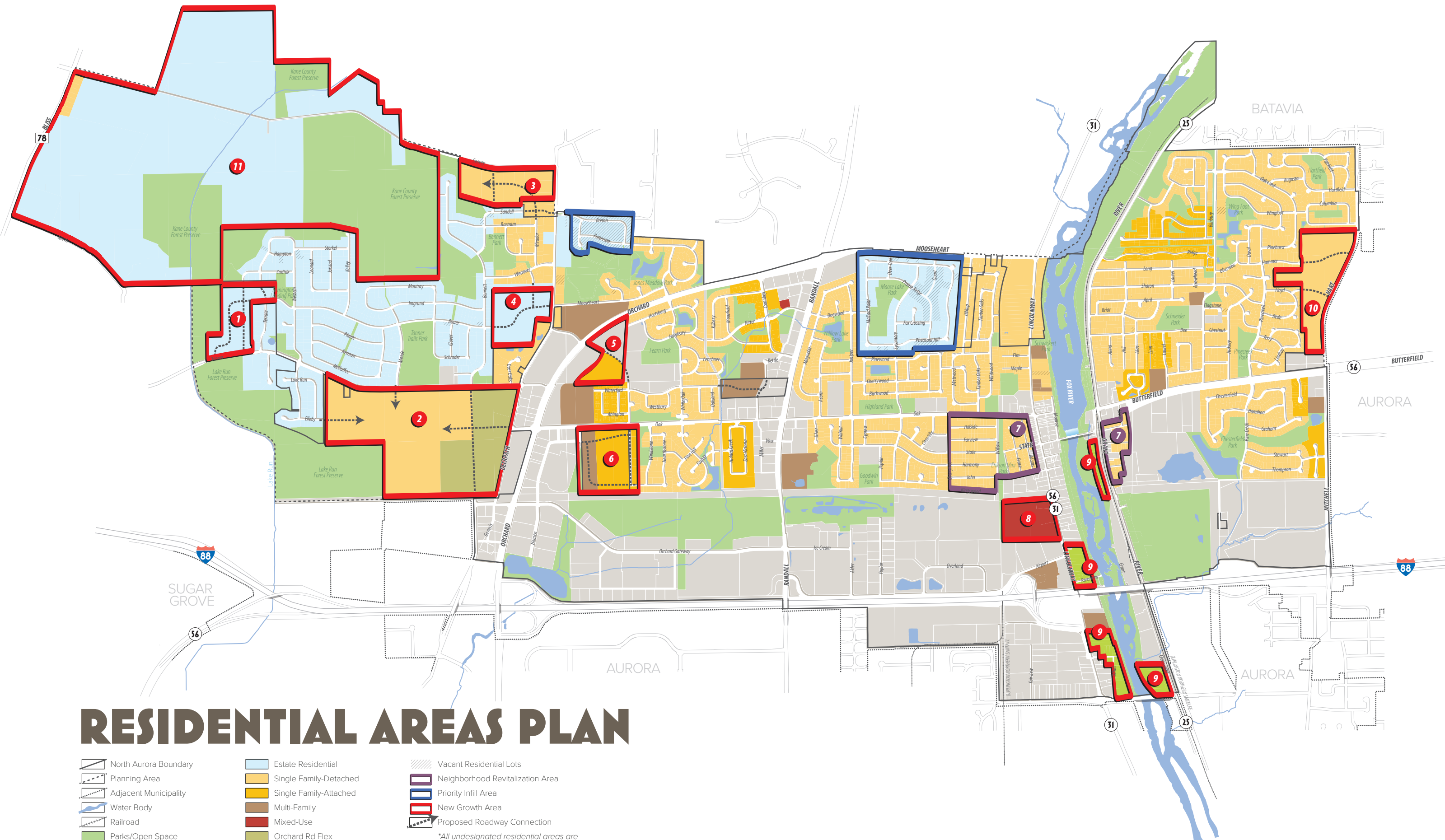
All areas of new development or redevelopment should seek to accommodate usable open spaces. These could include recreational open spaces, natural areas, or stormwater detention areas. Open spaces should be used to enhance the character of the area and support sustainable development.

### STRATEGIC INFILL

The Village should utilize incentives, capital improvements, and development regulations to encourage the infill of existing development or extension of existing developed areas. Greenfield development should be assessed on a case-by-case basis and could be deemed suitable if it is seen as a catalyst for responsible, short-term infill development in adjacent areas.

### LOCAL CONNECTIVITY

New land uses should extend local transportation networks and connect logically to existing development. Throughout North Aurora, there are several stubbed streets, bike trails, and sidewalk networks that provide the foundation for comprehensive mobility throughout the Village.



# RESIDENTIAL AREAS PLAN

- North Aurora Boundary
- Planning Area
- Adjacent Municipality
- Water Body
- Railroad
- Parks/Open Space
- Estate Residential
- Single Family-Detached
- Single Family-Attached
- Multi-Family
- Mixed-Use
- Orchard Rd Flex
- Riverfront Flex
- Vacant Residential Lots
- Neighborhood Revitalization Area
- Priority Infill Area
- New Growth Area
- Proposed Roadway Connection

\*All undesignated residential areas are neighborhood maintenance areas.

# RESIDENTIAL AREAS PLAN

*North Aurora offers a variety of neighborhoods and housing types, and its opportunities for growth should ensure it remains an attractive location for current residents and those living in other communities. This Residential Areas Plan highlights specific areas of the Village where investment in new housing and the maintenance of existing neighborhoods can ensure that the community meets evolving demands.*

*Between 2010 and 2020, North Aurora population grew by 9%. Much of this growth can be accommodated in areas already platted and served by infrastructure. Other areas can accommodate additional population resulting from a higher rate of short-term growth or long-term growth occurring beyond 2020. (CMAP projects that North Aurora’s population grow to 21,307 by 2040, approximately 3,000 more than the Village’s 2020 population of 18,261.)*

*At the same time, while the median age of the community is expected to remain relatively stable, the percentage of older residents will increase. As a result, smaller single-family housing, townhomes, and senior-oriented multifamily developments will likely be needed to address the demand created by this portion of the population.*

*The Residential Areas Plan identifies several tracts where improvements to existing neighborhoods or future development can positively influence the overall supply of housing in North Aurora. (Policies related to all residential areas can be found at the end of the Residential Areas Plan.)*

## RESIDENTIAL IMPROVEMENT AREAS

Future residential investment in North Aurora can generally be described in four categories. They include:

**Neighborhood Maintenance.** This includes stable neighborhoods that are in good condition and remain market competitive. These areas require little or no intervention, though they should be monitored over time.

**Neighborhood Revitalization.** This includes North Aurora’s oldest neighborhoods in the center of the community. Housing stock in these areas may be deteriorated due to age, and property owners are often unable to invest in their properties due to restrictive zoning regulations.

**Priority Infill.** These areas include incomplete subdivisions, specifically the Autumn Ridge subdivision and Moose Lake Estates subdivision, that are already served by municipal infrastructure and services. These should be the focus of short-term investment in order to avoid significant investment in capital improvements in greenfield areas.

**New Growth Areas.** This includes greenfield development opportunities that should be used to meet long-term demand. To the extent possible, these areas should be developed only after infill areas are built out, or as other development emerges that can complement new neighborhoods.

The following paragraphs describe the characteristics of North Aurora’s neighborhood areas. It should be noted that investment in these areas should be prioritized based on the categories described above.

There are several residential subdivisions that were platted in the 1990’s and 2000’s where development was begun but not completed. These subdivisions are already served by municipal infrastructure and a variety of public services. The Village should prioritize the completion of subdivisions rather than the development of “greenfields” that would require new infrastructure and further stress existing public services.

- 1 This unincorporated area should include single-family development that is consistent with surrounding neighborhoods. Local streets should connect to Terrace Drive, Carlisle Lane, Remington Lane, and Bauer Road. A local trail connection should be provided to access the Mid County Trail in the Lake Run Forest Preserve.
- 2 This large tract could accommodate a mix of housing, with detached single-family located in the western portion and townhouses and multifamily apartments between Deerpath Road and the proposed roadway connection between Deerpath Road and Bennett Drive. Local streets should build off an extension of Oak Street as a neighborhood collector, with other connections being made at Elleby Drive and Meade Boulevard. The southern portion should be preserved as open space on the western portion of the parcel and Orchard Flex on the eastern portion. This area should include a local trail network that includes the neighborhood to the Mid County Trail, the proposed trail on the ComEd corridor, and the emerging commercial area along Orchard Road.
- 3 This area should include single-family development that provides logical links to the surrounding street grid. Extensions of Sandel Lane, Mirador Drive, and Church Street provide opportunities for local connections north to Seavy Road.
- 4 This area should include single-family housing that provides links to surrounding subdivisions. The extension of Mooseheart Road to Bauer Road would create a neighborhood collector, and local streets should connect to the stubbed Stratford Drive to the north. A trail paralleling the Stratford Drive extension could build upon the existing Bennett Park trail and provide a bike connection to commercial uses along Orchard Road.
- 5 This area can accommodate single-family housing that would be an extension of neighborhoods to the east and south. The site would be bisected by the proposed Forest Ridge Drive extension that would provide access to Orchard Road. (This extension would require collaboration with School District 129 as it would require use of a small unused portion of the Jewel Middle School property.) South of the extension, the neighborhood could include townhomes that are compatible with the Waterford Oaks development. This site should incorporate trails that would provide connections to Jewel Middle School and Orchard Road commercial uses.

- 6 This large site can accommodate a blend of higher density residential development that would support commercial uses to the west. Townhomes and multifamily apartments should also be considered in order to increase the population around the Orchard Road commercial corridor. North of Oak Street, development should include an extension of Waterford Road to Orchard Road, and an extension of the easternmost access drive of the Woodman’s Market site. South of Oak Street, development should include and extension of Hearthstone Lane in the Windstone Place subdivision. Throughout the site, trails should be provided that would connect the emerging commercial areas and the proposed trail along the ComEd utility corridor.
- 7 The area west of the river includes the Winters subdivision, Erickson-Johnson subdivision, and the eastern third of the Slakers subdivision. The area east of the river includes the A.H. Stone subdivision, M.E. Pierce subdivision, and Owners subdivision. These areas include some of North Aurora’s oldest housing and, some of the housing stock in these neighborhoods is considered not competitive with new products coming online. The Village should review and amend the zoning regulations and designations, including a zoning overlay district, in this area to allow for expansions and improvements that would allow homes to include modern amenities. The Village should also work with property owners to identify funding sources for the maintenance of housing, lots, and public rights-of-way.
- 8 This site, designated as mixed-use in the Future Land Use Plan, is located between IL 31 and the Valley Green subdivision. As redevelopment of the golf course continues, this site could accommodate a number of uses. If residential uses are feasible, the site should include townhouses or multifamily development that takes advantage of proximity to the Village Center, the proposed bike trail along the ComEd utility corridor, and the Fox River corridor.
- 9 This collection of sites includes single-family housing fronting on or in close proximity to the Fox River. These homes are generally viable and appropriate in the short term. However, as Town Center redevelopment occurs and as portions of IL 31 transition to multifamily housing, these areas should be encouraged and have the flexibility to be redeveloped as either townhouses, multifamily, or mixed-use developments that maximize access to the Fox River and consider the dramatic terrain along the river corridor.
- 10 This potential annexation area should include single-family development that is compatible with existing neighborhoods to the west and north. The site should accommodate the extensions of Hammer Lane and Lloyd Lane to Hart Road. The southernmost portion of the site, near Hart Road and Butterfield Road, is reserved for local commercial development.
- 11 This area will eventually be annexed into the Village. Once incorporated, the Village needs to amend the area’s zoning designation to accommodate additional residential neighborhoods. This area is also home to existing agribusinesses, such as greenhouses and pumpkin patches, and the Village should preserve them and promote these types of businesses where appropriate.

## OVERALL RESIDENTIAL AREA PRINCIPLES

The Residential Areas Plan describes certain types of neighborhood investment in different parts of the Village. However, there are several principles that should be applied to all residential development. These include the following.

## EMPHASIS ON INFILL AND REVITALIZATION

To maximize its resources and ensure the long-term viability of its established neighborhoods, the Village should prioritize the building out of platted subdivisions and the revitalization of aging residential areas. New growth areas should be used to accommodate long-term population growth once the build-out of emerging areas is complete.

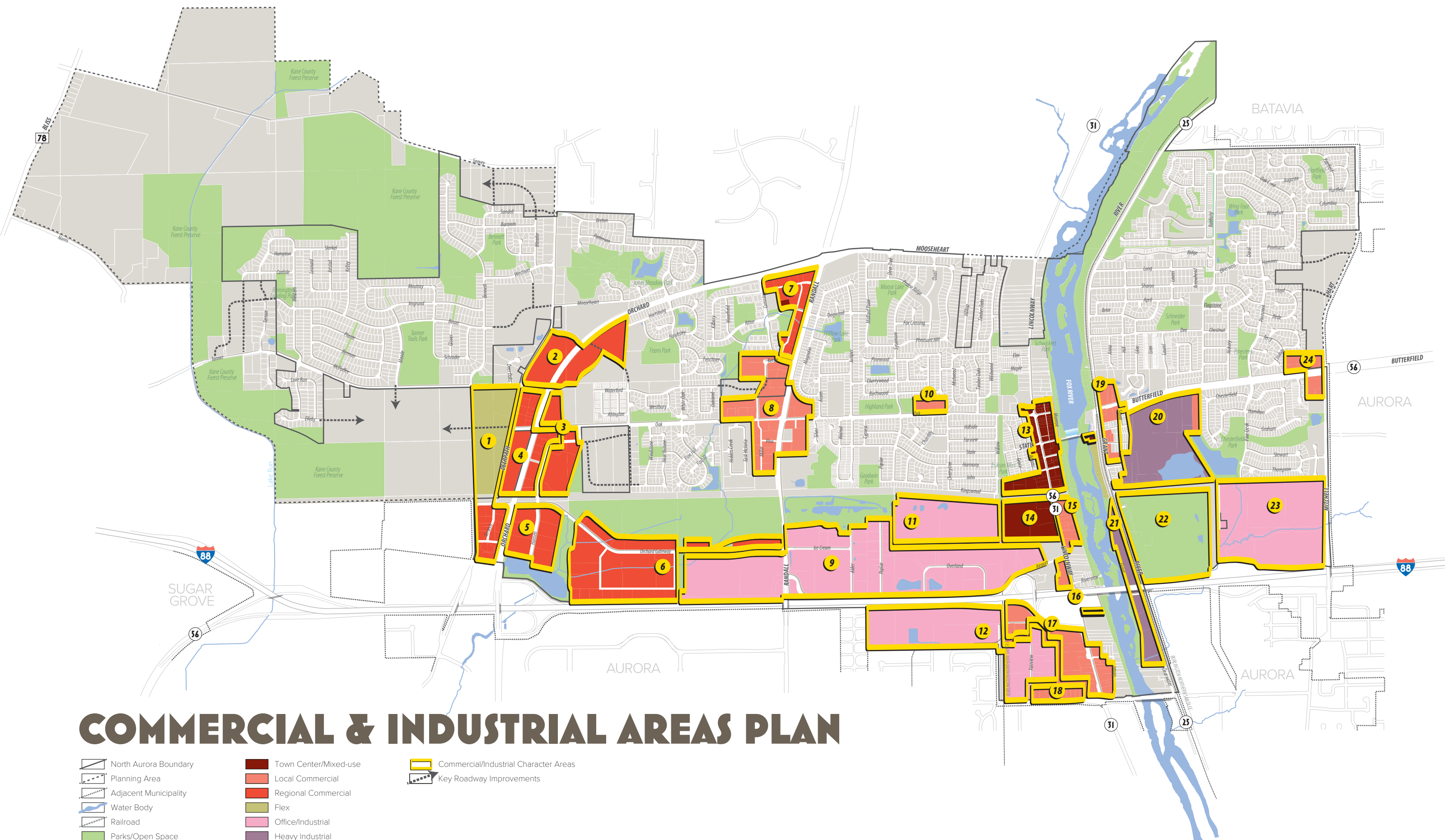
## BALANCED HOUSING CHOICE

Senior housing, multifamily housing, and townhomes will be critical in meeting future housing demand. All areas of the Village, including those designated as single-family detached in the Future Land Use Plan, should consider these housing types on a case-by-case basis, assuming they can be integrated into the character of a given neighborhood.

## CONSERVATION DESIGN

Wetlands, floodplains, wooded areas, and other environmental features exist throughout the Village. As development occurs, these areas should be identified and preserved through conservation design. This can include cluster development, buffering, and other techniques that aim to sustain natural elements that support wildlife, enhance stormwater management, and preserve the character of the community.





# COMMERCIAL & INDUSTRIAL AREAS PLAN

*North Aurora is poised to experience substantial commercial and employment growth over the next several decades. Access to I-88 and large tracts of undeveloped land provide the opportunity for new development, and much of the existing development is envisioned for infill or rehabilitation. The emerging western gateway, evolving IL 31 corridor, and growing industrial districts are all examples of the community's investment in its commercial and employment areas. This Commercial and Industrial Areas Plan establishes a vision for all portions of the community that support commerce and employment, and complement the recommendations in the West Gateway and IL 31 Subarea Plan sections of the Comprehensive Plan.*

## COMMERCIAL CHARACTER AREAS

North Aurora consists of a series of commercial and industrial areas with distinct characteristics based on service market, use, and intensity. The following paragraphs provide guidance regarding the desired character for each commercial or industrial areas in the Village.

- 1
- This potential annexation area holds the opportunity for small-scale and regional commercial development. Development of this site should include the extension of Oak Street west. The area south of Orchard Gateway Boulevard will be primarily commercial and consists of small- and mid-box tenants. North of Orchard Gateway Boulevard will be a mix of small-box tenants, single-family attached, and multifamily developments. This is to provide a physical transition from regional commercial uses along Orchard Road to the single-family detached neighborhoods to the west. Developments should include coordinated internal circulation and trails that would connect to Tanner Road, Oak Street, Lake Run Forest Preserve, and the proposed trail along the ComEd utility corridor.
- 2
- These greenfield sites can accommodate mid-box commercial or small commercial centers and would provide a transition to surrounding neighborhoods. The proposed realignment of Deerpath Road and the potential signal at Orchard Road would enhance access to these sites. East of Orchard Road, the proposed extensions of Tanner Road, Forest Ridge Drive, and the Woodman's Market access drive would provide a transition to surrounding neighborhoods.
- 3
- This commercial area includes the Woodman's Market shopping center and a greenfield north of Oak Street. The Woodman's Market site could expand north to Oak Street, and the greenfield site could accommodate a shopping center with a big-box tenant. Internal circulation should be designed to align with Tanner Road and access drives for the Woodman's Market shopping center.
- 4
- Some of these lots already host outlot development that serves as secondary uses to a commercial anchor. The remaining portions of this areas should accommodate similar development. New uses should be accessed from coordinated internal circulator streets, utilize common design and landscaping elements, and be attractive from both Orchard Road and internal streets.
- 5
- This site includes the North Aurora Auto Mall. Uses in this area should be restricted to auto dealerships and related administrative or maintenance facilities. As improvements occur over time, consideration should be given to common site design elements

- 6
- This site includes the existing North Aurora Towne Center. The shopping center should capitalize on its visibility from I-88 by intensifying development and creating a more attractive and walkable environment. This could be accomplished with additional retail frontage that "builds out" the current shopping center site as illustrated in the West Gateway Subarea Plan.
- 7
- This site benefits from high traffic volumes on Randall Road and Orchard Road. As a result, it has the potential to host both regional and local commercial uses. Commercial infill development should stitch together existing development and should include stand-alone mid-box anchors or small multi-tenant shopping centers. Sites should accommodate trails that would connect to the nearby townhouse and single-family neighborhoods.
- 8
- This area provides the opportunity for local commercial and office development, as regional commercial opportunity diminishes in this portion of Randall Road. Development should include the extensions of Miller Drive and Waterford Road and trail and pedestrian connections between uses and to surrounding residential areas, including the proposed north-south trail along the NICOR easement. Randall Road frontage should be reserved for retail uses, while the western portions of the area could accommodate service or office uses.
- 9
- This area includes the Tollway Park of Commerce and new warehouses east and west of Randall Road. Uses should include warehousing, distribution, and light manufacturing and assembly. Proposed roadway improvements include an improved alignment of Ice Cream Drive, Alder Drive, and Airport Road, and the removal of Airport Road between Alder Drive and Randall Road. This could provide for additional stormwater detention or industrial expansion. Development should be attractive from I-88 and integrate quality building design and site landscaping.
- 10
- This small pocket of local commercial uses includes a veterinary clinic and horse stables. These uses are viable for the foreseeable future and can be sustained. However, as opportunities emerge, the Village should work with the manager of the stables to relocate them to another portion of the community, allowing this site to be redeveloped with another local commercial tenant.
- 11
- This area was the former Valley Green Golf Course. Recent industrial development removed this course for three large distribution warehouses. Future development should integrate trail connections to the ComEd corridor, and carefully consider the transition to new development to the east.
- 12
- This industrial area includes a large distribution facility to the west of Evergreen Dr and two new distribution warehouses accessed by Smoketree Lane, Fairview Drive and Evergreen Drive. The Village should encourage key roadway improvements, landscaping treatments, and signage. Potential roadway improvements include the extensions of Fairview Drive to Smoketree Lane, and Smoketree Lane west to provide access to additional industrial properties. Access to these areas should be encouraged from Evergreen Drive.
- 13
- This area includes the proposed Town Center on IL 31 between Oak Street and the ComEd utility corridor. The vision for this portion of the Village is described in more detail in the IL 31 Subarea Plan. Key objectives in this area include curb cut reduction, the burying of utilities, mixed-use development, civic spaces, and enhanced access to the Fox River.
- 14
- This site includes a large area of undeveloped land and the Everest College facility. Frontage along IL 31 could be used for local commercial uses or mixed-use development that would be compatible with either residential or industrial development on

- 15
- the remainder of the site. Development should provide access to the proposed trail on the ComEd utility corridor.
- 15
- This area includes multiple commercial areas with frontage along IL 31. Also included are several office spaces and one single-family residence. These properties back up to the Fox River Trail and the Fox River. There are two vacant lots that sit on the northern end of the area. These lots offer potential development opportunities to expand commercial land uses and connect to the IL 31 Subarea.
- 16
- This area includes the property adjacent to Asbury Gardens with frontage along IL 31. This area also includes the vacant property just north of the Eden Supportive Living Fox Valley facility. These areas present a redevelopment opportunity which can echo the Riverfront Flex land use on the east side of IL 31 or the more traditional Local Commercial land use found further south along IL 31.
- 17
- This site includes local retail, hotels and entertainment uses at the southern end of IL 31 in North Aurora. The Tinseltown parking lot represents commercial redevelopment opportunities. Elsewhere, the Village should work with property owners to implement cross-access easements and curb-cut consolidation along IL 31. The Village should require commercial development to provide pedestrian connections between the public sidewalk and building entrances.
- 18
- This area includes a series of residential structures, some of which have been converted to office or service uses. The Village should support the conversion of residences to commercial uses that would support Provena Mercy Medical Center or secondary commercial uses.
- 19
- This site includes existing commercial development south of Butterfield Road and local industrial uses north of Butterfield Road. The Village should encourage the redevelopment of a portion or all of the industrial property, especially if a new Oak Street bridge across the Fox River becomes a viable project.
- 20
- This site includes a mix of Public Works, industrial, and residential uses. The residences are heavily impacted by the industrial uses and should be transitioned to office or light industrial uses, including materials storage, contractor inventory, and other such uses whose impacts can be mitigated from nearby residential areas.
- 21
- This area includes a mix of businesses along the southeastern banks of the Fox River along Grant Street, South Street and Clearwater Dr. Business uses include a meat packing/slaughter facility and a variety other light industrial/storage uses. This area is anticipated to remain industrial for the foreseeable future.
- 22
- This site includes the Lafarge Conco quarry. There is already an approved reclamation plan for the quarry, which establishes a long-term vision and land use program for this site. This vision includes the use of the site as either a lake area or a clean-fill site and would include revegetation and grading of steep walls to minimize erosion. Parcels fronting Route 25 will be primarily dedicated to local commercial uses.
- 23
- This site includes a largely undeveloped industrial tract between Feltes Lane and Hart Road. The Village should encourage the development of new office or light industrial uses. Industrial roadways should ensure that trucks cannot circulate through adjacent neighborhoods to the north.
- 24
- This area should continue to serve as a local commercial node. The area south of Butterfield Rd is currently improved with a strip center and preschool. The area north of Butterfield Rd should develop as local commercial once annexed into the Village.

## OVERALL COMMERCIAL & INDUSTRIAL AREA PRINCIPLES

The Commercial and Industrial Areas Plan describes the key characteristics of commercial and industrial development in North Aurora. However, there are several principles that should be applied to all commercial and industrial development. These include the following.

## IL 31 AND RANDALL ROAD PRIORITIZATION

The Village should prioritize investment in the IL 31 and Randall Road corridors. IL 31 will require the greatest effort to spur redevelopment given the small lot sizes, traffic characteristics of IL 31, and relationship with surrounding land uses. Randall Road has seen initial development but may require additional effort to achieve full build-out. The Orchard Road area benefits from large tracts of land, growing traffic counts, and direct access to I-88. While the Village should welcome new development in this area, it likely will not call for regulatory or financial incentives that IL 31 or Randall Road may require to overcome development constraints.

## REGULATORY FLEXIBILITY

The Village should review and amend its zoning regulations to allow for different development types throughout the community. For example, IL 31 is subject to the same parking and landscaping standards as Randall Road, despite the lots being much smaller and surrounding neighborhoods much closer. Aligning parking, landscaping, sign, lot size, and other regulations with site characteristics can remove barriers to market-responsive development in areas with development constraints.

## DEVELOPMENT REVIEW & APPROVAL

The Village should review its development approval procedures to streamline or eliminate steps. A clearly written and locally responsive zoning code can create the desired outcome for development while minimizing reviews that add time and unpredictability to the development process.

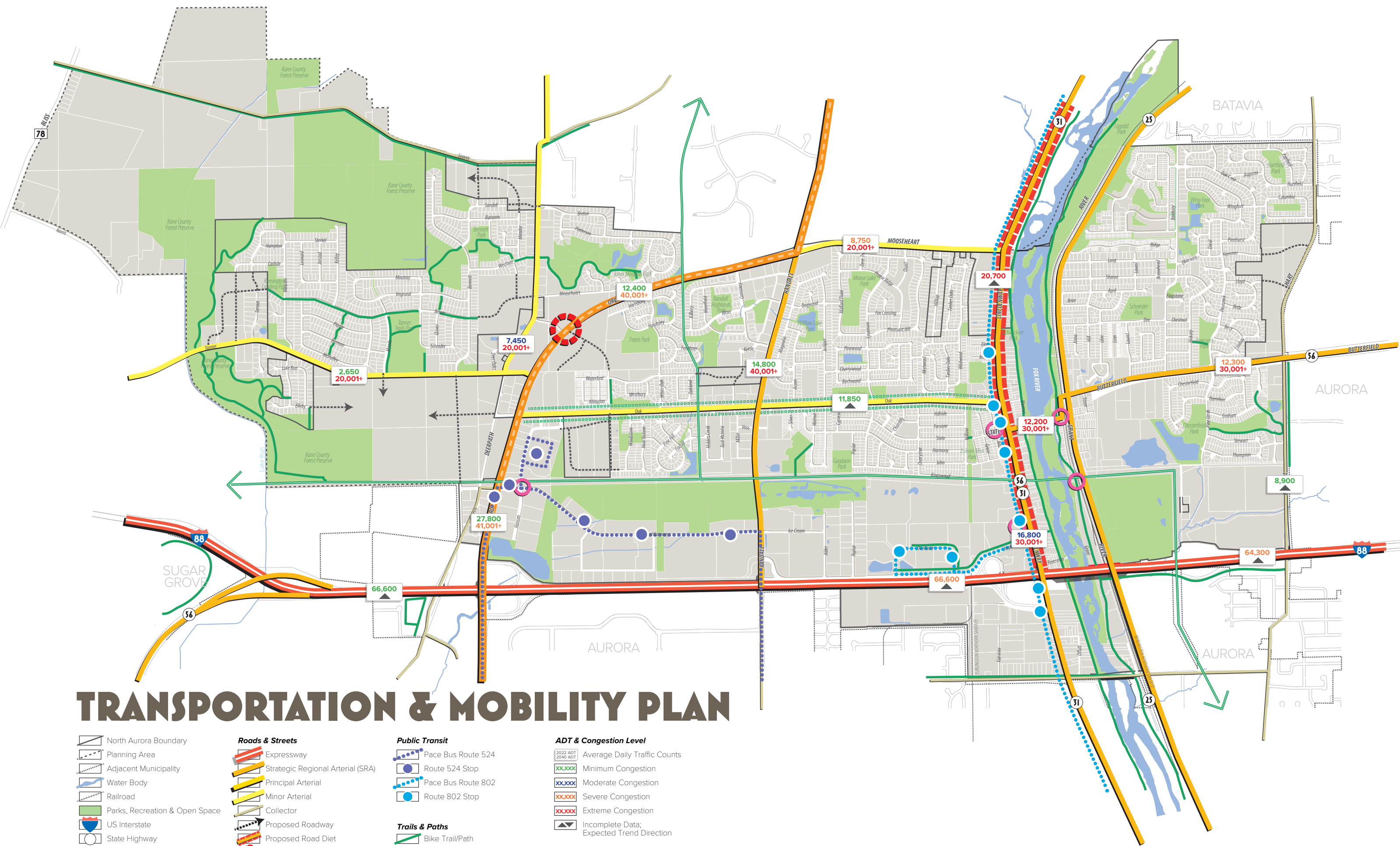
## MARKETING & BRANDING

The Village should establish a comprehensive marketing and branding campaign to support its commerce and industry. Such a campaign should highlight major destinations and local services and complement the distinct character of North Aurora's various commercial areas. This may require the establishment of a North Aurora-specific Chamber of Commerce or business association.

## MULTI-MOBILITY & ACCESS MANAGEMENT

Efficient and safe mobility will be a critical issue in older corridors such as IL 31 and emerging commercial areas like Orchard Road. The Village should use development regulations, incentives, and partnerships with IDOT to enhance public and private sidewalk networks and expand bicycle infrastructure. Along arterial and collector streets, curb cuts should be minimized and adjacent properties should provide cross-access between parking areas.





# TRANSPORTATION & MOBILITY PLAN

- North Aurora Boundary

Planning Area

Adjacent Municipality

Water Body

Railroad

Parks, Recreation & Open Space

US Interstate

State Highway
- Expressway

Strategic Regional Arterial (SRA)

Principal Arterial

Minor Arterial

Collector

Proposed Roadway

Proposed Road Diet

Proposed Signal

Proposed Intersection Improvement
- Pace Bus Route 524

Route 524 Stop

Pace Bus Route 802

Route 802 Stop
- Bike Trail/Path

Proposed Bike Trail/Path

Proposed Bikeway
- 2022 ADT

2040 ADT

Average Daily Traffic Counts

Minimum Congestion

Moderate Congestion

Severe Congestion

Extreme Congestion

Incomplete Data; Expected Trend Direction

# TRANSPORTATION & MOBILITY PLAN

*The Village of North Aurora is served by a network of roadways, rail, public transportation, and pedestrian and bike infrastructure. Strategically positioned along Interstate 88, and bisected by Illinois Routes 25, 31, and 56, North Aurora has excellent regional access to highways and interstates. Pace operates several fixed routes that connect with nearby stations in neighboring communities and at points in between. The Fox River Trail anchors the community’s bikeway system and serves as a north-south spine through the Village. The Transportation and Mobility Plan presents recommendations and policies to help build upon the existing transportation infrastructure systems, identifying strategic improvements to improve mobility within the Village for all modes of travel.*

## ROADS

### JURISDICTIONAL COOPERATION

Jurisdiction over North Aurora’s roadways is split between the Village of North Aurora, Kane County Department of Transportation (KDOT), and Illinois Department of Transportation (IDOT). Major roadways such as I-88 (IDOT), IL 31 (IDOT), IL 25 (IDOT), IL 56 (IDOT), and Orchard Road (KDOT), Tanner Road (KDOT) and Moosehart Road (KDOT) are all out of the jurisdictional control of the Village. This limits the Village’s ability to make improvements, control access, or unify roadway character. Therefore, it is imperative that the Village work cooperatively with IDOT and the Kane County Department of Transportation to balance regional priorities with local objectives, including those detailed in this Plan such as implementing a road diet along IL 31 and accommodating new residential and commercial development along IL 31 and Orchard Road.

