

COMMITTEE OF THE WHOLE MEETING MONDAY, FEBRUARY 19, 2024

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- 1. 108 John Street Tif Façade Grant Program
- 2. Petition #24-01: 302 Mitchell PUD
- 3. AT&T Cell Tower Lease

EXECUTIVE SESSION

ADJOURN

Initials: 5P

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER
SUBJECT: TIF FAÇADE GRANT – 108 JOHN STREET
AGENDA: FEBRUARY 19, 2024 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The North Aurora Tax Increment Financing Grant Program (NATIFGP) provides financial assistance to commercial property owners to make building, landscaping and signage improvements within the TIF district. The NATIFGP offers reimbursement up to 50% of the cost of improving storefronts, building façades and site enhancements up to a cost of \$20,000.

The owner of 108 John Street is requesting \$2,837.50 in NATIFGP funding for a black awning over the front entrance to the building. According to the NATIFGP guidelines, awnings and canopies may be used as a design element if those features are compatible with the original building design and complement the building's architectural features. There currently are no awnings on the building. Staff notes the adjoining building (110 John Street) received NATIFGP funds in 2018 for similar black awnings.

Staff has reviewed the submittal information for eligibility and the above requested project meets the established criteria for the NATIFGP. The minimum of two bids were provided and are included with the application packet. The lowest bid of \$5,675 was provided by Mike Russ Construction.

Staff is soliciting feedback from the Village Board on this item. If the Board is supportive, a resolution for approval would be brought back for final consideration at a future date.





TAX INCREMENT FINANCING DISTRICT FAÇADE GRANT PROGRAM [Application Form]

Loan Amount Requested: \$ 2838 ==	Total Project Cost: \$ 5675 ²
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1.	Applicant	Information
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Name: KB Propertus of Illinois LLC
Home Address: 2124 Ogden Are. Suite 303 Aurora II 60504
Phone: <u>630-452-3195</u> Email: <u>Kbehni@AOL.Com</u>
Applicant is: Owner 🕢 Tenant 💭 If tenant, term of lease:
If tenant, name & phone of owner:

2. Property Information

Address:	108	John	St.	North	Aurora
Business	Name (if app	olicable):		=	
Property	Identificatior	n Number #:			
3. Prop	osed use of f	unds:			
Ca	nopy/awning	5	X	Signage	
W	indows/doors	5		Exterior lighting	5
Pa	inting/tuck p	ointing		Restoration of an	rchitectural feature
La	ndscaping			Exterior ADA a	ccessibility
	emolition			Parking lot impr	rovements
o	ther (please s	specify)			

4. Breakdown of Project:

Estimated Amount

Description of Work

A. \$ 5675 2	lanopy over enterance dow.
B. \$	
C. \$	
D. \$	

TO COMPLETE THIS APPLICATION, PLEASE ATTACH THE FOLLOWING INFORMATION TO FURTHER DESCRIBE THE PROPOSED PROJECT:

- > Preliminary cost estimates (typically a copy of itemized contractor estimates/quotes).
- > Site plan and elevation drawn to scale, with scale(s) noted, illustrating the proposed improvements. Proposed materials, colors, finishes and details, including signage (if any).
- > Elevations of any facade proposed to be drawn to a scale of a least 1.8": 1'; each elevation drawing should include notations of proposed materials, colors, finishes, and details. The drawing should clearly show proposed signage (if any).
- > Clear and identifiable photographs of the building facades and facades of buildings on the same block. If more than one facade is proposed for renovation, photographs of each facade and buildings on the same block should be submitted.

5. Statement of Understanding:

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Village of North Aurora Tax Increment Financing District Grant Program and the conceptual design and outline specifications as agreed to by the applicant and the grantor.
- B. The applicant understands that the applicant must submit detail cost documentation, copies of building permits, bids contracts and invoices and contractor's final waivers of lien upon completion of the approved improvements.

Applicant's Signature: K. Lelani Date: 11/27/23

If the applicant is other than the owner, the following line must be completed:

I certify that I, the owner of the property at _____

do authorize the applicant to apply for a grant under the Village of North Aurora Tax Increment Financing District Grant Program and to undertake the approved improvements.

Lease beginning date: _____ Lease ending date: _____

Owner's signature: Date:

Return completed application form to: Community Development Department Village of North Aurora 25 E. State Street North Aurora, IL 60542 (630) 897-1457

. (e) 4.

Date application received: $12 - 1 - 23$ Z	Coning District : <u>B-3</u>			
United TIF Route 31/Lincolnway T				
Minimum of two cost estimates for each work item: Yes X No				
Ineligible improvements, if any:				
Grant Approved Date:	Grant Denied Date:			
Total estimated project cost: \$	Reason:			
Percent applied for grant:				
Total amount of grant: \$				

Mike Russ Construction

PO Box 1268 Aurora, Il 60507

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Estimate

Date	Estimate #
8/7/2023	67

Name / Address	
Belani Building 108 John St North Aurora, IL	

			Project
Description	Qty	Rate	Total
Site Work		5,675.00	5,675.00
-Install new cloth canopy over front entrance. -Build and install 6' aluminum framed clothe covered canopy -Install new sign provided by customer			
Price includes all material, labor. Lift proved by contractor			
		Total	\$5,675.00



To: Mr. and Mrs. Belani

Project: 108 John St. N. Aurora, IL

Location: Installation of new awning

Start Date: W/A

Date: 10/10/23

e * *

We propose to do the following:

- Provide labor, equipment necessary to complete the installation of awning at N. Aurora location discussed

- All work will be done in a professional and safe manner. Daily cleaning of our work only

- Includes 1 mobilization - Holidays/weekends not included in schedule.

- All work to be done during normal business hours. Labor M-F 7 A.M. to 3:30 P.M.

Exclusions: Permit/Overtime/Work not Discussed

Total UNION: \$6,500.00

General Clarification: This proposal will become binding upon acceptance in the form of a contract agreed upon by both parties. This proposal will remain open for 30 days from the date of the original proposal after which KWCC Inc. reserves the right to revise price due to escalations in material and/or labor.

Submitted by: Matt Krucker

Matt Krucker

Date: _____

mkrucker@kwccinc.com





108 John St. North Aurora

VILLAGE OF NORTH AURORA BOARD REPORT

TO:	VILLAGE PRESIDENT & BOARD OF TRUSTEES
	CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM:	NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT:	PETITION #24-01: 302 MITCHELL ROAD PLANNED UNIT DEVELOPMENT
AGENDA:	FEBRUARY 19, 2024 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The petitioner (Prologis) is proposing to establish the property as an industrial planned unit development ("PUD"). The petitioner intends to construct a 439,380 square-foot industrial office/warehouse building on Lot 3, which consists of 23.96 acres in the Liberty Business Center. Lot 3 is located immediately west of the existing building at 300 Mitchell Road (lot 2).

The property was originally annexed in 1987 and zoned for industrial uses. In 2007, Liberty had the plat for the business park approved which created three lots for warehouse development as well as various outlots for stormwater detention. Lots 2 and 3 were mass graded in 2008. However, due to the recession, no further building was completed at that time. The building at 300 Mitchell was completed in 2015. The balance of the site including this lot and lot 1 (400 Mitchell) had mass grading, utility, and stormwater improvements completed in 2017. Since the lots were initially created in 2007, Village code has changed to require PUD and Site Plan approval for any development over 2 acres. The current owner of the property, Prologis, is now petitioning for that approval for lot 3. The Board approved a similar PUD for Lot 1 in May of 2023.

There are two requests for approval being made to the Village as part of Petition #24-01:

1. Special Use – Planned Unit Development

Any nonresidential or multiple-family parcel or parcels of land two acres or more in size shall be required to be a planned unit development. The total site area for the proposed development is 23.96 acres and the use is considered nonresidential. The proposed plans meet the O-R-I District yard and bulk regulations and all other requirements of the Zoning Ordinance.

2. Site Plan Approval

Per Section 17.4.4.B of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and <u>industrial development</u> for which a site plan has not already been approved.

A public hearing was held before the Plan Commission at their February 6, 2024 meeting. The Plan Commission unanimously recommended approval of Petition #24-01, subject to several conditions. Based on the feedback received at the Plan Commission meeting, staff is recommending the following conditions:

1. The existing tree line / landscaping on the north end of subject property shall be maintained and any dead or missing landscaping shall be replaced so that the continuous landscape screen is always in place.

- 2. All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32). Additionally, any light poles located along the northern drive aisle shall be limited to 20 feet in height from surrounding grade.
- 3. On-site management shall effectively monitor and regulate all on-site trucking activities in order to minimize any light, sound and odor emissions as well as any other performance standards per Section 12.5 of the Zoning Ordinance. Specifically, the drive aisle on the northern side of the building shall be kept free and clear and shall have no truck parking, standing, idling, or stacking.
- 4. Any perimeter security fencing shall be black, metallic, non-chain link construction and limited to eight (8) feet in height. Additionally, the truck court / trailer parking area shall be screened with an eight (8) foot tall solid wood or vinyl fence on the north side.
- 5. All business activities shall be conducted completely within the confines of the buildings.
- 6. The keeping of any goods, material, merchandise or equipment outside of the building(s) shall be prohibited.
- 7. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
- 8. All mechanical equipment located on the subject property shall be screened per Section 12.3.D of the Zoning Ordinance.
- 9. The petitioner shall have the right to land bank parking stalls at any time. Future installation of land banked parking stalls shall be subject to building permit approval.
- 10. A separate building permit shall be required for any guardhouses or gates so the Village can validate the optimal location in order to avoid any potential impact on site access and circulation.
- 11. Any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #24-01. Staff has included the draft meeting minutes from the February 6, 2024 Plan Commission meeting in order to provide additional context. Also included is a draft ordinance for the Board's review.



VILLAGE OF NORTH AURORA KANE COUNTY, ILLINOIS

Ordinance No.

APPROVING A SPECIAL USE AS AN INDUSTRIAL PLANNED UNIT DEVELOPMENT FOR 24 ACRES OF PROPERTY IN THE LIBERTY BUSINESS CENTER AT 302 MITCHELL ROAD IN THE VILLAGE OF NORTH AURORA

> Adopted by the Board of Trustees and President of the Village of North Aurora this ______, 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.

APPROVING A SPECIAL USE AS AN INDUSTRIAL PLANNED UNIT DEVELOPMENT FOR 24 ACRES OF PROPERTY IN THE LIBERTY BUSINESS CENTER AT 302 MITCHELL ROAD IN THE VILLAGE OF NORTH AURORA

WHEREAS, a petition for a Special Use as a Planned Development for certain real estate described herein (the "Petition") has been filed with the Village of North Aurora, an Illinois municipal corporation ("Village") by Liberty Illinois, LP ("Developer") for the real estate described below; and,

WHEREAS, the parcels of land located at 302 Mitchell Road and legally described in the document attached hereto and incorporated herein as Exhibit A ("Subject Property") are currently, zoned O-R-I Office, Research and Light Industrial District; and,

WHEREAS, the North Aurora Plan Commission ("Plan Commission") held a public hearing on February 6, 2024 on the Petition for Special Use – Planned Unit Development for the Subject Property as a warehousing, storage and distribution facility and site plan review in accordance with State and local laws, including the notice requirements for the public hearings; and,

WHEREAS, the North Aurora Village Board ("Village Board") has received and reviewed the favorable recommendation of the Plan Commission with certain conditions in keeping with all the factors required to be considered for Special Use/PUDs and has determined that granting the Special Use/PUD and site plan requests is warranted and in the best interests of the Village.

NOW, THEREFORE, be it ordained by the President and Trustee of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: DEVELOPMENT OF SUBJECT PROPERTY

Development of the Subject Property shall be in conformity with all applicable ordinances of the Village as now in effect, including the provisions for O-R-I Office, Research and Light Industrial District zoning, except as otherwise provided or specifically varied in this PUD Ordinance, including the additional procedures, definitions, uses, and restrictions contained herein.

A. ZONING AND LAND USE REQUIREMENTS

The Subject Property shall be developed in compliance with the terms and conditions of the O-R-I Office, Research and Light Industrial District and other applicable zoning, subdivision, building and other provisions of the North Aurora Code as the same exist on the effective date hereof.