### FUNCTIONAL CLASSIFICATION

The Village’s roadways were classified based on their function within the overall system and how they balance mobility with land access. This classification system designed by the federal government helps government officials, planners, and engineers understand the role of each roadway, as well as what type of treatments and investment are needed. The six road classifications used within the Village are explained below and depicted on the accompanying map:

- Expressways are high-speed roadways that provide high levels of regional mobility but no direct land access. I-88 is an expressway that passes through the Village, with interchange connections at Orchard Road and IL 31.
- Strategic Regional Arterials (SRA’s) are IDOT designated roadways, developed as a “second tier” to the expressway system. Orchard/Randall/Illinois 31 is an SRA corridor that extends from Jericho Road in nearby Montgomery north to the Wisconsin State Line. The SRA designation is on Orchard Road as it passes through the Village, and it transitions onto Randall Road north of the Village.
- Principal Arterials, while they carry less traffic than SRA’s, are still characterized by heavy traffic volumes travelling at relatively higher speeds. Access to principal arterials balances local and regional mobility with land access and economic development objectives. IL Route 31, IL 25, IL 56, and Randall Road are all classified as Principal Arterials.

- Minor Arterials support principal arterials, but typically have more access points, slower speeds, and less traffic capacity. Oak Street, Tanner Road, and Deerpath Road are classified as Minor Arterials.
- Collectors “collect” traffic from local streets and the residential neighborhoods and move the traffic toward arterial streets or other collectors. Sullivan Road and Hart Road are examples.
- Local roads accommodate low volumes of traffic at slow speeds with access points, curb cuts, and drive ways to adjacent properties. Most roads within neighborhoods are local roads.

It is important to note that these classifications are not static. As traffic volumes increase on particular roads due to regional and/or local factors, it will be important to modify these classifications to ensure roads support the proper level of land access, mobility, maintenance, and right-of-way.

## CONGESTION MANAGEMENT & MITIGATION

The average driving delay, vehicle speed, and volume to capacity for each of the Village’s roadways is monitored by Kane County. Peak time congestion levels are ranked as minimum, moderate, severe, or extreme. The County has determined all primary roads within the Village at are experiencing severe congestion during peak times. Based on employment, population, traffic, and demographic projections, Kane County estimates that traffic congestion on Village’s major roads will worsen between 2012 and 2040. By 2040, the County estimates that the majority of the Village’s major roads will experience extreme congestion if the status quo is maintained and improvements are not made.

It will be important to monitor these increasingly congested roads for maintenance, upgrades, changes in functional classification, and traffic enhancements. The Village should work with Kane County, CMAP, Pace, Metra, and IDOT to implement congestion mitigation and travel demand techniques, including access management, signal phasing, carpooling, enhanced public transit options, varying work hours, and others.

### KEY ROAD PROJECTS

#### EXTENSIONS & REALIGNMENTS

As development occurs in areas identified within the Land Use, Residential Areas, Commercial & Industrial Areas, and Sub-Areas Plans, new roads will be necessary to accommodate greater mobility and stimulate new investment. Additionally, several existing neighborhoods would benefit from new road connections and improvements in connectivity. The accompanying map depicts key road projects that the Village should evaluate and undertake in the coming years. Some projects will require cooperation with either IDOT or KDOT.

#### IL 31 ROAD DIET

North of I-88, IL Route 31 primarily consists of a 4-lane cross section that averages between 14,000-16,500 vehicles per day. The Federal Highway Administration (FHWA) states that four-lane roadways with Average Daily Traffic (ADT) of 20,000 or less should be considered candidates for road diets, and that roadways with ADT of 15,000 or less have shown high levels of success related to safety, operations and livability. North of the Village, both Batavia and Geneva are exploring road diets with IDOT for IL Route 31. Reducing IL Route 31 to three lanes could allow for safer turns, bus bays, wider sidewalks, or a landscaped parkway. The Village should work with Batavia, Geneva,

and IDOT to implement this project. For more information, please see the “IL Route 31 North End Subarea Plan.”

#### VILLAGE HALL ACCESS

Accessibility issues with the Village Hall have been raised. The building is sited facing a significant grade change, and the only point of entry in/out of the building’s parking lot is at the base of a grade-changing curve on a busy street. The Village should work with IDOT to provide safe access and egress to the Village Hall and North Aurora Riverfront Park, evaluating potential signal and intersection improvements at both the IL 56 and Grant intersection and Grant and River intersection.

#### CURB CUT CONSOLIDATION

Several of the Village’s arterial roads, particularly IL 31, have excessive curb cuts that can contribute to inefficient traffic flow and unsafe road conditions. The Village should encourage and work closely with property owners to consolidate or remove curb cuts in such locations, utilizing shared driveways and connected parking lots where possible.

### TRUCK ROUTES

Both IDOT and KDOT have established truck route systems. Orchard Road has been designated by the County as a Class II trucking route. IL Route 56/Butterfield Road has been designated by IDOT as a Class II trucking route, though the designated route terminates and leads truck traffic into the heart of the community to disperse onto undesignated routes. The Village should work with IDOT to establish a designated truck route that provides continuous travel and diverts truck traffic away from the Village Center.

## PUBLIC TRANSIT

The Village does not currently have direct access to commuter rail provided by Metra. The two closest stations are in Geneva (UP-W line; roughly 5 miles north) and Aurora (BNSF line; roughly 3 miles south). Two Pace bus routes (529 and 802) connect North Aurora with both Metra stations and all points in between. To increase desirability of utilizing Pace, the Village should work with Pace and IDOT to install bus shelters, sidewalks, and other transit infrastructure along its routes.

At present, the Village has no east-west public transportation options, only two routes running north-south along IL 31 and Randall Road. Additionally, portions of the Village east of the Fox River and west of Randall Road do not have any fixed-route public transportation access. For example, the commercial uses along Orchard Road near I-88 are not accessible by public transportation. With the far western part of the Village identified in the Land Use Plan as a potential residential and commercial growth area, it will be important for the Village to work with Pace to evaluate and identify any new public transportation needs that may arise, particularly in the Orchard Road and I-88 area.

## FREIGHT RAIL (BNSF)

The Village is served by two active Burlington Northern Santa Fe (BNSF) freight rail lines. One line runs through the Village on the east side between the Fox River and IL Route 25, and the other smaller branch line originates just south of I-88 along Evergreen Drive. Both lines travel at grade south to the BNSF line in Aurora. There are no overpasses or

underpasses within the Village. The Village should continue to monitor the safety of crossings and work with BNSF to upgrade crossing signals and gates as needed.

## PEDESTRIAN & BICYCLE INFRASTRUCTURE

Pedestrian and bicycle infrastructure includes sidewalks, on-street bike facilities, paths, and trails. Overall, the Village has a quality network of trails and paths that offer a variety of recreational opportunities and connections to local and regional destinations. However, the Village’s roads generally are not bicycle-friendly, key trail connections are needed, and gaps in the sidewalk network inhibit pedestrian mobility.

### SIDEWALKS

The Village’s sidewalk network has grown significantly over the past two decades and newer subdivisions are generally well-served by both sidewalks and trails. However, some incomplete subdivisions have missing segments where there are vacant lots, and some older neighborhoods lack sidewalks altogether. Connections between residential areas nearby destinations, such as retail areas along Orchard Road, are also missing in some locations. Most of the Village’s major roads either lack sidewalks or have gaps in the sidewalk network, including IL 31, Randall Road, Oak Street, Orchard Road, and Butterfield Road. The Village should continue to install sidewalks throughout the Village, prioritizing major corridors and areas around schools, public facilities, and other destinations often used by youth and senior citizens.

### ON-STREET BIKE INFRASTRUCTURE

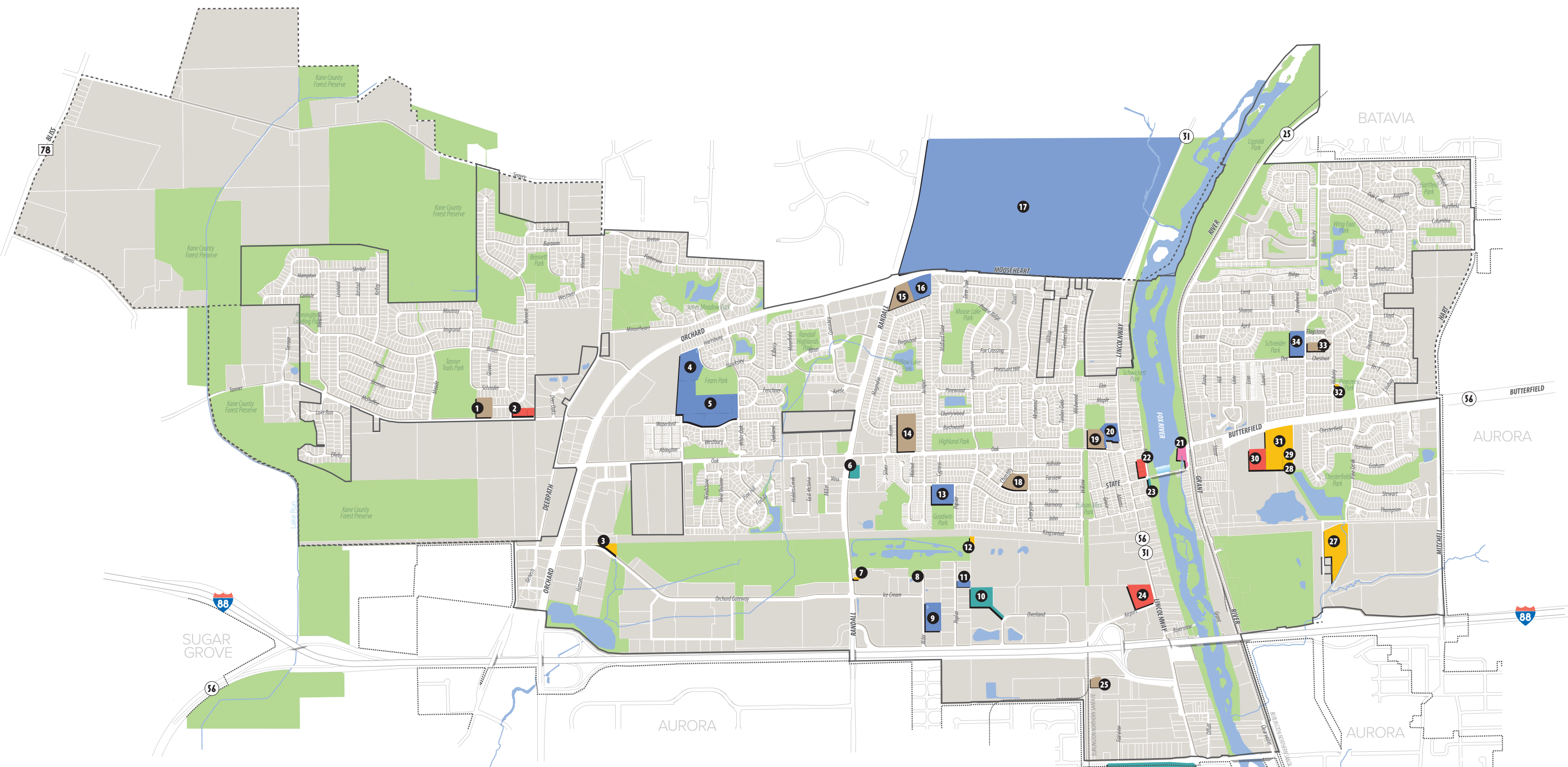
The Village currently has few on-street bike facilities, which include designated bike lanes, “sharrow” pavement markers, bike lanes, “watch for bicyclist” signage, and wide shoulders. According to Kane County, Oak Street is suitable for biking, based on existing and projected traffic volumes and existing facilities. All other arterial roads are deemed unsuitable or advisable with caution. It is expected that the Village’s bike traffic will mostly be accommodated through the development of trails, however, the Village should continue to proactively identify roads suitable for on-street bike infrastructure, possibly along portions of Orchard Road, Tanner Road, Orchard Gateway Boulevard, and Randall Road, or on local roads paralleling these corridors.

### MULTI-USE TRAILS & PATHS

The Village contains several miles of recreational trails and pathways. The most prominent trail is the Fox River Trail, however, trails can also be found in the Lake Run Forest Preserve and within several subdivisions. In the far western portion of the Village, a local network of trails connects several parks to one another.

Moving forward, the Village should proactively work with partners to add to the existing trail network. The accompanying map highlights new trail projects, including a new east-west trail along the ComEd utility easement and a new north-south trail along the NICOR utility easement. The Village should also require residential and commercial developers to install neighborhood trails and connections to the larger trail network as development occurs. For more information on trails, refer to the Parks, Open Spaces, and Environmental Features Plan.





# COMMUNITY FACILITIES PLAN

- North Aurora Boundary

Planning Area

Adjacent Municipality

Water Body

Railroad

Parks, Recreation & Open Space
- Village of North Aurora**

21 North Aurora Village Hall
- Other Facilities**

6 United States Post Office

10 Pace Fox Valley Buses

23 Berman Tower (Silo)

26 Presence Mercy Medical Center
- Public Safety**

2 Fire District Station #2

22 Fire District Station #1

24 Village Police Department

30 Regional Fire Training Facility
- Public Works**

3 Village Auto Mall Water Tower

7 Village Water Well #8

8 Village Water Well #6

12 Village West Water Treatment Plant/Well #4

27 Village Water Well #9

28 Village Water Well #5 / Village East Water Tower

29 Village Public Works Facility

31 Village East Water Treatment Plant

32 Village Water Well #7
- Education**

4 District #129-Fearn Elementary School

5 District #129-Jewel Middle School

9 District #129-Bus Barn

11 Special Education Services

13 District #129-Goodwin Elementary School

16 North Aurora Seventh-Day Adventist School (private)

17 Mooseheart Child City & School

20 Messenger Public Library

34 District #129-Schneider Elementary School
- Religious Institution**

1 Highpoint Church

14 Blessed Sacrament Catholic Church

15 North Aurora Seventh-Day Adventist Church

18 Living Hope Church

19 Crossway Chapel

25 New Harvest Ministries International

33 Chapelstreet Church



# COMMUNITY FACILITIES & INFRASTRUCTURE PLAN

*Community Facilities support the provision of services and amenities that define local quality of life and the desirability of the North Aurora community. This includes critical Village services and utilities, as well as those services provided by the other taxing districts that serve the Village, including the North Aurora Fire Protection District, Messenger Public Library District, and local school districts.*

*With opportunities for additional outward growth, and potential for redevelopment and reinvestment within the Village's older areas, it is important that the community remains well served by these services and amenities.*

*The Community Facilities & Infrastructure Plan presents general policies and guidelines for community facilities to help ensure the Village of North Aurora remains well served by high-quality facilities and services. However, it is not intended to supersede goals and policies of other agencies, or substitute for the more detailed planning which should be undertaken by the Village and other service agencies and organizations.*

## GROWTH & INFRASTRUCTURE

The Future Land Use Plan prioritizes development and repurposing of land within the Village's existing boundaries before annexation of unincorporated land, and recommends development at an increased density in key areas. While this will control the premature conversion of greenfields and reduce the geographic sprawl of infrastructure in the short term, the demands for the demands for public education, library services, fire protection, parks, water service, and more will continue to increase. For example, CMAP projects an increase of roughly 5,000 residents between 2010 and 2040. The Village should solicit input from appropriate service agencies on new development proposals to ensure community facilities and services are not overburdened and that future development can be adequately serviced. The Village should also ensure that new growth and development within unincorporated areas does not compromise the high-quality infrastructure and essential services enjoyed by existing residents.

## SERVICE PROVIDER BOUNDARIES

Many of the Village's community services are provided by separate taxing districts outside of the control of the Village, with service boundaries that differ from the Village's incorporated boundary. The library district's boundary is coterminous with the Village's boundary, however, many others are not. The fire district extends into unincorporated areas, and three school districts and three park districts split the Village into different pieces. For example, part of the Pine Creek subdivision (in the northeastern corner of the Village) is divided between Batavia #101 and Aurora West #129 school districts. The number of service providers continues to increase when unincorporated land within the Village's planning boundary is included. While such fragmentation is fairly common within growing Chicagoland suburbs, it can produce redundancies in service delivery and lead to different "qualities of life" within the Village.

Much of the Village's role in service delivery is one of support, coordination, and advocacy. The Village should continue to work closely with various providers to ensure that service delivery is efficient and consistent across the Village, and that districts that serve a more regional population base adequately take into account the needs of Village residents. In some cases, it may be necessary to work with relevant state and local bodies to realign service boundaries to better serve residents, especially when a single subdivision is split between multiple providers. If/when the Village annexes land within its planning jurisdiction, it should also work to bring those properties under the jurisdiction of existing providers within the Village, as opposed to bringing in additional service providers that can further complicate service delivery.

## COMMUNITY SPACES

Throughout the outreach process, Village residents expressed the importance of being able to access public facilities for the hosting of meetings, events, festivals, and more. Many service providers already permit their facilities to be used by for such events, including the Village Police Department, Messenger Public Library, and various parks facilities. With the demolition of the Activity Center, it is important to continue to support local civic organizations in their mission by assisting them in securing space for important events and permitting them usage of public facilities, when possible and where appropriate.

## SERVICE PROVIDERS & FACILITIES

### VILLAGE GOVERNANCE

The Village of North Aurora provides a variety of municipal services to its residents. Daily operations are divided into five departments, each overseen by the Village Administrator and answering to the Village President and Board of Trustees.

### VILLAGE HALL

Village Hall is located in the Village Center at 25 East State Street, along the eastern banks of the Fox River. It houses the administrative functions of the Village. The building is reported to be in good repair and adequately accommodates the necessary staff function for Village operation. Its location within the proposed Village Center helps strengthen its future as more vibrant community focal point.

Accessibility issues with the Village Hall have been raised. The building is sited facing a significant grade change, and the only point of entry in/out of the building's parking lot is at the base of a grade-changing curve on a busy street. The Transportation Plan provides recommendations on how access to the Village Hall could be improved.

### POLICE

The North Aurora Police Department operates out of a new station at 200 S. Lincolnway Street. Given that the facility is less than five years old, the Department does not have any renovation or expansion plans. The Village should continue to provide the police service necessary to maintain North Aurora as a safe and inviting community.

### PUBLIC WORKS

The Public Works Department services and maintains the Village's infrastructure, and is responsible for roughly 70 miles of sanitary sewer main, 110 miles of storm sewer, and 75 miles of municipal streets, sidewalks, and rights-of-ways. The Department operates out of the Public Works Facility at 314 Butterfield Road, a five-acre site adjacent to the Village's east side water tower and water treatment plant. While the Public Works Department maintains the Village's sewer lines, sewage treatment and disposal is handled separately by the Fox Metro Water Reclamation District.

### WATER

The Village's Water Division provides water service for both domestic use and fire protection. Water supply is obtained from six deep wells which travel through roughly 80 miles of water main, and water infrastructure consists of two water towers, six wells, and two water treatment plants. As growth occurs, the Village should monitor the need to add additional water infrastructure capacity, including the expansion of the West Water Treatment Plant, as well as the drilling of new wells and construction of new water towers. The Village may consider diversifying its water capacity through agreements with adjacent municipalities.

### FIRE PROTECTION

The North Aurora Fire Protection District (NAFPD) provides emergency service for a 10 square mile area, which includes all of the Village as well unincorporated areas to the north, south, and west. Within unincorporated areas within the Village's planning jurisdiction, service is also provided by two other fire districts.

Fire Station #1 is an aging facility in the Village Center, which according to fire officials, has outlived its useful life and needs to be either replaced or relocated. The Village should work with the NAFPD to identify an adequate site for a replacement station in order to free up the existing site for a mixed-use development within the Village Center.

Fire Station #2 opened in 2007 on Tanner Road to accommodate new commercial and residential construction on the western portion of the Village. The NAFPD, in partnership with the Aurora Fire Department and the Southern Kane County Training Association, share a joint-regional training facility at 300 Butterfield Road.

The Village should continue to support the Fire Protection District in their service provision, coordinate with them all major roadway improvements, and solicit their input on how new developments will impact their operations.

### EDUCATION

The North Aurora community is served by three school districts: West Aurora District #129, Kaneland District #302, and Batavia District #101. The vast majority of the Village is covered by West Aurora #129, with small pieces of the northwest and northeast served by Kaneland #302 and Batavia #101.

While not within the Village's planning jurisdiction, Mooseheart Child City & School is located just north of the Village, providing a home and education to children and teens in need, from infancy through high school. The private school serves roughly 250 students on a 1,000 acre campus located just north of the Village and south of Batavia.

Only West Aurora District #129 has school facilities within the Village's planning jurisdiction. This includes three elementary schools and one middle school: Fearn Elementary, Goodwin Elementary, Schenider Elementary, and Jewel Middle. District #129 officials state that these schools may need improvement, and that Fearn and Schneider Schools are over-capacity. The District currently has plans to renovate Goodwin and Schneider Schools, but no plans to construct any additional schools.

The Village should work closely with the West Aurora School District #129 to ensure the community is well-served by a quality public high school and secondary education.

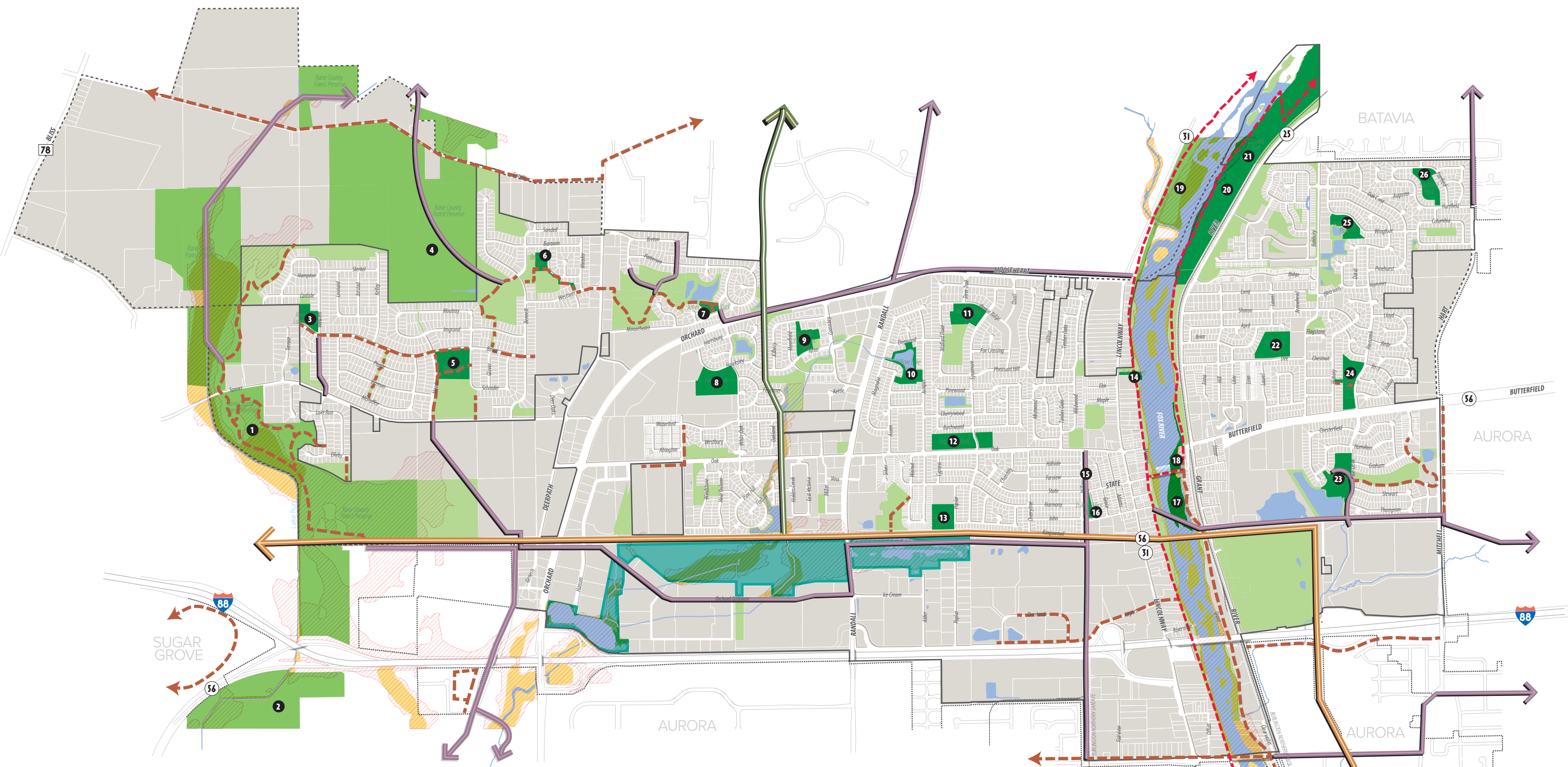
### LIBRARY

Messenger Public Library is located at 113 Oak Street, near the intersection of Route 31 and Oak Street. The facility is operated by the Messenger Public Library District, a separate taxing entity. In addition to its book and media catalogue, the existing Library facility also serves as the Village's community meeting hub, hosting meetings of local civic organizations. Parking at the Library can be difficult during large events and on weekends and weeknights given the size of the existing lot and the Village should work with the Library District to address parking issues and identify ways to better integrate it into the fabric of the new Village Center.

The Library also owns undeveloped property to the northwest of the current facility. The Village should support the appropriate use of surplus library property, ensuring it is consistent with the objectives of the Comprehensive Plan.

### HEALTHCARE

The North Aurora community benefits from the close proximity Presence Mercy Medical Center, a hospital located in the City of Aurora, just south of the Village. The Village should promote the development of medical uses along Sullivan Road to compliment the hospital.



# PARKS, RECREATION, & ENVIRONMENTAL FEATURES PLAN

- North Aurora Boundary
- Planning Area
- Adjacent Municipality
- Water Body
- Railroad
- Open Space
- Floodway

- 100-Year Floodplain
- Wetland Preservation Area
- Bike Trail/Path
- Fox Valley Trail
- Proposed ComEd Trail
- Proposed Nicor Trail
- Other Proposed Trails

## Parks

- 3** Remington Landing Park
- 5** Tanner Trails Park
- 6** Bennett Park (BPD\*)
- 7** Jones Meadow Park (BPD\*)
- 8** Fearn Park
- 9** Randall Highlands Park
- 10** Willow Lake Park
- 11** Moose Lake Park
- 12** Highlands Park
- 13** Goodwin Park
- 14** Schwickert Park
- 15** Veterans Memorial Park
- 16** Erickson Mini Park
- 17** North Aurora Island Park
- 18** North Aurora Riverfront Park

## Forest Preserves

- 20** Red Oak Nature Center
- 21** Lippold Park
- 22** Schneider Park
- 23** Chesterfield Park
- 24** Pinecreek Park
- 25** Wing Foot Park
- 26** Hartfield Park
- 1** Lake Run Forest Preserve
- 2** West Aurora Forest Preserve
- 4** Dick Young Forest Preserve
- 19** Les Arends Forest Preserve

\*Batavia Park District



# PARKS, OPEN SPACE, & ENVIRONMENTAL FEATURES PLAN

*Parks, open spaces, and environmental features play a vital role in shaping North Aurora’s quality of life. Parks provide opportunities for social activity, physical exercise, and interaction with nature. The presence of rivers, forests, and streams strengthens biodiversity, beautifies the landscape, and supports healthy lifestyles. In total, the Village’s planning jurisdiction contains approximately 1,400 acres of parks, recreation areas, and open space. This translates into about 24% of all land within the Village’s planning jurisdiction.*

*The Parks, Open Space, & Environmental Features Plan presents policies and recommendations which seek to preserve and protect important and sensitive environmental features, and to ensure North Aurora residents continue to enjoy excellent parks, open space and recreation opportunities.*

## PARKS & RECREATION

### PROVIDERS & PARTNERS

Parkland and recreational programming within North Aurora is not under the jurisdiction of the Village, but that of multiple other providers. Accordingly, the Village must proactively work with and support these providers to ensure the parks and recreation needs of the community are met. North Aurora’s parks and recreation facilities are operated by:

- The Fox Valley Park District, the primary parks and recreation provider in the Village, operating 16 parks within the Village, as well as the Fox River Trail. Its service area covers nearly all of the Village as well as portions of Aurora and Montgomery.
- The Batavia Park District operates two parks within the Village, and its service area encompasses parts of the northwestern and northeastern corners of the Village, extending north and northeast into Batavia, Aurora, and Geneva.
- The Sugar Grove Park District does not maintain any parkland within the Village, however, its service area includes a neighborhood on the Village’s southwestern border, as well as parts of unincorporated areas within the Village’s planning jurisdiction.
- The City of Aurora’s Parks and Recreation Division owns and maintains the Fox Valley Golf Club on Route 25. The course is currently open to the public, however the City has expressed a desire to sell the property and the Future Land Use Plan designates the property as a future residential area.

### EVALUATION OF PARKLAND SUPPLY

It is important to evaluate whether North Aurora has a sufficient quantity of parkland available to its residents. The Village’s parks and recreation facilities have been classified and their quantity evaluated based on national standards.

Based on an assessment of NRPA guidelines, the total acres of neighborhood parkland exceed the guidelines by more than 87 acres. However the Village has a deficit of 6 acres of Mini Parks, and 89 acres of Community Parks, which are typically larger and more regional in usage, varying in size between 30 and 50 acres. The Village should work with parks providers to address any shortages in parkland.

#### PARKLAND SUPPLY ANALYSIS

STANDARD SIZE	SERVICE AREA	# IN VILLAGE	TOTAL ACRES	RECOMMENDED VILLAGE ACRES (NRPA STANDARD)	EXCESS/SHORTAGE
Mini-Parks					
2,500 sq. ft. to 1 acre	¼-mile	3	5.6	8.5	-6.9
Neighborhood Parks					
5-30 acres	½-mile	17	122	34.1	+87.7
Community Parks					
30-50 acres	Up to 3 miles	1	38.7	127.7	-89
Natural Areas					
Varies	Varies	1	30.5	N/A	N/A
TOTAL					
N/A	N/A	22	196.8	170.3	+26.5

### TRAILS

The Village contains several miles of recreational trails, and the Comprehensive Plan advocates for the continued creation of additional trails that are both local and regional in nature. The most prominent trail is the Fox River Trail, a regional trail along the Fox River. An auxiliary trail runs along the eastern bank north of State Street, ultimately connecting to the Illinois Prairie Pathway. Nearby forest preserves contain a small trail network, and a variety of local trails and pathways have been developed over the past decade within residential subdivisions.

#### NEW TRAILS: UTILITY EASEMENTS

Two key opportunities to expand and fully connect the Village’s trail system exist along two utility easements – an east-west ComEd easement that runs almost the entire length of the Village, and a north-south NICOR easement that extends from ComEd easement north to Orchard Road. With the Fox River Trail providing the main north-south spine through the Village, a Com-Ed easement trail connected to the Fox River Trail would provide an east-west trail spine within the Village. The NICOR trail would facilitate additional north-south mobility within the heart of the Village just west of Randall Road.

#### OTHER NEW TRAILS

Other opportunities for trails exist within the Village and are highlighted on the accompanying map. Additionally, as the Village’s residential population grows, it is important to integrate trails into both new and existing developments to supplement the sidewalk network and provide additional recreational opportunities and increased connectivity.

### VILLAGE’S ROLE IN PARKS & RECREATION

While parkland and recreational programming is not under the jurisdiction of the Village, there are many ways that the Village can continue to support the provision of parks and recreation, including:

- Providing safe and efficient transportation connections between parks, including sidewalks and trails;
- Continuing to require new development to dedicate parkland for the community;
- Positioning properties for transition into parks and recreational space, possibly a community park;
- Encouraging park districts to periodically assess the recreational needs of the North Aurora community;
- Acting as a liaison and advocate on behalf of residents; and
- Coordinating boundaries of respective parks districts as annexation occurs.

## OPEN SPACE

The Village’s planning jurisdiction contains approximately 1,200 acres of open space, split between forest preserves, nature preserves, and scattered green space in subdivisions and developments.

### KANE COUNTY FOREST PRESERVE DISTRICT

Two Kane County forest preserve areas shape the Village’s growth, development, and preservation of natural resources: the 170 acre Lake Run Forest Preserve and the 1,000 acre Dick Young Forest Preserve. The Village should continue to publicize this wonderful recreational amenity, within walking distance of many residential neighborhoods, and find new ways to establish greater trail connections with the forest preserves.

### SUBDIVISION OPEN SPACE

Subdivisions within the Village of North Aurora contain a variety of open spaces that are not official “parks” but many provide a storm water function, contribute to a subdivision’s character, or simply provide relief from the urban environment. The Village should continue to require the set-aside of such open spaces within subdivisions, recognizing their visual, recreational, and ecological benefits.

## ENVIRONMENTAL FEATURES

### FOX RIVER

Flowing through the heart of the Village, the Fox River is considered North Aurora’s predominant environmental feature. The Fox River has undergone a significant transformation over the past century, transitioning from a polluted river utilized by industry into a scenic waterway. Today, the river is the defining attribute of communities along the Fox River Valley and water quality is sufficient for aquatic life and recreational uses. However, challenges remain. The Fox River continues to encounter nutrient pollution from farm and lawn runoff, pollution from wastewater treatment plant releases, and threats to its habitat due to regional population sprawl. The Village should join the Fox River Valley Study Group to support long-term preservation and protection of the Fox River and continue to work with relevant agencies and organizations to ensure its ecological health.

### WETLANDS

Preservation of wetlands can provide numerous benefits, including capturing rainwater and melting snow, filtering water, acting as a safe habitat for wildlife, and facilitating nature walks and pathways. The Village’s wetlands are mostly concentrated just south of the ComEd utility easement, extending in a southwesterly direction from the Valley Green Golf Course through the Orchard Gateway Boulevard commercial area to the I-88 ramp at Orchard Road.