(1) <u>Conditions</u>. The following conditions of the Special Use/PUD are hereby imposed:

- a) The existing tree line / landscaping on the north end of subject property shall be maintained and any dead or missing landscaping shall be replaced so that the continuous landscape screen is always in place.
- b) All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32). Additionally, any light poles located along the northern drive aisle shall be limited to 20 feet in height from surrounding grade.
- c) On-site management shall effectively monitor and regulate all on-site trucking activities in order to minimize any light, sound and odor emissions as well as any other performance standards per Section 12.5 of the Zoning Ordinance. Specifically, the drive aisle on the northern side of the building shall be kept free and clear and shall have no truck parking, standing, idling, or stacking.
- d) Any perimeter security fencing shall be black, metallic, non-chain link construction and limited to eight (8) feet in height. Additionally, the truck court / trailer parking area shall be screened with an eight (8) foot tall solid wood or vinyl fence on the north side.
- e) All business activities shall be conducted completely within the confines of the buildings.
- f) The keeping of any goods, material, merchandise or equipment outside of the building(s) shall be prohibited.
- g) All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
- h) All mechanical equipment located on the subject property shall be screened per Section 12.3.D of the Zoning Ordinance.
- i) The petitioner shall have the right to land bank parking stalls at any time. Future installation of land banked parking stalls shall be subject to building permit approval.
- j) A separate building permit shall be required for any guardhouses or gates so the Village can validate the optimal location in order to avoid any potential impact on site access and circulation.
- k) Any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060.
- (2) <u>Exceptions</u>. The use of "data center" shall be added to the list of special uses allowed in the O-R-I District for the subject property. Such a use would follow the standards for a special use set forth in section 17.4.3.E of the Village of North Aurora Code of Ordinances. Such a use would be approved by a minor change as set forth in section 2 of this ordinance.
 - B. <u>SITE PLAN, PLAT OF SUBDIVISION, ELEVATIONS, AND LANDSCAPE</u> <u>PLANS</u>

The Preliminary Plan and Landscape Plan for the Subject Property, and other supporting and explanatory development documents are attached hereto, marked as Exhibits as hereinafter shown, and are incorporated herein. Such Exhibits have been reviewed by the Plan Commission and are hereby approved by the Village Board.

(1) The Preliminary Site Plan for the Subject Property prepared by Pinnacle Engineering Group dated November 19, 2023 is attached hereto and incorporated herein as Exhibit B ("Preliminary Site Plan").

(2) The building elevations for the Subject Property prepared by Ware Malcomb dated November 16, 2023 are attached hereto and incorporated herein as Exhibit C ("Preliminary Building Elevations");

(3) The Preliminary Landscape Plan for the Subject Property prepared by Pinnacle Engineering Group dated November 13, 2023 is attached hereto and incorporated herein as Exhibit D ("Preliminary Landscape Plan")

C. <u>PRELIMINARY ENGINEERING PLANS</u>

The Preliminary Engineering Improvement Plans for the Subject Property prepared by Pinnacle Engineering Group dated November 13, 2023 is attached hereto and incorporated herein as Exhibit E ("Preliminary Engineering Plans") and is incorporated herein. All engineering plans are subject to final approval by the Village Engineer.

D. <u>DEVELOPMENT PLANS</u>

Exhibits B through E inclusive, are sometimes referred to collectively herein as the "Preliminary Plans", and the development shall be completed in keeping with the Development Plans.

SECTION 2: CHANGES TO THE PLANNED UNIT DEVELOPMENT

The Preliminary Plans shall be submitted to the Community Development Director for review and may be approved as the "Final Development Plans" without the need for more formal approval as long as the revisions, if any, are substantially consistent with the Preliminary Plans. If the Final Development Plans are not substantially consistent with the Preliminary Plans, they must be approved based upon the following provisions.

A. Major Changes. Major changes shall include any changes that require a formal amendment of this Ordinance, or any other change for which a public hearing is required by law or by the North Aurora Municipal Code, except as specifically provided herein. Whether a change is major or minor shall first be determined by the Community Development Director. If a developer or landowner disagrees with the Community Development Director's decision, appeal may be taken to the Village Board. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission as required by statute or Village Ordinance pursuant to submittal and processing of a petition filed by the applicant, as set forth in the North Aurora Municipal Code.

B. Minor Changes. Minor changes shall include any change not defined herein as a major change or a technical change. Minor changes may be approved by the Village Board without Plan Commission review or public hearing.

C. Technical Changes. Technical changes may be approved by the Community Development Director, and shall include any change to the engineering plans and specifications, any change to the building plans or changes in the Preliminary Plans which are determined by the Community Development Director as:

(1) In substantial compliance with the Preliminary Plans or other plans or plats as approved by the Village Board;

(2) In compliance with the North Aurora Municipal Code, as amended, except as specifically varied herein; and

(3) In compliance with good engineering practice.

SECTION 3: GUARANTY FOR PUBLIC IMPROVEMENTS

After approval of the final plat and prior to signature by the President, Developer shall present a letter of credit to guarantee completion of water distribution lines, sanitary sewer lines, storm water sewer lines, detention and retention facilities, and other applicable subdivision improvements identified in the Final Development Plans to be dedicated to the Village or other governmental body ("Public Improvements") for the development so platted as required by this Ordinance (guaranteeing completion and payment of the Public Improvements), herein sometimes collectively referred to as the "Guarantee for Completion", naming the Village as beneficiary or obligee, as required and in keeping with the Village Code requirements.

SECTION 4: BUILDING CODE AND SUBDIVISION CONTROL ORDINANCE

Developer shall comply in all respects with the generally applicable provisions of Village of North Aurora Subdivision provisions, Building Code provisions, and other provisions of the North Aurora Municipal pertaining to the development and construction.

SECTION 5: MAINTENANCE OF COMMON FACILITIES

Developer shall provide for the maintenance of the following improvements in the Liberty Business Park development after completion by Developer and future owners and approval by the Village: stormwater detention and retention basins, stormwater sewer lines directly serving such basins, and surface drainage facilities; the landscaping located on the perimeter and common areas, including trees; any entry monuments; and any sidewalks ("Common Facilities"). Developer shall either establish covenants or some other mechanism designed, at a minimum, to ensure that future owners of the property in the Liberty Business Park maintain the Common Facilities in keeping with applicable local, county and state requirements. The Village shall establish a backup special service area for the purpose of maintaining the Common Facilities in the event the current or future property owners fail to do so. The covenant or other mechanism for providing for the maintenance of the Common Facilities benefitting a particular parcel shall be established and submitted to the Community Development Director for confirmation of compliance with this provision before the first occupancy permit for that parcel shall be approved. Any parcels added to the PUD in the future shall be subject to the same requirements. The cost to maintain such common facilities by way of the back-up special service area shall be determined by the cost of contracted services approved by the Village pursuant to a public bidding process.

SECTION 6: COMPLIANCE WITH STATE STATUTES

In the event that any one or more provisions of this Ordinance do not comply with any one or more provisions of the Illinois Compiled Statutes, the Village and Developer, and all of their respective successors and assigns, agree to cooperate to comply with said provisions which shall include, but not limited to, the passage of resolutions and ordinances to accomplish such compliance.

SECTION 7: CONFLICT IN REGULATIONS AND ORDINANCES

The provisions of this Ordinance shall supersede the provisions of any ordinance, code, or regulation of the Village which may be in conflict with the provisions of this Ordinance. However, all ordinances which are not inconsistent with or contrary to this Ordinance shall be applicable to the Subject Property.

SECTION 8: INCORPORATION OF EXHIBITS

All exhibits attached to this Ordinance are hereby incorporated herein and made a part of the substance hereof.

SECTION 9: EFFECTIVE DATE

This Ordinance shall become effective from and after its passage and approval in accordance with 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

Todd Niedzwiedz	 Mark Guethle	
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.

ATTEST:

Mark Gaffino, Village President

Jessica Watkins, Village Clerk

Exhibit A

302 MITCHELL ROAD

LOT 3 IN LIBERTY BUSINESS CENTER - NORTH AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2007, AS DOCUMENT NUMBER 2007K125658, IN KANE COUNTY, ILLINOIS.

CONTAINING 1,043,866 SQUARE FEET OR 23.9639 ACRES

PIN: 15-03-401-003

VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES FEBURARY 6, 2024

CALL TO ORDER

Chairman Mike Brackett called the meeting to order at 7:00pm.

ROLL CALL

In attendance: Commissioners Anna Tuohy, Tom Lenkart, Alex Negro, Richard Newell, Mark Bozik and Doug Botkin.

Not in attendance: Commissioners Aaron Anderson and Scott Branson.

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

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated November 7, 2023

Motion for approval was made by Commissioner Botkin and seconded by Commissioner Bozik. All in favor. **Motion approved**.

PUBLIC HEARING

- 1. <u>Petition #24-01 (302 Mitchell Road)</u>: The petitioner, Liberty Illinois, LP, requests the following actions in the O-R-I Office, Research and Light Industrial District:
 - a) Special Use Planned Unit Development
 - b) Site Plan Approval

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

Chairman Brackett opened the meeting and shared staff will provide information regarding the petition item, followed by a presentation from the petitioner, public comments and it will close with discussion and comments from the Plan Commission.

Planner David Hansen introduced Petition #24-01 (302 Mitchell Road). Hansen said the petitioner is requesting a special use planned unit development (PUD) and site plan approval in the Office, Research, and Light Industrial District (O-R-I). The petitioner is proposing to develop a 24-acre property as an industrial planned unit development and construct a 439,380 square foot office/warehouse building on Lot 3 (302 Mitchell Rd). Hansen provided background on the property's and subdivision history. Hansen shared the Liberty Business Center final plat of subdivision was approved by the Village Board back in December of 2007. Liberty Business Center subdivision comprises of six total lots with three of the lots created to accommodate

warehouse development. Lot 1, 400 Mitchell Rd, is the most southern parcel of the subdivision and a PUD was reviewed by the Plan Commission in March 2023 and approved by the Village Board in May of 2023. Lot 2, 300 Michell Rd, has a warehouse building already built on the property. Lot 3, 302 Mitchell Rd, is the parcel being discussed tonight.

Hansen continued due to the onset of the recession, Lot 2 and Lot 3 were ceased before any buildings were erected. Construction of 300 Mitchell Rd was later completed in 2015. In 2016/2017 the developer partially developed 302 Mitchell and 400 Mitchell, which included installing mass grading, sanitary sewer, watermain, hydrants, service extensions, and stormwater detention. Per section 17.5.4.B of the Zoning Ordinance, any nonresidential or multi-family parcel or parcels of land two acres or more in size shall be required to be a PUD. As the development of Lots 2 and 3 began prior to the adoption of the Zoning Ordinance in 2013, development of the 300 Mitchell Rd (Lot 2) property was allowed to commence as a permitted use. Hansen continued the original development designed access sufficient for three buildings and the applicant has provided an updated traffic study showing this access is still adequate. Since work on the subject property is required to meet the requirements of the current Zoning Ordinance, including any procedural requirements.

Hansen shared the requested actions from the petitioner, which includes a special use planned unit development and site plan approval. The special use planned unit development meets all O-R-I zoning district yard and bulk requirements and all other requirements of the Zoning Ordinance. The site plan shows all of the parking spaces being installed. If the petitioner decides to land bank some of the parking spaces, the PUD will provide the right to install the land banked parking stalls at any time, subject to building permit approval. The petitioner is also requesting to add data center to the list of permitted uses as part of the PUD. Data centers are not mentioned in the Zoning Ordinance currently; however, it is becoming a more common use and the Village will be looking to add a data center as a use to the Zoning Ordinance in the future. The Comprehensive Plan designates the subject properties as 'Office/Industrial'. The proposed Warehousing, Storage, and Distribution Facility use is classified as a permitted use in the O-R-I Office, Research and Light Industrial District.

Hansen concluded that the Community Development Department finds the information presented in Petition #24-01 **meets** the Standards for Specials Uses, Site Plan Approval and Planned Unit Developments as set forth in the Zoning Ordinance. Based on the above considerations, Staff recommends **approval** of Petition #24-01, subject to the following eleven (11) conditions. Hansen highlighted condition one (1) regarding the existing tree line / landscaping on the north end of subject property being maintained and any dead or missing landscaping shall be replaced and condition five (5) regarding the drive aisle on the northern side of the building being kept free and clear and shall have no truck parking, standing, idling, or stacking.