At present, these wetlands remain unpreserved and underutilized. The Village should work with parks and recreation providers to secure ownership of these properties and preserve them from development. A natural trail or boardwalk could also be incorporated the wetlands, linking to the proposed ComEd trail and the proposed trail along Orchard Gateway.

### FLOODPLAIN

Floodplains include any area of land that is susceptible to being overcome from floodwaters during a 100-year flood. Floodplains in the Village overlap with existing waterways, tributaries, and wetlands. Development on floodplain should continue to be restricted.

### MATURE TREE PRESERVATION

The Village contains many mature trees which provide numerous benefits to the community: shade, wildlife habitat, aesthetic character, and scale. As growth occurs within the Village, particularly on the Fox Valley Golf Course and Valley Green Golf Course, mature trees should be preserved, where possible, and incorporated into new residential or commercial developments.

### GREEN INFRASTRUCTURE

The Village’s collection of parkland, open space, and other natural features are not just for recreational or aesthetic benefit – they also collectively function as green infrastructure and provide flood protection, cleaner air, cleaner water, and natural habitats to residents. It is important for the Village and its partners to view parks, recreation, and open space through this lens when making important policy decisions about land use and development.



# WEST GATEWAY SUBAREA PLAN

The West Gateway Subarea Plan provides a detailed framework for future improvement on the Village's west side. With residential growth anticipated in the community the corridor is well positioned to cater to an expanding population, given the completion of existing neighborhoods, new annexations and subdivisions, and development in neighboring communities like Sugar Grove.

Existing vacant and underutilized property within North Aurora's West Gateway represents an opportunity for the Village to bolster its employment and tax base while providing additional opportunities for shopping and dining. Anchored by an interchange at Interstate 88 and Orchard Road, and an average daily traffic volume of 25,000, the area is well positioned for growth and development as the Village of North Aurora approaches full build out.

**Realign Deerpath Road** Deerpath Road provides a north-south alternative to Orchard Road, through the Village of North Aurora. It extends from Main Street near the Mill Creek development to the north, and over Interstate 88 to the City of Aurora on the south. As it passes through North Aurora, the street "jogs," requiring traffic to travel along Orchard Gateway Boulevard for a short distance. As the vacant undeveloped property develops within the Orchard Gateway Subarea, the Village should require land developers to realign Deerpath Road, to remove the jog and allow for more efficient movement along the corridor. The Village should remain flexible on the precise alignment of Deerpath Road, allowing developers of the property to propose an alignment that helps achieve their objectives while maintaining consistency with the Land Use Plan.

**Vacate Right of Way** The realignment of Deerpath Road will result in right-of-way that should be vacated and incorporated into new development where appropriate.

**New Traffic Signal** A new traffic signal could connect the north end of Deerpath Road to Orchard Road and provide safe access and egress for adjacent neighborhoods.

**Forest Ridge Drive** Forest Ridge Drive was stubbed in anticipation of a north extension; however, it now dead-ends at Fearn Elementary School and Park. The Village should work with the School District to coordinate a land swap that would facilitate the extension of Forest Ridge Drive to Orchard Road when the property west of the school develops. The connection would help complete the transportation grid and enhance overall connectivity. As a benefit to the school, the street connection could provide an opportunity to expand parking for programmed athletics on school fields, as well as overflow parking for school functions.

**Land Swap** A "land swap" between the School and developer may be necessary to extend Forest Ridge Drive.

**East-West Trail Spine** The Fox River Trail is an asset to the entire North Aurora community. Unfortunately, it is located on the east side of the community, and disconnected from the Orchard Gateway Subarea and neighborhoods on North Aurora's west side. The existing high-tension wires that pass through the subarea continue east through the entire Village, over the Fox River Trail. The Village should work with ComEd to explore establishing an east-west trail spine through the Village, connecting the entire community with a cohesive off-street trail network.

**Orchard Rd Flex** This land use provides a transition between Regional Commercial and Single-family Detached neighborhoods.

**Pedestrian Amenities** While much of the corridor will develop catering to the automobile, it should not neglect the pedestrian. The Land Use Plan identifies most of the commercial areas along Orchard Road as Regional Commercial. However, the designation means that the uses may be capable of attracting shoppers from the larger region, and not exclusively catering to them. Equally, if not more important, is providing shopping and employment opportunities for North Aurora residents. To that end, the corridor and its uses should not develop exclusively as "drive to" uses. Adjacent and nearby neighborhoods should be connected to commercial uses through a complete sidewalk network, including connections to the regional trail system.

**Wetland** There is a 125-acre wetland north of Orchard Gateway Boulevard, between the Towne Centre development and the ComEd high-tension power lines. The wetland provides a large natural transition area between commercial and light industrial uses and residential areas to the north. The Village should maximize the development of high-and-dry parcels for commercial uses, and work with the Kane County Forest Preserve District and Fox Valley Park District to maximize the recreational value of the wetlands. Trails with interpretive signage could help transform this area into a recreational and educational asset.

**Office/Light Industrial** High-and -dry areas adjacent to the wetlands should develop with low-intensity industrial or business park uses.

**Regional Commercial** Regional commercial uses, including large format and big-box retail should be promoted on large vacant development opportunities along Orchard Road.

**Woodman's Outlots** Woodman's anchors a commercial development on the east side of Orchard Road, between Oak Street and Orchard Gateway Boulevard. The site was planned with several outlots, only some of which have developed, including a McDonald's restaurant, a service station, and two banks. The Village should continue to market the development opportunities that exist around Woodman's, promoting development capable of contributing to helping Orchard Road blossom into a commercial corridor.

**Smaller scale commercial uses.** including restaurants, should develop on outlots throughout the corridor and on shallower commercial sites north of Tanner Road.

## Intensification of the Towne Centre

Anchored by Target and JCPenney, the North Aurora Towne Centre is an auto-oriented commercial center with favorable access and views to Interstate 88. It is located near the Orchard Road Interchange and is removed from the Village's quieter neighborhoods. This setting is ideal for dense commercial uses that could help bolster the local economy, with little to no impact on residential quality of life. The Village should promote intensification of the site and development of additional retail uses on the large surface parking lots. Existing parking could be relocated into new parking garages and the Towne Center could expand into a walkable, pedestrian-oriented lifestyle center.

**Parking garages** skinned with retail uses could allow for the intensification of the Towne Centre.

**Maximize I-88** Interstate 88 is the southern boundary of the Subarea, and an interchange at Orchard Road provides full access to the highway. With an average daily traffic of over 60,000 vehicles, Interstate 88 provides the community and subarea with an important connection to the expressway, as well as highly desirable visibility for commercial uses. The Village should maximize the Interstate as an asset and leverage its ability to foster economic development within the community, including overlays for zoning and signage that could relax restrictions to make adjacent properties more desirable for development.

**Oak Street Extension** Oak Street should extend west and serve as the main entry for an anticipated subdivision west of realigned Deerpath.

**Local Street Improvements** Several local street connections should be implemented as property within the subarea develops to complete the transportation grid and prevent any one access point from becoming overburdened.

**Hotel/Lodging.** The Village should encourage hotel and lodging uses on vacant sites near the interchange of Interstate 88 and Orchard Road.

**Transition Land Uses.** Higher density residential uses, such as single-family attached and multifamily developments, should separate active commercial areas from the Village's quiet single-family neighborhoods and provide a dense population to support planned commercial uses.



1-I-88 provides this subarea with regional access and high visibility 2-The North Aurora Towne Centre is a regional commercial center with the potential to intensify 3-The existing wetland in the Subarea provides an opportunity for trails and interpretive signage 4-The ComEd power line easement provides an excellent opportunity for an east-west trail spine 5-Extending Forest Ridge Drive to Orchard Road would require cooperation with the school district 6-Realigning Deerpath Road would remove the existing "jog" and provide an edge between future commercial and residential uses.



# IL ROUTE 31 SUBAREA PLAN

North Aurora is largely defined by the Fox River and the Illinois State Highway corridors that run alongside it. Illinois Routes 31 and 56 handle some of the highest volumes of traffic in the Village and connect North Aurora to communities throughout the Fox River Valley. Route 31 in particular is an important corridor for the Village because it functions as the community’s “front door” to motorists accessing North Aurora from I-88 to the south and at Mooseheart to the north. The Route 31 Corridor Subarea Plan provides recommendations to target infrastructure investment and guide private development within a key north-south corridor in the community.

The IL Route 31 corridor presents the most diverse and complex series of land uses within North Aurora, and becomes further complicated as it travels through the Village Center. The highway can be described as primarily auto-oriented, but also features transit services and walkable street blocks, underscoring the fact that the pedestrian should not be neglected.

The corridor presents many existing community assets, like attractive riverfront homes and commercial development sites near the Tollway, but it also would benefit from strategic investments and infrastructure enhancements, including sidewalks, consolidated driveways, and relocated overhead utility lines.

### NORTH END CHARACTER AREA

This district is a primarily residential neighborhood extending from Mooseheart Road to the north and Monroe Street to the south.

### VILLAGE CENTER CHARACTER AREA

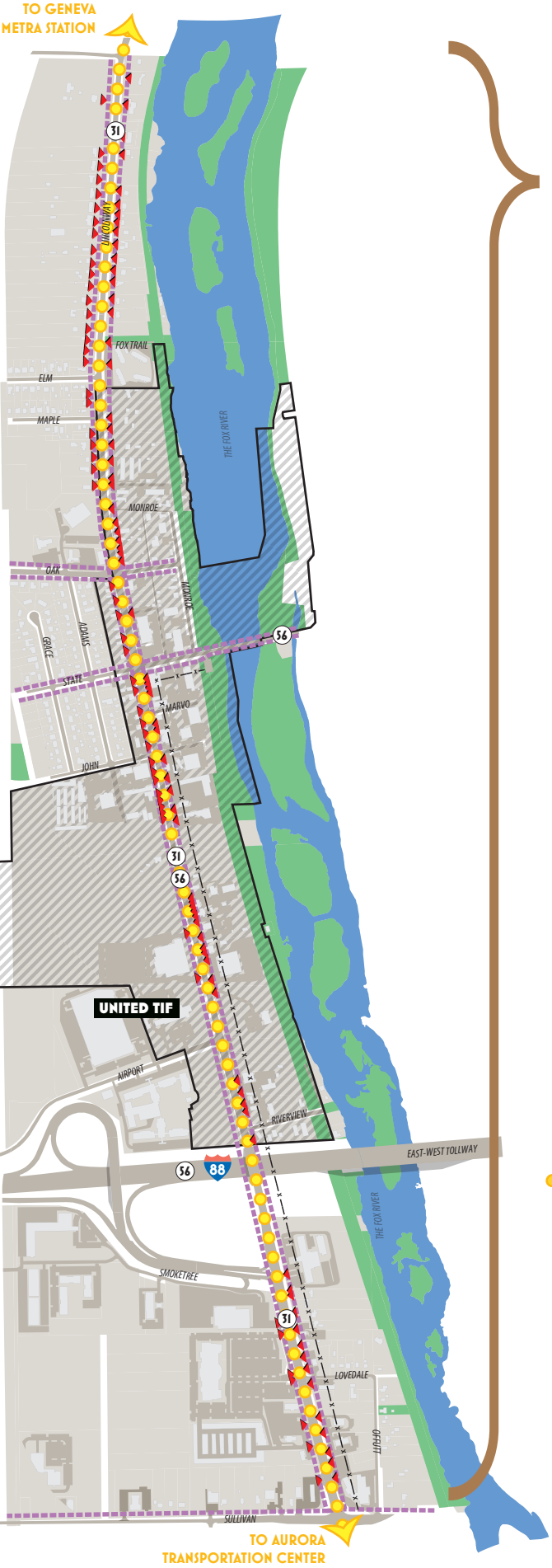
North Aurora’s historic core is defined by the Fox River, and public uses, including the Village Hall, Messenger Public Library and the former North Aurora Activity Center.

### I-88 GATEWAY CHARACTER AREA

This character area is a gateway to North Aurora from Interstate 88. The area is defined by its auto-oriented highway character as well as auto service or industrial-related land uses, and begins at Marvo Street to the north traveling south to Interstate-88.

### SOUTH END CHARACTER AREA

This character area is located south of the Tollway and is a commercial and industrial area, primarily defined by large, auto-oriented commercial uses, such as Cinemark Tinseltown USA, and other hotel and retail uses.



### DEFINING FOUR CHARACTER AREAS

The Route 31 corridor is approximately two-miles long from north to south as it passes through the Village of North Aurora. Although it is “one street, the Corridor consists of several different “functional subareas” along its course, each with a distinct character and capacity for development. The Subarea Plan is recognizes, and is structured around these four distinct character areas.

### PLANNING FOR CORRIDORWIDE ISSUES

The 31 corridor should be planned in a manner that recognizes and accommodates the four distinct character areas, but the strategic approach should also address corridor-wide issues that would improve North Aurora’s community character in a consistent and recognizable manner.

**Utility Lines** There are overhead utility lines along the roadway through virtually the entire Route 31 corridor and it detracts from North Aurora’s community character. The utility lines are typically on the eastern side of the street, but sometimes they cross in multiple directions simultaneously. In other locations they disturb the pedestrian path, and in others they are placed in awkward locations where property access points have seemingly been designed around them. The Village should work with the utility companies to either relocate the lines and poles to the rear property lines, or bury them.

**Residential Driveways & Shopping Center Access** There are a lot of access points along Route 31 and in some areas there are residential driveways for each individual parcel. There are certain commercial lots where there are no defined access points and the Route 31 frontage is roll-curb. Even in the newer retail districts there is often a lack of central entryways at signalized intersections, and confusing, poorly signed access points contribute to inefficient site circulation within the shopping centers themselves. Access management and driveway consolidation should be a priority for the Village to improve traffic performance on Route 31, while also contributing to other right-of-way goals outlined in this Subarea Plan.

**Pace Bus Corridor Route 31** is an important transit corridor and Pace #802 bus service connects North Aurora to the Geneva and Aurora Metra stations, as well other communities both north and south along the route. Although there are more than fifteen bus stops, there is only one shelter structure, located adjacent to the Activity Center, and it is an older style facility that would benefit from reinvestment and new passenger features. The Village should work with its transportation partners, like IDOT, Pace, and Kane County, to develop a strategic plan for the corridor that includes modern shelter facilities, transit technology, and other accommodations like bicycle parking.

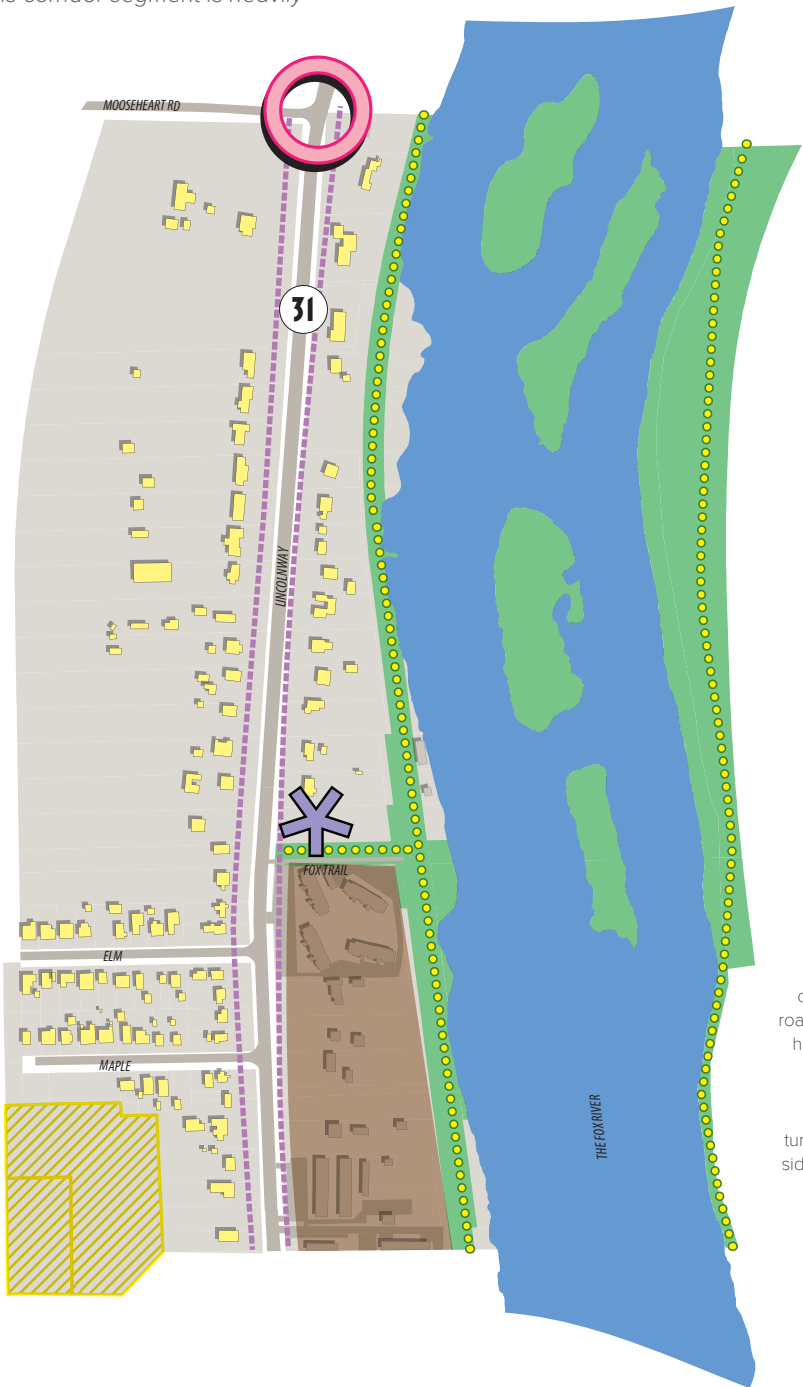
**Tax Increment Finance.** There is one TIF District within the Route 31 Subarea – the United TIF District. TIF utilizes future property tax revenues generated within a designated area or district to pay for necessary improvements and incentivize further reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF district increases, the incremental growth in property tax over the base year that the TIF was established is reinvested in the area. The Village could also issue bonds or undertake other financial obligations based on the growth in new tax revenue within the district. The Village should continue to utilize TIF funding to improve the corridor and as an incentive for developers to pursue projects in line with the community’s vision.

**Pedestrian Environment** The Route 31 corridor is predominantly an auto-oriented environment and will continue to handle a high volume of traffic; however, it still needs to provide accommodations for the pedestrian. Although sidewalks are present in certain sections of the corridor, they are often only on one side of the street, or lack a buffer from moving traffic; in many areas there significant gaps or no sidewalks at all. In other cases the frequent driveway aprons breakup a consistent pedestrian experience and the sidewalk pavement dissolves into the parking lot. Sidewalks and other pedestrian accommodations, such as benches, trash cans, lighting, and bicycle parking, should be installed along the length of the corridor. Special attention should be paid to crosswalks and intersections, and when appropriate, additional infrastructure features, like refuge islands, contrasting pavement, and push-buttons, should be included.

# IL ROUTE 31 NORTH END SUBAREA PLAN

This area is partially in unincorporated Kane County, but is defined by a consistent character of established, often historic, single-family houses on large lots, with some homes adjacent to the bicycle trails and Fox River. This corridor segment is heavily

wooded and provides a natural area or rural aesthetic, and somewhat functions as a northern residential extension of a traditional “downtown neighborhood.”



**Building a Memorable Entryway** As motorists enter North Aurora from Batavia they travel a wooded riverfront corridor about one mile long that features landscaped stonewalls, the Mill Creek greenway, and the historic, beautiful Mooseheart campus. This scenic drive offers an attractive countryside experience entering North Aurora, where the local character begins to include historic homes on large, wooded lots. Although the Village’s official boundaries are closer to River Oaks Apartments, the Village should capitalize on the intersection at 31 and Mooseheart Road to include gateways that clearly signal you have entered North Aurora.

**Fox River** The Fox River is the defining natural feature in the Village and provides the community much of its identity and character. The entire corridor should embrace the river and maximize its value, particularly in the Village Center, where it should be harnessed as a unique downtown amenity and community focal point. The riverfront is a central theme of this Subarea Plan and included or referenced in almost every recommendation, such as a setting for mixed-use infill projects to trailhead development.

**Property Maintenance & Fostering Reinvestment** The current housing stock within this character area is well-maintained and the residential neighborhood is stable. The Village’s older residential areas contain a delicate balance of multi-family properties and single-family, detached homes that offer a semi-rural character along the Fox River. It is important this unique dynamic is preserved in order to maintain the health and stability of the neighborhood.

**Wayfinding/Accessing the Trail** The Fox River Trail is accessible from open space north of River Oaks Apartments at Schwickert Park but it is otherwise not signed or connected to IL Route 31 at any other point in the neighborhood. Along with adding sidewalks along the roadway, the Village should install wayfinding signage to direct pedestrians to the trail and help promote its availability. In addition, working with the Park District, the Village should evaluate the potential for more access points from the residential area to the trail. These improvements would enhance neighborhood connectivity and provide an alternate option for cyclists and pedestrians to travel north or south without being adjacent to the highway.

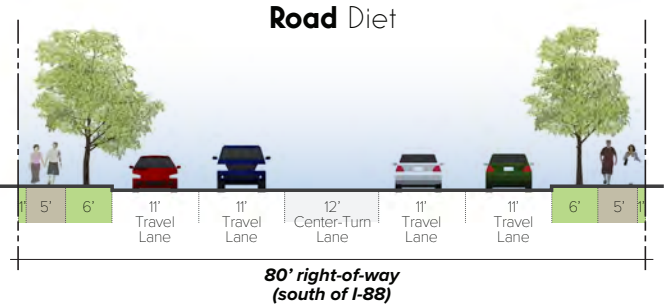
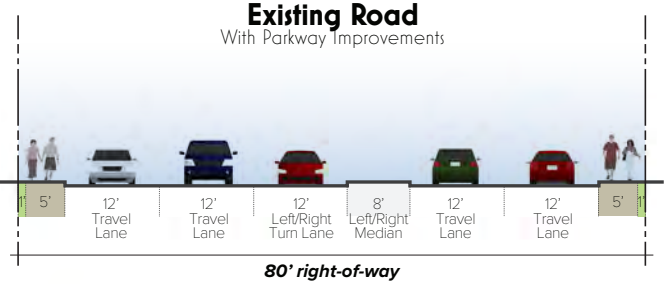
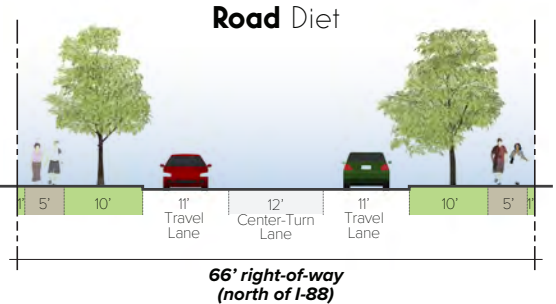
**Managing Multi-Family Housing** North of the Village Center there are three multi-family properties, and ensuring the successful management of these properties is important to preserving the character and quality of this residential district more generally. The Village needs to ensure the ongoing maintenance and management of these existing properties, but should also evaluate adjacent infill redevelopment opportunities along the Fox River that lend themselves to increased density and potential redevelopment. Increased density would provide a more diverse housing stock in North Aurora as well as benefit Village Center businesses by providing more local rooftops.

**Pedestrian Infrastructure** Although this segment of the Route 31 corridor is auto-oriented and the residential development is low-density, these characteristics do not mean the pedestrian experience can be ignored. Safe, convenient access to the Village Center, library, parks, and the riverfront would add value to these properties, and these residents could serve as regular customers for Village Center businesses. The Village should work to install new sidewalks on one, if not both sides of the street, and add landscaping, and banners to help elevate the corridor’s character and community identity.

**Trail Infrastructure** Although the trails and greenways are under the Fox Valley Park District’s jurisdiction, the Village should establish regular communication and assist in the planning and management of these community amenities through activities like information-sharing and joint-projects, when mutually-beneficial and cost-effective for both agencies. One such project could be investing in an improved trailhead site, which could include restrooms, kiosks, a visitor center, and interpretive facilities sharing the community’s history and information about the Fox River’s ecology.

**Adams Street Development Site** The library owns the large, undeveloped property to the northwest of their existing facility. This site has the potential to be developed with denser, walkable housing that could add rooftops to North Aurora’s central neighborhoods provided the sites topography could be overcome.

**IL Route 31 Road Diet**  
North of I-88, IL Route 31 primarily consists of a 4-lane cross section that averages between 14,000-16,500 vehicles per day. The Federal Highway Administration (FHWA) states that four-lane roadways with Average Daily Traffic (ADT) of 20,000 or less should be considered candidates for road diets, and that roadways with ADT of 15,000 or less have shown high levels of success related to safety, operations and livability. Reducing IL Route 31 to three lanes would allow for safer turns, bus bays, wider and cohesive sidewalks, and landscaped parkway to beautify the corridor.



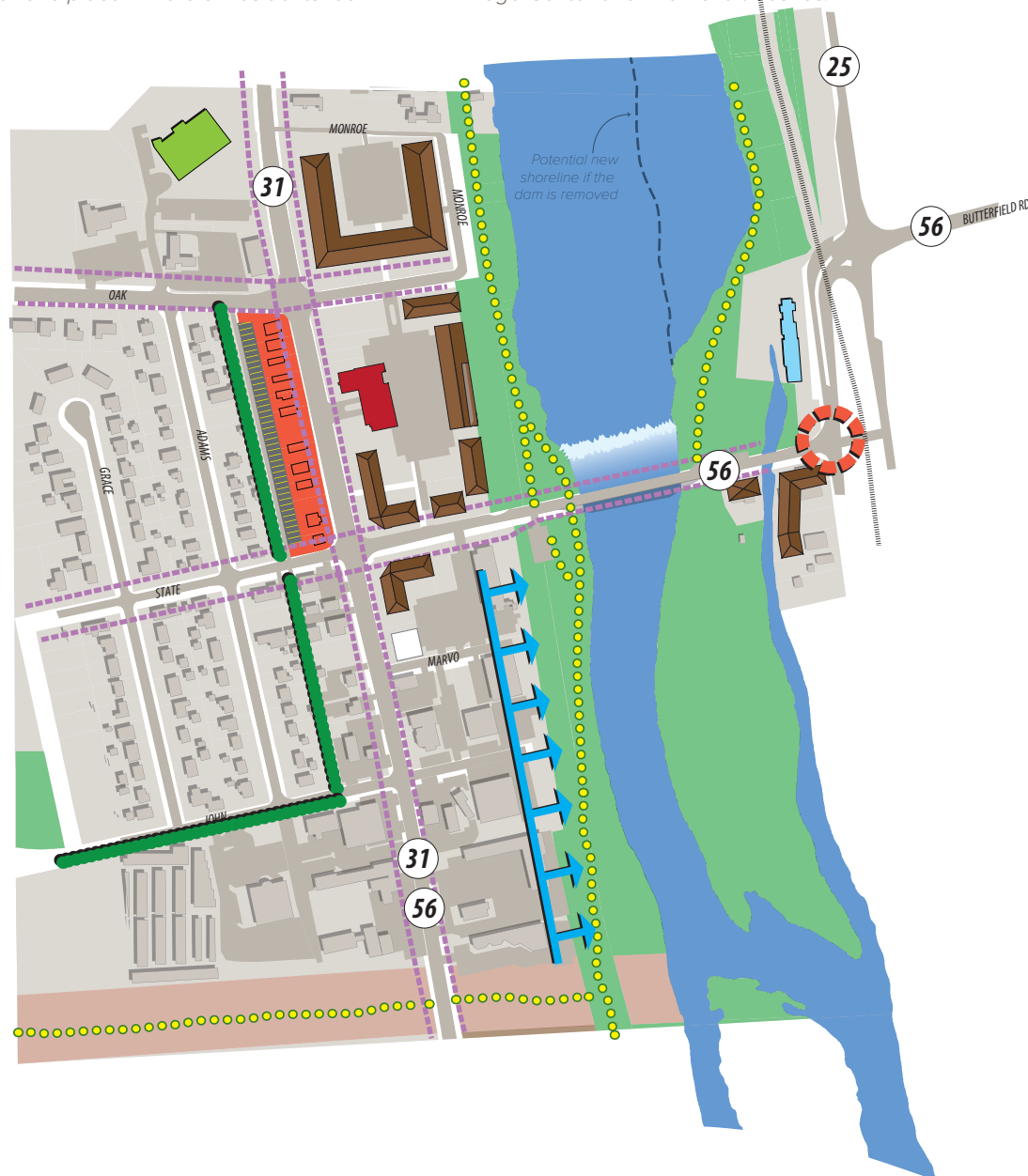
1 A sign at the trail entry along IL Route 31 could improve the trial's visibility for passing motorists 2 The Fox River is defining natural feature of the Village 3 An attractive gateway sign, like this sign in Downtown Wheaton, could welcome visitors to the community and help create positive perceptions about the Village 4 The Adams Street site is heavily wooded, but provides an opportunity for development in the Village 5 The Fox River Trail is a community asset that should be leveraged to spur development along the corridor 6 Sidewalks should be installed throughout the corridor, even though it has a strong orientation toward the automobile



# IL ROUTE 31 VILLAGE CENTER SUBAREA PLAN

The Village Center Subarea Plan provides recommendations to reinforce the area as North Aurora's community focal point and central gathering place. Traditional downtowns or "centers" are important for a community. They provide a focal point and serve as a central gathering for residents. These downtown districts often represent the heart-and-soul of the community and its identity. They belong to everyone, providing the "one place" where all residents feel connected.

There considerable potential in North Aurora's Village Center and a number of near-term projects are poised to serve as critical catalysts for downtown redevelopment. Each improvement can help define a new era in the community's history by catalyzing future investment and incremental improvements in helping the community capitalize on these once-in-a-generation opportunities and shape the Village Center and riverfront it desires.



**Mixed-Use Redevelopment** There are several opportunities for mixed-use development in the Village Center, the most significant of which is Block 1 given the demolition of the Activity Center and potential relocation of Fire Station 1. Consideration should also be given to disconnecting Monroe Street from State Street and, vacating the right-of-way and the alley to facilitate a larger development. The new development should consist of a multi-story, mixed-use building with residential units above ground floor commercial uses, with a strong relationship to the street and Fox River, and include elements like large outdoor dining areas and plazas. The Village should take the lead in working with public agency partners, as well as the private development community, to reposition this block and leverage it as a catalyst for the Village Center district.

**Leveraging the Trail** The Fox River Trail connects North Aurora to cities within the Fox Valley, spanning from Algonquin to Oswego and connects to the Illinois Prairie Path and the Gilman Trail - two trail spines that further connect North Aurora to Sugar Grove to the west and the Des Plaines River corridor to the east. These corridors and spines are part of a large northeastern Illinois trail network that are a major tourism and economic asset for North Aurora. The Village should actively promote its location on these trails as well as add wayfinding, gateways, and community branding along the trails and riverfront.

**River Orientation** Many existing properties along the Fox River have turned their "back" to the amenities, with loading docks, outdoor storage, or refuse collection located behind chain link fences and overgrown trees along the riverfront. Future redevelopment should encourage property owners to "open up" to the river and trail.

**Pedestrian Orientation** A safe pedestrian environment is critical to the long-term success of North Aurora's Village Center. A complete sidewalk network, including high-visible crosswalks, should be a priority of the Village within this subarea.

**Intersection Improvements** The intersection of State Street, Grant Street and Butterfield Road is complicated by a steep slope, parking lots, and the entrance to the Village Hall. Working with IDOT, the Village should explore additional improvements for this intersection.

**Village Hall** North Aurora's Village Hall is located at the bend in Butterfield Road at Grant and State streets, and is situated adjacent to the Dam. The site features open space, connections

to the Fox River Trail, recreational pavilions, and direct access to North Aurora Island Park; however, it also has challenges with limited site access, blind-spot left turns out of the parking lot, and significant grade changes around the building, which not only pose complications to motorists, but it makes Village Hall difficult for pedestrians to access as well. Although the facility is currently adequate from an operations standpoint, the Village may want to evaluate the potential for a new, modern facility more centrally located within the Village Center. The current site could be improved, and regardless of the specific location, the Village Hall should be in the Village Center and leveraged as a recognizable, signature landmark that instills community pride.

**Messenger Public Library** Messenger Public Library is a high-quality facility for the North Aurora community. As a new facility, library officials feel as though the library's capacity can adequately meet the needs of the community and have indicated there are no plans expand the facility. Parking however, is a concern that has been raised and should be addressed as property around the library redevelops. Additionally, Messenger Public Library is somewhat disconnected from North Aurora's Village Center. The Village should continue to work the library and private property owners/developers to better connect the library with the river and other uses in the Village Center.