Kelsey Perrin, Vice President and Investment Officer for Prologis in Chicago, presented the property's proposed project and shared information on Prologis as a firm. Perrin said Prologis holds real estate for the long term and Prologis Chicago portfolio includes over 83 million square feet and 374 buildings, which includes a team of 60 to 70 in the Chicago area to help manage and lease the properties. Perrin showed a submarket map of all the warehouses Prologis has in the immediate area. Perrin continued that the project for 302 Mitchell is a standard warehouse and has

a lot of landscaping on the north side of the property proposed. Prologis has also added landscaping and screening to the existing building at 300 Mitchell Rd. There are two access points to the 302 Mitchell property, which would use the same drive aisles as 300 Mitchell Rd. Perrin showed a site plan, building elevations, and landscape plan. Perrin added the property use matches the Village's designation in the Comprehensive Plan as Office/Industrial.

Chairman Brackett facilitated the public hearing and comments portion and asked to please not reiterate something that has already been said.

Maxine Pearce, 724 Thompson Ave, mentioned she lives at the western edge of the existing warehouse's northern drive aisle entrance and would be located directly between the two warehouses should the new one be built. Pearce said she is the original homeowner and has lived at the home since 2002. Pearce said she wanted to clarify that for the approval back in 2007 she never received a notice about the project. Pearce said staff notes dated from October 7, 2014, said the surrounding residential neighborhoods are aware of the Mitchell Road development and have had the opportunity to comment on the plans during the original plat approval, which was presented to the Plan Commission December 10, 2007. Pearce said there was no notice given, residents were not aware of the project and did not approve of it and would like this to be on the record. Pearce added the location of the existing warehouse and proposed warehouse is located way too close to residences. Pearce added residential and warehouse are different zoning areas, but there is a nuisance and noise created in the warehouse zone that travels into the residential neighborhood. Pearce said the warehouse property is approximately 120 footsteps away from my backdoor, the trucks and backup beepers of onsite vehicles and equipment are noisy and this noise is preventing us from having a restful night sleep and making it difficult to enjoy our home and backyard.

Pearce mentioned Village Ordinance 12.5, environmental performance standards, which talks about vibration and states no earthborn vibration from the operation of any use shall be detectable at any point off the lot on which the use is located. Pearce added the trucks create a vibration and rumble and we can feel it in our home. There are consistent trucks idling before the yard opens. Pearce stated she would prefer the trucks use the southern entrance since there are no homes nearby. Pearce also stated the warehouse use and activity causes noise pollution and said in May and June of 2021 the tenant was working 24/7 and trucks were coming and going at all hours, which made it difficult to get 3-4 hours of sleep a night and impacted our productivity at work and peace at home. Pearce said this incident developed health issues for her. Pearce quoted the American Heart Association regarding noise pollution. Pearce said her doctor agreed noise pollution did impact her health and has a letter the doctor wrote should anyone want it. Pearce said the letter states noise does impact an individual sleep and health and external noises are detrimental to one's health and this should be discussed with the Village. Pearce said there are many articles online regarding noise pollution. Pearce quoted the noise pollution clearinghouse, which stated noise pollution affects human health, wellbeing and problems relating to noise include hearing loss, stress, high blood pressure, sleep loss, distraction, loss of productivity and a reduction quality of life and the air unto which secondhand noise is emitted and which it travels is a common good and no one person or group owns it since it belongs to everyone, people businesses and organizations do not have unlimited rights to broadcast noise as they please. Pearce also quoted Harvard Medicine Magazine, which stated other health issues including childhood learning delays can occur when situated next to a noisy environment. Pearce added backup beeping creates noise pollution and can creep through cracks and walls and there have been occasions in which I woke

up from a loud noise and thinking they are on my backyard patio so the noise carries a lot and can wake up someone asleep or interfere with conversations or quiet moments in our home.

Pearce said she was hoping to alleviate this situation and spent money on window inserts to help reduce outdoor noise, but they don't appear to help due to the loud noise of the warehouse operations. Pearce shared that last October a truck arrived at 3am and blared on the horn for over 2 minutes and the driver should have noticed the residential area due to the one row of trees. Pearce added pine trees have branches that are spread out and the deciduous don't have any leaves seven months out of the year so there is no deterrent or landscape buffer currently. Pearce stated Zoning Ordinance Chapter 14.1, which mentions that landscaping regulations are intended to minimize the adverse impact of noise, motor vehicle headlights, and glare or other artificial light created by other adjoining or neighboring uses. Pearce said headlights have shined in her bedroom window and doesn't believe one row of trees is sufficient for a buffer and no one will realize the impact unless they live on the block next to the warehouse. Pearce added improved sound measures need to be taken to block out the noise since the existing landscaping does not do it. Pearce said the parking lot lights are very bright currently and another building will create even more lights. Pearce added that back in 2021, when visiting with the neighbors, parking lot lights were the number two issue outside of noise. Pearce added even though the plans meet code and recommendations no one feels affected unless living there since all the bedrooms in our home face the warehouse and the light is a nuisance every night. Pearce stated Chapter 5.4 of Zoning Ordinance for General Standards Planned Unit Developments states PUD's shall be compatible with the purpose and intent of this ordinance and the Village's comprehensive plan shall not diminish the market value of surrounding properties and it shall cause no impairment of the use of these properties. Pearce said this is a concern for us property owners since we already have one warehouse in our backyard and let alone there will now be two. Pearce said our property values are going to diminish and we are not comfortable being in my own backyard with truck drivers going by and parking behind our home.

Pearce said Prologis did give us some barriers and her anxiety has decreased since those barriers went up, but this new warehouse will cause an impairment to our properties. Pearce said the neighbor with a young child says they do not like her in the backyard with trucks parking behind his home. Pearce said 22 years ago we bought our home and had faith in the Village Board to look after our best interest and understand our desire is the same as theirs, which is to provide a place of rest and enjoyment, a home where the value will increase and be provided with surroundings that would enhance our quality of life. Pearce said this has not been the case and we are living in a disrupted atmosphere and hope the Village Board can ensure our neighborhood and children can live in a noise free environment and not develop health issues or learning disabilities due to noise pollution. Pearce concluded the warehouses are too close to a residential neighborhood and cause an adverse impact on the neighboring properties.

Perrin thanked Pearce for her comments and said they have worked on their end to address as many concerns as they can regarding the current building and looking for more solutions for the operation taking place there. Perrin said Prologis will look into other screening tactics. Perrin mentioned there was a lot more landscaping and foliage in the middle on the Nicor property before it was removed. Perrin added the new development will help alleviate truck stopping and other options can be considered for screening out light and noise.

Doug Pearce, 724 Thompson Ave, mentioned he is a retired engineer with 33 years of experience in designing industrial facilities with high-capacity warehouses. The planned unit development plan for the first warehouse and now this one inadequately protects residents in Chesterfield subdivision for noise and light pollution. Pearce said this pollution occurs from tractor trailer lights, shuttle truck operations, snow removal, parking lights and building lights. Noise pollution from tractor trailers includes engine noise, air braking, release noises, engine idling, horn honking, and engine braking. Pearce said the current mitigation measures do not address these. Pearce added noise pollution from shuttle trucks are from reversing, stopping and kingpin latching noises, that snow removal will not go away and is loud and occurs in early morning hours. Pearce said his recommendations would be to limit truck traffic to south side of current and proposed building, prohibit horn honking, truck idling, and engine braking. Pearce added replacing shuttle truck backup arms with back up cameras for safety and installing shields on parking/building lights and turning them off when possible when operation not active would help alleviate light pollution.

Dan Jackson, 692 Thompson Ave, said he had nothing new to add and agrees to what have been said.

Julie Jastremski and Greg Snyder, 104 Harding Ct, and said their home looks directly into the lobby of the existing building and would like to echo everything that has already been said. Jastremski shared the employees vehicles are making noises over multiple shifts, cars will come in and idle for awhile, and they can hear their music from our bedroom. Jastremski said it is not just the truck traffic, but the employee vehicle traffic as well. Jastremski said she is concerned the northern access will have more trucks and traffic that there is now causing more disruptions and noise. Jastremski said the property between our homes belong to Nicor and I think they had a role in the trees being removed and having them removed didn't help this situation. Jastremski added there isn't enough landscaping and screening to help mitigate the sound of the warehouse use.

Michele Grigsby, 652 Thompson Ave, said the proposed warehouse would be located in my backyard. Grigsby mentioned the light on the first building is annoying and I can see it in my bedroom and bathroom and asked if there will be a light on the second building since, she doesn't want to close her blinds 24 hours a day. Grigsby asked how we live together going forward since this building sounds like it is going to happen. Grigsby said her backyard is visible from the other property and people can look into it all the time and she cannot enjoy her backyard. Additional construction noise and dirt from the new building will impact quality of life of myself and my neighbors. Grigsby asked what the hours of construction for the building are now and how long will the build process take.

Melissa Roman, Prologis representative, shared the existing building light was Liberty's build at the time before Prologis acquired it; however, she can speak to the light on the new building. Roman said energy codes require cutoffs on all new light installations and this new building will be LEED silver and is required under LEED so no light should trespass on other properties with this new development. Roman said scheduling wise it will come down to the end user and construction will be during daylight hours. Perrin added they are looking for a user for this construction and not looking to build this on a speculative basis. Perrin said the economy last year was more volatile, but this year it has picked up and are in preliminary conversations with groups that are very cognizant of the surrounding properties. If there is a lease signed in a few months perhaps construction could begin this summer, but if we were to start on the building, we would start in September at the latest due to the winter months, but it is still very preliminary right now.

Community Development Director, Nathan Darga added construction hours are 6am to 9pm Monday – Saturday and 8am to 6pm on Sunday. Darga added the site is already mass graded however there will be dust, as every construction project does, but the stormwater ponds have been already installed and earthwork to prep the site should be the only grading construction needed. Darga asked Prologis how long construction typically takes. Roman added it would be about a 6 month build out schedule. Roman added in regard to dust mitigation, we are cognizant of neighbors around and we try to keep the streets and job site clean and dust control like water trucks will be provided should it get dry in summer months.

Commissioner Lenkart asked if 6 months was start to finish inside and out. Roman said since the site is graded that 6 months would be the estimate for completion with the shell of the building being 4 to 5 months and ultimately depends on what the customer wants. Roman said the noisy part is 2 to 3 months and usually right in the middle. Commissioner Newell asked if there was any way the entrance road could be moved from the north to the south to elevate noise for the residents. Darga said there are two entrance points, one on north and one on south. One of the conditions staff recommended was to keep the northern entrance aisle free and clear so no parking or idling. Darga said this is important the user since the proposed warehouse would use a common drive aisle and fire lane. Darga added hey could look into it and see if they can direct more traffic to the south entrance and the traffic study looked like it showed an even distribution, but perhaps they could take a look, but would probably need to redo the south entrance to make it more viable for trucks to enter and exit.

Chairman Brackett summarized some of the questions and concerns, which included noise, lights, vibration, and sound. Chairman Brackett said it looks like the petitioner can looked into mitigating those things and most of the current issues are from the existing building, which was not built or owned by Prologis at the time there were issues for lighting and noise. Chairman Brackett added it looks like with the new building some of these problems may be able to be resolved. Darga added that the Village does have a lighting ordinance and not sure if it was in place in 2013. Daraga said the current building and new building will follow current codes and the grade is lower for the new building so it won't appear as tall even though it may be the same height.

Ryan Miles, 651 Thompson, said he shares the same concerns as all the other residents. Miles asked if the Plan Commission looked into the economic impact of the properties that border the subject property in terms of property value and asked if it has been studied. Miles also asked what the benefit is for the Village for developing this property. Darga said the site is zoned ORI, which is light industrial and allows warehouses, which provide an economic benefit to the Village in regard to property taxes for the Village, School District and everyone else. Darga said warehouses also brings jobs and business to the Village. In terms of property value there is no specific study either positive or negative impact however the existing warehouse has been there for a number of years and if you check your taxes the accessed values tend to go up. Darga said there is no evidence to show a drop in property values. Darga added there is no study showing every house in town comparing homes next to a warehouse vs homes that aren't, but we haven't seen any values drop after a warehouse is built. Miles mentioned he appreciates the Village looking out for residents in

terms of jobs and taxes to fund projects however it would be nice to see a study provided for houses adjacent to warehouses and if there is a negative impact to property values.

Denise Vancil, 118 Gorham Ct, asked why does the warehouse have to be located on this property since Prologis owns all the property from here to I-88. Vancil asked why the open field along I-88 can't have the warehouses instead of locating it next to our homes so there is no problem from noise, light and vibrations. Perrin said Prologis owns this property and the property to the south and the property to the south already has a warehouse approved for that location. Vancil asked if the North Aurora Park District can buy the property this warehouse is proposed on and create it into a natural prairie land with walkable paths and enjoy nature instead of building the warehouse.

Jeremy Stallone, 648 Stewart Ave, said he is a local realtor and asked what the Village is doing to protect the community right behind the warehouse. Stallone asked if there will be more trees and foliage to mitigate sound and noise for the adjacent residential homes. Stallone said although there is not a study, any home that does back to a warehouse back to something not beautiful and obstructive and it will impact the homes value at some point in time and make the home harder to sell since it will need to be disclosed what is being built near the property. Perrin added all landscaping meets the Village's codes as it is designed, but the existing building/property has had gaps and dead spots that we have filled and will continue to monitor. Perrin said the bump outs were created to block the activity that was going on in the truck court and put it in as a screening measure. Perrin said the new building should mitigate a lot of the concerns and we will continue to update the existing building and work with the residents as we have in the past. Perrin added Prologis has changed the operation that was causing the issue and has made over five changes to the site to help mitigate issues that residents have brought up.

One resident said she lives on Stewart Ave, which is the street over from Thompson Ave, and asked why they were not notified of this meeting. She said the only reason we are here is because someone shared their letter to our HOA Facebook group. Another person added they were not notified either and they live on Thompson Ave. Chairman Brackett asked what the notification distance requirement was. Darga said there is a newspaper notice, signs posted on the property and mailings are send out to property owners within 250 feet. Some residents said sound does not stop at 250 feet. Chairman Brackett said if you feel like you weren't notified and should have been, please reach out to the Village. Commissioner Lenkart said the distance requirement is a state law. Chairman Brackett said residents can bring up the distance and notification concerns to the Village Board since they may be able to change that.

Teresa Ibarra, parents live at 716 Thompson Ave, said her parents are older and this property is their forever home. Ibarra said they get woken up all the time from the beeping and their health has declined so much because they can't sleep. Ibarra said even with her fathers hearing aid off he can hear the beeping and she grew up in this home. Ibarra added they can't afford sound barriers or new windows since they are on a fixed income and both retired. Ibarra added landscaping needs to be enhanced and sound needs to be mitigated. Ibarra said you can see truck drivers eating their lunch when you look out their window and there is sound, light and noise pollution and its very stressful for them and directly impacts my parents. Greg Saewert, 668 Thompson Ave, said he's not too bothered by the trucks, but bothered by the shuttle vehicles and forklifts and they wake him up. Saewert said the beeping is profoundly loud and if there were an alternative option available that would help out.

Maxine Pearce had a question regarding the tenants and if they will be limited on their hours of operation to be more conductive to the residents living and asked if they can work 24/7 currently. Draga said the zoning district does not have hours of operation and no zoning district in the Village does, but every district has to follow the rules and performance standards.

Chairman Brackett said he appreciates the concerns, and the best approach is to work with Prologis and take this list of concerns to them and try to make it better. Chairman Brackett said being fair to the residents is one thing, but being fair to the property owner and their right to do business is another and we will need to work on living together and will be better off. Perrin said they do not put any limitations on customers for hours of operation. Perrin said what we can control and mitigate are any issues that arise after the fact, which includes improvements to site and building. Darga asked a question regarding the backup alarms and understand it is the law and OSHA rule but are there any alternatives to mitigate noise. Perrin said she is not on the operation side of Prologis so she will need to reach out to them. Chairman Brackett said we will add this to the list of the concerns. Perrin said Prologis has a large portfolio so we probably have had an instance like this before and will look into the alternatives.

Grigsby asked if there will be windows or a second floor on the building. Darga said the clear story windows are open space and are there to provide light, but sometimes there is a two-story office component to let in natural light as well. Grigsby was concerned about people on the roof and upper stories looking into her windows. Chairman Brackett closed the public hearing portion of the meeting.

Commissioner Botkin thanked all the residents for sharing their concerns and apologize this has been a disrupted issue for them. Botkin said we hear your concerns and agree with them however we don't have the authority to say you can't built that building. The current building was built and purchased legally and built to code in a zoning district your elected officials approved. We are balancing resident concerns and businesses ability to operate. Botkin said he is confident the building owners have heard our concerns. Botkin added screening and lack of trees are a concern. Botkin added he would be for going forward with approval with areas of focus spelled out to help mitigate these concerns regarding noise and light. Commissioner Newell said he agrees with Commissioner Botkin and hopes the Village and developer will look into these concerns and comments.

Commissioner Negro asked outside of the trees, what are the alternatives for noise. Commissioner Negro suggested a wall or barrier such as a highway sound walls. Darga added fences in industrial districts can go up to 8 feet, but highway noise walls are usually 10 to 15 feet tall. Darga suggested screening the bump outs better could help mitigate trailer parking noise and light pollution. Commissioner Negro asked if a wall could be added along both buildings along the north side. Roman said Prologis has looked into a sound wall and there isn't a lot of room between the pipeline easement and property line. Roman added the foundation for the walls are pretty big and hefty and all landscaping would need to be ripped out should we try to pursue that.

Commissioner Tuohy said she would not buy a home on that back border because of all the nuisances and would suggest limiting hours of operation for a business. Commissioner Tuohy said 24/7 operation behind these homes are not ideal especially if you have children and pets. Commissioner Tuohy said noise control needs to be addressed whether with landscaping or a barrier. Commissioner Tuohy added the notification distance of 250 feet seems to be a disservice to our community and it needs to be reviewed. Commissioner Tuohy said in the end we enforce the zoning, and the zoning allows industrial in regard to use.

Commissioner Lenkart said understands the concerns from the residents, but we have to weigh the residents rights of privacy and peace with the landowner's rights of building there. Commissioner Lenkart asked who owns the property to the existing building and if it is possible to look into the lighting of that building and provide better shielding to lights on the northern end facing the residential properties. Darga said Prologis bought that property and currently maintain it. Commissioner Lenkart said he agrees with a taller wall or fencing if it can be built and would recommend it going the length of both properties to address the concerns. Commissioner Lenkart said he understands truck drivers and employees get there and are waiting, which is part of the job, but if we can put up additional signage maybe that will help. Commissioner Lenkart added the southern access point would probably need to be completely redone to make it feasible for trucks to enter and exit Mitchell appropriately. Commissioner Lenkart asked about land banking parking. Darga said the plan shows all parking spaces being installed, but the Village usually adds that provision in the PUD to help increase greenspace and decrease unnecessary pavement on the site.

Commissioner Lenkart said he had a concern about the data center use. Darga added the Zoning Ordinance does not have a data center use, but staff plans to bring the use to the Plan Commission in the future to consider for the ORI District. Commissioner Lenkart was concerned about the HVAC units noise, generator noise, vibration, water usage and power implications of a data center. Darga said any high-water user that looks to come into the Village will now need to conduct a water study and pay an impact fee, which is the last condition in the staff report. Darga added data centers typically don't have a lot of trucks, have better quality jobs and don't require the parking as much onsite parking. Commissioner Lenkart said he is against adding data center as a permitted use in the PUD but wouldn't mind it as a special use that can be conditioned and reviewed in greater detail by the Plan Commission. Commissioner Lenkart asked what a data center tax revenue is compared to a warehouse. Commissioner Lenkart added the safety aspect of a beeper is required and forklifts typically don't leave the building so those beepers shouldn't be heard as often as trucks backing up and most warehouses don't have second stories, they just have windows that may make it look like that.

Chairman Brackett asked about the fence on Randall Rd and if that could be replicated along the property line since it is taller and has landscaping along it. Commissioner Tuohy added she would like to see both fencing and landscaping not just one option.

Commissioner Bozik said there should be a condition added to have Prologis evaluate with staff a wall or increased landscaping for the totality of the border from Mitchell Rd to the end of this subject property to its western border. Commissioner Bozik added that another condition of approval of PUD should be for improving of lighting of 300 Mitchell building to match the new building on the north side whether it be shields or LED lighting to reduce the lighting carrying as far. Commissioner Bozik said this is a unique situation since if there was no change to the Village

Ordinance this project wouldn't even have come through this process. The PUD and new rules allow this petition to come back to us and should help mitigate and resolve the issues presented tonight with conditioning the PUD. Commissioner Bozik added the zoning for this property has been in place prior to the any house being built in Chesterfield and originally the property was looked at making it ORI all the way out to Butterfield Rd. Commissioner Bozik said in regard to the data center it addresses some issues, but also brings up other issues and think to make it a permitted use is not acceptable and should come back as a special use since it has air handling units, water, and power usage requirements and backup diesel generators. Commissioner Bozik said it would be nice to review it as a special use to potentially push louder equipment to the southern portion of the building should a data center want to go to this property. Commissioner Bozik said if we can push the traffic down to the south that would be great, however pushing it down there as a full intersection could create safety issues and I see it highly unlikely. If we can ensure no truck parking along the northern access drive that would be a big win as well.

Chairman Brackett summarized the concerns regarding lighting, noise, vibration, moving traffic along south entrance, increased landscaping/fencing on northern part of property, limitations on the data center use, and truck parking. Chairman Brackett said the developer seems to be open and not resistant to a lot of these concerns. Commissioner Lenkart was wondering if we can legally tie lighting into the existing property since it is not a PUD or part of this one. Darga said we have to ask the Village Attorney, but we can make a condition to look into it or suggest it.

 Petition #24-05 (Amendments to Title 17 of the North Aurora Municipal Code): The Village of North Aurora requests text amendments to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions regarding Commercial Vehicles.

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

Community Development Director Nathan Darga introduced Petition #24-05, text amendment amending provisions regarding Commercial Vehicles in the Zoning Ordinance. Darga said the current definition in the Zoning Code for commercial vehicles has some conflicting language. Commercial vehicles are different from recreational vehicles. Commercial vehicles are large work trucks on private property. Darga said there is a separate section of village code the police use for parking on public streets and right of way (ROW), which had a third definition of what a commercial vehicle was and has made it difficult to enforce for code enforcement.

Darga said tonight we have proposed a new definition that we can put in each code section, so it is consistent. A commercial vehicle would be defined as any one of these three definitions. Commercial Motor Vehicle. For the purposes of Title 17, commercial vehicles shall be any self-propelled or towed vehicle that meets one of the following categories:

- Has a gross vehicle weight, a gross vehicle weight rating, a gross combination weight, or a gross combination weight rating of 12,001 or more pounds (F Plate or greater).
- Is a box truck or cutaway (with any plate) where the passenger compartment is completely separate from the cargo area with seating for the driver and no more than one or two passengers.

• Has a gross vehicle weight, a gross vehicle weight rating, a gross combination weight, or a gross combination weight rating of 10,001 pounds to 12,000 pounds (D Plate) AND any one of the following characteristics: contains a bucket, lift, towing, dump bed, ladder storage or other similar equipment; is taller than ninety inches (90") in height; is designed to carry more than fifteen passengers.

Darga showed an example in the Village where one residential lot has a commercial vehicle, another non-commercial vehicle work van, and a trailer and explained what was legal and what was not under this new definition. Chairman Brackett asked why the box truck was defined as such. Darga said it is differentiating from a sprinter van. Darga said the zoning aspect of the code relates to private property and the non-zoning code is what the police enforce in the public ROW.

Darga added when this item goes to the Village Board one code will be updated for the private side and one for the public side but will have the same definition. Commissioner Lenkart asked about trailer parking on public streets specifically landscaping trailers. Darga said that is a police issue since it's on the street but will take that into consideration when amending the public ROW side of the ordinance. Darga said the new ordinance will say no trailers, recreational vehicles or commercial vehicles on the street overnight. Commissioner Tuohy asked if RV's parking on the street is already prohibited currently. Darga added it is in the Zoning Ordinance, but not in the other non-zoning section of the code so it will be added as part of this update on the police enforcement side. Darga said for this petition tonight it is for private property's only. If a commercial vehicle is not parked inside a garage, it will be prohibited.