**Programming the Dam** The Village currently spotlights the dam and it is an attractive, recognizable landmark. Although the Illinois Department of Natural Resources (IDNR) is evaluating removing the dam, however if it remains its economic development potential should be considered. The Village could build on this existing asset by adding fountains and additional lighting, as well as signage and landscaping, where appropriate, on the riverbanks. Other communities, such as Grand Haven, Michigan, have further enhanced their water features by adding bleachers, plazas, and seating to accommodate outdoor music and choreographed water and light shows. If the dam is removed, water recreation such as kayaking and canoeing should be supported.

**Buffering** The residential areas adjacent to commercial uses should be buffered and insulated from traffic, noise, light, and other activities that could compromise a safe and quiet residential environment.

**Single-Family Home Conversions** As the Village Center redevelops and traffic and business activity increases, the existing single-family houses on the western side of Route 31 will face market pressure to convert to

commercial land uses. There are some existing examples, such as Maggio School of Brass, Krueger Appraisal Services, Mr. Scott's Dog Spa, and Amazing Air, and the Village should align its zoning and regulatory environment to anticipate increased interest in these types of local, small businesses.

**Alley Parking/Access Management** Route 31 features a high frequency of driveways along the corridor, particularly in the Village Center, and most of these ingresses and egresses are redundant or simply provide access to residential properties. Shared access arrangements should be promoted along IL Route 31, and as single-family uses convert to commercial over time, it will be important to transition access to managed parking facilities at the rear, accessed from the alley. The Village should lead this transition, working directly with property owners, to coordinate the infrastructure work necessary to create linear, 90-degree parking along the alley and implement regulatory tools to ensure future commercial development conform to this design. The commercial frontage of these properties, along IL Route 31, should be used for landscaping, monument signs, and pedestrian infrastructure like sidewalks and decorative light standards.

**Butterfield Bridge** A new bridge spanning the Fox River could align Illinois Route 56 (Butterfield Road) with Oak Street, providing an east-west route through the Village with connections to Randall Road and Orchard Road. Within the Village Center, the new bridge/east-west route has the potential to dramatically transform the area, creating several redevelopment opportunities. The bridge itself should include "look-outs" or "bump-outs" that provide pedestrians and cyclists a scenic rest area. While a new bridge at this location would improve circulation within the Village Center, it would also serve as a significant catalyst for redevelopment on the west side of the Fox River, including a potential location for a new Village Hall, and additional mixed use development.

**Fire Protection District Station** Much of this new development is possible because of the relocation of the fire station to this location.



- 1 Development should take advantage of the trail, and the activity it provides within the area
- 2 The North Aurora Activity Center is a Village-owned site now available for redevelopment
- 3 "Block 1" consists of the Activity Center site and Fire Station #1, and represents a significant opportunity for catalytic development within the Village Center
- 4 Messenger Public Library is a community amenity that should be better connected to the rest of the Village Center
- 5 Berman Tower provides a unique "canvas" for a light show.
- 6 In addition to the picturesque setting, the Fox River provides unique recreation opportunities

# IL ROUTE 31 VILLAGE CENTER REDEVELOPMENT

*The Village Center presents a remarkable opportunity for transformative redevelopment at the heart of the community. Positioned at the crossroads of Lincolnway (IL Route 31) and State Street (IL Route 56), the 6.5-acre site offers an appealing locale for mixed-use and multi-family development. This potential development could act as a catalyst for further investments in North Aurora's Village Center and along IL Route 31.*

## VILLAGE TRUSTEE INPUT

Houseal Lavigne conducted a series of seven virtual interviews with the six Trustee Members and the Mayor to garner feedback regarding the Village Center Subarea. Interviews were conducted in a conversational style to identify some of the current assets and issues within the area. Each of the interviews also went over what the vision for the area could be. In addition to the generalized comments regarding the subarea as it currently stands, each of the interviewees were shown a conceptual development scenario prepared by Houseal Lavigne as part of a Comprehensive Plan update. The concept generated positive discussion as Trustees gave feedback regarding the massing, land use, and overall vision for the subarea. The generalized feedback is summarized below.

## CHARACTER OF THE VILLAGE CENTER

Interviewees stated that the Village Center is currently in a state of disrepair and desolation. It is unorganized, empty, and unattractive and the area lacks character and is unfocused. There is no cohesion to the area, and it is old and mismatched along Route 31. Village Hall, North Aurora Riverfront Park, and river are present, but there is no draw to bring people to the riverfront. Interviewees stated that residents want to know what is going on with the Village Center, and it is clear that a well-developed and thorough plan is needed to revitalize the area.

## ASSETS AND ADVANTAGES

All interviewees stated that the Village Center is located in a prime location, with proximity to the river, Route 31, and I-88. It is also close to homes and businesses, making it easily accessible and highly trafficked. It was mentioned that the riverfront is the best asset of the Village Center, and it should be strengthened as the center of the Village. It has access to parks, trails, and it offers one of the more scenic views in the area. It was also mentioned that the Village Center is a great location to bring the community together, and attract new businesses, retail, condos or apartments. The general sentiment was that the area is in a great location and has a lot of potential and opportunities.

## WEAKNESSES AND DISADVANTAGES

Interviewees stated that the Village Center faces several weaknesses, these included:

- Poor planning, which has resulted in a lack of cohesion and identity for the area.
- Lack of regional draw for events.
- Unsightliness, including powerlines, parking lots, and old houses.

- Underutilization of the riverfront space.
- Heavy traffic and commercial vehicles.
- Hilly terrain that makes development challenging.
- Fire station sirens are a nuisance to those in close proximity to the station.
- Strip retail center south of Block One is unattractive
- State roads running through the area, which makes it difficult to plan and develop.
- Need to acquire more property for development.
- General layout of the area is not conducive to a vibrant Village Center.

Interviewees felt that these weaknesses have made it difficult to attract businesses and residents to the Village Center. The general sentiment was that the area has become blighted and neglected, and it is not a place where people want to gather and socialize.

## ISSUES FACING THE VILLAGE CENTER

Interviewees mentioned several issues that they felt were the most pressing, these included:

- **Terrain and change in elevation:** The uneven terrain makes development challenging and expensive.
- **Traffic:** The Village Center is located in a high-traffic area, which can be a deterrent to businesses and residents.
- **Finance:** It will take a significant investment to develop the Village Center.
- **Property acquisition:** The community needs to acquire all of the necessary property in order to develop the Village Center.
- **Development:** Once the property has been acquired, the community needs to create a development plan that is appealing and sustainable.
- **Fire station:** The fire station is currently located in the Village Center, which is inconvenient for residents and businesses.
- **Parking:** How to provide adequate parking for the current and future development that will occur on this site.

## VISION FOR VILLAGE CENTER

A number of ideas were identified regarding the vision for the Village Center, these included:

- **Mixed-Use:** Building 2-3 story mixed-use buildings with retail on the first floor and apartments or condos on the upper floors. Creating a more inviting downtown area with retail, restaurants, and bars. Also mentioned was developing the area south of the Village Center to include more retail, apartments, and greenspace.
- **Dam Removal:** Removing the dam to create a more natural riverfront.
- **Creating Recreational Draws:** Creating a park where the fire station is currently located and connecting it to the riverfront park with a pedestrian bridge. Additionally, improving the Berman Tower with a lookout on top.

- **Monroe Street:** Vacating Monroe Street and making it a cobblestone street to create a more pedestrian-friendly and charming atmosphere.
- **Public Facilities:** Connecting the Village Center to Village Hall to create a more centralized hub and relocate the fire station elsewhere.

## REDEVELOPMENT CONCEPT

*The redevelopment concept put forth incorporates both staff, Trustee, and Mayoral feedback. The intent of this concept is to visualize what development on this site could look like. General buildings heights, land uses, parking, built form, and orientation are shown to signal to developers what the Village's vision for the site looks like. The Village should actively engage and attract developers using this concept as a starting point and a Village-approved model for development.*

- 1 Building Setbacks.** Buildings set back at the intersection of State Street and IL Route 31 offer an opportunity for plazas and gateway features. By intentionally orienting buildings with pedestrian-friendly design elements, the overall pedestrian experience is greatly enhanced. Gateway features should be located here to create an entrance to the development to bring traffic from Route 31 and State Street into the new development.
- 2 Mixed-Use Redevelopment.** Given the demolition of the Activity Center and relocation of Fire Station #1 the Village Center block has enormous redevelopment potential. To create a central hub for the Village that can incorporate residential and retail development, mixed-use buildings should be utilized. The new development should consist of a multi-story, mixed-use building with residential units above ground floor commercial uses, with a strong relationship to the street and Fox River, and include elements like large outdoor dining areas and plazas. The Village should take the lead in working with public agency partners, as well as the private development community, to reposition this block and leverage it as a catalyst for the Village Center area.
- 3 Fire Protection District station.** The reconfiguration of this block is possible because of the relocation of the fire station. The newly relocated North Aurora Fire Protection District station will have direct access to IL Route 31 and Oak Street. With the medical clinic now removed, the new station is being proposed at the northwest corner of the block. Any future development needs to coexist with the new fire station and efforts need to be taken to ensure that development does not inhibit the ability of first responders to serve the community.
- 4 Grading and Parking.** The grading of the site is a constraint that affects the redevelopment potential. The concept would allow for parking to be accommodated beneath the mixed-use buildings along Monroe Street due to the grading. This would allow covered, garage parking for residents while avoiding the need to dig beneath the site and potentially encounter the water table. The potential underground parking garage could accommodate the required parking needs for the mixed-use buildings shown on the site. The surface lot parking shown are used to accommodate visitors and patrons of retail establishments.

- 5 Leveraging the Trail.** The redevelopment concept would look to promote the access and activation of both pedestrian and bicycle activity along the Fox River Trail. The Fox River Trail connects North Aurora to cities within the Fox Valley, spanning from Algonquin to Oswego and connects to the Illinois Prairie Path and the Gilman Trail . These corridors and spines are part of a large northeastern Illinois trail network that are a major tourism and economic asset for North Aurora.
- 6 River Orientation.** Many existing properties along the Fox River have turned their "back" to the amenities, with loading docks, outdoor storage, or refuse collection located behind chain link fences and overgrown trees along the riverfront. The mixed-use buildings facing Monroe Street are oriented toward the river with a outdoor space to capture the tremendous views offered by the Fox River.
- 7 Programming Berman Tower.** The Village currently spotlights the dam and it is an attractive, recognizable landmark. Although the Illinois Department of Natural Resources (IDNR) is evaluating removing the dam, however if it remains its economic development potential should be considered. The Village could build on this existing asset by adding fountains and additional lighting, as well as signage and landscaping, where appropriate, on the riverbanks.

## FEEDBACK REGARDING VILLAGE CENTER REDEVELOPMENT CONCEPT

Trustees provided feedback which generated great discussion and promoted the exchange and flow of ideas. In general, interviewees were very happy with the concept. The massing of the buildings and orientation on the site was well received by most. Interviewees liked the idea of multifamily (whether condos or apartments) overlooking the Fox River to take advantage of the view presented. In addition, Trustees felt that the mixed-use buildings along the southern portion of the site were favorable and that the setbacks along Route 31 provided opportunities for signage or gateway elements. In the retail spaces along State Street, interviewees said that they wanted to see things like a banquet facility, boutiques, high end restaurants, coffee shops, ice cream shops, or a martini bar .

Trustees felt that the riverfront views would offer a unique experience for restaurants and retailers. It was mentioned that there is not another site within North Aurora that could accommodate this type of development and that getting this subarea right is crucial to the vitality of the Village. Interviewees also frequently mentioned that Monroe Street should be closed off or, at the least, a pedestrian street at certain points during the day. River Street in Batavia was frequently used as a comparison of what this concept could look like. Participants were also interested in incorporating green space with any future development and tying development in with the Fox River Trail and Berman Tower . Interviewees felt that because the river is such an asset, any development on this site needs to talk to the river and the amenities surrounding it. Overall, the Trustees felt that developing this site would attract more development and could lead to creating a downtown destination which so many people in the Village are missing in North Aurora .



# ROUTE 31 VILLAGE CENTER REDEVELOPMENT CONCEPT

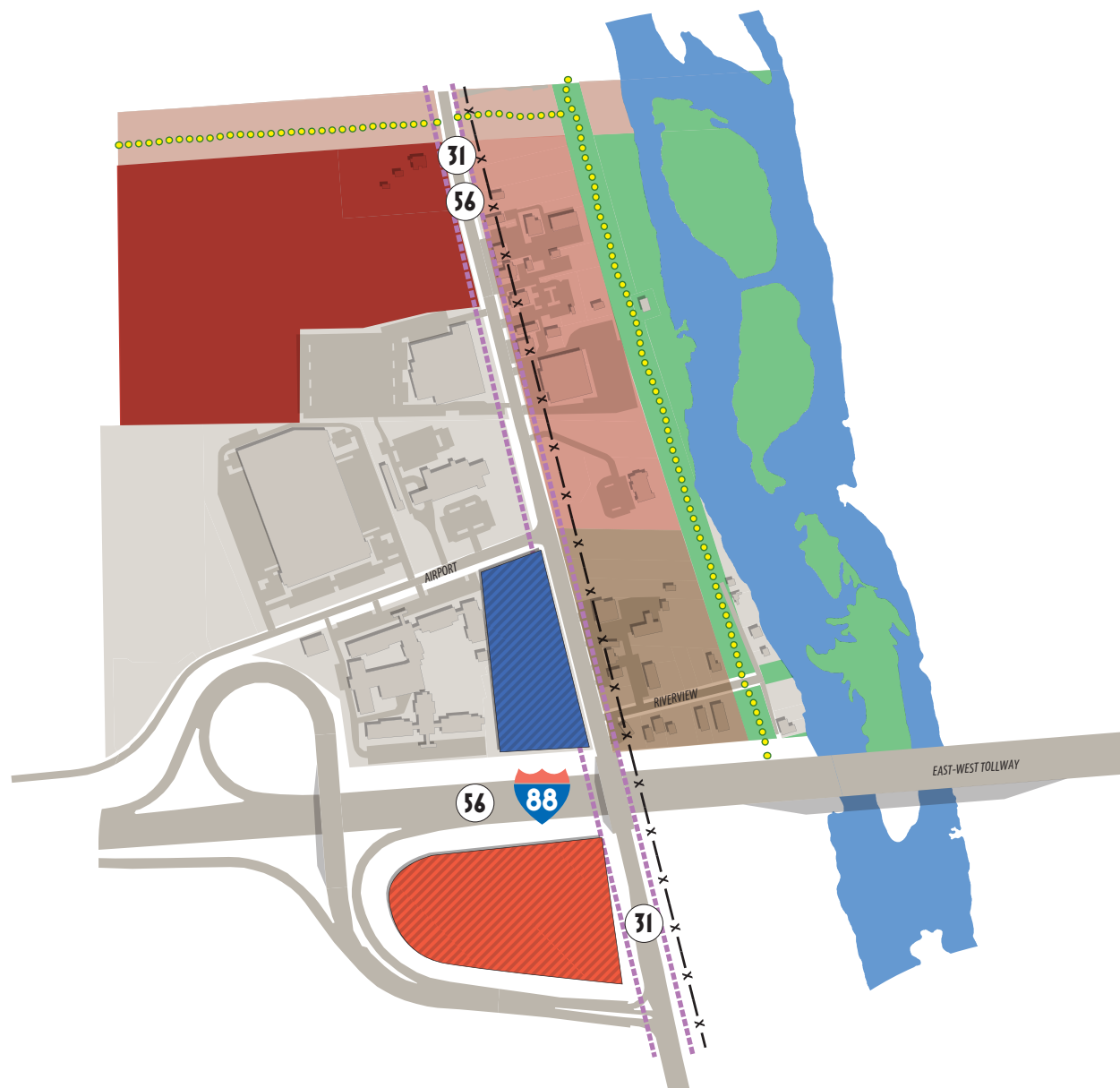




# IL ROUTE 31 I-88 GATEWAY SUBAREA PLAN

*I-88 Gateway As Route 31 travels away from the Village Center, and its walkable, grid street blocks, the corridor becomes a large-scale, state highway district that caters to the automobile and truck traffic. This corridor segment features an eclectic mix of land uses that each typically feature off-street parking lots and pole signage, as well as a substantial amount of*

*overhead utility lines. The district features a diverse range of land uses, including Asbury Gardens, the police station, Everest College, commercial, industrial, and religious properties, as well as a range of business types, including banks, a furniture store, a florist, professional offices, and a custom guitar shop.*



**Complementing Downtown** Although IL Route 31 changes in character as it travels south, its future development should still complement what North Aurora aims to achieve in its Village Center. The transition is demonstrated by the gas stations and auto service businesses at John Street, and the size, scale, and auto-intensity of the district continually increases as it approaches the Tollway. In order to plan for compatible land uses, the Village should promote neighborhood business uses, such as the restaurants, retail, and neighborhood services found in Lincolnway Plaza north of the ComEd power lines, while allowing more intensive auto-oriented uses and site design closer to the Tollway.

**Transmission Lines & Trail Network** Just beyond the Village Center is a large, east-west transmission line utility corridor, and its right-of-way presents an attractive opportunity to thread a new trail from the riverfront west, ultimately connecting with the Mid County Trail, near Lake Run, at North Aurora's western boundary. As detailed in the Orchard Road Subarea Plan, not only would this project link virtually all of North Aurora's neighborhoods, it also presents future opportunities to connect to expanding trail networks near Elburn, Geneva, and Sugar Grove.

**Residential Redevelopment** The east side of IL 31 includes several small business lots and scattered single-family homes. Between the ComEd utility corridor and I-88, multi-family or townhouse development should be encouraged, understanding that current business may continue to operate until opportunities for redevelopment as housing occur. Such housing could meet emerging demand for specific housing types, such as senior housing, and build on the location and success of Asbury Gardens.

**Mix of Uses/Maintain Flexibility** The Village should remain flexible with regard to potential new development for this site. While most areas of the Village have a clear land use preference, as designated on the Land Use Plan, a number of uses could be considered appropriate for these specific parcels. Furthermore, the frontage of these parcels could develop with an entirely different land use than the rear. An additional consideration is that these parcels could develop in conjunction with the Valley Green Golf Course to the west. For these reasons different land uses and a more flexible approach to development should be considered. Regardless of use, the primary goal for the Village should be to support high-quality, attractive, well-designed developments given the importance of the IL Route 31 corridor as a community gateway.

**Tollway Development Opportunity** There is a very large, U-shaped open space located at the interchange. The site's location appears very competitive for commercial development, including a hotel, big-box, or convenience retail and the Village should coordinate with IDOT, the Tollway Authority, and the development community to identify appropriate commercial uses, access, and signage for the site. One potential user could be a hotel that includes an attached restaurant, banquet facilities, conference rooms, and meeting space.

**Utility Lines** The overhead utility lines in this segment of the IL Route 31 corridor are very prominent and detract from the appearance of the corridor. The Village should work with the utility companies to either relocate the lines and poles to the rear property lines, or bury them. This is costly however, and when possible should be occur as property develops or the road is widened, allowing for the Village to pass this cost onto, or share with, another entity.

**Office/Flex Uses** The "old OTB" site, located south of Airport Road across from the Village Police Department, has been cleared and awaits redevelopment. Designated as Local Commercial in the Land Use Plan, the site occupies a highly visible and accessible site. Potential uses include a larger office use, or commercial retail and service uses catering to nearby residents and motorists traveling along IL Route 31.

**Pedestrian Orientation** This segment of the IL Route 31 corridor has fast moving traffic and high traffic volumes. Moving pedestrians safely along the corridor is an important consideration. Sidewalks exists in some areas, but significant gaps frustrate the safe movement of pedestrians. Sidewalks should be continuous and installed along both sides of the corridor.

**Maximize I-88** The IL Route 31 corridor is connected to Interstate 88 with an interchange at the south end of this Subarea. The Village should maximize the Interstate as an asset and leverage its ability to foster economic development along the corridor, including the former OTB site, which has excellent visibility from the Tollway.

**Improve Local Commercial Uses** On the east side of IL Route 31 there is a cluster of commercial and office uses. Some uses, including a medical building and bike shop have taken careful consideration in their sites design and appearance, but generally this area lacks cohesion and a defining character. The Village should encourage all business owners to improve the appearance of each property and building and to work together to establish this area as a more vibrant commercial node.

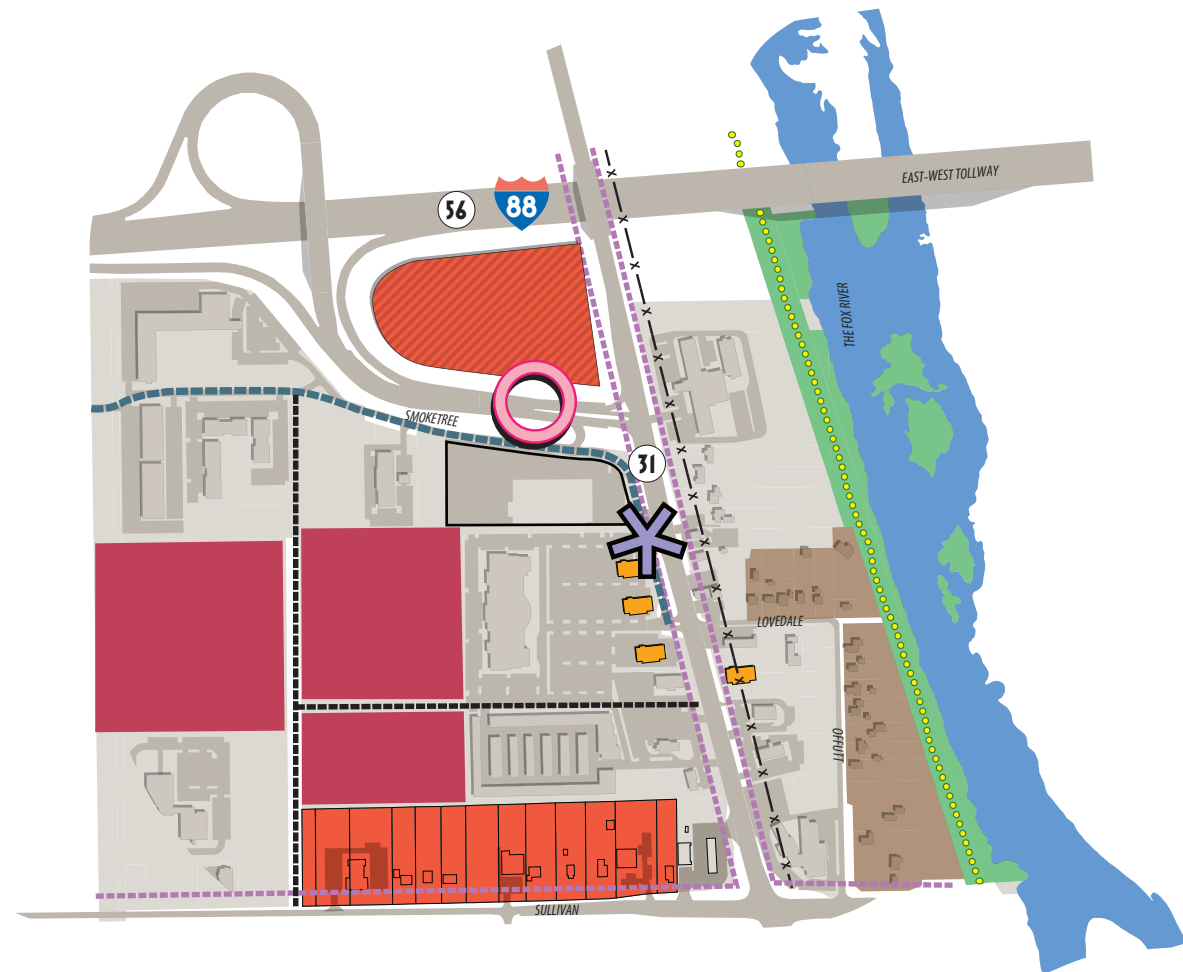


**1** Pedal and Spoke serves as a positive example for local commercial uses along the corridor **2** With I-88 within close proximity, this section of the corridor benefits from regional access and high visibility **3** The Fox River trail quietly passes along the east side of the corridor **4** Pedestrian infrastructure within this section of the corridor is incomplete and disrupted by sidewalk gaps **5** The new Police Station has set a high standard for quality development along the corridor **6** An attractive office use is tucked away behind a rain garden and landscaping on the east side of the corridor

# IL ROUTE 31 SOUTH END SUBAREA PLAN

The Route 31 corridor transitions into a new character area as it travels south of the Tollway and past the interchange on I-88, featuring intense auto-orientation and very large development sites. The Eden Supportive Living facility anchors the riverfront adjacent to the interchange and a mix of vacant lots, open fields, and older single-family housing dots Lovedale and Offutt Lanes on the eastern side of Route 31. The western portion of the corridor is

designed for large-lot, or “big box,” suburban retail and commercial development along the highway, including uses like a bowling alley and movie theatre. Smoketree Plaza provides access to a mix of hotel, office, and light industrial properties with limited visibility and frontage along Route 31. In general, the area presents significant redevelopment opportunities and a timely need for new investment.



**Tollway Interchange** The I-88 interchange is the “front door” entryway for thousands of daily motorists and visitors to North Aurora, many of which who are traveling north to St. Charles, Geneva, and Batavia, or south to Aurora. The Village needs to create and implement development strategies for this corridor segment that maximizes the value of the interchange and creates regional destinations. The interchange should be designed as North Aurora’s main gateway and include heavy landscaping and attractive signage. For instance, the blank metal backside of an IDOT-grade directional sign is the first thing motorists see as they exit the Tollway. This provides a clear and easy opportunity to add “Welcome to North Aurora” signage. Further, the intersection with the interchange at Route 31 should feature major gateway monuments, signage, lighting, and wayfinding.

**Outlot Development** While not part of the original development plan for Cinemark Tinseltown USA, there is the potential for outlot development within the vast parking lot fronting IL Route 31. The Village should engage the current property owners, potential developers, and commercial real estate listing agents to recruit new businesses and build-out this development. As growth occurs, the Village should use the opportunity to elevate these outlots and add site design quality. The Village should consider overlay urban design standards for this corridor and specify such elements in anticipation of future development.

**Smoketree Plaza/Smoketree Lane** This roadway alignment is not signed, has two names, a varying degree of surface qualities, designs, and materials, and intersects with Route 31 as an ingress/egress apron to a shopping center. However, the Smoketree alignment is, in effect, the frontage road for North Aurora’s interchange area, and the Village needs to elevate its importance. The Village should evaluate the potential to work with IDOT to improve Smoketree’s intersection with Route 31, as well as the interior driveway. This intersection should be clearly signed as the main entrance to a frontage road business district. Finally, the area should be evaluated for additional, complementary infill development sites, including hotels, office parks, and light industrial uses.

**Organizing for Success** Businesses in the southeast quadrant of the IL 31/I-88 interchange are fragmented and, to some extent, not visible from the primary street. By working cooperatively, tenants can create a “district” with a distinct identity that can help market the area to local and regional markets. Potential initiatives could include branding and advertising, unified signage, wayfinding, streetscape and landscape improvements, and shared stormwater facilities that maximize development opportunities. A maximized “interchange district” would provide North Aurora with numerous taxing-paying businesses that are buffered from residential areas, use very few municipal services, and generally provide a net-benefit to the community overall.

**Multi-Family Redevelopment** Several single-family homes line Lovedale and Offutt between IL 31 and the Fox River. This is an ideal location for multi-family or townhouse development that would maximize access to the Fox River Trail, manage stormwater in a coordinated manner, and provide additional rooftops to support local businesses

**Wayfinding** Several existing businesses on Smoketree Lane lack visibility from IL 31. Given the area’s proximity to I-88 and the potential for Smoketree, Fairview, and potential new internal streets to support new development, wayfinding signage should be installed along IL 31 that would make travelers aware of hotels, services, and other uses in this portion of the corridor.

**Single-Family Conversion** Existing single-family homes on the north side of Sullivan Road should transition to small businesses and professional office with uses compatible with the Provena/Mercy Hospital Complex.

**Break up the Super Block** The southeast quadrant of the IL 31/I-88 interchange holds the potential for significant development. However the current block structure inhibits access to the interior of this area. New streets should be installed to provide access to potential development parcels and enhance mobility from surrounding commercial and residential uses.

**Utility Lines** The overhead utility lines in this segment of the IL Route 31 corridor are very prominent and detract from the appearance of this commercial corridor.

**Mix of Uses/Maintain Flexibility** There is a large area of undeveloped land, north of Sullivan Road west of the movie theater. Recommended street improvements would open this entire area up for development The Village should remain flexible with regard to potential new development for this site. While most areas of the Village have a clear land use preference, as designated on the Land Use Plan, a number of uses could be considered appropriate for these specific parcels. Proximity to the Interstate, commercial uses, and the Provena/Mercy Hospital Complex could all impact land use decisions. For these reasons different land uses and a more flexible approach to development should be considered. Regardless of use, the primary goal for the Village should be to support high-quality, attractive, well-designed development.



① Overhead utilities detract from the appearance of the corridor ② Cinemark Tinseltown USA is capable of generating activity within this section of the corridor, including patrons to nearby restaurants ③ IDOT property at the I-88 interchange may represent a significant development opportunity along the corridor ④ The Denny’s along the corridor is an attractive site, with appropriate signage and good landscaping ⑤ Although it is in the City of Aurora, the Provena/Mercy Hospital Complex provides a catalyst for investment within the Subarea ⑥ The potential exists for additional smaller outlot uses, like the Popeye’s restaurant



# IMPLEMENTATION

*Adoption of the Comprehensive Plan does not mark the end of the planning process. Rather, the long-term implementation represents the on-going efforts to put the plan into action and update it over time. This chapter presents an implementation framework that the Village can use to initiate and undertake key recommendations included in the Comprehensive Plan to ensure that the community's vision is achieved.*

## AMEND DEVELOPMENT REGULATIONS

The Village's Code of Ordinances is the primary tool that can be used to implement many of the recommendations included in the Comprehensive Plan. Following adoption of the Comprehensive Plan, the Village intends to update the current zoning ordinance and related ordinances to ensure that regulations reflect the desires of the North Aurora. Amendments to development regulations and design standards should consider complementary programs and incentives that can be used to achieve the community's vision.

## USE THE PLAN ON A DAILY BASIS

The Implementation Plan should become the Village's official policy guide for land use, development, and community improvement. It is essential that the Plan be utilized by Village staff, boards, and commissions to review and evaluate all proposals for improvement and development. To ensure daily use and to further educate the community about the Plan, the Village should make copies available online, provide assistance to the public, assist the Village board with day-to-day administration of the Plan, and coordinate with the Village Board in the Plan amendment process.

## MANAGE ANNEXATION & GROWTH

North Aurora's planning jurisdiction includes pockets of unincorporated land. The Village should continue to pursue annexation agreements with property owners to provide some predictability of the community's ultimate footprint. Over time, the Village should incrementally annex portions of the planning area as development potential is realized. This can be done in conjunction with strategic infrastructure investment to manage growth in a sustainable and responsible way.

The Village's planning jurisdiction is currently influenced by boundary agreements with Aurora, Sugar Grove, and Batavia. These are set to expire in 2019, 2020, and 2023, respectively. Over the course of the next several years, it will be important to enter into a dialogue with these communities and work with them to either extend the existing boundary or work towards a mutually beneficial new boundary. Given significant unincorporated acreage to the north and west of the Village's current limits (currently within Batavia's and Sugar Grove's planning jurisdiction), there may be opportunities for North Aurora to extend its planning jurisdiction in the future, if justified by market trends and authorized through a new boundary agreement.

## ALIGN WITH THE CAPITAL IMPROVEMENT PLAN (CIP)

Implementation of some recommendations of the Comprehensive Plan will require Village capital investment. To support implementation of these recommendations, the Village should update its Capital Improvement Plan (CIP) to align with the new Plan. The CIP establishes schedules, priorities and estimated costs for all public improvement projects over a five-year period. Through this process, all projects are reviewed, priorities are assigned, cost estimates are prepared, and potential funding sources are identified. As annual CIP updates are made, the Village should identify opportunities to coordinate improvements with capital investments from other partners. (For example, IDOT reconstructing IL 31 is a good opportunity to address underground infrastructure or the burying of utilities.)

## WORK WITH PARTNERS

For the Comprehensive Plan to be successful, there must be strong leadership from the Village of North Aurora and firm partnerships between other public agencies, community groups and organizations, the local business community, and the private sector. The Village should assume a leadership role to cooperate and coordinate with park districts, fire districts, library districts, the Aurora Chamber of Commerce, Kane County, neighboring municipalities, Pace, and Illinois Department of Transportation, among others. In addition, the Village should actively work with and encourage developers and the business community to undertake improvements that conform to the Comprehensive Plan and improve the quality and character of North Aurora.

## UPDATE THE COMPREHENSIVE PLAN AS NEEDED

It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan. The Village should initiate review of the Plan at least every three to five years. Ideally, this review should coincide with the preparation of the Village's budget and Capital Improvement Plan and the preparation of an annual action agenda.

## IDENTIFY FUNDING

The following is a list of possible funding sources that the Village could pursue to fund the implementation of the Comprehensive Plan. It should be noted that while the information regarding these funding sources was deemed accurate at the time this Plan was written, the long-term availability of funds for these resources cannot be guaranteed. The Village should revise, update, and expand this list of potential funding sources as a component of any future Comprehensive Plan updates.