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

Commissioner Botkin asked as part of the definition, what does other similar equipment mean, and is it a concern to leave that language in the definition since it leaves us open to interpretation. Darga added that it does not include decals and the Village Board discussed decals. The point of this definition is to prohibit large noxious vehicles in residential neighborhoods. Darga added that a D plate vehicle can be a personal vehicle however once ladders and other equipment are added it is pretty clear it is not used for that purpose. Commissioner Tuohy asked how often people are cited for this currently. Darga said it is a few times a year, but the issue right now is determining what is a commercial vehicle and if the Village can defend it in an adjudication hearing. Commissioner Lenkart asked if there is a notice period when something like these changes or goes into effect. Darga said if it is on private property, you get sent a notice that and how to meet it within 30 days otherwise you get a second notice and then could end up in adjudication if it does not comply. Chairman Bracket asked if Commissioner Botkin was okay with the language. Commissioner Botkin said he is, but wanted to bring attention to it, but would be okay with it and we can always change it in the future if it becomes an issue.

NEW BUSINESS

- 1. <u>Petition #24-01 (302 Mitchell Road)</u>: The petitioner, Liberty Illinois, LP, requests the following actions in the O-R-I Office, Research and Light Industrial District:
 - a) Special Use Planned Unit Development
 - b) Site Plan Approval

Motion for approval of Petition #24-01 with the eleven (11) conditions by staff along with the added conditions regarding lighting, noise, vibration, moving traffic along south entrance, increased landscaping/fencing on northern part of property, limitations on the data center use, and truck parking, signage at the entrances of Chesterfield subdivision for no construction traffic was made by Commissioner Tuohy seconded by Commissioner Bozik. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes, Botkin – Yes. **Motion approved**.

Chairman Brackett thanked the residents for voicing their concerns and said the public notification distance concerns can be brought up to the Village Board. Commissioner Lenkart also added we are an advisory board. We can only recommend or not recommend a petition with conditions and do not have voting authority. The Village Board has the voting authority, and the item will be reviewed by them next, and we encourage you attend any future meetings. Residents asked when the next meeting will occur regarding this item. Darga said the next Village Board meeting will be Monday, February 19th and the item will be on the Committee of Whole where it will be discussed. The final vote will most likely occur the first meeting in March.

 Petition #24-05 (Amendments to Title 17 of the North Aurora Municipal Code): The Village of North Aurora requests text amendments to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions regarding Commercial Vehicles.

Motion for approval of Petition #24-05 (Amendments to Title 17 of the North Aurora Municipal Code) as presented by staff was made by Commissioner Tuohy and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes, Botkin – Yes. **Motion approved**.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Community Development Director Nathan Darga provided a construction update to the Fortunato restaurant development. Darga said the steel and roof is up and the business owner is hoping to be open late spring. Commissioner Lenkart brought up the positioning of the Starbucks sign and how close it was to Fortunato. Darga said it was approved that way and mentioned Starbucks has not reached out about it. Commissioner Bozik asked when the dispensary plans on opening on Orchard Rd. Darga said it is under construction, but signage permits have been issued and they are looking to open up end of March.

Darga shared the Village has received some concept plans since last meeting. One plan is for Gemco Roofing (property on Route 25/56) and is looking to expand the industrial building. The current building and site has a lot of nonconformities, and we are looking to clean up the building and site. Commissioner Tuohy asked about Towne Center and asked if any new businesses are coming to that area. Darga added Kids Empire will be going next to JCPenney and Slick City will be going in at the old Bestbuy site. Darga added there has been some residential use discussion for lots in this area to bring in more activity. There may be some concepts that come through in the future as we are currently discussing the projects with developers. Commissioner Lenkart asked

about the two Parcel 6 buildings next to Casey's. Darga said the buildings are going up, but there are no tenants to share at this time. Commissioner Lenkart asked if the fence can be removed at 300 Mitchell Rd along Mitchell Rd since the tenant is no longer using it. Darga said staff will look into it. Darga said a new business called Crave will be going in along Orchard Rd near Brother Chimp. The restaurant will have a beer pour wall, axe throwing and video gaming.

ADJOURNMENT

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

Respectfully Submitted,

David Hansen Planner

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

GENERAL INFORMATION

Meeting Date: February 6, 2024

Petition Number: #24-01

Petitioner: Liberty Illinois, LP

Location: 302 Mitchell Road

Property Index Number: 15-03-401-003

Development Size: 23.96 acres

Requests: 1) Special Use - Planned Unit Development 2) Site Plan Approval



Current Zoning: O-R-I Office, Research and Light Industrial District

Current Land Use: Vacant Land

Comprehensive Plan Designation: 'Office/Industrial'

PROPOSAL

The petitioner is proposing to establish the 23.96-acre property as an industrial planned unit development ("PUD"). The petitioner intends to construct a 439,380 square-foot industrial office/warehouse building on Lot 3 (302 Mitchell Rd). Lot 5 is also located in Liberty Business Center, immediately adjacent to Lot 3, and consists of 8.41 acres of land on which a stormwater management pond was previously constructed to serve Lot 3 and Lot 2 (300 Mitchell Rd).

BACKGROUND

The Liberty Business Center Final Plat of Subdivision was approved by the Village Board on December 10, 2007. The Liberty Subdivision comprises of six total lots, three of which were created to accommodate warehouse development. Lot 1 (400 Mitchell Road), Lot 2 (300 Mitchell Road) & Lot 3 (302 Mitchell Road) were created to accommodate warehouse development and the remaining lots are subservient to those lots by primarily providing stormwater detention. Lot 1 is located on the southern half of the Liberty Subdivision while Lots 2 & 3 are located on the northern half. Lots 2 & 3 were partially developed after subdivision of the Liberty Business Center. Due to the onset of the recession, development of Lots 2 & 3 ceased before any buildings were erected. Construction of one warehouse building would later be completed on Lot 2 (300 Mitchell Road) in 2015. To prepare the site for a future tenant, the previous owner partially developed the subject property in 2016/2017. Some of the work completed included: mass grading, sanitary sewer, water main, service extensions

Staff Report Petition #23-01 Page 2 of 5

throughout the site, installation of a fire loop and installation of storm sewer, which drains to the existing stormwater detention pond on Lot 5.

Per Section 17.5.4.B of the Zoning Ordinance, any nonresidential or multiple-family parcel or parcels of land two acres or more in size shall be required to be a PUD, which did not become a requirement until the new Zoning Ordinance was adopted in 2013. Each of the three lots planned for warehouse development in the Liberty Business Center exceeds two acres in size and would be classified as a nonresidential use (warehousing) once operable. As the development of Lots 2 & 3 began prior to the adoption of the Zoning Ordinance in 2013, development of the 300 Mitchell Road (Lot 2) property was allowed to commence as a permitted use.

Since work on the subject property did not commence until after the adoption of the 2013 Zoning Ordinance, the subject property is required to meet the requirements of the current Zoning Ordinance, including any procedural requirements.

The original development designed access sufficient for three buildings. The applicant has provided an updated traffic study showing that this access is still adequate. The study stated that the "intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed facility and no roadway improvements or traffic control modifications are required."

REQUESTED ACTIONS

Special Use – Planned Unit Development

As previously mentioned, any nonresidential or multiple-family parcel or parcels of land two acres or more in size shall be required to be a planned unit development. The total site area for the proposed development is 23.96 acres and the use is considered nonresidential. The proposed plans meet the O-R-I District yard and bulk regulations and all other requirements of the Zoning Ordinance. The site plan shows all of the parking spaces being installed. If the petitioner decides to land bank some of the parking spaces, the PUD will provide the right to install the land banked parking stalls at any time, subject to building permit approval. The petitioner is also requesting to add data center to the list of permitted uses as part of the PUD.

The petitioner has submitted a response to both the Standards for Special Uses and General Standards for Planned Unit Developments.

Comprehensive Plan Land Use Recommendations

The Comprehensive Plan designates the subject properties as 'Office/Industrial', which is consistent with the O-R-I Office, Research and Light Industrial District. The proposed Warehousing, Storage, and Distribution Facility use is classified as a permitted use in the O-R-I Office, Research and Light Industrial District.

The proposed development area is included as part of a subarea listed in the Comprehensive Plan's Commercial and Industrial Areas Plan:

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, and should work with the City of Aurora to extend Corporate Boulevard west into the site, which would allow access to the

Staff Report Petition #23-01 Page 3 of 5

Farnsworth Road I-88 interchange, industrial roadways should ensure that trucks cannot circulate through adjacent neighborhoods to the north.

Since the adoption of the Comprehensive Plan in 2015, Corporate Boulevard has been extended west to Mitchell Road. The entrance to the subject property would use the same entrances as 300 Mitchell Rd. Staff reviewed the original Liberty Business Center subdivision plat and confirms an access easement exists for the subject property on the plat.

Site Plan Approval

Per Section 17.4.4.B of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and <u>industrial development</u> for which a site plan has not already been approved.

- D. Standards for Site Plan Review:
 - 1. The arrangement of the structures and buildings on the site to:
 - a. Allow for the effective use of the proposed development.
 - b. Allow for the efficient use of the land.
 - c. Ensure compatibility with development on adjacent property.
 - d. Respond to off-site utility and service conditions, and minimize potential impacts on existing or planned municipal services, utilities, and infrastructure.
 - e. Protect the public health, safety, convenience, comfort, and general welfare.
 - f. Conform to the requirements of this Ordinance and other applicable regulations.
 - 2. The arrangement of open space or natural features on the site to:
 - a. Create a desirable and functional environment for patrons, pedestrians, and occupants.
 - b. Preserve unique natural resources where possible, such as, but not limited to forested areas and, hydrological features.
 - c. Provide adequate measures to preserve existing healthy, mature trees wherever practically feasible.
 - d. Provide adequate measures to preserve identified natural resources on adjacent sites.
 - e. Design drainage facilities to promote the use and preservation of natural watercourses, patterns of drainage and compliance with existing stormwater control and erosion protection facilities or requirements.
 - f. Avoid unnecessary or unreasonable alterations to existing topography.
 - 3. The organization of circulation systems to:
 - a. Provide adequate and safe access to the site.
 - b. Minimize potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts.

- 4. The design of off-street parking lots or garages to:
 - a. Minimize adverse impacts on adjacent properties.
 - b. Promote logical and safe parking and internal circulation.
- 5. In accordance with Section 14.2 (Landscape Plan) the design of landscape improvements and related features to:
 - a. Create a logical transition to adjoining lots and developments.
 - b. Screen incompatible, negative, or unsightly uses.
 - c. Minimize the visual impact of the development on adjacent sites and roadways.
 - d. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site.
 - e. Promote and enhance the appearance and image of the Village.
- 6. Site illumination that is designed, located, and installed in a manner that will minimize adverse impacts on adjacent properties.
- 7. Conformance of the proposed development with the goals and policies of the Comprehensive Plan and all Village codes and regulations.

FINDINGS

The Community Development Department finds that the information presented in Petition #24-01 **meets** the Standards for Specials Uses, Site Plan Approval and Planned Unit Developments as set forth in the Zoning Ordinance. Based on the above considerations, Staff recommends the Plan Commission make the following motion recommending **approval** of Petition #24-01, subject to the following conditions:

- 1. The existing tree line / landscaping on the north end of subject property shall be maintained and any dead or missing landscaping shall be replaced.
- 2. The petitioner shall have the right to land bank parking stalls at any time. Future installation of land banked parking stalls shall be subject to building permit approval.
- 3. All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32).
- 4. A separate building permit shall be required for any guardhouses so the Village can validate the optimal location in order to avoid any potential impact on site access and circulation.
- 5. On-site management shall effectively monitor and regulate all on-site trucking activities in order to minimize any light, sound and odor emissions as well as any other performance standards per Section 12.5 of the Zoning Ordinance. Specifically, the drive aisle on the northern side of the building shall be kept free and clear and shall have no truck parking, standing, idling, or stacking.
- Any perimeter fencing shall be black, metallic, non-chain link construction and limited to eight (8) feet in height.
- 7. All business activities shall be conducted completely within the confines of the buildings.
- 8. The keeping of any goods, material, merchandise or equipment outside of the building(s) shall be prohibited.
- 9. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
- 10. All mechanical equipment located on the subject property shall be screened per Section 12.3.D of the Zoning Ordinance.
- 11. Any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060.

APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA	PETITION NO. $24-01$
Board of Trustees	
25 East State Street	FILE NAME 302 Mitchell Rd PUD
North Aurora, IL 60542	12 21 2022 @ 10am
	DATE STAMP 12.21.2025 @ 10am

I. APPLICANT AND OWNER DATA

Name of Applica	t Liberty Illinois, LP (c/o Kelsey Perrin & Melissa Roman)	
Applicant Addres	321 N. Clark Street, Chicago, IL 60654	
Applicant Teleph	none #847-292-3900	
Email Address kperrin@prologis.com & mroman@prologis.com		

Property Owner(s)	Liberty Illinois, LP
Owner Address	321 N. Clark Street, Chicago, IL 60654

Owner Telephone # ____847-292-3900

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property	302 Mitchell Road, North Aurora, IL
	(indicate location if no common address)
Legal Description: _	LOT 3 IN LIBERTY BUSINESS CENTER - NORTH AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2007, AS DOCUMENT NUMBER 2007K125658, IN KANE COUNTY, ILLINOIS.

Parcel Size Lot 3 - 23.964 acres

Present Use	Mass graded	site,	intended for	or wareh	nouse/industrial	use
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(business, manufacturing, residential, etc.)

Present Zoning District ORI - Office Research Industrial District

(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use	ORI - Office Research Industrial District
	(Zoning Ordinance Classification)
Code Section that autho	rizes Special Use Title 17, Chapter 10.2 - Permitted and Special Uses
Has the present applicar	t previously sought to rezone or request a special use for the property o
any part thereof? No	
If so, when?	to what district?
Describe briefly the type	e of use and improvement proposed
The site was previously mass grade intends to develop a building that i	ed. As part of the improvements, storm sewer, sanitary sewer, and water main were installed. Applicant s similar to what initially approved for the property. The building will be a 439,380 SF modern industrial
ornce / warehouse facility that will	include 252 car parking spots, 118 trailer parking spots, and 88 dock positions.
What are the existing us The area to the north and west are Research Industrial District.	es of property within the general area of the Property in question?
What are the existing us The area to the north and west are Research Industrial District. To the best of your know particular location? (Exj	es of property within the general area of the Property in question? are R-1 Single Family Residence District. The area to the east and south are ORI Office wledge, can you affirm that there is a need for the special use at the plain) Per Title 17, Chapter 5.4 (B) of the North Aurora Code of Ordinances: "Any nonresidential or
What are the existing us The area to the north and west are Research Industrial District. To the best of your know particular location? (Exj multi-family parcel, or parcels two	es of property within the general area of the Property in question? are R-1 Single Family Residence District. The area to the east and south are ORI Office wledge, can you affirm that there is a need for the special use at the plain) Per Title 17, Chapter 5.4 (B) of the North Aurora Code of Ordinances: "Any nonresidential or acres or more in size shall be required to be a planned unit development."
What are the existing us The area to the north and west are Research Industrial District. To the best of your know particular location? (Exj multi-family parcel, or parcels two Furthermore, Section 4.3 of Appendix	es of property within the general area of the Property in question? are R-1 Single Family Residence District. The area to the east and south are ORI Office wledge, can you affirm that there is a need for the special use at the plain) Per Title 17, Chapter 5.4 (B) of the North Aurora Code of Ordinances: "Any nonresidential or acres or more in size shall be required to be a planned unit development."

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

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

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

IV CHECKLIST FOR ATTACHMENTS

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

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

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

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

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

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

gent Officer Date Prologies Clinais, LP 12/19/23 Applicant or Authorized Agent Illinois. LF Date Owner

STATE OF ILLINOIS)) SS COUNTY OF KANE)

I. Kelsey Perrin, being first duly sworn on oath depose and say that I am trust officer of Liberty That the following are all of the beneficiaries of the Liberty Ilinais, LP

Prologies, LP Heitman Capital, LLC

Kelsey Perrin TRUST OFFICER VP, Investment officer prologie

SUBSCRIBED AND SWORN TO

Before me this 19th day of December, 20_23.

A Notary Public in and for such County



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

Parcel	Property Owner	Owner's Mailing Address
1503255005	Chesterfiel Homeowners Association Inc.	PO Box 46 Aurora, IL, 60507
1503260002	Clark, Kevin J	110 Gorham CT North Aurora, IL, 60542
1503260003	Vancil, Ted W	118 Gorham CT North Aurora, IL, 60542
1503260004	Vancil, Ted W	118 Gorham CT North Aurora, IL, 60542
1503260005	Acevedo, Ivan	117 Gorham CT North Aurora, IL, 60542
1503260006	Acevedo, Ivan	117 Gorham CT North Aurora, IL, 60542
1503260007	Sarathy, Arvin	101 Gorham CT North Aurora, IL, 60542
1503260008	Stone, Yolotta	109 Gorham CT North Aurora, IL, 60542
1503260009	Stone, Yolotta	109 Gorham CT North Aurora, IL, 60542
1503260010	Grigsby, Michele	652 Thompson Ave, North Aurora, IL, 60542
1503260011	Grigsby, Michele	652 Thompson Ave, North Aurora, IL, 60542
1503260012	Hobson, Lula M	660 Thompson Ave, North Aurora, IL, 60542
1503260013	Hobson, Lula M	660 Thompson Ave, North Aurora, IL, 60542
1503260014	Saewert, Gregory	668 Thompson Ave, North Aurora, IL, 60542
1503260015	Kral, David	668 Thompson Ave, North Aurora, IL 60542
1503260016	Conroy, Thomas	676 Thompson Ave, North Aurora, IL, 60542
1503260017	Conroy, Thomas	676 Thompson Ave, North Aurora, IL, 60542
1503279007	Santillan, Noe	684 Thompson Ave, North Aurora, IL, 60542
1503279008	Santillan, Noe	684 Thompson Ave, North Aurora, IL, 60542
1503279009	Jackson, Daniel	692 Thompson Ave, North Aurora, IL, 60542
1503279010	Jackson, Daniel	692 Thompson Ave, North Aurora, IL, 60542
1503279011	Soni, Dhairya	700 Thompson Ave, North Aurora, IL, 60542
1503279012	Soni, Dhairya	700 Thompson Ave, North Aurora, IL, 60542
1503279013	Berry, Kathryn	708 Thompson Ave, North Aurora, IL, 60542
1503279014	Kuzelka, John A	708 Thompson Ave, North Aurora, IL, 60542
1503279015	Ibarra, Fernando	716 Thompson Ave, North Aurora, IL, 60542
1503279016	Ibarra, Fernando	716 Thompson Ave, North Aurora, IL, 60542
1503279017	Pearce, Douglas C	724 Thompson Ave, North Aurora, IL, 60542
1503279018	Pearce, Douglas C	724 Thompson Ave, North Aurora, IL, 60542
1503279019	Shaipi, Astrit	732 Thompson Ave, North Aurora, IL, 60542
1503279020	Shaipi, Astrit	732 Thompson Ave, North Aurora, IL, 60542
1503279021	Rivera, Ricardo	740 Thompson Ave, North Aurora, IL, 60542
1503279022	Rivera, Ricardo	740 Thompson Ave, North Aurora, IL, 60542
1503279023	Bueno, Leonardo	748 Thompson Ave, North Aurora, IL, 60542
1503279024	Bueno, Leonardo	748 Thompson Ave, North Aurora, IL, 60542
1503400002	Nicor Gas Company	241 Ralph McGill Blvd NE # 10081, Atlanta, GA, 30308
1503400043	Chesterfiel Homeowners Association Inc.	PO Box 46 Aurora, IL, 60507
1503401002	Prologis LP	1800 Wazee St STE 500 Denver, CO, 80202
1503401003	Prologis LP	1800 Wazee St STE 500 Denver, CO, 80202
1503401004	Prologis LP	1800 Wazee St STE 500 Denver, CO, 80202
1503401006	Prologis LP	1800 Wazee St STE 500 Denver, CO, 80202
1503401007	Prologis LP	1800 Wazee St STE 500 Denver, CO, 80202
1503401008	North Aurora OF	25 E State St. North Aurora, IL, 60542

I, <u>Kates Perion</u>, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Applicant Signature Prologies **Applicant Signature**

SUBSCRIBED AND SWORN TO Before me this 19th day of December, 20 23.

Notary Public



Application for Special Use 3/26/2019

302 Mitchell Road, North Aurora, IL

Development Narrative:

Existing Parcel Overview (Lot 3): Lot 3 is located in Liberty Business Center and consists of 23.963 acres of partially improved land. Per the current North Aurora Zoning Map (revision date 4/16/2021) the subject properties are zoned ORI Office research Industrial District. The subject properties are located at the southeastern limits of the Village of North Aurora. The properties to the immediate east and south are also located within the Liberty Business Center and zoned ORI. Lot 3 is bound by the Northern Illinois Gas Company right of way to the north and the properties to the east (across Mitchell Road) lie within the City of Aurora and are zoned ORI Office/Research/Light Industrial. The previous owner of Lot 3 (Liberty) partially developed the property. The completed improvements include mass grading, sanitary sewer and water main and service extensions throughout the site, installation of a fire loop and installation of storm sewer, which drains to the existing stormwater detention pond on Lot 5.

Applicant intends to develop an approximately 439,380 square-foot industrial office/warehouse building, having a maximum building façade height of 50-feet with internal clear heights of 40-feet. The building's anticipated use is logistics/warehousing. Applicant anticipates the building to consist of 23,760 square-feet of office space and the remaining 415,620 square-feet to be used for warehousing and auxiliary uses. The building is anticipated to include 88 dock positions and 4 overhead drive-in doors. The site is anticipated to supply 252 vehicle parking spaces (including 7 ADA parking spaces and 52 future land banked parking spaces), and 118 trailer parking spaces. The specific end user, detailed engineering and architectural design may lead to minor variations to the office/warehouse square-footage, parking counts, site plan and building facade.

Applicant intends to develop the property for a to be determined end user or as a speculative development. In either case, the site could potentially be a data center, which falls into the ORI zoning designation. The site plan layout for data center would be determined based on available power and end user requirements.

Applicant has completed a Traffic Impact Study for the proposed development which estimated passenger vehicle and truck trips. As part of the Traffic Impact Study, applicant diligently reviewed the neighboring parcels, anticipated traffic volumes and routes, and the potential for effects upon neighboring properties. This review has shown that the neighboring parcels are industrial in nature and utilized in a similar manner as the proposed development. Additionally, the proposed Development's north access drive will be 1300 feet north of Corporate Boulevard and the south access drive will be 415 feet north of Corporate Boulevard. The majority of the site's traffic is anticipated to utilize Corporate Boulevard (45%), south Mitchell Road (30%), and north Mitchell Road (25%). This is in alignment with the Village's Comprehensive Plan. The property's operating hours, employee vehicle traffic, and truck traffic volumes will be dictated by the ultimate end user of the property and are anticipated to be typical to that of other logistics and warehousing facilities in the area. The Traffic Impact Study has been included with the

submission.

Potable water usage and sanitary effluents generated are expected to be in-line with logistics buildings of a similar size and it is anticipated that the in-place services will be sufficient to supply the building.

The proposed development complies with the property's current ORI zoning and aligns with the Village of North Aurora's Comprehensive Plan. The vision for this property is defined within the Comprehensive Plan on Page 6 which states "Support further industrial development on Mitchell Road such as completion of the Liberty Business Center." This property is identified within Commercial and Industrial Character Area 20 on pages 12 and 13 of the Comprehensive Plan, which states "The Village should encourage the development of new office or light industrial uses".

Special Use Standards Conformance 302 Mitchell Road, North Aurora, IL

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

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

Yes, the site is currently zoned ORI Office Research Industrial District. The proposed special use is authorized in the zoning district in which the property will be located pursuant to Chapter 10.2 of the Village Zoning Code.

2. The proposed special use is deemed necessary for the public convenience at that location. Yes. The proposed special use is necessary for the public convenience at the location and required by Chapter 5.4 of the Village Zoning Code.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

The proposed special use does not create additional impacts at public expense for public facilities and services. All required public services such as roads and utilities are already in-place. The proposed development will increase property tax revenue while diversifying the tax base, create employment opportunities and help support local businesses with future employees frequenting local businesses.