## ECONOMIC DEVELOPMENT

### TAX INCREMENT FINANCING (TIF)

The purpose of TIF funding is to incentivize and attract desired development within key commercial areas. TIF dollars can typically be used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development.

TIF utilizes future property tax revenues generated within a designated area or district, to pay for improvements and further incentivize continued reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the incremental growth in property tax over the base year that the TIF was established, is reinvested in that area. The maximum life of a TIF district in the State of Illinois is 23 years, although a district can be extended beyond that horizon through authorization from the State Legislature.

The Village current has three TIF districts: North Lincolnway, Route 31, and Sperry. In FY13, these three TIFs generated roughly \$400,000 in revenue.

### SPECIAL SERVICE AREA (SSA)

SSAs, also known as Business Improvement Districts, can be used to fund improvements and programs within a designated service area. An SSA is essentially added to the property tax of the properties within the identified service area and the revenue received is channeled back into projects for things such as streetscape improvements, district marketing, and special events. Within North Aurora, SSAs are typically used by subdivisions to serve as a "back-up" in the event that a homeowner's association cannot meet the needs of its subdivision. The Village has 4 active SSAs.

### BUSINESS DISTRICTS

As authorized by the State, a municipality may designate an area as a Business Development District (BDD). A BDD would allow the Village to levy up to an additional 1% retailer's occupation tax, 1% hotel tax, and 1% sales tax within a designated district. Similar to a TIF district, a BDD has a maximum life of 23 years. BDD legislation also permits municipalities to utilize tax revenue growth that has been generated by BDD properties to fund improvements in the district. Given the limited amount of funds that a BDD is capable of generating, compared to a TIF district, BDD is best suited for funding small scale improvements and property maintenance programs.

### REVOLVING LOAN FUND

A Revolving Loan Fund is administered to provide financial support and assistance to new or expanding businesses. The borrower may use the low-interest loan for construction, property rehabilitation/improvements, and land acquisition, among other things. The Village currently operates such a program, offering rates as low as 3% depending on needs.

### FAÇADE IMPROVEMENT PROGRAM

Façade and site improvement programs can be used to beautify the Village and improve the appearance of existing businesses by offering matching grants to improve the exterior appearance of designated properties. The Village currently operates a façade improvement program along Route 31 utilizing TIF funds.

## FOUNDATION & SPECIALIZED GRANTS

The successful implementation of the Plan requires realization of projects that range in scale and scope. One type of funding source that becomes increasingly significant when issue-specific projects or programs (tourism, performing arts, historic preservation, small business assistance, etc.) are considered is the foundation grant.

## TRANSPORTATION

In 2012, the Moving Ahead for Progress in the 21st Century (MAP-21) program, a two-year transportation reauthorization bill, was established. The goal of MAP-21 is to modernize and reform the current transportation system to help create jobs and accelerate economic recovery. MAP-21 continues funding for numerous programs previously funded through the previous law, SAFETEA-LU. Currently, MAP-21 is scheduled to expire on May 31, 2015. Congress is currently evaluating new transportation legislation. The Village should continue to keep informed as to the status of these programs and any new funding sources that may be introduced in the near future as a result of MAP-21.

The following discussion summarizes grant programs covered under MAP-21. The Transportation & Mobility Plan details many transportation improvement projects -- such as new bike trails and paths along the NICOR and ComEd easements, new sidewalks along major roadways (e.g. IL 31, Randall Road, Orchard Road, etc.), and key roadway connections and realignments -- that may be eligible for funds detailed in this section.

### ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP)

IDOT administers the ITEP and has funded projects including bicycle and pedestrian facilities, streetscaping, landscaping, historic preservation, and projects that control or remove outdoor advertising. In the past, federal reimbursement has been available for up to 50% of the costs of right-of-way and easement acquisition and 80% of the cost for preliminary engineering, utility relocations, construction engineering, and construction costs.

### TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

As part of the MAP-21 program, Congress created the Transportation Alternative Program (TAP), which provides funding for non-motorized transportation projects. Projects range from on-street bike facilities to multi-use paths and sidewalk infill programs to Safe Routes to School projects. TAP funds are administered by the Chicago Metropolitan Agency for Planning (CMAP) through a formal application process.

### SAFE ROUTES TO SCHOOL (SRTS)

The SRTS program has provided funding for the planning, design, and construction of infrastructure related projects that will substantially improve the ability of students to walk and bike to school, including sidewalk improvements, bike facilities, and traffic calming measures.

### CONGESTION MITIGATION & AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)

CMAP has been the administrator of CMAQ funds for the northeastern Illinois region. CMAP has supported a wide range of projects through the CMAQ program including improvements to bicycle facilities, transit facilities, intersections, sidewalk improvements, signal timing, and more.

SURFACE TRANSPORTATION PROGRAM (STP)

In the past, these funds have been allocated to coordinating regional councils to be used for roadway and roadway related items. Projects in this funding category have required a local sponsor and have been selected based on a ranking scale that takes into account the regional benefits provided by the project among other factors. STP funds have been used for a variety of transportation projects.

ILLINOIS BICYCLE PATH PROGRAM

The Illinois Bicycle Path Program is a grants program administered by the Illinois Department of Natural Resources that provides funding assistance up to 50% to acquire and develop land for public bicycle path purposes. Funded by a percentage of vehicle title fees, maximum grant awards are limited to \$200,000.

PARKS & OPEN SPACE FUNDING

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

The Illinois Department of Natural Resources (IDNR) administers several grants-in-aid programs to help municipalities and other local agencies provide a number of public outdoor recreation areas and facilities. The programs operate on a cost reimbursement basis to a government or not-for-profit organization. Local governments can receive one grant per program per year, with no restriction on the number of local governments that can be funded for a given location.

OPEN SPACE LAND ACQUISITION & DEVELOPMENT (OSLAD)

The OSLAD program awards up to 50% of project costs up to a maximum of \$750,000 for acquisition and \$400,000 for development/renovation of recreational facilities such as playgrounds, outdoor nature interpretive areas, campgrounds and fishing piers, park roads and paths, and beaches.

LAND & WATER CONSERVATION FUND (LWCF)

LWCF grants are available to municipalities, counties, and school districts to be used for outdoor recreation projects. Projects require a 55% match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes.

RECREATIONAL TRAILS PROGRAM (RTP)

The Recreational Trails Program is a federally funded grant program for trail-related land acquisition, development, or restoration. The grants are awarded based on the results of a competitive scoring process and the application's suitability under MAP-21. A minimum 20% match is required by the applicant. Grants are to be used for motorized or non-motorized trail development, renovation, and/or preservation. All projects must be maintained for 25 years.

TRANSIT-ORIENTED DEVELOPMENT

The Regional Transportation Authority (RTA), in conjunction with the Regional Transit-Oriented Development Working Group, provides a comprehensive list of funding sources available for transit-oriented development (TOD). The list includes local, state, and federal resources, as well as private foundation grants. The Village should periodically review the RTA list of TOD funding sources to understand application deadlines and eligibility requirements.

IMPLEMENTATION MATRIX

The Comprehensive Plan includes many recommended policies, projects, strategies, and partnerships. The following Implementation Matrix summarizes the key actions that the Village can undertake in order to achieve the community's vision. It also establishes the anticipated time frame, partnerships, and tools or resources available to achieve each action.

The Village should use this matrix to assign tasks to various departments, explore strategic partnerships, and identify funding sources relevant to each action. As actions are completed and the Comprehensive Plan is updated, the matrix should be revised to prioritize remaining actions and add new ones as needed.

ENSURING RESPONSIBLE GROWTH & EFFICIENT LAND USE MANAGEMENT				
TOPIC	ACTION	TIME FRAME	OTHER PARTICIPANTS	TOOLS, TECHNIQUES, & RESOURCES
Manage growth in an environmental and fiscally responsible manner.	Prevent extension of Village infrastructure to residential areas requiring subdivision and new infrastructure while platted subdivisions remain vacant.	Short	--	Administrative Actions
	Work with Aurora, Sugar Grove, and Batavia to maintain, review, renew, or amend boundary agreements scheduled to expire in 2019, 2020, and 2023.	Medium	City of Aurora, Village of Sugar Grove, City of Batavia	Administrative Actions
Use annexation to capitalize on development opportunities and facilitate efficient governance.	Utilize development regulations to prevent leapfrog development, unnecessary sprawl, or the premature conversion of farmland.	Short	--	Administrative Actions
	Annex unincorporated pockets of developed parcels and County subdivisions surrounded by the Village.	Medium	--	Administrative Actions
	Annex contiguous properties within the Village's planning jurisdiction where development is occurring, especially properties either fully or partially surrounded by the Village.	Medium	Kane County	Administrative Actions
	Work with Kane County to review development proposals for unincorporated land within the Village's planning jurisdiction.	Short	Kane County	Administrative Actions
	Evaluate all development proposals to ensure that the intensity of new development does not overburden existing and planned utility systems, water resources, schools, roads, and other infrastructure and taxing bodies.	Short	--	Administrative Actions
	Maintain and regularly evaluate impact fees to ensure they are appropriate and able to mitigate the Village's costs associated with accommodating new development, along with costs incurred by other service providers.	Short	--	Administrative Actions

STRENGTHENING THE COMMUNITY'S FOCAL POINT				
TOPIC	ACTION	TIME FRAME	OTHER PARTICIPANTS	TOOLS, TECHNIQUES, & RESOURCES
Facilitate the catalytic redevelopment of Block One.	Work with the North Aurora Fire Protection District to identify a suitable location and relocate Station #1.	Short	North Aurora Fire Protection District	Administrative Actions
	Play an active role in assembling properties to provide for the site's redevelopment.	Short	Private owners	Administrative Actions
	Facilitate redevelopment of site into a high-quality mixed-use development capitalizing on the Fox River.	Medium	Developers	Administrative Actions; Incentives
Provide a safe and efficient transportation network within the Village Center.	Work with IDOT to explore improvements to the intersection of State Street, Grant Street, and Butterfield Road.	Short	IDOT	Administrative Actions
	Work with IDOT to provide safe access and egress to the Village Hall and North Aurora Riverfront Park, evaluating signals and intersection improvements at both the State (IL Route 56) and Grant intersection and the Grant and River intersection.	Short	IDOT	Administrative Action; Annual Budget
	Develop a complete sidewalk network within the sub-area, including high-visibility crosswalks.	Medium	--	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
Strengthen the Village Center as the "civic heart" of the community.	Continue to actively assess the ability of the existing Village Hall to meet the needs of the community.	Medium/Long	--	Administrative Actions, Consultant Assistance
	Study and evaluate opportunities to increase safe ingress/egress into the existing Village Hall site.	Short	--	Administrative Actions
	Work with the Messenger Public Library to develop an updated campus plan, including a parking strategy for their site and a vision for the Adams Street development site.	Short	Messenger Public Library District	Administrative Actions
	Work with the Messenger Public Library to implement pedestrian and street-scaping improvements to better integrate it into the fabric of the Village Center.	Short	Messenger Public Library District	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
Leverage the Fox River and the Fox River Trail as unique assets to the Village and Village Center.	Should the dam be removed, partner with the Fox Valley Park District to develop recreational opportunities along the "new" land, new shoreline.	Short	Fox Valley Park District	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Should the dam remain, work with the Illinois Department of Natural Resources to design and implement aesthetic enhancements to the dam and river.	Short	Illinois Department of Natural Resources	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Work with the Fox Valley Park District to add wayfinding signage along the trail, directing trail users to shops, restaurants, and community destinations.	Medium	Fox Valley Park District	Annual Budget
	Work with the Fox Valley Park District to add wayfinding signage throughout the Village directing residents to the trail.	Medium	Fox Valley Park District	Annual Budget
	Encourage development and redevelopment adjacent to the Fox River Trail to establish a within the subarea to have an orientation towards the Fox River and Fox River Trail.	Short	Fox Valley Park District	Administrative Actions
	Encourage developers and property owners to work with the Fox Valley Park District to add connections, where possible, to new developments.	Medium	Fox Valley Park District	Administrative Actions

REVITALIZING ROUTE 31				
TOPIC	ACTION	TIME FRAME	OTHER PARTICIPANTS	TOOLS, TECHNIQUES, & RESOURCES
Market and position key catalyst sites along Route 31 for redevelopment.	Work with property owners and developers to position properties on the east side of Route 31 for higher-density residential development.	Medium	Utility Provider, Private owners	Administrative Action; TIF; Incentives
	Work with IDOT to evaluate the feasibility of developing the vacant site between I-88 and its on/off ramp.	Medium	IDOT	Administrative Action; TIF; Incentives
	Continue to take an active role in the redevelopment of the vacant bowling alley.	Short/Medium	Private owners	Administrative Action; TIF; Incentives
	Engage the current property owners of Tinseltown USA, potential developers, and commercial real estate listing agents to recruit new businesses for outlot development.	Short/Medium	Private owners	Administrative Action; TIF; Incentives
Provide a safe and efficient transportation network along Route 31	Work with property owners to improve access and consolidate driveways to improve traffic performance.	Short	Private owners	Administrative Actions; TIF; Incentives
	Work with PACE, IDOT, and Kane County to develop a strategic public transportation plan for the corridor, addressing modern shelter facilities, technology, and bike parking.	Short	PACE, IDOT, Kane County	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Develop a complete sidewalk network within the sub-area, including high-visibility crosswalks.	Short/Medium	Private owners	Annual Budget
	Install new streets within the southeast quadrant of the IL 31/I-88 interchange that can provide access to potential development parcels and enhance mobility.	Medium	PACE, IDOT, Kane County	Annual Budget; Capital Improvement Plan
	Work with IDOT to implement a "road diet" along IL Route 31, north of I-88, reducing the street width to a 3-lane cross section.	Medium	IDOT	Annual Budget; Capital Improvement Plan
	Work with the Fox Valley Park District to evaluate potential for a new trail head with restrooms, a visitor's center, and interpretive history.	Medium	IDOT	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Establish a parking management plan for the Route 31 corridor that would consider the overall amount of parking needed to serve commercial uses, potential public investment in parking at key locations, access management and circulation, and parking lot design and landscaping.	Short	--	Administrative Action, Consultant Assistance
	Work with businesses to install wayfinding signage that can direct visitors to businesses, especially those that lack visibility along the main corridor.	Medium	Local businesses	Administrative Action; TIF

Enhancing the West Gateway				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Improve the existing road network within the West Gateway to support and accommodate new commercial development.	Work with developers to realign Deerpath Road, as development occurs.	Medium/Long	Developers	Annual Budget; Capital Improvement Plan
	If/when Deerpath Road is realigned, vacate the existing right-of-way between Orchard Gateway Road and Oak Street.	Medium/Long	--	Annual Budget; Capital Improvement Plan
	Work with IDOT and KDOT to secure the necessary approvals for a signalized intersection at Orchard Road and the realigned Deerpath Road/Forest Ridge Drive extended.	Medium/Long	IDOT, Kane County	Annual Budget; Capital Improvement Plan
	As development occurs, extend Oak Street west to serve as the main entry for an anticipated subdivision.	Medium/Long	--	Annual Budget; Capital Improvement Plan
	Work with District #129 to coordinate a land swap and extend Forest Ridge Drive to Orchard Road.	Medium	School District #129	Administrative Actions; Annual Budget; Capital Improvement Plan
Market and position key catalyst sites within the West Gateway for redevelopment.	Work with property owners and developers to market Orchard Gateway Boulevard to the north of the Towne Centre for office and light industrial uses.	Short	Private owners, Developers, Aurora Chamber of Commerce	Administrative Actions; Incentives
	Work with property owners and developers to market vacant parcels along Orchard Road for retail uses.	Short	Private owners, Developers, Aurora Chamber of Commerce	Administrative Actions; Incentives
	Work with property owners and developers to market vacant parcels with highway frontage within the West Gateway for hotel development.	Short	Private owners, Developers, Aurora Chamber of Commerce	Administrative Actions; Incentives
	Promote intensification of the Towne Centre site into a walkable, pedestrian-oriented lifestyle center.	Short	Private owners, Developers, Aurora Chamber of Commerce	Administrative Actions; Incentives
	Develop a marketing campaign that would enhance the regional visibility of the Orchard Road/I-88 area.	Short	Aurora Chamber of Commerce	Administrative Actions

Beautifying Commercial Corridors				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Improve the aesthetic appearance of North Aurora's main commercial corridors.	Require new developments to install utilities underground and work with existing businesses to bury or relocate utilities as site or roadway improvements occur.	Medium/Long	Utility Provider	Administrative Action; TIF; Annual Budget; Capital Improvements Plan
	Establish design, signage, wayfinding, and streetscaping standards for the Orchard Road, Randall Road, and IL 31 corridors.	Short	--	Administrative Action
	Continue to implement recommendations made in the Design Guidelines Plan for the Lincoln Highway/Route 31 Corridor.	Short	--	Administrative Action; TIF; Incentives
	Implement comprehensive streetscaping along IL 31.	Medium	--	TIF; Annual Budget; Capital Improvements Plan
	Market the Village's facade improvement program to corridor businesses.	Short	--	Administrative Action
	Encourage property owners to reduce or consolidate curb cuts on arterials.	Short	--	Administrative Action
	Establish design standards that will result in a distinct physical identity for various commercial areas.	Short	--	Administrative Action
	Add a gateway monument along the trail that announces entry to North Aurora and the Village Center.	Short	--	Annual Budget; Capital Improvement Plan
Create a position first impression for visitor's entering North Aurora along the main commercial corridors.	Add a gateway monument and features at the intersection of Mooseheart and Route 31 that announces entry to the Village.	Short	--	Annual Budget; Capital Improvement Plan
	Add a gateway monument and features at the Route 31 exit of I-88.	Short	--	Annual Budget; Capital Improvement Plan

Supporting Industrial Growth				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Attract and retain industry to provide quality employment opportunities and a diversified tax base.	Work with the City of Aurora to extend Corporate Boulevard to provide access to I-88 at Farnsworth Avenue.	Medium	City of Aurora	Administrative Actions; Annual Budget; Capital Improvement Plan
	Identify desired and actively recruit employment-intensive industrial and professional office tenants that would provide quality jobs for North Aurora residents.	Short	Aurora Chamber of Commerce	Administrative Action
	Work closely with IDOT to ensure that industrial tenants in the Tollway Park of Commerce and on Evergreen Drive have efficient access to I-88.	Short	IDOT; Businesses	Administrative Actions; Annual Budget; Capital Improvement Plan
	Work with Lafarge Conco to determine the lifespan of its quarry and establish a long-range vision for redevelopment or reuse once its resources are depleted and its industrial value diminished.	Medium	LaFarge Conco	Administrative Action



Enhancing the Village's Residential Neighborhoods & Options				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Provide a range of housing types that accommodate the needs of both current and potential residents.	Work closely with CMAP to monitor housing demand within the context of their Homes for a Changing Region analysis.	Short/Medium/Long	CMAP	Administrative Action
	Amend the 2009 Lincoln Highway/Route 31 TIF Redevelopment Plan to include expanded areas of medium-density residential in its Future Land Use Plan.	Short	--	Administrative Action
	Work with the City of Aurora to establish and implement a long-term vision for the golf course property that includes housing reflective of the demand and character of North Aurora.	Short/Medium	City of Aurora	Administrative Action
Protect and enhance the quality of existing neighborhoods.	Work with developers to promote a variety housing types and densities within new subdivisions in order to avoid monotonous design, allow for market entry for a variety of users, and provide opportunities for older residents to age in place.	Medium	Developers	Administrative Action
	Strictly enforce residential maintenance codes.	Short	--	Administrative Action
	Prioritize the improvement of infrastructure in older neighborhoods to include curb and gutter, lighting, sidewalks, and other elements.	Short	--	Annual Budget; Capital Improvement Plan
	Work with existing businesses and commercial property owners that are adjacent to established residential areas to provide adequate buffers to protect the Village's neighborhoods.	Short	--	Administrative Action; Incentives; TIF
	Promote the renovation, rehabilitation, and expansion of housing in older subdivisions through incentives and grants.	Short	--	Incentives; Grants
	Monitor single-family rental conversions to protect the rights of tenants and landlords and maintain the quality of the Village's housing stock and overall livability of its neighborhoods.	Short	--	Administrative Action
	Track and monitor foreclosures to proactively address property maintenance issues.	Short	--	Administrative Action
	Prioritize the improvement of infrastructure in older neighborhoods to include curb and gutter, lighting, sidewalks, and other elements.	Short	--	Administrative Action

Providing Parks/Recreation & Protecting the Environment				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Protect and preserve the Village's environmental features to safeguard against contamination and any negative development impacts.	Work with parks/open space providers to acquire, preserve, and enhance the Towne Centre wetlands.	Short	Park districts, Kane County Forest Preserve	Annual Budget; Capital Improvement Plan; Federal/State Grants
	Work with developers to minimize flooding in new developments and invest in detention facilities, green infrastructure, and traditional stormwater systems.	Short	Developers	Administrative Actions
	Work with Kane County to implement recommendations of the 2040 Green Infrastructure Plan.	Medium	Kane County	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Join the Fox Valley Study Group to support long-term preservation and protection of the Fox River.	Short	Fox Valley Study Group	Administrative Actions
Provide residents with access to a variety of exciting green spaces and recreation opportunities.	Implement the trail improvements detailed in other categories of the Implementation Matrix.	Short/Medium/Long	Park districts	Annual Budget; Capital Improvement Plan; Federal/State Grants
	Where feasible, require commercial Planned Unit Developments to include public open spaces that can serve as an amenity to local businesses, provide places for events and festivals, and enhance the overall character of North Aurora's business areas.	Short	--	Administrative Actions
	Work with parks providers to evaluate the need for a large Community Park within the Village	Medium	Park districts	Administrative Actions
	Assess and implement the recommendations of the 2001 North Aurora Non-Motorized Transportation Plan that relate to expanding the trail network in order to provide access to local parks and natural areas.	Short/Medium/Long	Park districts	Administrative Actions; Annual Budget; Capital Improvement Plan; Federal/State Grants
	Work with the respective park districts to monitor the need for a large park within the Village that could accommodate community events and assess the need for an indoor recreational facility.	Short/Medium/Long	Park districts	Administrative Actions; Annual Budget; Capital Improvement Plan; Federal/State Grants
	Restrict development in floodplain.	Short	--	Administrative Actions

Improving Connectivity				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Provide a safe and efficient Village road network that meets the needs of all people and businesses.	Implement the roadway improvements detailed in other categories of the Implementation Matrix.	Short/Medium/Long	IDOT, Kane County	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Work with IDOT to continue establish a designated truck route that provides continuous travel and diverts truck traffic away from the Village Center.	Short/Medium	IDOT	Administrative Action
	Encourage and work closely with existing business and home owners to consolidate curb cuts along the Village's arterial roads by providing shared access/driveways and cross access between businesses.	Short	IDOT, Kane County	Administrative Action; Incentives; TIF
	Work with IDOT to assess the feasibility of constructing a new river crossing that would connect Butterfield Road to Oak Street and identify potential alternatives for the State Street Bridge.	Medium/Long	IDOT	Administrative Actions
	Encourage internal access and circulation between uses on the same lot or on adjacent lots.	Short	--	Administrative Actions
	Work with the City of Aurora to extend Corporate Boulevard west to Mitchell Road to serve potential industrial development sites.	Medium	City of Aurora	Annual Budget; Capital Improvement Plan
	Extend Kettle Avenue to Miller Drive.	Medium	--	Annual Budget; Capital Improvement Plan
Transform and promote North Aurora as a walkable and bikeable community.	Work with ComEd to establish an east-west trail through the Village, and/or install dedicated bike lanes along Oak Street, and connect to the Fox River Trail.	Medium	ComEd	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Work with NICOR to establish a north-south trail segment on their easement west of Randall Road.	Medium	NICOR	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Continue to install sidewalks throughout the Village, prioritizing the Village's primary corridors including IL Route 31, Orchard Road, and Randall Road.	Short/Medium	--	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Work with developers to expedite the completion of the sidewalk network within the Village's incomplete subdivisions.	Short/Medium	Developers	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Work with IDOT and Kane County to enhance the frequency and safety of bicycle and pedestrian crossings across arterials and collectors, especially Butterfield Road, IL 31, Orchard Road, Randall Road, Oak Street, and Deerpath Road.	Short/Medium	IDOT, Kane County	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
Increase access to public transportation within the Village.	Work with developers to install neighborhood trails and connections to the larger trail network as new development occurs.	Short/Medium	Developers	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Working with Pace, periodically assess bus routes, identifying opportunities for new or amended routes to expand bus service throughout the Village.	Medium	Pace	Administrative Action
	Working with Pace and IDOT, install additional transit infrastructure, including bus shelters and comfortable waiting areas along Pace bus routes.	Medium	Pace, IDOT	Annual Budget; Capital Improvement Plan; Federal/State Transportation Grants
	Integrate Pace's Transit Supportive Guidelines for the Chicagoland Region into local development regulations and design review procedures.	Short	Pace	Administrative Action



Providing and Supporting the Provision of Quality Facilities & Services				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Ensure that the Village is supported by high-quality facilities and services.	Solicit input from appropriate Village Departments and other agencies, including school districts and the North Aurora Fire Protection District on new development proposals to ensure community facilities and services are not overburdened and that future development can be adequately services.	Short/Medium/Long	Various service providers	Administrative Actions
	Monitor the supply of local water and capacity of water treatment facilities, and identify reserve land and right-of-way necessary to harvest and transmit water that will serve the community's long-term population.	Short/Medium/Long	--	Administrative Actions
	Work closely with the West Aurora School District #129 to ensure the community is well served by a quality public high school and secondary education.	Short/Medium/Long	District #129	Administrative Actions
	Expand the West Water Treatment Plant to accommodate future growth and development, as necessary.	Short/Medium/Long	--	Capital Improvement Plan
	Annually evaluate the feasibility of realigning service district boundaries to reflect existing or future Village boundaries.	Short/Medium/Long	Various service providers	Administrative Actions
	Coordinate with West Aurora District 129, Messenger Public Library, the Village Police Department or other potential partners to provide a series of community meeting or event spaces.	Short	District #129, Messenger Public Library District	Administrative Actions
Collaborating, Communicating, & Aligning Resources to Achieve Plan Goals & Objectives				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Foster a culture of collaboration among partners in order to successfully implement the Plan and establish North Aurora as "the place to do business."	Establish a multi-media strategy to maximize communication between Village government and property owners through business associations, neighborhood associations, civic and religious organizations, schools, and other outlets.	Short	--	Administrative Actions
	Integrate Comprehensive Plan recommendations and policies into development of the annual budget.	Short	--	Administrative Actions
	Coordinate the implementation of the Comprehensive Plan, 2014 Strategic Plan, and Capital Improvement program to ensure that actions that advance common goals and objectives are given the highest priority.	Short	--	Administrative Actions
	Undertake a comprehensive image and branding effort in order to create a distinctive and clear message about North Aurora for the rest of the Chicago region, including marketing, streetscaping, gateways, and wayfinding.	Short	--	Administrative Actions; Consultant Assistance
	Establish a comprehensive economic development strategy that addresses marketing, financing, regulations and development review, incentives, and other factors as described in the Comprehensive Plan.	Short	Aurora Chamber of Commerce	Administrative Actions; Consultant Assistance

Updating the Regulatory Framework to Achieve Plan Goals & Objectives				
Topic	Action	Time Frame	Other Participants	Tools, Techniques, & Resources
Ensure development regulations are aligned with the recommendations and vision of the Comprehensive Plan.	Review development regulations to ensure residential areas west of Route 31 are properly buffered and insulated from traffic, noise, light, etc.	Short	--	Administrative Actions
	Review and amend the zoning ordinance to allow smaller lot sizes to provide additional flexibility for residential development.	Short	--	Administrative Actions
	Require new subdivisions to provide appropriate buffers against adjacent non-residential development.	Short	--	Administrative Actions
	Require the creation of owners associations for existing and future multi-parcel private developments to avoid fragmentation of private road maintenance.	Short	--	Administrative Actions
	Amend zoning regulation and district boundaries to allow residents in older portions of the community to invest in home expansion and rehabilitation.	Short	--	Administrative Action
	Require subdivisions to identify and preserve wetlands, floodplains, wooded, areas, etc. through conservation design and cluster development.	Short	--	Administrative Actions
	Amend the Planned Unit Development General Standards (Chapter 5.4 of the Village zoning ordinance) to require adequate usable open space as a part of new residential development, and/or preserving land that could accommodate a larger community park that could be developed as the community's population growth continues.	Short	--	Administrative Actions
	Use regulations or incentives to preserve mature trees and incorporate them into new residential and commercial developments.	Short		Administrative Actions
	Enforce non-conforming provisions (Chapter 5 of the Village Zoning Ordinance), when applicable, on non-conforming single-family homes and encourage absorption of these properties for both standalone or assemblage opportunities.	Short	--	Administrative Actions
	Review development regulations for the B-3 Central Business zoning district to better align parking and landscaping requirements with parcel size and site capacity.	Short	--	Administrative Actions
	Evaluate the development of regulatory overlays for zoning and signage that could relax restrictions to make commercial and industrial properties more desirable for development.	Short	--	Administrative Actions
	Review and amend development regulations to require large commercial developments along Orchard Road, Randall Road, and Orchard Gateway Boulevard to provide cross access and internal circulation that maximizes access, navigability, safety, and pedestrian movement.	Short	--	Administrative Actions
	Re-assess the commercial land use classifications in the Zoning Ordinance to ensure it is better aligned with Comprehensive Plan objectives.	Short	--	Administrative Actions
	Require development to integrate attractive building materials and design elements on all facades, especially for outlot uses and those with rear parking areas.	Short	--	Administrative Action
	Require all parking lots to be screened by decorative fencing or landscaping, especially when they front on public streets.	Short	--	Administrative Actions
	Require development to integrate attractive building materials and design elements on all facades, especially for outlot uses and those with rear parking areas.	Short	--	Administrative Actions
	Require development to allocate room for decorative public design elements such as gateway signs, decorative lighting, benches, and other amenities.	Short	--	Administrative Action
	Re-evaluate the existing sidewalk construction requirements and sequencing to prevent "sidewalks to nowhere" in future subdivisions.	Short	--	Administrative Actions
	Where development is within ½-mile of existing or anticipated Pace bus service, require design plans to conform to the recommendations of Pace's Transit Supportive Guidelines for the Chicagoland Region, and encourage participation in Pace's Design Review Assistance for Transit (DRAFT) program.	Short	Pace	Administrative Actions
	Amend Planned Unit Development General Standards (Chapter 5.4 of the Village zoning ordinance) to specifically require the accommodation of trails as a part of new development in order to provide access to connecting trail segments and local destinations.	Short	--	Administrative Actions
	Require development to provide on-site pedestrian connections between the public sidewalk and building entrances.	Short	--	Administrative Actions
	Require development to be buffered from and mitigate impacts on the Fox River, wetlands, floodplains, and other natural features.	Short	--	Administrative Action
	Align development regulations with best practices in green infrastructure and detention.	Short	--	Administrative Actions
	Require integration of open spaces that can accommodate usable parks, trails, and stormwater detention facilities within new developments.	Short	--	Administrative Action

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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** WATER CODE TEXT AMENDMENTS  
**AGENDA:** JANUARY 9, 2024, VILLAGE BOARD AGENDA

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**ITEM**

Amending Title 13 of the North Aurora Code of Ordinances Regarding Large Water Users and Other Corrections and Clarifications

**BACKGROUND**

The Village regulates the provision of public services including the Village water system in Title 13 of the Code of Ordinances. Recently, staff has found several sections that need to be updated. Additionally, the process the staff uses to assess the impact of a large water user (like Aurora Pack) has been updated. Using our consulting engineers (WBK and EEI), staff has developed a methodology for determining the proportionate share of impact to our system that such a user has. The methodology also suggests what an impact fee could be to address that impact. In order to provide clarity to potential users and the Village reviewers, staff believes it is appropriate to more clearly codify this process. The following sections are proposed for amendment:

- 13.04.080 – removes reference to the “BOCA” plumbing code and lists the Illinois Plumbing code as adopted in Title 15.
- 13.04.180 - removes reference to the “BOCA” plumbing code and lists the Illinois Plumbing code as adopted in Title 15.
- 12.04.220 - removes reference to the “BOCA” plumbing code.
- 13.04.270 – updates language on water emergencies.
- 13.24.060 – Adds section on large water users. This defines what counts as a large water user (5,000 gallons per day) and requires that such users provide data for a water impact study. The section lists the data needed what will studied by the Village consultants. It provides that a fee may be charged and that follow up monitoring may be required to ensure compliance.

EEI consulting currently has a contract with the Village to complete a larger water system master plan that includes and water rate study. While this study will not be complete for some time, staff felt it was important to make these preliminary changes to better align our code with current practices. It is anticipated that the study will result in further code changes in the future. Additionally, staff anticipates coming to the Board at a future Committee of the Whole meeting to discuss connection fees for large water users.

Attached is a **redlined** version of the code changes as well as the ordinance for the Board's review and approval.