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

Yes, the proposed use is in conformance with the goals and policies of the Comprehensive Plan and all Village codes and regulations. The vision for this property is defined within the Comprehensive Plan on Page 6 which states "Support further industrial development on Mitchell Road such as completion of the Liberty Business Center"; this parcel is located within Liberty Business Center. This property is identified within Commercial and Industrial Character Area 20 on pages 12 and 13 of the Comprehensive Plan, which states "The Village should encourage the development of new office or light industrial uses".

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity. The surrounding properties are industrial in nature and the proposed development aligns with the Village's Comprehensive Plan. The proposed development will feature an aesthetically pleasing architectural design as shown in the provided architectural renderings and elevations.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value

of other property in the neighborhood in which it is located.

Yes. The proposed special use will not significantly dimmish the safety, use, enjoyment and value of other properties in the neighborhood in which it is located. The surrounding properties are mostly industrial in nature and developing the property from vacant land to a Class A industrial/logistics facility would be expected to increase the value of nearby property. Furthermore, the development follows the Village's Comprehensive Plan to "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."

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

The proposed special use is compatible with development on adjacent properties. The site is currently zoned ORI Office Research Industrial District. The neighboring properties are industrial in nature and the proposed development aligns with the Village's Comprehensive Plan.

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

The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site. The majority of the site's traffic is anticipated to proceed directly east to the Farnsworth Road I-88 interchange via Corporate Boulevard; thereby not significantly increasing traffic volumes on Mitchell Road. This is in alignment with the Village's Comprehensive Plan.

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

The proposed special use provides the required number of parking spaces and maintains parking areas in accordance with the requirements of this Ordinance. The site is anticipated to supply 252 vehicle parking spaces (including 7 ADA parking spaces and 52 future land banked parking stalls) and 118 trailer parking spaces.

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

Yes. The proposed special use is served by adequate utilities, drainage, road access, public safety and other necessary facilities. The previous owner of Lot 3 (Liberty) partially developed the property. ; The improvements completed include mass grading, sanitary sewer and water main and service extensions throughout the site, installation of a fire loop and installation of storm sewer, which drains to the existing stormwater detention pond on Lot 5. Potable water usage and sanitary effluents generated are expected to be in-line with logistics buildings of a similar size and it is anticipated that the in-place services will be sufficient to supply the building.

The majority of the site's traffic is anticipated to proceed directly east to the Farnsworth Road I-88 interchange via Corporate Boulevard; thereby not significantly increasing traffic volumes on Mitchell Road. This is in alignment with the Village's Comprehensive Plan.

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

Yes, the site is currently zoned ORI Office Research Industrial District. The proposed special use confirms with the requirement of this Ordinance and other applicable regulations.

Chapter 5 - PLANNED UNIT DEVELOPMENTS

...

5.6 Procedure.

...

The Plan Commission shall forward its ultimate findings and recommendation for approval or denial of the preliminary plan and special use in writing to the Village Board.

- b. The Plan Commission's recommendation to the Village Board shall set forth in what respects the planned unit development is or is not in the public interest including, but not limited to, findings of fact on the following:
 - Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed?
 Yes, the site is currently zoned ORI Office Research Industrial District. The vision for this property is defined within the Comprehensive Plan on Page 6 which states "Support further industrial development on Mitchell Road such as completion of the Liberty Business Center"; this parcel is located within Liberty Business Center. This property is identified within Commercial and Industrial Character Area 20 on pages 12 and 13 of the Comprehensive Plan, which states "The Village should encourage the development of new office or light industrial uses".
 - Will the proposed planned unit development not have the effect of endangering the public health, safety, comfort or general welfare of any portion of the community?
 No, there will be no negative impacts upon public health, safety or general welfare of the community. The surrounding properties are mostly industrial in nature and developing the property from vacant land to a Class A industrial/logistics facility will follow the Village's Comprehensive Plan to "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."
 - iii. Will the proposed planned unit development not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted? The proposed PUD will not be injurious to the use and enjoyment of other properties in the vicinity. The site is currently zoned ORI Office Research Industrial District. The neighboring properties are mostly industrial in nature and the proposed development aligns with the Village's Comprehensive Plan.
 - iv. Will the proposed planned unit development not diminish or impair property values within the neighborhood?

No, the proposed PUD will not diminish or impair property values within the neighborhood. The surrounding properties are mostly industrial in nature and developing the property from vacant land to a Class A industrial/logistics facility would be expected to increase the value of nearby property. Furthermore, the

development follows the Village's Comprehensive Plan to "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."

- Will the proposed planned unit development not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?
 No, the proposed PUD will not impede the normal and orderly development or improvement of the surrounding properties. The surrounding parcels are mostly industrial in nature and the proposed development aligns with the Village's Comprehensive Plan.
- vi. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities?
 The previous owner of Lot 3 partially developed the property i; The completed improvements include: mass grading, sanitary sewer and water main and service extensions throughout the site, installation of a fire loop and installation of storm sewer, which drains to the existing stormwater detention pond on Lot 5. Potable water usage and sanitary effluents generated are expected to be inline with logistics buildings of a similar size and it is anticipated that the in-place services will be sufficient to supply the building.
 The site has been designed to include accessible parking spaces, accessible routes, and all applicable ADA requirements.
- vii. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets?
 Yes, provisions are in-place for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. The majority of the site's traffic is anticipated to proceed directly east to the Farnsworth Road I-88 interchange via Corporate Boulevard; thereby not significantly increasing traffic volumes on Mitchell Road. This is in alignment with the Village's Comprehensive Plan.
- viii. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses?

Yes, the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses. The surrounding properties are mostly industrial in nature and the proposed site plan demonstrates the proposed development's compatibility with and similarity to the adjacent parcels. A proposed photometric plan has also been completed which demonstrates minimal light intensity in footcandles at all property lines. In order to minimize noise and light from the uses to the north, we have planned landscape screening along the northern property line boundary.

ix. Are the areas of the proposed planned unit development which are not to be used for structures, parking and loading areas, or access ways, suitably landscaped?

Yes, the areas of the proposed PUD which are not used for structures or parking and loading areas are suitably landscaped as demonstrated by the landscape

rendering and preliminary landscape plans which are included as part of this submission.

x. Is the planned unit development in the specific location proposed consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan?

Yes, the proposed PUD is consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan. The proposed development complies with the property's current ORI zoning and aligns with the Village of North Aurora's Comprehensive Plan. The vision for this property is defined within the Comprehensive Plan on Page 6 which states "Support further industrial development on Mitchell Road such as completion of the Liberty Business Center"; this parcel is located within Liberty Business Center. This property is identified within Commercial and Industrial Character Area 20 on pages 12 and 13 of the Comprehensive Plan, which states "The Village should encourage the development of new office or light industrial uses".

Are there benefits or amenities in the proposed planned unit development that are unique and/or which exceed the applicable zoning requirements?
 No, there are no benefits or amenities in the proposed PUD that are unique and/or which exceed the applicable zoning requirements.







This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL RENDERING | REPRESENTATIVE

302 MITCHELL ROAD CONCEPTUAL DESIGN MITCHELL ROAD, NORTH AURORA, IL - CHI23-0075-00 WARE MALCOMB









shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.





302 MITCHELL ROAD CONCEPTUAL DESIGN MITCHELL ROAD, NORTH AURORA, IL - CHI23-0075-00 WARE MALCOMB



302	MITCHELI	- ROAD
NOR	TH AURORA, I	LLINOIS

R	EVISIONS
	1

SITE PLAN ROAD CHE MIT **302**

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	\bigcirc	\bigcirc
STORM MANHOLE	O	۲
CATCH BASIN	0	•
INLET		
PRECAST FLARED END SECTION	\triangleleft	<
CONCRETE HEADWALL	<	<
VALVE VAULT	\otimes	Θ
VALVE BOX	⊞	
FIRE HYDRANT	Q	<
BUFFALO BOX	Φ	•
CLEANOUT	0	
SANITARY SEWER	D	
FORCE MAIN		
STORM SEWER))
WATER MAIN	W	— w —
		k∕∞
		<u> </u>
GRANULAR TRENCH BACKFILL	- >>	- *
	•بر د	•
	E	
OR PEDESTAL	E	
POWER POLE	-0-	-•-
POWER POLE WITH LIGHT	×	
GUY WIRE	-0	
STREET SIGN	Þ	þ
GAS MAIN	G	IGI
TELEPHONE LINE	——————————————————————————————————————	ITI
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		••
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)	• • •	
NORMAL WATER LEVEL (NWL)	• • • • • • • •	<u> </u>
DIRECTION OF SURFACE FLOW		~~>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		\Box
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		- P -1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	X	——————————————————————————————————————
FENCE LINE, CHAIN LINK OR IRON	O	o
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER	<u></u>	
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	PC	POINT OF CURVATURE
С	LONG CHORD OF CURVE	PT	POINT OF TANGENCY
C & G	CURB AND GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CB	CATCH BASIN	R	RADIUS
CL	CENTERLINE	ROW	RIGHT-OF-WAY
D	DEGREE OF CURVE	SAN	SANITARY SEWER
EP	EDGE OF PAVEMENT	ST	STORM SEWER
FF	FINISHED FLOOR	Т	TANGENCY OF CURVE
FG	FINISHED GRADE	ТВ	TOP OF BANK
FL	FLOW LINE	TF	TOP OF FOUNDATION
FP	FLOODPLAIN	TP	TOP OF PIPE
FR	FRAME	TS	TOP OF SIDEWALK
FW	FLOODWAY	TW	TOP OF WALL
HWL	HIGH WATER LEVEL	BW	BOTTOM OF WALL
INV	INVERT	TC	TOP OF CURB
L	LENGTH OF CURVE	TDC	TOP OF DEPRESSED CURB
MH	MANHOLE	WM	WATER MAIN
NWL	NORMAL WATER LEVEL	Δ	INTERSECTION ANGLE

PINNACLE ENGINEERING GROUP



CONTACTS

PROLOGIS, INC. / LIBERTY ILLINOIS VENTURE, L.P. JENNY TRAUTMAN, DEVELOPMENT MANAGER 321 N. CLARK STREET, SUITE 2625 CHICAGO, IL 60654 (714) 787-9860

PINNACLE ENGINEERING GROUP, LLC

BRIAN D. JOHNSON, P.E., CPESC, SENIOR PROJECT MANAGER 1051 EAST MAIN STREET | SUITE 217 EAST DUNDEE, IL 60118 (847) 551-5300

VILLAGE OF NORTH AURORA - PUBLIC WORKS JOHN LASKOWSKI, PUBLIC WORKS DIRECTOR 25 EAST STATE STREET

NORTH AURORA, IL 60542 (630) 897-8228

VILLAGE OF NORTH AURORA - COMMUNITY DEVELOPMENT

MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR 25 EAST STATE STREET NORTH AURORA, IL 60542 (630) 906-7372

UTILITY CONTACTS

ELECTRIC COMED (800) 334-7661

NATURAL GAS NICOR GAS (847) 443-8157

PHONE/CABLE/INTERNET

AT&T (877) 342-6686 COMCAST (800) 266-2278 DIRECTV (800) 531-5000 FRONTIER (800) 921-8102 METRONET (844) 692-6184

BENCHMARKS

REFERENCE BENCHMARKS

REFERENCE BENCHMARK: NGS MONUMENT IL KANE 32 39 8 (AJ3008). MONUMENT DESCRIBED AS LOCATED APPROXIMATELY 1.0 MI NORTHWEST OF NORTH AURORA, 2.5 MI SOUTHWEST OF BATAVIA IN SECTION 32, T39N, R8E. TO REACH FROM THE JUNCTION OF IL RT 31 AND MOOSEHEART RD PROCEED WEST ON MOOSEHEART RD APPROXIMATELY 0.7 MILES TO THE STATION LOCATED 65.4 FT NORTH OF CENTERLINE OF MOOSEHEART RD.

DATUM: NAVD88

ELEVATION: 730.75

SITE BENCHMARK: CUT CROSS IN CURB NEAR THE NORTHEAST CORNER OF THE SITE. ELEVATION: 718.03

NOTE:

NGINFERING I NATURAL RESOURCES I SURVEYING

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP, LTD., INC. ON MAY 26, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

EXISTING WATER AND SANITARY SHOWN PER RECORD DRAWING. FIELD VERIFY BEFORE CONSTRUCTION.