#### 13.04.080 - Interior plumbing.

Interior plumbing ~~may be of such type and kind as the owner or applicant may direct, but must withstand a pressure of three hundred (300) pounds to the square inch and must comply with the provisions of the BOCA National Plumbing Code as may be revised from time to time or such other plumbing code as may be hereafter adopted by the village. Interior plumbing construction is subject to inspection by a licensed plumbing inspector, in cooperation with the village superintendent of water.~~ must comply with the provisions of the Illinois Plumbing Code and other codes as adopted in Title 15 of the Village of North Aurora code of ordinances.

#### 13.04.180 - Inspections during construction.

- A. All plumbing work shall be done in accordance with the ~~BOCA National Plumbing Code as may be revised from time to time or such other plumbing code as is hereafter adopted by the village~~ Illinois Plumbing Code and other codes as adopted in Title 15 of the Village of North Aurora code of ordinances and in accordance with the provisions of this chapter. Such plumbing work shall be subject to the inspection and approval of the plumbing inspector, or his or her authorized agents; the patterns and quality of all appurtenances shall in like manner be subject to his or her approval; and no work underground shall be covered until examined by him or her or his or her authorized agents.
- B. It shall be the duty of all plumbers to report in writing to the office of the village clerk the following information: all connections made, a description of the premises, the location of the service cock, the length of service pipe, the number of feet from the northerly or easterly line of the lot or premises to the place where the pipe enters the same, the number of hydrants, baths, water closets, fountains, apparatus for garden hose and all other apparatus supplied therefrom, and the name(s) of the occupant and the owner of such premises. Water serving the premises may not be turned on until such report is filed. It shall be the duty of all plumbers to secure a special permit before making any change in connections that have been already made with the water mains.

#### ~~13.04.220 —BOCA National Plumbing Code.~~

~~The BOCA National Plumbing Code has previously been adopted by the village.~~

#### 13.04.270 - Emergency limitation on use of water.

Whenever emergency action is needed to protect the quality or quantity of the Village's water supply, protect the integrity of the Village's water distribution system, or ensure proper system pressure, the Superintendent of Water shall notify the director of Public Works and the Village Administrator of such an emergency. Thereafter, the Village President may declare an emergency and issue the appropriate emergency order which shall be effective until such time as the Village Board may convene a special or regular meeting and the Board and President may ratify, amend, or terminate such emergency order as they deem proper. The emergency order may set limitations in respect to time for use and quantity of water to be used in public or private fountains, yard and street sprinkling, or for any other purpose, including but not limited to limiting supply to large water users, defined as users over 5,000 gallons per day. Village staff is authorized to take such actions as deemed necessary to enforce the order and protect the water system.

~~Whenever in the judgment of the board of trustees and the president of the village emergency action is needed to protect or limit the quantity of the village's water supply, the president and board of trustees by appropriate resolution at a regular or special meeting of the village officials shall so limit such use as they may deem proper. The president shall thereupon issue a proclamation to the public setting the limitations in respect to time for use and quantity of water to be used in public or private fountains, yard and street sprinkling, or for any other purpose. In the event there is insufficient time to hold a special meeting of the board of trustees, the village president may declare an emergency and issue the appropriate emergency order which shall be effective until such time as the village board may convene a special or regular meeting and the board and president may ratify, amend, or terminate such emergency order as they deem proper.~~

#### 13.24.060 Large Water User Connections

- A. Applicability. The provisions of this section shall apply to the user of any new building or any new user of an existing building or an existing user that substantially increases water use ("User") that is projected to use water at or above 5,000 Gallons Per Day (GPD).

- B. Study Required. A user meeting the thresholds in Section (A) has an affirmative obligation to coordinate with the Director of Public Works, Village Engineer, Superintendent of Water, and Village consulting engineers ("The Village") on a water study. The user shall provide information on their projected water use including average day demand, maximum day demand, peak hour demand, and population equivalents (PE). The Village will review surrounding infrastructure and users to determine pipe sizes, pipe capacity, storage capacity, supply and treatment capacity, system capacity, and effects on other users of the system. The Village may bill the user for any costs associated with study including but not limited to consulting fees, flow monitoring, and staff time.
- C. Impact fee. Based on the information provided in the study, the Village may assess a fee to pay for the proportionate share of any system present or future improvements reasonably required to be constructed that are specifically and uniquely attributable to the burden added to the Village water system by the User's demand. This fee is in addition to any connection fees, infrastructure fees, building permit fees, or similar fees required by the North Aurora Code of Ordinances.
- D. Monitoring. The Village reserves the right to monitor actual water usage to ensure that the actual usage does not exceed the projected numbers provided. The Village may require water meters with cellular transmitters compatible with current systems, or other similar products, on large water users to facilitate said monitoring.

VILLAGE OF NORTH AURORA



VILLAGE OF  
**NORTH**  
**AURORA**

VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

Ordinance No. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 13 OF THE NORTH AURORA CODE OF  
ORDINANCES REGARDING LARGE WATER USERS AND OTHER CORRECTIONS AND  
CLARIFICATIONS**

Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_\_ day of \_\_\_\_\_, 2024

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2024  
by \_\_\_\_\_.

Signed \_\_\_\_\_

**VILLAGE OF NORTH AURORA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 13 OF THE NORTH AURORA CODE OF  
ORDINANCES REGARDING LARGE WATER USERS AND OTHER CORRECTIONS AND  
CLARIFICATIONS**

**WHEREAS**, the Village of North Aurora regulates the provision of public services including the Village water system in Title 13 of the Code of Ordinances of North Aurora, Illinois; and,

**WHEREAS**, Village staff have identified and recommend several text amendments to Title 13 as set forth herein; and,

**WHEREAS**, said amendments will help Village staff evaluate large water users as well as make other needed corrections and clarifications; and,

**WHEREAS**, the President and Board of Trustees adopt the findings and recommendations of the Village staff as reasonable, consistent with the general goals and purposes of Title 13, and determine they are in the best interests of the Village.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

**SECTION 1:** The recitals set forth above are adopted and incorporated herein as the material findings of the President and Board of Trustees.

**SECTION 2:** Title 13, Article 4, Section 080 (13.04.080): Interior Plumbing, of the Code of North Aurora, Illinois is hereby amended to read as follows:

Interior plumbing must comply with the provisions of the Illinois Plumbing Code and other codes as adopted in Title 15 of the Village of North Aurora code of ordinances.

**SECTION 3:** Title 13, Article 4, Section 180 (13.04.180): Inspections During Construction, of the Code of North Aurora, Illinois is hereby amended to read as follows:

- A. All plumbing work shall be done in accordance with the Illinois Plumbing Code and other codes as adopted in Title 15 of the Village of North Aurora code of ordinances and in accordance with the provisions of this chapter. Such plumbing work shall be subject to the inspection and approval of the plumbing inspector, or his or her authorized agents; the patterns and quality of all appurtenances shall in like manner be subject to his or her

## VILLAGE OF NORTH AURORA

approval; and no work underground shall be covered until examined by him or her or his or her authorized agents.

- B. It shall be the duty of all plumbers to report in writing to the office of the village clerk the following information: all connections made, a description of the premises, the location of the service cock, the length of service pipe, the number of feet from the northerly or easterly line of the lot or premises to the place where the pipe enters the same, the number of hydrants, baths, water closets, fountains, apparatus for garden hose and all other apparatus supplied therefrom, and the name(s) of the occupant and the owner of such premises. Water serving the premises may not be turned on until such report is filed. It shall be the duty of all plumbers to secure a special permit before making any change in connections that have been already made with the water mains.

SECTION 4: Title 13, Article 4, Section 220 (13.04.220): BOCA National Plumbing Code, of the Code of North Aurora, Illinois is hereby amended to delete in its entirety.

SECTION 5: Title 13, Article 4, Section 270 (13.04.270): Emergency Limitation on Use of Water, of the Code of North Aurora, Illinois is hereby amended to read as follows:

Whenever emergency action is needed to protect the quality or quantity of the Village's water supply, protect the integrity of the Village's water distribution system, or ensure proper system pressure, the Superintendent of Water shall notify the director of Public Works and the Village Administrator of such an emergency. Thereafter, the Village President may declare an emergency and issue the appropriate emergency order which shall be effective until such time as the Village Board may convene a special or regular meeting and the Board and President may ratify, amend, or terminate such emergency order as they deem proper. The emergency order may set limitations in respect to time for use and quantity of water to be used in public or private fountains, yard and street sprinkling, or for any other purpose, including but not limited to limiting supply to large water users, defined as users over 5,000 gallons per day. Village staff is authorized to take such actions as deemed necessary to enforce the order and protect the water system.

SECTION 6: Title 13, Article 24, Section 060 (13.24.060), of the Code of North Aurora, Illinois is hereby amended to add a new section entitled Large Water User Connections:

- A. **Applicability.** The provisions of this section shall apply to the user of any new building or any new user of an existing building or an existing user that substantially increases water use ("User") that is projected to use water at or above 5,000 Gallons Per Day (GPD).
- B. **Study Required.** A user meeting the thresholds in Section (A) has an affirmative obligation to coordinate with the Director of Public Works, Village Engineer, Superintendent of Water, and Village consulting engineers ("The Village") on a water study. The user shall provide information on their projected water use including average day demand, maximum day demand, peak hour demand, and population equivalents (PE). The Village will review surrounding infrastructure and users to determine pipe sizes, pipe capacity, storage capacity, supply and

## VILLAGE OF NORTH AURORA

treatment capacity, system capacity, and effects on other users of the system. The Village may bill the user for any costs associated with study including but not limited to consulting fees, flow monitoring, and staff time.

- C. Impact fee. Based on the information provided in the study, the Village may assess a fee to pay for the proportionate share of any system present or future improvements reasonably required to be constructed that are specifically and uniquely attributable to the burden added to the Village water system by the User's demand. This fee is in addition to any connection fees, infrastructure fees, building permit fees, or similar fees required by the North Aurora Code of Ordinances.
- D. Monitoring. The Village reserves the right to monitor actual water usage to ensure that the actual usage does not exceed the projected numbers provided. The Village may require water meters with cellular transmitters compatible with current systems, or other similar products, on large water users to facilitate said monitoring.

SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 8: This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_



**VILLAGE OF NORTH AURORA**

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

# Memorandum



To: Steve Bosco, Village Administrator  
From: Natalie Stevens, Community and Board Relations Coordinator  
Date: January 11, 2024  
Re: July 3<sup>rd</sup> Fireworks Contract

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Pyrotecnico Fireworks (Formerly Melrose Pyrotechnics) has provided a contract for the upcoming July 3<sup>rd</sup> Fireworks display in Riverfront Park. The cost for the show has remained the same from last year at \$30,750.

Pyrotecnico Fireworks will create a soundtrack for the show and will work with the Village to ensure the music for the show is appropriate. The Village will need to provide the sound equipment for the music that is played during the show. Staff will work with Pyrotecnico Fireworks to ensure the show is optimized in regards to length and quality.

The July 3<sup>rd</sup> fireworks show is scheduled for Wednesday, July 3, 2024 at 9:30 pm. In the event of rain, the alternate event is tentatively scheduled for Friday, July 5<sup>th</sup> or a mutually agreed upon date within three months of the original event date.

Attached is the July 3<sup>rd</sup> Firework contract from Pyrotecnico Fireworks.

Pyrotecnico Fireworks will submit the required certificate of insurance upon Village Board approval and the signing of the contract. Pyrotecnico Fireworks will also be required to work with the North Aurora Fire Protection District regarding the show's setup prior and during the event.

## ***PYROTECNICO FIREWORKS, INC.***

This Fireworks Display Agreement ("Agreement") entered into this on **January 13, 2023** by and between PYROTECNICO FIREWORKS, INC. ("Pyrotecnico") and **Village of North Aurora, IL** (CUSTOMER).

Pyrotecnico, for and in consideration of the terms hereinafter mentioned, agrees to furnish to the CUSTOMER \_Fireworks Display(s) and related services ("Fireworks Display"), including the services of Pyrotecnico's on-site representative to take charge of and perform the Fireworks Display under the supervision and direction of the CUSTOMER. The Firework Display to be given on **July 3, 2023** (the "Display Date"), weather permitting.

Customer agrees to pay Pyrotecnico the sum of **\$30,750.00** (the "Contract Price"). Pyrotecnico will invoice CUSTOMER a deposit of **\$15,375.00** is due **April 3, 2023**, and the final balance shall be due **Net 10** from the Display Date. A service fee of 1 ½% per month shall be added if the account is not paid in full within 30 days of the Display Date. CUSTOMER agrees to pay any and all collection costs, including reasonable attorney's fees and court costs incurred by Pyrotecnico for any amount due under this Agreement.

Pyrotecnico and CUSTOMER agree that should inclement weather prevent the performance of the Fireworks Display on the Display Date, the parties shall agree to a mutually convenient alternate date, within three (3) months of the Display Date. If the show is rescheduled prior to Pyrotecnico's truck leaving the facility, CUSTOMER shall remit to Pyrotecnico an additional **\$4,612.50** for additional expenses in presenting the Fireworks Display on an alternate date. If the show is rescheduled after Pyrotecnico's truck leaves the facility, CUSTOMER shall remit to Pyrotecnico an additional **\$12,300.00** for additional expenses incurred. The determination to cancel the show because of inclement or unsafe weather conditions shall rest within the sole discretion of Pyrotecnico. In the event the CUSTOMER does not choose to reschedule another date or cannot agree to a mutually convenient date, Pyrotecnico shall be entitled to **\$15,375.00**.

Pyrotecnico agrees to furnish all necessary fireworks display materials and personnel for fireworks display in accordance with the program approved by the parties. Quantities and varieties of products in the program are approximate. After final design, exact specifications will be supplied upon request. Should this display require any Union, permit, or fire department related costs; their fees are not included in the Contract Price.

CUSTOMER will timely secure and provide the following: (a) Sufficient area for the display, including a minimum spectator set back distance of **280 FEET** at all points from the discharge area; (b) Funds for all permits, licenses, and approvals as required by local, state and federal laws for the Fireworks Display; (c) Protection of the display area by roping-off or similar facility; (d) Adequate police protection to prevent spectators from entering display area; (e) Search of the fallout area at first light following a nighttime display; and (f) Provide credit as "Fireworks by Pyrotecnico" in all advertising and marketing materials.

Pyrotecnico will maintain general liability, property damage, transportation and workers compensation insurance. All those entities/individuals who are listed on the certificate of insurance, provided by Pyrotecnico, will be deemed to be an additional insured on such policy. This insurance coverage specifically does not include coverage for any independent acts of negligence of any additional insured.

CUSTOMER shall indemnify, defend and hold harmless Pyrotecnico and its shareholders, directors, officers, employees, agents, representatives and insurers from any and all demands, claims, causes of action, judgments or liability (including the costs of suit and reasonable attorneys' fees) arising from damage to or destruction of property (including both real and personal) or bodily or personal injuries (including death), whether arising from tort, contract or otherwise, that occur directly or indirectly from (a) the negligence or willful misconduct of CUSTOMER or its employees, agents, contractors or representatives, (b) the failure of CUSTOMER to comply with its obligations under this Agreement, or (c) any claims or actions arising out of Pyrotecnico's use of the show site. This Agreement contains the entire agreement between the Parties for this show and any prior agreements are terminated. This Agreement may only be amended, revised or terminated in writing, executed by the Party against which enforcement is asserted. The parties hereto do mutually and severally guarantee terms, conditions, and obligations under this Agreement to be binding upon the parties, themselves, their successors and assigns.

PYROTECNICO :

CUSTOMER:

By (sign): \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: **PO Box 149**  
**New Castle PA 16103**  
Phone: **(724) 652-9555**  
Email: **contracts@pyrotecnico.com**

By (sign)\_: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: : \_\_\_\_\_



**CONTACT/INSURANCE INFORMATION FORM**

**You must return this form with your signed Agreement for the Certificate of Insurance to be issued, and for the permit application to be completed and submitted. If information isn't applicable, please state such by indicating "N/A".**

Customer Name (Entity Contracting Pyrotecnico): \_\_\_\_\_

Primary Point of Contact Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Billing Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

Accounts Payable Contact: \_\_\_\_\_

Accounts Payable Email: \_\_\_\_\_

Date(s) of Show: \_\_\_\_\_ Display Start Time(s): \_\_\_\_\_

Rain/Postponed Date(s): \_\_\_\_\_

Day-of-Show Contact Name: \_\_\_\_\_

Day-of-Show Mobile Phone Number: \_\_\_\_\_

Day-of-Show Email: \_\_\_\_\_

Display Site Location(s) and  
Address(es): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If Pyrotecnico has produced a show at this site, has the geography changed (i.e., new structures, new terrain, etc.)? If yes, please describe:

\_\_\_\_\_

\_\_\_\_\_

Additionally Insured – If Applicable:

\_\_\_\_\_

\_\_\_\_\_

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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**CC:** STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER  
**SUBJECT:** LIQUOR CODE UPDATES  
**AGENDA:** JANUARY 15, 2024 REGULAR VILLAGE BOARD MEETING

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**ITEM**

An Ordinance amending Chapter 5.08 of the North Aurora Municipal Code regulating alcoholic beverage sales in the Village of North Aurora

**DISCUSSION**

To accommodate the needs of new and existing businesses, the Village must routinely revisit code provisions to ensure the policies and procedures in place are current to match those needs where appropriate. On November 6, 2023, the Village Board approved Ordinance #23-11-06-01, which among other amendments to the Liquor Code, created the Class Q banquet hall liquor license. To accommodate standard operations of a banquet hall by allowing the presentation of live entertainment, the Liquor Code would need to be updated to allow the Class Q license the ability to acquire a Class S-E supplemental entertainment license. Staff notes there are two level of live entertainment associated with the Class S-E supplemental entertainment license:

- a. Limited to solo and duo performers using minimal sound amplification may be issued by the liquor commissioner without regard to the number of licenses issued for an annual fee of fifty dollars (\$50.00) in addition to the fee for the underlying liquor license.*
- b. Live, amplified entertainment provided by musicians, vocalists, DJ's, comedians and similar acts without regard to the number of performers may be issued with board approval in the first year in which the license is sought, subject to any terms and conditions that board imposes, and may be issued by the liquor commissioner in subsequent years for an annual fee of three hundred dollars (\$300.00) in addition to the fee for the underlying liquor license.*

Staff prepared a draft ordinance for review by the Village Board on December 18, 2023. The Board was supportive of the proposed changes. No changes were made to the ordinance.



**VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS**

**Ordinance No. \_\_\_\_\_**

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**AN ORDINANCE AMENDING CHAPTER 5.08 OF THE NORTH AURORA  
MUNICIPAL CODE REGULATING ALCOHOLIC BEVERAGE SALES IN THE  
VILLAGE OF NORTH AURORA**

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**Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_\_ day of \_\_\_\_\_, 2024**

**Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2024  
by \_\_\_\_\_.**

**Signed \_\_\_\_\_**

ORDINANCE No. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 5.08 OF THE NORTH AURORA  
MUNICIPAL CODE REGULATING ALCOHOLIC BEVERAGE SALES IN THE  
VILLAGE OF NORTH AURORA**

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. Chapter 5.08 of Title 5 of the North Aurora Municipal Code is hereby amended to read as follows:

**5.08.340 - Classification of licenses—Fees.**

...

O. Class "S" supplemental liquor licenses may be obtained and shall be effective for the year in which in the license is obtained by existing liquor licensees that qualify and pay the required fee as follows:

1. Class "S-E" supplemental entertainment licenses allow the presentation of live entertainment in conjunction with the sale of liquor for an existing Class A restaurant, Class B restaurant, Class C restaurant, Class J-1 brewpub, Class J-2 craft brewery or Class Q banquet licensee as follows:

a. Limited to solo and duo performers using minimal sound amplification may be issued by the liquor commissioner without regard to the number of licenses issued for an annual fee of fifty dollars (\$50.00) in addition to the fee for the underlying liquor license.

b. Live, amplified entertainment provided by musicians, vocalists, DJ's, comedians and similar acts without regard to the number of performers may be issued with board approval in the first year in which the license is sought, subject to any terms and conditions that board imposes, and may be issued by the liquor commissioner in subsequent years for an annual fee of three hundred dollars (\$300.00) in addition to the fee for the underlying liquor license.

Q. Class "Q" banquet hall licenses for consumption on the premises shall permit the following:

1. Alcohol may only be served as follows:

a. The event is by invitation only and is not advertised or open to the public at large;

- b. The alcohol is supplied by the host or caterer possessing a valid state catering liquor license;
- c. The host hires either a caterer with a state liquor license or bartenders who have the proper certification to serve alcohol as required by Section 5.08.400(B) and provide proof of dram shop and liquor liability insurance; and
- d. Entertainment is limited to radio and television programming without a Class S-E supplemental live entertainment license (Section 5.08.340.O.1).

2. The annual fee for a Class "Q" banquet hall license shall be one thousand nine hundred dollars (\$1,900.00).

2. No other portion of the Village of North Aurora Municipal Code is amended or modified by this Ordinance.

3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

4. This Ordinance shall become effective immediately after approval and publication as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.



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Mark Gaffino, Village President

ATTEST:

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Jessi Watkins, Village Clerk

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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER  
**SUBJECT:** LIQUOR LICENSES FOR SAGE EVENT SPACE  
**AGENDA:** JANUARY 15, 2024 REGULAR VILLAGE BOARD MEETING

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**ITEMS**

1. An Ordinance amending the North Aurora Code Section 5.08.350 by increasing the number of Class Q Liquor Licenses authorized in the Village of North Aurora
2. A Resolution for the approval of a Supplemental Entertainment Class B Liquor License for Sage Event Space (1167 Oak Street)

**DISCUSSION**

Sage Event Space, 1167 Oak Street, is a new banquet hall in the process of opening in the Randall Commons. Sage is seeking approval from the Village Board for both a Class Q banquet hall license and a S-E (b) supplemental entertainment license for their business.

Staff notes that the Class Q banquet hall license currently does not qualify for a Class S-E supplemental entertainment license. To accommodate standard operations of a banquet hall by allowing the presentation of live entertainment, staff is proposing changes to the Liquor Code that would allow a Class Q licensee the ability to apply for a Class S-E supplemental entertainment license. This would allow them to provide live, amplified entertainment provided by musicians, vocalists, DJ's, comedians and similar acts.

Sage Event Space would utilize the westernmost end unit in a multi-use commercial strip center that includes a beauty salon, fitness center, insurance office, restaurant, and tattoo parlor. The anticipated hours of operation 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. The business is located +520' from the nearest residential structure.

The Village Board discussed the proposed liquor licenses at their December 18, 2023 Committee of the Whole meeting. The Village Board was supportive of the liquor license requests.



VILLAGE OF NORTH AURORA  
LIQUOR LICENSE APPLICATION

Customer No. \_\_\_\_\_

APPLICATION DATE: 12/1/23

Application for a CLASS Q Liquor License

The undersigned applicant hereby applies for a Liquor License to sell alcoholic liquor, and/or beer and wine in the Village of North Aurora pursuant to the provisions of Title 5, Chapter 5.08 "Alcoholic Beverage Sales" of the North Aurora Municipal Code. For the purpose of securing said license, this application is made under oath and the facts set forth herein are true and correct:

Please check one: ☒ New Business ☐ New Owner/Existing Business ☐ New Manager

Type of Ownership: ☐ Corporation ☒ LLC ☐ Sole Proprietor ☐ Partnership ☐ Other \_\_\_\_\_

Type of Business: ☐ Liquor Store ☐ Supermarket ☐ Restaurant ☐ Drug Store ☐ Spa/Salon

☐ Convenience ☐ Gas Station ☐ Brewpub ☐ Craft Brewery ☐ Bar/Tavern Other: Banquet Hall

If you selected restaurant, brewpub, craft brewery, or bar/tavern, your business will be required to present your business plan and floor layout to the Village Board at a Committee of the Whole meeting before a subsequent Village Board meeting where increase in the number of liquor licenses available for your application may be approved. Check the box to indicate you have read and understand this obligation. ☐

Business Name: SAGE Event Space

Business Address: 1167 Oak Street North Aurora IL 60542  
Street address City State Zip

Mailing Address (if different from above): \_\_\_\_\_

Business Phone: 430-492-0879 Business Fax: \_\_\_\_\_

Website: WWW.SAGEVENTSPACE.COM Email Address: tiffany@sageeventspace.com

Will your establishment be pursuing Video Gaming at the time of this application? Yes ☐ No ☒

Please note, Video Gaming must be approved as a supplemental license by the Village Board. This can be done in conjunction with the initial application or at a future time and will require a floor plan and description of the business.

Please describe your business plan in detail below:

Upscale Venue for small catered events including chef events, baby showers, birthday parties, baptisms, retirement ceremonies, business seminars etc. We will work in conjunction with vendors to provide

Floor Plan Attached ☒ Professional event services to clients.

The Floor Plan must include the total square footage of the establishment, a detailed layout of the proposed kitchen and the total square footage of the dining room and video gaming areas. Please note, for the purposes of video gaming the building is required to provide a minimum dining/video gaming area for 50 occupants using the formula of 1 occupant per 15 square feet. If your floor plan is unable to meet this minimum requirement video gaming will not be considered.

REVISIONS/SUBMISSIONS

DATE

11-22-23

CLIENT REVIEW

PREPARED

REVISIONS

ON FOR CONSTRUCTION

DESIGNER

RIZ Architects, LLC  
7056 N. Kedzie Ave., Lincolnwood, Illinois 60712  
P: 773.218.5200 E: riz.riz@gmail.com

DRAWING TITLE:

FLOOR PLANS  
& NOTES

PROJECT

H23-50

PHASE

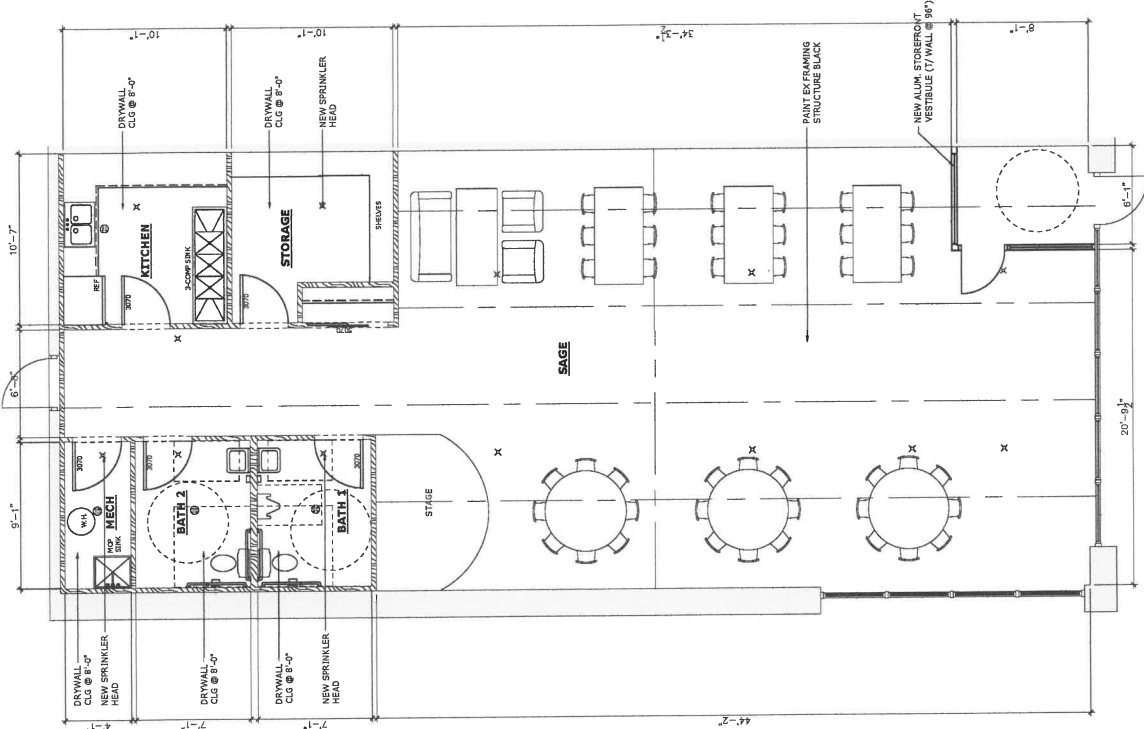
REVIEW

SHEET

A1.0

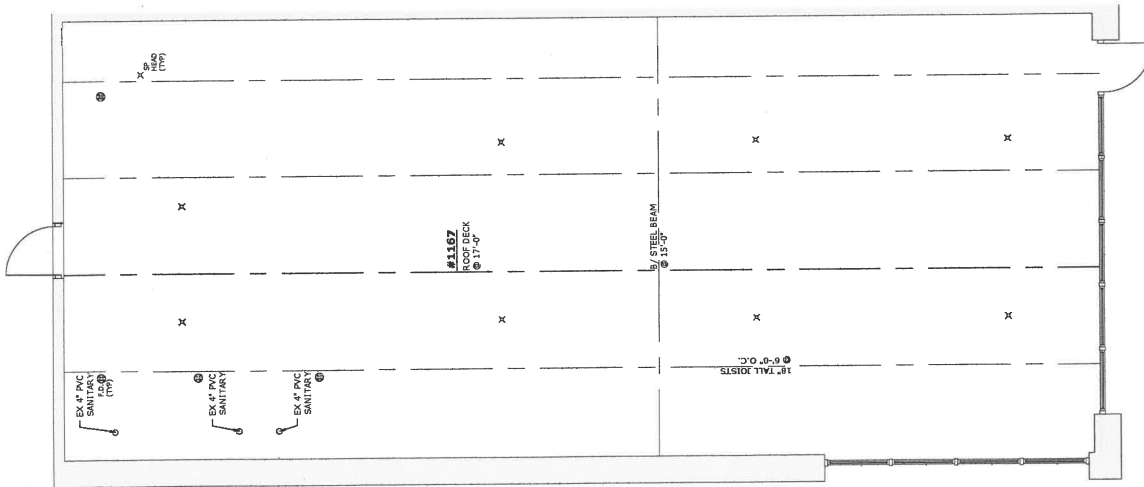
LOCATION:

1167 OAK ST.  
NORTH AURORA, IL  
60542



2 NEW FLOOR PLAN

3/16" = 1'-0"



1 EX FLOOR PLAN

3/16" = 1'-0"







# ABOUT SAGE

Choosing the perfect venue is crucial in creating a memorable celebration. At SAGE, we understand that every special day deserves a magical setting. Our venue provides the ideal backdrop for a variety of events, including anniversaries, birthdays, and corporate parties.

Our space can accommodate up to 170 guests. With its high ceilings, sparkling chandeliers and dance floor, it is the perfect canvas to bring your celebration to life. Our experienced team will work with you every step of the way to ensure that every detail is taken care of – from décor and lighting to music and catering. ALL EVENT DECOR IS DONE IN HOUSE!



## SAGETISTICS

**80**

BANQUET  
STYLE

**\$300**

PER  
HOUR

**170**

THEATRE  
STYLE

**4HR**

MINIMUM





# SAGE

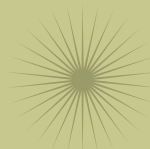
1167 OAK STREET | NORTH AURORA, IL

630-492-0879

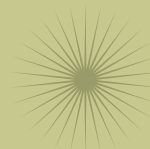
## ADD - ONS



Audio  
Visual



Catering  
Services



Decor  
Packages



DJ /  
Live Band

## OUR GOAL

At SAGE, we believe that prioritizing your comfort and convenience is paramount to making your special day truly unforgettable.

We understand that planning an event can be a daunting task, but we're here to make it as seamless and stress-free as possible. We take pride in offering a personalized touch to everything we do, ensuring that you feel at home from the moment you walk through our doors.



[hello@sageevents.com](mailto:hello@sageevents.com)

630-492-0879

[www.sageevents.com](http://www.sageevents.com)



# —What's Included—

Room Rental

## Basic Decor Package

Event Layout/Design

Budget Preparation

Table Linen (black or white)

Event Coordinator

6ft Rectangle Tables

60" Round Tables

Hi-Boy Tables

Ghost Chairs

Table Centerpieces

LED Uplighting

Chafing Dishes

Digital HD Projectors and Monitors

### VENUE IS PERFECT FOR:

- Anniversaries
- Celebrations
- Gatherings
- Meetings
- Parties
- Premieres
- Proposals
- Receptions

### SERVICES

- Event Planning
- Design/Decor
- Hosting
- Live Music

### CONTACT

Hello@sagevents.com

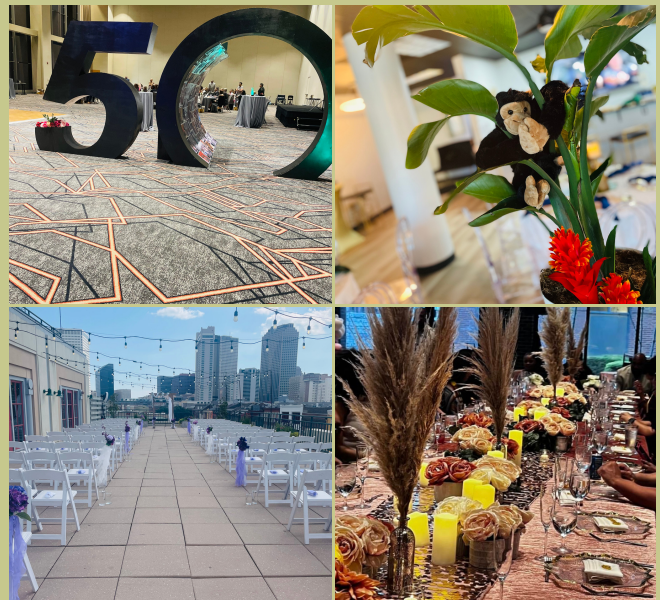
630-492-0879

1167 Oak Street  
North Aurora, IL 60542

### AVAILABLE ADD-ONS

MARQUEE NUMBERS | FLOWER WALLS |  
UPGRADED LINEN | CUSTOM BACKDROPS |  
DIGITAL PHOTOBOOTH

@SAGEVENTS.COM





## **Celebrate Your Special Day At SAGE**

Are you planning to celebrate a special occasion but struggling to find the perfect venue? Look no further than the North Aurora, IL Event Center. With its picturesque views and exceptional amenities, this event center is the ideal choice for your celebration. Whether you're hosting an intimate birthday party, or corporate event, we have everything you need to make it an unforgettable experience.

In this article, we'll explore why SAGE stands out as the best option for your special day. We'll delve into what makes our venue unique and showcase how we can bring your vision to life. From luxurious accommodations to state-of-the-art technology and breathtaking décor, we promise that our event center will exceed your expectations in every way possible.

### **The Magic Starts Here**

Picture this: you're standing at the entrance of an event center, eagerly anticipating what's to come. As you step inside, a sense of excitement and wonder fills you - the kind that you felt as a child on Christmas morning.

This is the magic of SAGE. From the moment you arrive, we make sure that your special day is nothing less than extraordinary. Our goal is to create an experience that will leave an indelible mark on your heart and soul.

Our team of event planners is committed to turning your vision into reality we want to make it unforgettable for all involved.

### **Why Choose SAGE for Your Event?**

North Aurora, IL is a picturesque community located in the heart of Kane County. Its sprawling beauty and small-town charm make it the ideal location for any event, big or small. One of the top reasons to choose North Aurora as your event destination is its proximity to Chicago. Just an hour away from The Windy City's hustle and bustle, you can enjoy the peace and tranquility of North Aurora without sacrificing accessibility. This means that your guests will have no trouble getting here regardless of where they come from.

North Aurora boasts a wide variety of recreational facilities such as parks, lakes and trails which offer ample opportunities for outdoor activities that can be incorporated into any event.

## **The Perfect Venue to Celebrate Your Special Day**

Choosing the perfect venue is crucial in creating a memorable celebration. At SAGE, we understand that every special day deserves a magical setting. Our venue provides the ideal backdrop for a variety of events, including anniversaries, birthdays, and corporate parties.

Our space can accommodate up to 100 guests. With its high ceilings, sparkling chandeliers and dance floor, it is the perfect canvas to bring your celebration to life. Our experienced team will work with you every step of the way to ensure that every detail is taken care of – from décor and lighting to music and catering.

## **Fostering Strong Ties with SAGE**

At SAGE, we believe that the success of an event is the result of a collaborative effort between the venue and its clients. Our team's commitment to excellence in service goes beyond transactional relationships; we are dedicated to fostering strong ties with each one of our clients.

We take pride in building lasting connections that transcend traditional business partnerships. We go out of our way to personalize our services and make sure your event is unique in every sense. By working closely with you every step of the way, we ensure that your vision for your special day is brought to life seamlessly.

We value the trust you place in us to make your day perfect and strive constantly to earn it through nurturing long-term relationships based on mutual respect and trust.

## **Eventful Nights, Memorable Mornings**

At SAGE, we understand the importance of a successful event that your guests will remember for years to come. That's why we offer unique and customizable event packages that cater to your individual needs and preferences.

With our beautiful venue setting and personalized service on your side, your guests will be left with wonderful memories of an unforgettable night under the stars followed by an exquisite brunch in the morning. Trust us at SAGE in helping you create those lasting memories!

## **It's All in the Details: How our Event Center Brings Your Dream Celebration to Life**

At SAGE, we believe that every celebration deserves to be perfect, and it's all in the details. With years of experience hosting events of all kinds at Disney, Royal Caribbean and numerous Fortune 100 companies, our team knows how to bring your dream celebration to life.

We understand that each event is unique, which is why we offer a wide range of packages and customizable options that can be tailored to meet your individual needs. Our expert planners will help you create an event that reflects your personal style while staying within your budget. We take care of everything from start to finish so that you can relax and enjoy your special day without any worries.

### **Prioritizing Your Comfort and Convenience**

At SAGE, we believe that prioritizing your comfort and convenience is paramount to making your special day truly unforgettable.

We understand that planning an event can be a daunting task, but we're here to make it as seamless and stress-free as possible. We take pride in offering a personalized touch to everything we do, ensuring that you feel at home from the moment you walk through our doors.

### **Keeping Your Guests Entertained and Engaged**

At SAGE, we believe that keeping your guests entertained is just as important as providing an elegant venue and delicious food. That's why we offer a wide variety of entertainment options to ensure that your guests have a memorable experience.

We have DJ services, live music, and even photo booths to capture all the fun moments of your celebration. Whether you're looking for a classy atmosphere or a lively party vibe, we have something for everyone.

Our event center also has state-of-the-art audiovisual equipment to enhance your entertainment experience. From projectors and screens to sound systems and lighting arrangements, we've got all the equipment you need to make your celebration truly unforgettable.

### **Making Your Celebration Budget-Friendly**

At SAGE, we understand the importance of staying within your budget. That is why we offer you many options that allow you to celebrate your special day without breaking the bank.

We have a variety of packages and services tailored to fit different budgets. Our event planners are experienced in helping you choose which package will best suit your needs without compromising on the quality and elegance of your event. You can also bring in your vendors and caterers or use our preferred vendors to help save more on costs..

At SAGE, it is our goal to make sure that everyone can afford a beautiful and unforgettable celebration regardless of their budget. Contact us today to learn how we can help create an amazing event for you at a price point that is within reach.

### **Experience the Difference with SAGE**

If you are planning a celebration in the North Aurora area, there is no better place to hold your event than at our stunning event center. At SAGE, we offer more than just a space to hold your event. We offer an experience that is truly unmatched.

### **Conclusion**

In conclusion, SAGE is the perfect venue to celebrate your special day. From our beautifully designed event space to our top-tier amenities, we ensure that every detail of your celebration is nothing short of magical. Our commitment to fostering strong ties with our clients allows us to deliver a personalized experience that caters to your unique needs and preferences. With affordable pricing options and a team of dedicated professionals, we are confident that we can bring your dream celebration to life. Experience the difference with SAGE – where the magic truly starts here.





**VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS**

**Ordinance No. \_\_\_\_\_**

---

**AN ORDINANCE AMENDING THE NORTH AURORA CODE SECTION 5.08.350  
BY INCREASING THE NUMBER OF CLASS Q LIQUOR LICENSES  
AUTHORIZED IN THE VILLAGE OF NORTH AURORA  
(Sage Event Space)**

---

**Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_\_ day of \_\_\_\_\_, 2024**

**Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2024  
by \_\_\_\_\_.**

**Signed \_\_\_\_\_**

ORDINANCE No. \_\_\_\_\_

**AN ORDINANCE AMENDING THE NORTH AURORA CODE SECTION 5.08.350**  
**BY INCREASING THE NUMBER OF CLASS Q LIQUOR LICENSES**  
**AUTHORIZED IN THE VILLAGE OF NORTH AURORA**  
**(Sage Event Space)**

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. Section 5.08.350 of Chapter 5.08 of Title 5 of the North Aurora Municipal Code is hereby amended to read as follows:

**5.08.350 Number of Licenses.**

The number of licenses to be issued by the Village Liquor Commissioner for any given license year is hereby restricted as follows:

- A. Six Class "A" licenses;
- B. Seven Class "B" licenses;
- C. Four Class "C" licenses;
- D. Four Class "D" licenses;
- E. One Class "E" license;
- F. Four Class "F" licenses;
- G. Six Class "G" licenses;
- H. One Class "J-1" license;
- I. One Class "J-3" license;
- J. One Class "L-1" license;
- K. One Class "P" license;
- L. One Class "Q" license; and**
- M. One Class "T" license.

2. No other portion of the Village of North Aurora Municipal Code is amended or modified by this Ordinance.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_  
Mark Guethle \_\_\_\_\_  
Todd Niedzwiedz \_\_\_\_\_

Laura Curtis \_\_\_\_\_  
Michael Lowery \_\_\_\_\_  
Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

VILLAGE OF NORTH AURORA

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION FOR THE APPROVAL OF A SUPPLEMENTAL ENTERTAINMENT  
CLASS B LIQUOR LICENSE FOR SAGE EVENT SPACE (1167 OAK STREET)**

**WHEREAS**, according to the Village’s Liquor Code any business seeking a Supplemental Entertainment Liquor License in its first year must obtain Village Board approval; and,

**WHEREAS**, Sage Event Space, 1167 Oak Street, applied for a Supplemental Entertainment Gaming Liquor License.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois as follows:

1. Sage Event Space is approved for a Supplemental Entertainment Liquor License per the following conditions:
  - a) The business adheres to all Village Liquor Code requirements.
  - b) The Liquor Commissioner has the right to impose restrictions to the license if deemed necessary at a later time.
2. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024 A.D.

\_\_\_\_\_  
Village President Mark Gaffino

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

# Memorandum



**To:** Steve Bosco  
**From:** David Arndt, IT Manager  
**Date:** 1/11/2023  
**Re:** Access Control System for Village Hall and West Water Treatment Facilities

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The hardware and software for the existing Door Access Control System (ACS) at Village Hall have reached end-of-life status. Additionally, the West Water Treatment Plant currently lacks an ACS. As part of an ongoing initiative to enhance security across all village-owned facilities, last year, the ACS at the police station was successfully upgraded. This involved establishing a standardized ACS hardware platform, creating a central control point, and integrating the existing camera system with the new door system.

The next phases of this project will focus on upgrading the ACS for Village Hall and implementing a new system at the West Water Treatment Plant. This will continue the overall goal of a comprehensive access control and camera system for all village facilities.

Previously, our staff collaborated with technical and sales representatives from Avigilon to determine the necessary upgrades for fully integrating camera and door systems at the police station. Utilizing their recommendations as a foundation, we crafted a Request for Proposal (RFP) for the Village Hall facility. We extended the RFP deadline and included the West Water Treatment Plant in the process. Two vendors participated in walkthroughs at both locations, resulting in three proposals in total. The proposal costs range from \$25,440 to \$46,439.

Following a thorough review of the proposals, staff recommends awarding the contract to the lowest received proposal from Midwest Integrated Solutions (MIS) for \$25,440. MIS, the vendor that previously installed the ACS at the police station, demonstrated a deep understanding of our systems and delivered a commendable job. This familiarity with our infrastructure and positive track record makes them a reliable choice for the Village Hall and West Water Plant ACS installations. The allocated budget for the Village Hall portion of the project is \$30,000. Staff is investing grant funds to potentially offset some of this cost.

For your reference, attached to this memo are the original Request for Proposal, as well as the proposal and contract from Midwest Integrated Solutions.





## Village of North Aurora

### REQUEST FOR PROPOSAL

## Replace Village Hall Access Control System hardware

1. The Village of North Aurora is soliciting vendors to replace the Village Hall access control readers and controllers.

### OVERVIEW

The scope of the project includes but is not limited to:

1. Acquire necessary hardware.
2. Assess current wiring and installation of additional wiring and access hardware.
3. Initial configuration of software, database, users, cards, and fobs.
4. Integrate into current Enterprise Avigilon ACS
5. Integrate into current Avigilon video system with door access system.
6. Document system configuration.
7. Train staff on client installation, general usage, user creation, deletion, reporting.

### RFP QUESTIONS AND PRE-BID MEETINGS

There will be a walkthrough at Village Hall 25 E. State Street, North Aurora IL 60542 **on 10/12/2023 at 10:00 AM (CST)**. All questions concerning this solicitation must be submitted via email to the designated Village contact. The official responses to questions or requests for interpretation to this solicitation will be posted on the RFP section of the Village's website (<https://northaurora.org/government/rfp-rfq-bidding/>). The deadline for submission of questions or deviations shall be **4:30 PM (CST) on 10/19/2023**. Any information resulting from questions that causes a material change in the solicitation will be posted on the RFP section of the Village's website as an addendum. Proposal close date is **2:00 PM (CST) on 10/26/2023**. Late submissions will not be considered. The Village will not be responsible for late submissions of any kind.

## ACQUIRE NECESSARY HARDWARE

1. The Village has an established enterprise ACS appliance running Avigilon Enterprise 6.0 as the control access platform.

AVIGILON PARTS NEEDED		
PART NUMBERS	PRODUCT DESCRIPTION	QTY
	Avigilon ACM Licenses for readers	6
AC-MER-CON-MR52-S3B	Series 3 Two-Reader Interface Module	3
AC-HID-READER-SIGNO-20NKS-T2-000000	HID 20NKS-T2-000000	7
AC-MER-CONT-LP1502	Intelligent Controller	1
	Door Contacts	2
	Motion Request to Exit – black	2
	5000 complete 501/501A FP electric door strike	2
HUB2SA	Unlock Buttons	6
	Composite Cable	1
AC-HID-CARD-ICLASS-SE-3000-AVG-NL	Avigilon HID iClass Smart Card	100
	Cabinet for new readers if applicable	
	Power supply for new readers and controller	

2. Notwithstanding the above, the Village expects all supplies, materials, equipment, or products proposed by a Bidder to meet or exceed the Specifications set forth in this RFP. Further, it is the Village's intent that this RFP permit competition. Accordingly, the use of any patent, proprietary name or manufacturer's name is for demonstrative purposes only and is not intended to curtail competition.
3. Whenever any supplies, material, equipment, or products requested in this RFP are specified by patent, proprietary name or by the name of the manufacturer, unless stated differently, such specification shall be considered as if followed by the words "or comparable equivalent," whether such words appear. The Village, in its sole and absolute discretion, shall have the right to determine if the proposed equivalent products/brands submitted by the bidder meet the specifications of this RFP and possess equivalent and/or better qualities.
4. It shall be the bidder's responsibility to notify the Village in writing if any specifications or suggested comparable equivalent model numbers require clarification by the Village prior to the due date for bid proposals.

### **ASSESS CURRENT WIRING AND INSTALLATION OF NEW WIRING AND HARDWARE**

1. Inspect current wiring ensuring compatibility with new hardware.
2. Replace wiring where necessary.
3. Install new wiring where required.
4. Replace existing hardware where required.
5. Install new hardware where required.
6. Remove old hardware, repair drywall surfaces for painting.

### **ADDITIONAL READERS/HARDWARE INTERGRATION**

1. Server room – estimated 15'
  - a. Door Controller, contacts, status, strikers, readers, RTE, wiring.
2. Garage interior entrance – Estimated 85'
  - a. Door Controller, contacts, status, strikers, readers, RTE, wiring.
3. New door button in Finance cubicle – estimated 90'
4. New door button in code enforcement cubicle – estimated 60'
5. Village staff may identify more locations as the project evolves.

### **INTERGRATE WITH CURRENT AVIGILON ACS ENTERPRISE**

1. Use current Avigilon ACS Enterprise appliance to manage all doors.
2. Village staff will configure necessary network settings
3. Village staff will enter all users and configure access.

### **DOCUMENT SYSTEM CONFIGURATION**

1. Supply digital copies of system configurations.
2. Supply digital copies of wiring diagrams.
3. Supply a copy of all manufacturer manuals.

### **KNOWLEGE TRANSFER**

1. Show Staff how readers are wired.
2. Train IT staff on hardware maintenance if needed.

### **PROJECT MANAGEMENT**

The proposed solution must provide the Village with the following project management services:

1. Assignment of a dedicated Program or Project Manager to the Village's engagement. This person will be the single point of contact for overall

communications, project coordination with the Village and vendor accountability issues.

2. Provision of a project schedule organized by phase, with milestone deliverables clearly identified.
3. Attendance by the vendor Project Manager at project status meetings and other meetings as requested by the Village's designated Project Manager to facilitate and coordinate planning, implementation, testing and training activities.
4. Preparation and/or maintenance of other project records as requested by the Village's designated Project Manager.
5. Coordination with the Village's designated Project Manager for management of the project budget.

### **CHANGE MANAGEMENT**

Any additional work identified during the project that is deemed necessary, but outside the original scope of work, must be recorded as a change order and approved by the Village Project Manager before work is started.

### **SUBCONTRACTING**

All proposed subcontracting must be detailed in the firm's proposal. No subcontracting will be allowed without the express written consent of the Village of North Aurora.

### **TECHNICAL ENVIRONMENT**

The North Aurora Village Hall building is currently wired for 5 HID door readers, strike plates are model W/N 11666. The wiring is centralized in the building server room. Village Hall currently uses an S2 Pronto ACS system. The police department currently has deployed Avigilon ACM version 6.40.2.8 and is licensed for ACM 6 Enterprise-2 32 Readers. Additional reader license will be required.

### **PROCEDURES AND CRITERIA**

The selection of a proposal will not be based solely on a monetary evaluation. There will also be an evaluation of each proposer's understanding of the work required and approach to this project with considerable weight being given to the timeline, experience in the areas required, and the track record of the proposer.

Additionally, an independent checking of references may be used to assist in selecting the finalist(s).

Award will be made to the firm offering the most advantageous proposal after consideration of all evaluation criteria set forth in this RFP. The Village shall not be

obligated to accept the lowest priced proposal but will make an award in the best interest of the Village after all factors have been evaluated.

Firms selected as the finalists may be required to make a presentation of their proposal to the Village during the RFP evaluation period. This presentation will provide firms the opportunity to clarify their proposals to ensure thorough and mutual understanding. The presentations may either be done remotely or at Village of North Aurora Village Hall.

A Notification of Intent to Award may be sent to any firm selected. Award is contingent upon the successful negotiation of final contract terms. Negotiations shall be confidential and not subject to disclosure to competing Firms unless an agreement is reached. If contract negotiations cannot be concluded successfully, the Village may negotiate a contract with the next highest scoring Firm or withdraw the RFP.

### **CONTENTS OF PROPSOAL**

Proposals must include, but need not be limited to, the content identified below and should be organized according to the following sections. Marketing information will not be accepted in lieu of direct response to all requirements and questions. Please use the attached form PROPOSAL CONTENTS as a reference.

### **SECTION 1 – EXECUTIVE SUMMARY**

Provide a letter of introduction signed by an authorized representative of the firm (2 pages maximum) that provides an executive summary of the firm's experience relevant to the scope of work described in the RFP and describes why the firm would be of service to the Village of North Aurora on this project.

### **SECTION 2 – STATE OF QUALIFICATIONS**

A statement of qualifications shall summarize key elements of the proposal and highlight your firm's qualifications as they relate to this project and these services requested. The statement of qualifications should demonstrate to the Village that your firm fully understands the scope of services, has industry knowledge, and possesses the qualifications to provide the services requested.

### **SECTION 3 – ORGANIZATIONAL INFORMATION**

Identify key personnel from your firm, including specific personnel that would be assigned to this project, if any. All prime contractor and subcontractor relationships and responsibilities must be detailed. Identify the Village's primary point(s) of contact for service requests if your firm is retained for this project. Identify how many potential different people will the Village have to contact for service.

#### **SECTION 4 - VENDOR REQUIREMENTS**

Responses will only be accepted from firms who are Avigilon authorized resellers and certified to install and configure Avigilon. Respondents shall have at least three (3) years' experience in security system installations and configuration. All work performed remotely must be conducted by individuals physically located within the continental United States. Background checks may be required.

#### **SECTION 5 - REFERENCES**

Provide at least three (3) references for which your firm has performed similar services. Provide a brief synopsis of the services performed and contact information. References shall include the name of the company, the name and contact info for company lead person and a brief description of the services rendered along with the date(s) of service.

#### **SECTION 6 – PROJECT APPROACH/METHODOLOGY**

What is your firm's process leading to service delivery? How much time does it take your firm to mobilize and deploy after a request is received? Provide a description of the equipment, software, and personnel your firm possesses that can adequately address this project.

#### **SECTION 7 – COST OF PROPOSAL**

Provide a cost breakdown of the proposed solution (hardware, software, licensing, services, hosting, support, training, etc.), showing the cost for each part of the scope of work and any additional costs. This information shall be followed by narrative which shall describe and justify the proposed costs, and include an estimate of staff allocations, estimated hours, rates per assigned staff and an estimate of total billable hours. Also identify any assumptions you have built into your costs (e.g., Village performance of any work elements, availability, etc.). The cost proposal must provide a guarantee that no additional fees beyond those proposed will be charged to the Village of North Aurora without the Village's prior written consent. The Village cannot accept contract clauses that include payment terms within 30 days of the invoice issuance. The Village cannot accept contract clauses where the Village would be required to pay any late fees, interest charges or penalties. (PLEASE USE THE ATTACHED COST BREAK DOWN SHEET)

#### **SECTION 8 – PROJECT TIMELINE**

Provide a timeline for the entire project. Highlight key milestones. Please include the time necessary to order and acquire hardware.

#### **SECTION 9 – ACKNOWLEDGEMENTS, ADDITIONS AND EXCEPTIONS**



- a) Acknowledge your ability to meet or not meet all the requirements as stated in the scope of work
- b) Compile and include all other information you deem pertinent, but not specifically requested elsewhere (5 pages maximum).
- c) Indicate any exceptions to the terms and conditions of this request for proposal, or any qualifications/clarifications regarding the proposal response.

## **SECTION 10 – CERTIFICATE OF INSURANCE**

Proof of insurance is not required to be submitted with your proposal but may be required prior to the Village's award of the contract.

## **RFP TIMELINE**

Event	Date
Release of RFP	10/5/2023
On site walkthrough	10/12/2023 @ 10:00 AM
Deadline to submit inquiries	10/19/2023 @ 4:30 PM
Proposal due date	10/26/2023 @ 2:00 PM
Contract submission to Village Board for approval	TBD

## **PAYMENT AND DELIVERABLES**

The Village requires a payment schedule based on defined and measurable deliverables as outlined below. Under no circumstances will payments be made in advance of work performed.

Deliverable	Payments
Scope of Work and all Project Plans Delivered (Contract Execution).	20% of Total Cost
Hardware and Software Installation, System Configuration, Service and Data Migration, Operational Testing and Acceptance Testing Successfully Completed.	30% of Total Cost
100% of users and 100% of functionality has been migrated to new system and tested.	30% of Total Cost
Reliable Performance for 45 Days after Complete Migration (Performance or availability of the solution must continue at the baseline established at conclusion of Acceptance	20% of Total Cost

Testing. No significant loss in performance, availability or reliability should occur).	
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No payment for extra services (items not included in the total cost) shall be made unless such services and their costs have been previously authorized in writing and approved by the Village.

## **DEFINITIONS**

The words (A) "Village", (B) "Department", or (C) "Contractor, Firm, Vendor ", as used in this RFP, shall be understood to refer respectively to (A) the Village of North Aurora, Illinois; (B) the several departments therein; and (C) the person, firm or corporation with whom the contract is made by said Village or the agent or legal representative who may be appointed to represent such person, firm or corporation in the signing and performance of said contract.

## **INSTRUCTIONS AND QUESTIONS**

Village representative from whom the proposer will receive instructions:

David J. Arndt  
Information Technology Manager  
Administration Department  
25 E. State Street  
North Aurora, IL 60542  
Email: [darndt@northaurora.org](mailto:darndt@northaurora.org)

Questions regarding this Request for Proposals should be directed only to the person designated above. All questions need to be submitted as described under RFP QUESTIONS and PRE-BID MEETINGS

## **SUBMISSIONS**

Proposals may be emailed to David Arndt IT Manager at [darndt@northaurora.org](mailto:darndt@northaurora.org). The subject line of the email shall read "Village Hall Access Control System Proposal"

Or Sealed proposals can be dropped off or mailed to

"23-24 Village Hall Access Control System Proposal"

Attn: David Arndt  
North Aurora Village Hall  
25 E. State Street  
North Aurora, IL 60542.

### **RFP AMENDMENTS**

The Village reserves the right to change the RFP schedule or issue amendments to the RFP at any time. In the event the Village amends the RFP, the Village will extend the Proposal Due Date commensurately. The Village also reserves the right to cancel or reissue the RFP.

### **WITHDRAWAL OF PROPOSAL**

Firms may withdraw their proposals, without prejudice, prior to the date and time specified for proposal submission, by sending a written request or email to David Arndt, Information Technology Manager.

### **RESERVATIONS**

The Village reserves the right to reject any or all proposals, to waive technicalities or formalities, and to accept any proposal deemed to be in the best interest of the Village. Where two or more firms are deemed equal, the Village reserves the right to make the award to one of the two firms.

### **ERRORS AND OMISSIONS**

Proposer and/or the Contractor shall not be allowed to take advantage of any errors in or omissions from the Request for Proposals. Full instructions will be given if such error or omission is discovered and timely called to the attention of the Village.

### **RFP NOT CONTRACTUAL**

Nothing contained in this Request for Proposals (RFP) shall create any contractual relationship between the proposer and the Village. The Village accepts no financial responsibility for costs incurred by any proposer regarding this RFP. Each proposal prepared in response to this RFP shall be done at the sole cost and expense of each proposing firm and with the express understanding that no claims against the Village for reimbursement will be accepted.

### **TAXES**

The Village of North Aurora is a tax-exempt entity.

## **Village of North Aurora**

### **REQUEST FOR PROPOSAL ADDENDUM**

#### **Replace West Water Treatment Plant Control System hardware**

##### **West Water Treatment Plant**

The Village of North Aurora has identified the West Water treatment plant to install a new ACS. The facility has no previous ACS, no wires, or door contacts. The existing alarm system will remain independent of the ACS. Staff identified following locations.

1. North entry door
2. Overhead door
3. Southwest entry doors
4. Gate

The gate is brand new and when installed, one additional 1" conduit was added. The electrician pulled a single cat5 cable and left a pull string. The gate is controlled by a wireless keypad mounted on a pedestal.

Ideally the controllers would be in the office/control room. These controllers will be tied into the existing enterprise Avigilon ACS located at the police station. Village staff will perform the necessary network configurations, add users, roles, and security groups.

Staff would also like a Avigilon 3 MP camera installed to capture the gate. The facility already has an Avigilon appliance with 2 free ports for additional cameras.

## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware

Walk through will be November 7, 2023 @ 10:00 AM

North Aurora West Water Treatment Plant

600 Princeton Dr, North Aurora, IL 60542

Please park along the drive (weather permitting) or on Poplar Pl



## **Village of North Aurora**

### **REQUEST FOR PROPOSAL ADDENDUM**

#### **Replace West Water Treatment Plant Control System hardware**

**Questions are due November 9<sup>th</sup> 4:30 pm CST with answer provided on November 10th**

**The submittal date will be extended to November 30, 2023 @ 10:00 AM**

Please include the following:

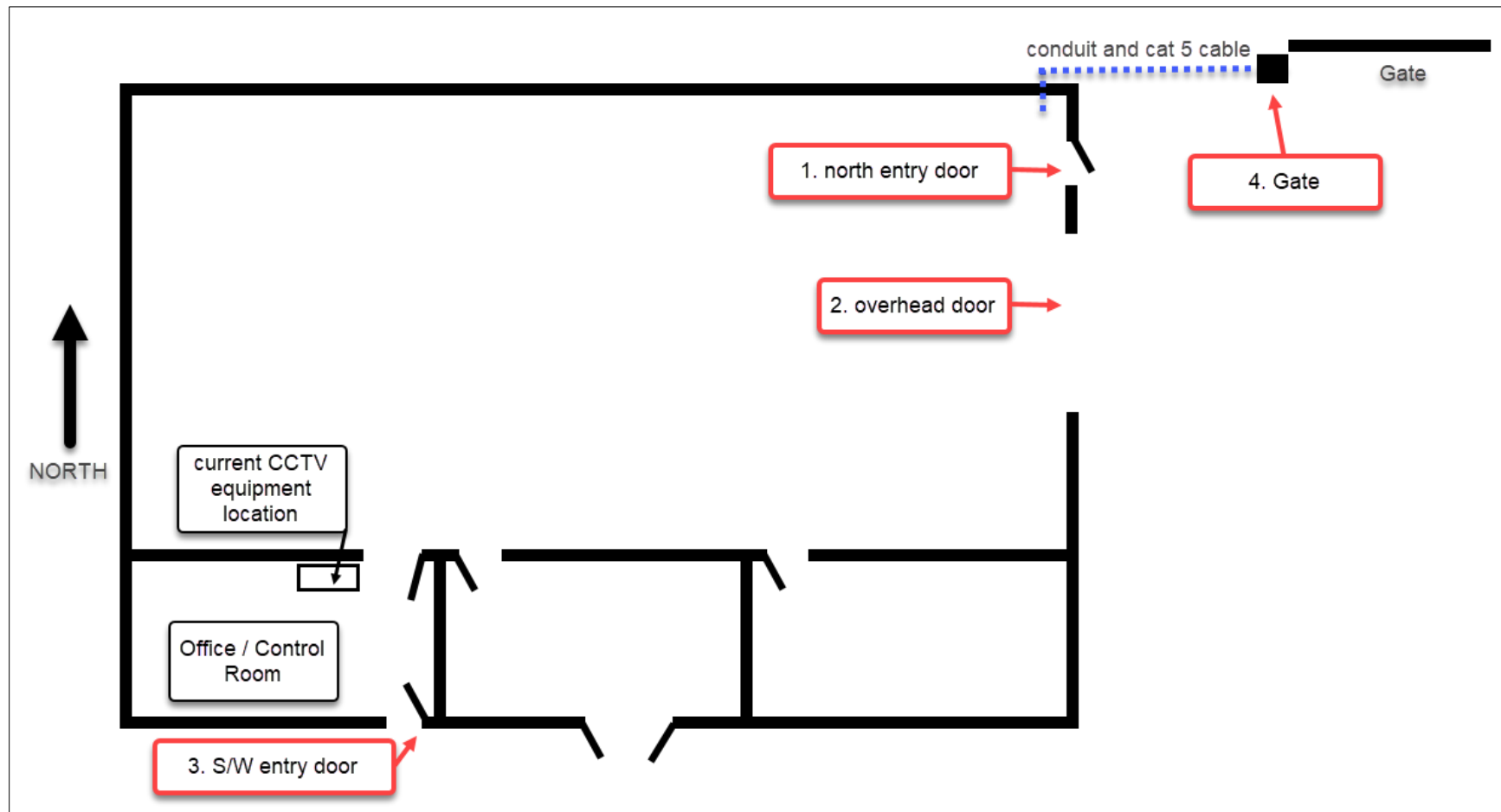
1. Avigilon licensing for ACS
2. 3 MP Avigilon camera for gate (staff is open to options on camera resolution but Avigilon is a must)
3. New cabinet to house the controller cards,
4. power supply for the control cards.
5. Control hardware needed to manage the identified doors.
6. Necessary door hardware locks, contacts etc.
7. Wiring
8. Labor



## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

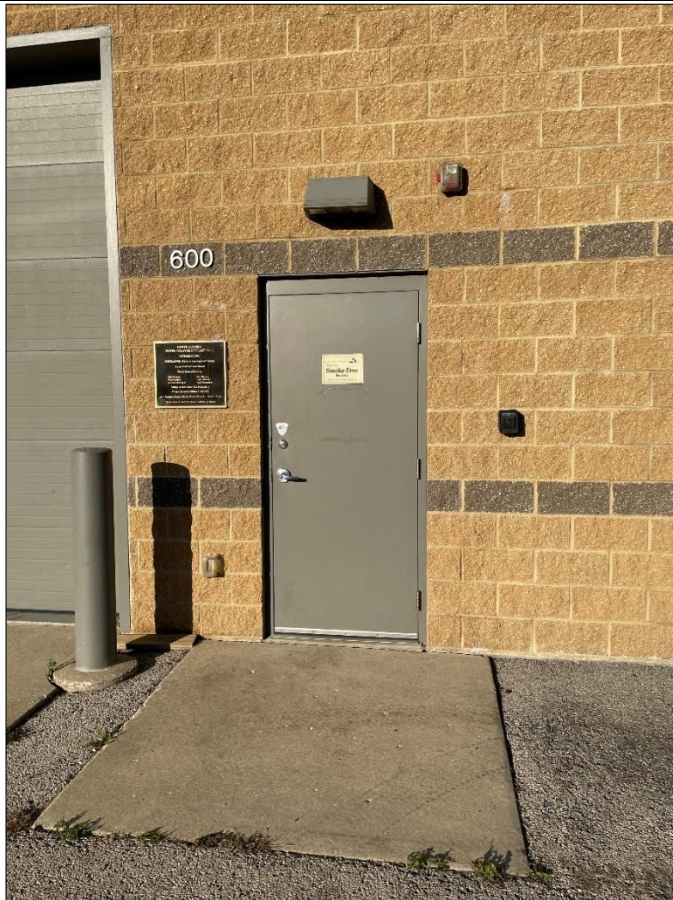
#### Replace West Water Treatment Plant Control System hardware



## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



North entry outside

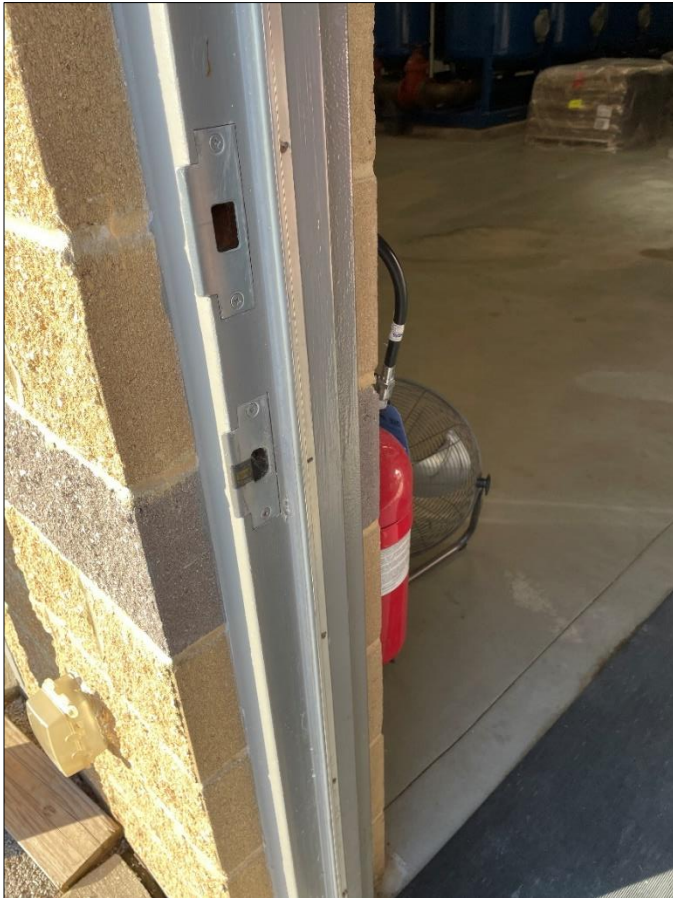


North entry inside

## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



North entry door jam



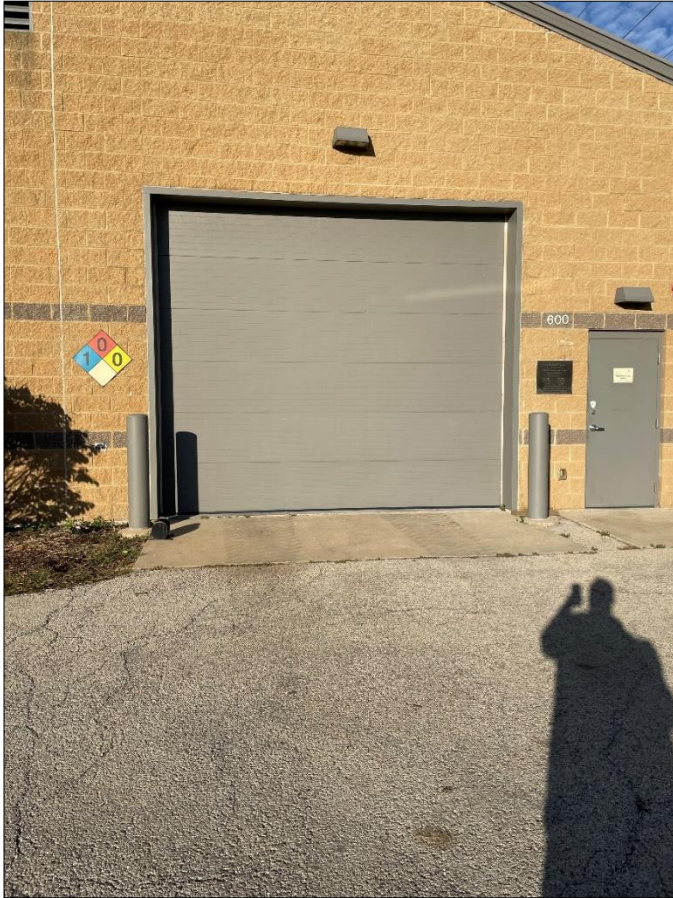
North entry door edge



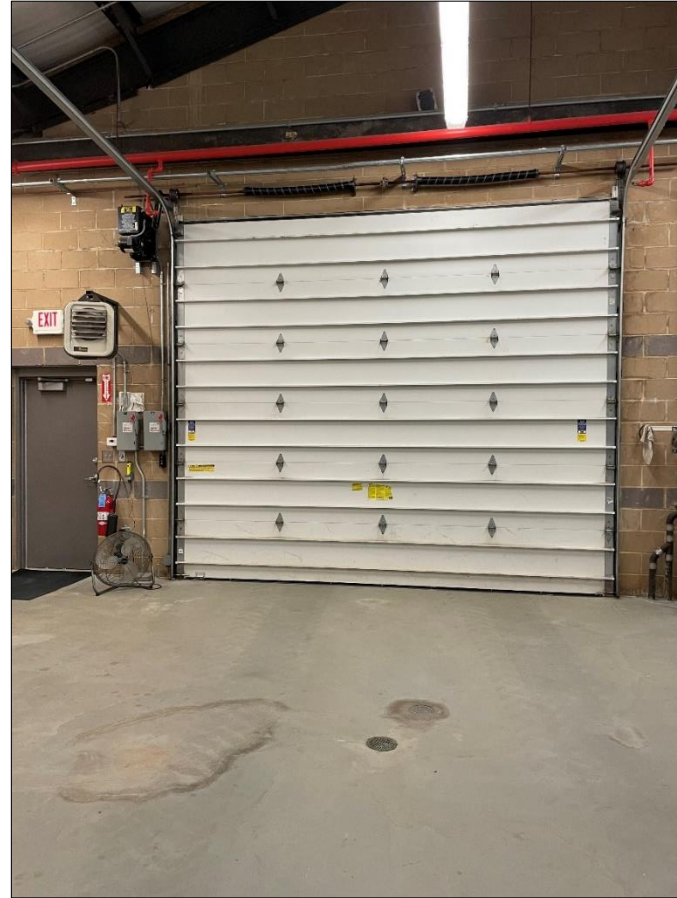
## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



Overhead door outside



Overhead door inside

## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



Overhead door floor contact



Overhead door motor



## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



S/W entry door outside



S/W entry door inside



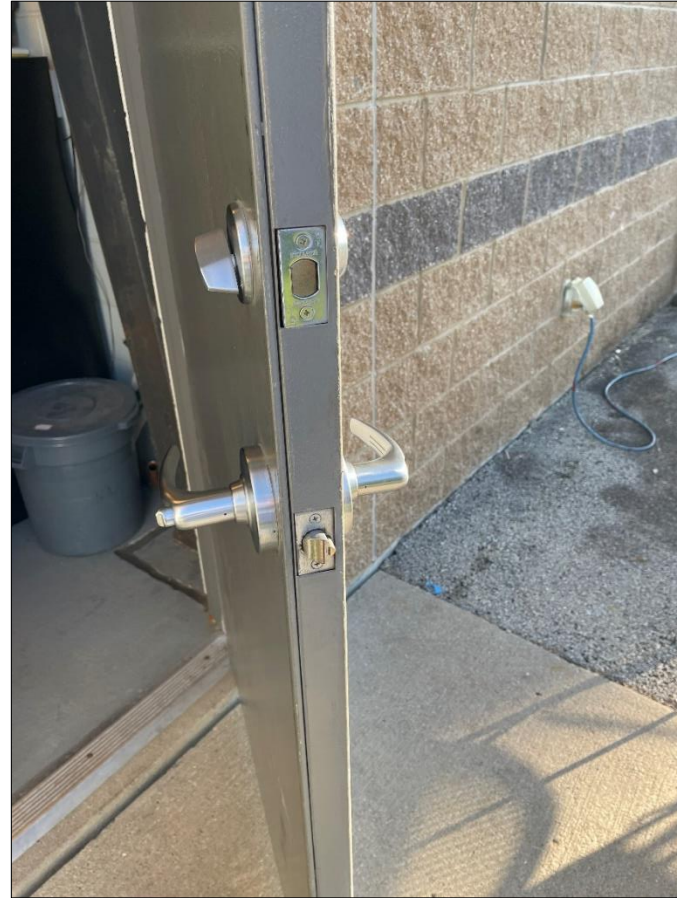
## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



S/W entry door jam



S/W entry door edge

## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



Gate controller/conduit/cat 5



Gate Controller model – LiftMaster CSL24UL



## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware



Gate controller/conduit/cat 5 - picture 2

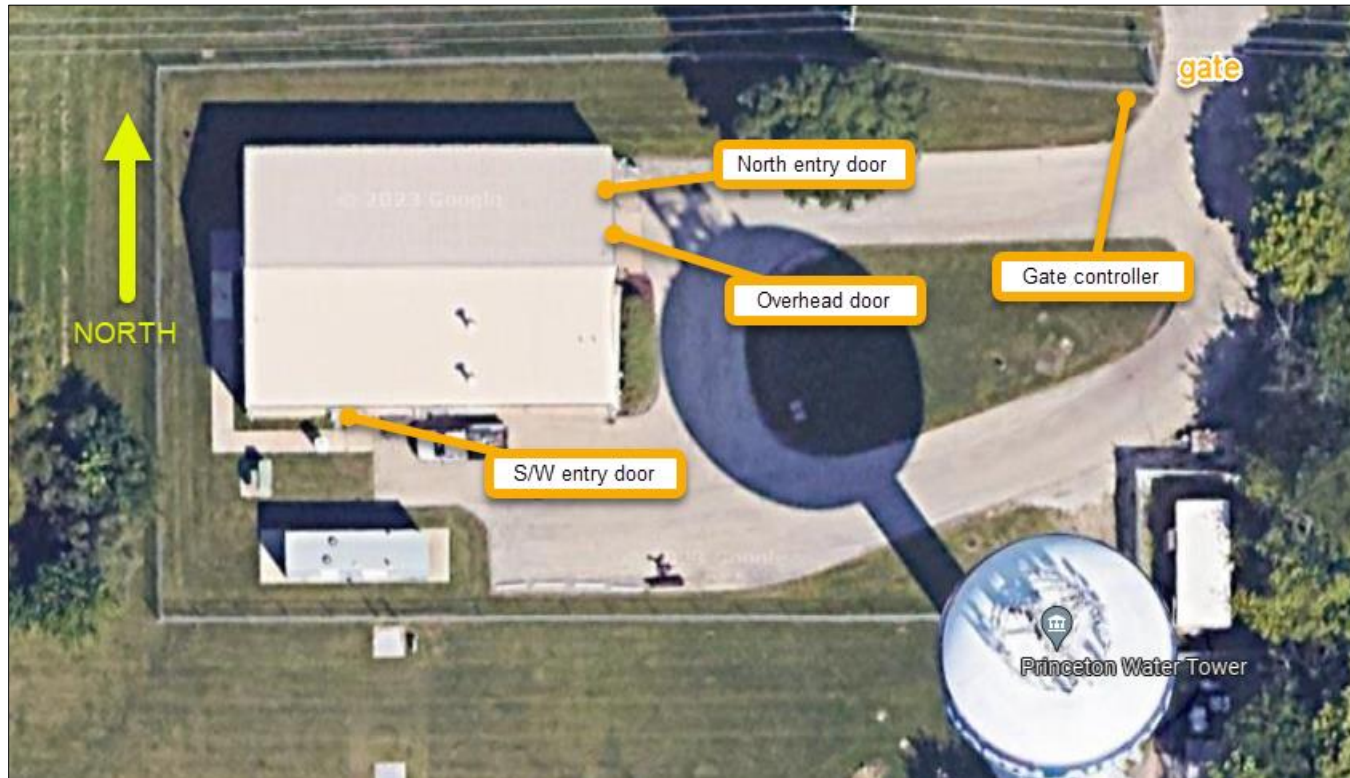


Wireless keypad for gate controller

## Village of North Aurora

### REQUEST FOR PROPOSAL ADDENDUM

#### Replace West Water Treatment Plant Control System hardware





**CONTRACT FOR: VILLAGE HALL AND WWTP ACS IMPLEMENTATION SERVICES**

**THIS AGREEMENT**, made and concluded this 15 day of January, 2024,  
between the Village of North Aurora, an Illinois municipal corporation (hereinafter  
referred to as "Village") and Midwest Integrated Solutions an Business (hereinafter  
referred to as "Contractor") for .

**WHEREAS**, the Village advertised for proposals for ACCESS CONTROL SYSTEM FOR  
VILLAGE HALL AND WEST WATER TREATMENT FACILITIES IMPLEMENTATION  
services (hereinafter "(Services)") and provided specifications for such  
services, a copy of which is attached hereto and incorporated herein by reference  
as Exhibit "A" ("Request for Proposal"); and **WHEREAS**, Contractor submitted a bid  
for the Services in the amount of **<twenty-six thousand six hundred twenty >**  
(\$26,620.00) Dollars in response to the request for proposals advertised by the  
Village, a copy of which is attached hereto and incorporated herein by reference as  
Exhibit "B" (the "RFP"); and

**WHEREAS**, the Contractor's proposal was determined to be the lowest  
responsible proposal and was accepted by the Village Board of Trustees at the  
regularly scheduled meeting on <1/15/2024>.

**NOW THEREFORE**, in consideration of <twenty-six thousand six hundred  
twenty> (\$26,620) Dollars to be paid by the Village to the Contractor as follows:





1. The Village and the Contractor agree the proposal Specifications attached hereto and incorporated herein are essential documents to this Contract and are made a part thereof.

2. The Contractor shall fulfill all the Services in keeping with the RPF Specifications and the RFP and shall furnish all labor and equipment necessary to perform the Services in a professional and workman like manner.

3. The Contractor shall be solely responsible for its own employees, subcontractors and agents and for the performance of the Services and shall indemnify and hold the Village harmless from and against any claims or causes of action asserted by its employees, subcontractors and agents or claims, causes of action, liabilities or damages resulting or related to the performance of the Services.

4. If there is any conflict between the Bid Specifications and the Bid, the Bid Specifications shall control.

5. If not previously provided, the Contractor shall supply a Certificate or other proof of Insurance in acceptable form to the Village as a condition to the Village's obligations under this Contract in compliance with the Bid Specifications.

6. If required pursuant to Village ordinance or the Bid Specifications, the Contractor shall supply a payment and performance bond and surety in form acceptable to the Village before performing the Services.

7. The Contractor acknowledges and agrees that, if the Illinois Prevailing Wage Act applies, the Contractor shall be responsible for such compliance and shall hold the Village and indemnify the Village from and against and claims or liabilities arising from a failure to comply.





8. Either party may terminate this Agreement upon thirty (30) days written notice by registered mail, or by personal delivery of notice, to the other party.

9. This instrument contains the entire agreement between the parties, and those statements, promises, or inducements made by either party or agent of either party that are not contained in this written agreement shall not be valid or binding.

10. In any claims for breach of this contract, the prevailing party shall be entitled to recovery all of its reasonable costs, including reasonable attorney fees.

11. Any litigation brought in regard to this Contract shall be brought in the Sixteenth Judicial Circuit, Kane County, Illinois.

12. This Agreement shall not be altered or modified in any way except in writing and signed by both parties.

[signatures to follow]

**IN WITNESS WHEREOF**, the said parties have executed these presents on the date above mentioned.

**Village of North Aurora**

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By: Mark Gaffino, Village President

**[Midwest Integrated Solutions]**

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By: [Name, Office]



# PROPOSAL



Proposal to David Arndt  
Avigilon Access Control Village Hall

North Aurora Village Hall  
25 East State Street  
North Aurora, IL 60542

Proposed By:  
Chris Sorensen  
9/18/2023



Dear David,

Thank you for the opportunity to be of continued service to the Village of North Aurora..

## Scope

Midwest Integrated Solutions (MIS) will provide, install, and program the following equipment:

## Equipment List

Quantity	Part No.	Description
3	AC-MER-CON-MR52-S3B	Series 3B Two-Reader Interface Module (Mercury Part #: MR52-S3B)
1	AC-MER-CONT-LP1502	Intelligent Controller (Mercury Part #: LP1502)
6	AC-HID-READER-SIGNO-20NKS-T2-000000	Signo 20 Card Readers
2	947-75WH	947-75WH Door Contacts
2	DS161	Motion Request to Exit - Black
2	10190403	5000 Complete - 501/501A FP Electric Door Strike
1	NJ446110	4 Element Twist CMR No Jacket - Composite Cable
6	HUB2SA	Unlock Buttons
1	40NKS-T2-000000	Signo 40 Card Reader

System Investment \$12,692.00

Quote# 2109



## Clarifications

1. The Purchaser or Owner will designate a single facility representative to participate in planning and status meetings, develop project schedules, and generally be present during this project prior to ordering materials and start the of project.
2. Taxes – The prices quoted herein do not include Federal, State, County, City, Sales, Use, Excise, Import, Export, or other similar taxes, unless specifically stated in our proposal. If MIS is obligated by law to pay such tax, such tax will be billed additionally.
3. The Purchaser or Owner will provide regulated 110volt power with dedicated circuits (preferred) for the new security systems. All circuit breakers shall be properly identified and equipped with a “lock” to prevent inadvertent actuation of the breaker.
4. The Purchaser or Owner will provide free and clear access to all areas where work is to be performed and access to all available power resources.
5. City or Village submittal – In some cases, the City or Village may want engineered drawings and a complete submittal package. If this occurs, the Purchaser or Owner will incur an additional cost for this submittal.
6. The Purchaser or Owner will provide building drawings for our use for this project. We prefer AutoCAD disc drawings. This is critical to documenting the installation of the new system. Once the installation is complete, MIS will turn over the as-built drawing of the system to the Purchaser or Owner.
7. All Labor has been bid at straight time, first shift work Monday – Friday 7:00 am – 4:30pm, unless otherwise stated in this proposal.
8. Final device and panel mounting locations are to be determined prior to installation.
9. The low voltage cabling will be installed exposed within an accessible corridor (in either plenum or non-plenum rated cable) ceiling space. In the event the ceiling space is not accessible (i.e. plaster/drywall) or ceiling space is used as an air return (plenum) a complete conduit system may be required and will be provided by others.
10. Unless otherwise specified in this proposal, lift rental, if needed, is not included and will be invoiced with the final payment.
11. Customer and MIS to create a definitive Critical Path Method schedule prior to commencement of the installation. This will allow MIS to manage the workforce to meet the schedule. MIS and its subcontractors retain the right to any & all compensation associated with schedule compression or acceleration after the start of the project.

## Exceptions

1. Others to provide the following:
  - 120 VAC power hardwired to all security control panels,
  - Finished backboard plywood to mount our control panels, if required.
  - Ethernet connections (minimum Category-6 Capability) at each of our network devices and an IP address for them
2. Any additional equipment or services (like painting or patching) that is not included in this scope, indicated on the supplied drawings, on the schedule of equipment, or otherwise not included into

Quote# 2109



this proposal will be quoted separately by MIS at the request and discretion of the Purchaser or Owner.

3. MIS is unaware of any required permits or inspections normally required for work of this type and has not included any costs in our proposal. Should any Authority having Jurisdiction (AHJ) come forward and require any item that has cost, it shall be added to the project value as a change order.
4. NO asbestos removal or abatement has been included in our bid.
5. MIS has no MBE/WEBE participation in this proposal.
6. MIS has not included the cost of a performance/labor and material bond in this proposal. If one is required, it will be at an additional cost.

## Terms and Conditions

1. The pricing terms set forth in this proposal shall remain firm only for a period of 60 days from the date of this proposal.
2. Payment terms: 50% deposit, 50% on completion.
3. MIS shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond MIS's reasonable control, including, but not limited to embargo other governmental act, regulation, or request; accident; strike; slowdown; war; riot; delay in transportation; inability to obtain necessary labor, materials or manufacturing facilities; acts of God; fire; and acts or omissions of the purchaser, owner or other contractors or subcontractors, or delays caused by the suppliers or subcontractor of MIS.
4. MIS warrants each product sold by MIS to be free from defects in material and workmanship and in substantial compliance with all published specifications and other product documentation provided to the Purchaser or Owner. This warranty shall begin upon Purchaser acceptance and continue for a period of one (1) year from this date. Integrator's sole responsibility under this warranty is limited to the repair or replacement of any defective part of such Hardware which repair may, in the discretion of Integrator, be performed at Integrator's or Customer's premises or at the premises of the manufacturer of the Hardware. The cost of such repair or replacement, including labor and parts, is the responsibility of Integrator.
5. The Purchaser or Owner shall inform MIS of any special laws, regulations, or ordinances that the purchaser or owner may be aware of, and which shall affect the performance of the work or the supply of the equipment.
6. Each party shall maintain insurance sufficient to cover its indemnification obligations set forth below. Upon request by either party, the other party shall promptly provide written proof of such coverage.
7. Each party agrees to indemnify, hold harmless and defend the other party against all losses, damages, costs and expenses, including reasonable defense costs and attorneys' fees, arising from any claim that any acts or omissions of the indemnifying party caused personal injury, property damage or economic loss.
8. This Agreement shall be interpreted in accordance with the laws of the State of Illinois. Any legal dispute arising out of this Agreement shall be settled in a court of competent jurisdiction in local County, Illinois.

Quote# 2109





## Service Agreement Option

Our Service Agreements include inspection reports. The reports certify the tests that were completed and document any deficiencies that may require attention. Midwest Integrated Solutions customer service team is committed to providing the ultimate customer service which goes beyond the initial installation of the system.

Our Service Plan Options: We have annual, semi-annual, and quarterly options. We also have plans that cover parts and labor so there is no need to worry about your system going down and the cost to replace parts. In addition, these are some of the services we offer:

- Fire Alarm System Test and Inspection
- Access Control System Maintenance
- Video Surveillance System Maintenance
- Preventative Maintenance

A Support Service Agreement provides a high level of defense against system downtime. It covers the labor associated with keeping the system in proper working order. The objective of scheduled inspections is to provide a service, which will minimize system alarms and erratic operation. In addition, a support service agreement:

- Ensures that your system is working properly, providing you peace of mind.
- Prioritizes scheduling for service and maintenance agreement customers.
- Saves you valuable dollars in false alarm fines incurred and/or service calls if maintenance on your system is needed.
- Offers additional discounts on any parts and labor not under your service plan.

Please do not hesitate to contact me if you have any questions regarding this proposal. I look forward to working with you on this project.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Sincerely,

**Chris Sorensen** | President

(815) 933-8376 Office | (815) 530-5208 Cell

csorensen@midwestintegrated.com

Quote# 2109



# PROPOSAL



Proposal to David Arndt  
Water Treatment Plant

**North Aurora Water Treatment Plant**  
**600 Princeton Drive**  
**North Aurora, IL 60542**

Proposed By:  
Chris Sorensen  
11/24/2023



Dear David,

Thank you for the opportunity to be of continued service to the Village of North Aurora.

## Scope

**Midwest Integrated Solutions (MIS) will provide, install, and program the following equipment:**

## Equipment List

Quantity	Part No.	Description
1	AC-MER-CONT-LP1502	Intelligent Controller (Mercury Part #: LP1502)
2	AC-HID-READER-SIGNO-20NKS-T2-000000	HID 20NKS-T2-000000
2	947-75WH	947-75WH Door Contacts
2	DS161	Motion Request to Exit - Black
2	10190403	5000 Complete - 501/501A FP Electric Door Strike
1	NJ446110	4 Element Twist CMR No Jacket - Composite Cable
1	4.0C-H5A-BO2-IR	4MP H5A Bullet Camera with 9-22mm Lens
1	SK-910	2 Channel Receiver for Overhead Door
1	SK-93 ERSD	Long Range Antenna
1	SK-919 TGNQ	Transmitter
1	PBKIT 98 3FT US10	Crash Bar
1	LR100VDK	ELECTRIC LATCH RETRACTION KIT FOR VD
1	AL400ULX	Power SupplyLifesafety Power RBE rackmount battery enclosure
1	RB30	Relay Module

**System Investment with Crash Bar      \$12,748.00**

**System Investment without Crash Bar      \$10,312.00**

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## Clarifications

1. The Purchaser or Owner will designate a single facility representative to participate in planning and status meetings, develop project schedules, and generally be present during this project prior to ordering materials and start the of project.
2. Taxes – The prices quoted herein do not include Federal, State, County, City, Sales, Use, Excise, Import, Export, or other similar taxes, unless specifically stated in our proposal. If MIS is obligated by law to pay such tax, such tax will be billed additionally.
3. The Purchaser or Owner will provide regulated 110volt power with dedicated circuits (preferred) for the new security systems. All circuit breakers shall be properly identified and equipped with a “lock” to prevent inadvertent actuation of the breaker.
4. The Purchaser or Owner will provide free and clear access to all areas where work is to be performed and access to all available power resources.
5. City or Village submittal – In some cases, the City or Village may want engineered drawings and a complete submittal package. If this occurs, the Purchaser or Owner will incur an additional cost for this submittal.
6. The Purchaser or Owner will provide building drawings for our use for this project. We prefer AutoCAD disc drawings. This is critical to documenting the installation of the new system. Once the installation is complete, MIS will turn over the as-built drawing of the system to the Purchaser or Owner.
7. All Labor has been bid at straight time, first shift work Monday – Friday 7:00 am – 4:30pm, unless otherwise stated in this proposal.
8. Final device and panel mounting locations are to be determined prior to installation.
9. The low voltage cabling will be installed exposed within an accessible corridor (in either plenum or non-plenum rated cable) ceiling space. In the event the ceiling space is not accessible (i.e. plaster/drywall) or ceiling space is used as an air return (plenum) a complete conduit system may be required and will be provided by others.
10. Unless otherwise specified in this proposal, lift rental, if needed, is not included, and will be invoiced with the final payment.

## Exceptions

1. Others to provide the following:
  - 120 VAC power hardwired to all security control panels.
  - Finished backboard plywood to mount our control panels, if required.
  - Ethernet connections (minimum Category-6 Capability) at each of our network devices and an IP address for them
2. Any additional equipment or services (like painting or patching) that is not included in this scope, indicated on the supplied drawings, on the schedule of equipment, or otherwise not included into this proposal will be quoted separately by MIS at the request and discretion of the Purchaser or Owner.
3. MIS is unaware of any required permits or inspections normally required for work of this type and has not included any costs in our proposal. Should any Authority having Jurisdiction (AHJ) come

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forward and require any item that has cost, it shall be added to the project value as a change order.

4. NO asbestos removal or abatement has been included in our bid.
5. MIS has no MBE/WEBE participation in this proposal.
6. MIS has not included the cost of a performance/labor and material bond in this proposal. If one is required, it will be at an additional cost.

## Terms and Conditions

1. The pricing terms set forth in this proposal shall remain firm only for a period of 60 days from the date of this proposal.
2. Payment terms: 50% deposit, 50% on completion.
3. MIS shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond MIS's reasonable control, including, but not limited to embargo other governmental act, regulation, or request; accident; strike; slowdown; war; riot; delay in transportation; inability to obtain necessary labor, materials or manufacturing facilities; acts of God; fire; and acts or omissions of the purchaser, owner or other contractors or subcontractors, or delays caused by the suppliers or subcontractor of MIS.
4. MIS warrants each product sold by MIS to be free from defects in material and workmanship and in substantial compliance with all published specifications and other product documentation provided to the Purchaser or Owner. This warranty shall begin upon Purchaser acceptance and continue for a period of one (1) year from this date. Integrator's sole responsibility under this warranty is limited to the repair or replacement of any defective part of such Hardware which repair may, in the discretion of Integrator, be performed at Integrator's or Customer's premises or at the premises of the manufacturer of the Hardware. The cost of such repair or replacement, including labor and parts, is the responsibility of Integrator.
5. The Purchaser or Owner shall inform MIS of any special laws, regulations, or ordinances that the purchaser or owner may be aware of, and which shall affect the performance of the work or the supply of the equipment.
6. Each party shall maintain insurance sufficient to cover its indemnification obligations set forth below. Upon request by either party, the other party shall promptly provide written proof of such coverage.
7. Each party agrees to indemnify, hold harmless and defend the other party against any and all losses, damages, costs and expenses, including reasonable defense costs and attorneys' fees, arising from any claim that any acts or omissions of the indemnifying party caused personal injury, property damage or economic loss.
8. This Agreement shall be interpreted in accordance with the laws of the State of Illinois. Any legal dispute arising out of this Agreement shall be settled in a court of competent jurisdiction in local County, Illinois.

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## Service Agreement Option

Our Service Agreements include inspection reports. The reports certify the tests that were completed and document any deficiencies that may require attention. Midwest Integrated Solutions customer service team is committed to providing the ultimate customer service which goes beyond the initial installation of the system.

Our Service Plan Options: We have annual, semi-annual, and quarterly options. We also have plans that cover parts and labor so there is no need to worry about your system going down and the cost to replace parts. In addition, these are some of the services we offer:

- Fire Alarm System Test and Inspection
- Access Control System Maintenance
- Video Surveillance System Maintenance
- Preventative Maintenance

A Support Service Agreement provides a high level of defense against system downtime. It covers the labor associated with keeping the system in proper working order. The objective of scheduled inspections is to provide a service which will minimize system alarms and erratic operation. In addition, a support service agreement:

- Ensures that your system is working properly, providing you peace of mind.
- Prioritizes scheduling for service and maintenance agreement customers.
- Saves you valuable dollars in false alarm fines incurred and/or service calls if maintenance on your system is needed.
- Offers additional discounts on any parts and labor not under your service plan.

Please do not hesitate to contact me if you have any questions regarding this proposal. I look forward to working with you on this project.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Sincerely,

**Chris Sorensen** | President

(815) 933-8376 Office | (815) 530-5208 Cell

csorensen@midwestintegrated.com

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**CONTRACT FOR: VILLAGE HALL AND WWTP ACS IMPLEMENTATION SERVICES**

**THIS AGREEMENT**, made and concluded this 15 day of January, 2024,  
between the Village of North Aurora, an Illinois municipal corporation (hereinafter  
referred to as "Village") and Midwest Integrated Solutions an Business (hereinafter  
referred to as "Contractor") for .

**WHEREAS**, the Village advertised for proposals for ACCESS CONTROL SYSTEM FOR  
VILLAGE HALL AND WEST WATER TREATMENT FACILITIES IMPLEMENTATION  
services (hereinafter "(Services)") and provided specifications for such  
services, a copy of which is attached hereto and incorporated herein by reference  
as Exhibit "A" ("Request for Proposal"); and **WHEREAS**, Contractor submitted a bid  
for the Services in the amount of **<twenty-six thousand six hundred twenty >**  
(\$26,620.00) Dollars in response to the request for proposals advertised by the  
Village, a copy of which is attached hereto and incorporated herein by reference as  
Exhibit "B" (the "RFP"); and

**WHEREAS**, the Contractor's proposal was determined to be the lowest  
responsible proposal and was accepted by the Village Board of Trustees at the  
regularly scheduled meeting on <1/15/2024>.

**NOW THEREFORE**, in consideration of <twenty-six thousand six hundred  
twenty> (\$26,620) Dollars to be paid by the Village to the Contractor as follows:



1. The Village and the Contractor agree the proposal Specifications attached hereto and incorporated herein are essential documents to this Contract and are made a part thereof.

2. The Contractor shall fulfill all the Services in keeping with the RFP Specifications and the RFP and shall furnish all labor and equipment necessary to perform the Services in a professional and workman like manner.

3. The Contractor shall be solely responsible for its own employees, subcontractors and agents and for the performance of the Services and shall indemnify and hold the Village harmless from and against any claims or causes of action asserted by its employees, subcontractors and agents or claims, causes of action, liabilities or damages resulting or related to the performance of the Services.

4. If there is any conflict between the Bid Specifications and the Bid, the Bid Specifications shall control.

5. If not previously provided, the Contractor shall supply a Certificate or other proof of Insurance in acceptable form to the Village as a condition to the Village's obligations under this Contract in compliance with the Bid Specifications.

6. If required pursuant to Village ordinance or the Bid Specifications, the Contractor shall supply a payment and performance bond and surety in form acceptable to the Village before performing the Services.

7. The Contractor acknowledges and agrees that, if the Illinois Prevailing Wage Act applies, the Contractor shall be responsible for such compliance and shall hold the Village and indemnify the Village from and against and claims or liabilities arising from a failure to comply.



8. Either party may terminate this Agreement upon thirty (30) days written notice by registered mail, or by personal delivery of notice, to the other party.

9. This instrument contains the entire agreement between the parties, and those statements, promises, or inducements made by either party or agent of either party that are not contained in this written agreement shall not be valid or binding.

10. In any claims for breach of this contract, the prevailing party shall be entitled to recovery all of its reasonable costs, including reasonable attorney fees.

11. Any litigation brought in regard to this Contract shall be brought in the Sixteenth Judicial Circuit, Kane County, Illinois.

12. This Agreement shall not be altered or modified in any way except in writing and signed by both parties.

[signatures to follow]

**IN WITNESS WHEREOF**, the said parties have executed these presents on the date above mentioned.

**Village of North Aurora**

\_\_\_\_\_  
By: Mark Gaffino, Village President

**[Midwest Integrated Solutions]**

\_\_\_\_\_  
By: [Name, Office]