PLAN I DESIGN I DELIVER www.pinnacle-engr.com CHICAGO OFFICE:

1051 E. MAIN ST. | SUITE 217 EAST DUNDEE, IL 60118 (847) 551-5300 CHICAGO I MILWAUKEE : NATION

L DESIGN FIRM 184.006289-0010

PRELIMINARY ENGINEERING IMPROVEMENT PLANS

FOR **302 MITCHELL ROAD 302 MITCHELL ROAD NORTH AURORA, ILLINOIS**

PLANS PREPARED FOR

PROLOGIS / LIBERTY ILLINOIS VENTURE, L.P.

321 N. CLARK STREET, SUITE 2625 CHICAGO, ILLINOIS 60654 (312) 292-3900



LOCATION MAP SCALE: 1"=1000'

GENERAL NOTES

- 1. THE VILLAGE OF NORTH AURORA BUILDING & ZONING DIVISION SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (630) 897-1457.
- 2. ALL UTILITY COMPANIES, INCLUDING THE VILLAGE OF NORTH AURORA, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
- PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
- 4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
- a. VILLAGE OF NORTH AURORA, ILLINOIS UNIFIED DEVELOPMENT ORDINANCE.
- b. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
- c. "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
- d. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
- e. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
- f. OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS. g. "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
- h. KANE COUNTY "STORMWATER ORDINANCE" AS ADOPTED BY THE VILLAGE OF NORTH AURORA.
- i. THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
- ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.

UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (1 MYLAR SEPIA REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET LIGHTS AND CABLES, CURBS, AND MONUMENTS. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

	REVISIONS
302 MITCHELL ROAD	<u>1</u> REVISED BUILDING <u>11/13/23</u>
NORTH AURORA, ILLINOIS	
	— — — — —

INDEX OF SHEETS

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C-2	PROJECT SPECIFICATIONS
C-3	FOX METRO PROJECT SPECIFICATIONS
C-4	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C-5 - C-6	EXISTING CONDITIONS & DEMOLITION PLAN
C-7	OVERALL SITE DIMENSIONAL & PAVING PLAN
C-8 - C-9	SITE DIMENSIONAL & PAVING PLAN
C-10	OVERALL GRADING PLAN
C-11 - C-12	GRADING PLAN
C-13	OVERALL UTILITY PLAN
C-14 - C-15	UTILITY PLAN
C-16	OVERALL SITE STABILIZATION PLAN
C-17 - C-18	SITE STABILIZATION PLAN
C-19 - C-21	CONSTRUCTION STANDARDS

ATTACHMENTS

L-1	LANDSCAPE OVERVIEW
L-2 - L-3	LANDSCAPE ENLARGEMENT
L-4	LANDSCAPE NOTES & DETAILS
L-5	COLOR EXHIBIT

DRAINAGE CERTIFICATE

I, BRIAN JOHNSON, HEREBY CERTIFY THAT ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THE DEVELOPMENT WILL NOT BE DIVERTED ONTO AND CAUSE DAMAGE TO THE ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES.

DATED THIS 2ND DAY OF NOVEMBER, 2023.

ENGINEER

PRELIMINA	d fok Ry review
D. JOHNSON 062-061674 LICENSED PROFESSIONAL ENGINEER OF ILLING OF ILLING Stuar & Johnson EXPIRATION DATE: NOVEMBER 30, 2025	Example 1-800-892-01
PINNACLE ENGINE	ERING GROUP, LLC
PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPT TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE C KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTIC BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PAI FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPON CONSTRUCTION.	NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENES IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND T Y NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNIT TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHAL ONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT TH N TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHAL RTIES RESPONSIBLE FOR TAKING SUCH ACTION. SIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS C
PINNACLE ENGINEERING GROUP ILLINOIS DESIGN FIRM REGISTRATIO	N NUMBER 184.006289-0010 035.003296





OVERALL SITE DIMENSIONAL & PAVING PLAN



SITE DIMENSIONAL & PAVNIG PLAN



SITE DIMENSIONAL & PAVING PLAN





EXISTING	PROPOSED	
\bigcirc	\bullet	STORM DRAINAGE STRUCTURE
\triangleright		PRECAST FLARED END SECTION
		INLET
749	<u>749</u>	CONTOUR
×(750.00)	× 750.00	SPOT ELEVATION
-	\$~	DIRECTION OF SURFACE FLOW
		SURVEYED TREE
	$\langle \Box$	OVERFLOW RELIEF ROUTING
		SOIL BORING
		PROPOSED RIDGELINE
	∫ 4:1	TYPICAL SLOPE



QTY	BOTANICAL NAME
11	Acer platanoides 'Emerald Queen'
29	Acer x freemanii 'Sienna'
19	Celtis occidentalis 'Chicagoland'
26	Gleditsia triacanthos inermis 'Sunk
6	Quercus muehlenbergii
16	Tilia cordata 'Greenspire'
12	Tilia mongolica 'Harvest Gold'
28	Ulmus x 'Morton Glossy'
QTY	BOTANICAL NAME
20	Abies concolor
8	Picea glauca 'Densata'
14	Picea omorika
15	Pinus cembra
QTY	BOTANICAL NAME
2	Carpinus caroliniana 'JN Strain'
QTY	BOTANICAL NAME
6	Aronia melanocarpa `Elata`
27	Cornus sanguinea 'Cato'
15	Cornus sericea `Baileyi`
6	Cornus sericea 'Bergeson's Comp
6	Cotinus coggygria 'Lilla'
13	Diervilla x 'G2X88544'
3	Hydrangea p `Vanilla Strawberry`
14	Hydrangea paniculata `Bobo`
15	Itea virginica `Little Henry`
6	Physocarpus opulifolius `Center G
2	Rosa rugosa `Purple Pavement`
12	Syringa vulgaris 'Beauty of Mosco
16	Syringa x 'SMNJRPI'
QTY	BOTANICAL NAME
9	Juniperus chinensis `J.N. Select E
37	Juniperus chinensis `Sea of Gold
27	Juniperus horizontalis 'Blue Fores
2	Juniperus virginiana `Grey Owl`
3	Picea abies `Nidiformis`
12	Pinus mugo `Slowmound`
23	Thuja occidentalis 'Congabe'
QTY	BOTANICAL NAME
5	Calamagrostis x a `Overdam`
36	Calamagrostis x acutiflora 'Avaland
60	Deschampsia cespitosa `Pixie Fou
30	Deschampsia cespitosa 'Schottlan
21	Hakonechloa macra 'Beni-kaze'
55	Miscanthus sinensis 'Little Kitten'
31	Panicum virgatum `Northwind`
18	Pennisetum alopecuroides `Burgu
42	Schizachyrium scoparium 'Standir
QTY	BOTANICAL NAME
15	Allium x `Summer Beauty`
14	Brunnera macrophylla `Jack Frost
16	Coreopsis verticillata `Moonbeam
28	Echinacea purpurea `Magnus Sup
139	Echinacea x 'Balsomemyim'
31	Heuchera x 'Pink Panther'
37	Nepeta x faassenii `Purrsian Blue`
25	Perovskia atriplicifolia 'Little Spire'
34	Sedum x 'Autumn Fire'
QTY	BOTANICAL NAME
89,598 sf	Turf Hydroseed

81,837 sf Turf Hydroseed Low Grow

NORTH AURORA, ILLINOIS

REVISIONS

	COMMON NAME	SIZE		REMARKS
Queen'	Emerald Queen Maple	2.5" Cal.		45' T x 40' W
	Sienna Glen Maple	2.5" Cal.		50' T x 35' W
oland'	Chicagoland Hackberry	2.5" Cal.		50' T x 40' W
is 'Sunburst'	Sunburst Common Honeylocust	2.5" Cal.		45' T x 35' W
	Chinkapin Oak	2.5" Cal.		70' T x 70' W
	Greenspire Littleleaf Linden	2.5" Cal.		45' T x 35' W
old'	Harvest Gold Linden	2.5" Cal.		40' T x 30' W
	Triumph Elm	2.5" Cal.		55' T x 40' W
	COMMON NAME	SIZE		REMARKS
	White Fir	5` Ht.		40' T x 25' W
	Black Hills Spruce	5` Ht.		30` T x 15` W
	Serbian Spruce	5` Ht.		55` T x 20` W
	Swiss Stone Pine	5` Ht.		35` T x 15` W
train	Eira King Muselaward			
Irain	Fire King Musclewood	2.5 Cal.		25 X 25 VV
	COMMON NAME	SIZE		REMARKS
ì	Glossy Black Chokeberry			5 T x 5 W
	Arctic Sun® Bloodtwig Dogwood	18" Ht		3' T x 3' W
	Red Twig Dogwood	3`Ht		8' T x 8' W
s Compact'	Bergeson's Bed Twig Dogwood	18" Ht		5' T x 5' W
oompaor	Lilla Dwarf Smoke Tree	18" Ht		4' T x 4' W
	Kodiak Orange Diervilla	18" Ht		4' T x 4' W/
wherry`	Vanilla Strawberry Hydrangea	18" Ht		6`Tx5`W
bo`	Bobo Hydrangea	18" Ht		3`Tx4`W
	Little Henry Sweetspire	18" Ht.		3`Tx3`W
Center Glow`	Center Glow Ninebark	3`Ht.		8` T x 8` W
ment`	Purple Pavement Rugosa Rose	18" Ht.		5`Tx5`W
Moscow'	Beauty of Moscow Common Lilac	3`Ht.		8' T x 7' W
	Bloomerang Dwarf Pink Lilac	18" Ht.		4' T x 3' W
	COMMON NAME	SIZE		REMARKS
Select Blue`	Star Power Juniper	4`Ht.		16` T x 8` W
of Gold`	Sea of Gold Juniper	18" Ht.		3`T x 4`W
e Forest'	Blue Forest Creeping Juniper	18" W		1' T x 4' W
Owl	Eastern Redcedar Juniper	18" Ht.		3 T x 5 W
	Nest Spruce	18" Ht.		3 x 5 W
	Slowmound Mugo Pine	18" W		3 x 3 W
be'	Fire Chief Arborvitae	18" Ht.		2' 1 x 3' W
	COMMON NAME	SIZE		REMARKS
ım`	Overdam Reed Grass	1 gal.		24" T x 24" W
'Avalanche'	Avalanche Feather Reed Grass	1 gal.		5' T x 2' W
Pixie Fountain`	Pixie Fountain Tufted Hair Grass	1 gal.		20" T x 18" W
chottland'	Schottland Tufted Hair Grass	1 gal.		3' T x 2' W
<aze'< td=""><td>Beni-kaze Japanese Forest Grass</td><td>1 gal.</td><td></td><td>18" T x 24" W</td></aze'<>	Beni-kaze Japanese Forest Grass	1 gal.		18" T x 24" W
Kitten'	Little Kitten Eulalia Grass	1 gal.		24" T x 15" W
vind`	Northwind Switch Grass	1 gal.		42" T x 28" W
`Burgundy Bunny`	Burgundy Bunny Dwarf Fountain Grass	1 gal.		18" T x 18" W
'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.		4' T x 2' W
	0.0111.0111.0	0		
		SIZE	SPACING	REMARKS
	Summer Beauty Allium	4.5" cont.	20" o.c.	18" x 18" W
cκ ⊢rost	Jack ⊢rost Brunnera	4.5" cont.	15" O.C.	15" x 15" W
npeam	IVIOONDEAM LICKSEEd	4.5" cont.	15" O.C.	15" I X 18" W
nus Superior	Iviagnus Superior Conetiower	4.5" CONT.	18" O.C.	28" X 16" W
1	Somprerow Lemon Yellow Improved Conetlower	4.5° CONT.		20" I X 18" W
	FILIK FANINER COTAL BEIIS	4.5" CONT.	18 ^{°°} 0.C.	18" X 20" W
	Furrsian Dive Calmint		20 ^{°°} 0.C.	14° I X 24" W
sohile	Little opire nussian oage Autump Eiro Sodum		22 O.C.	24 IX24 VV
		4.5 Cont.	15 0.0.	24 I X IO VV

COMMON NAME

Drought Tolerant Fescue Blend

Reinders No Mow/Low Grow Mix

GRAF 0	GRAPHICAL SCALE (FEET)					CHELL ROAD -	
	20-IL	BDJ	9/23	= 60'	SHEE	T	H
	1960.		E 6/0	1"	L-1	RIGHT 20	Σ
	G JOB No	M D	ART DAT	CALE	of L-1	© COPY	02

COLOR EXHIBIT

REMARKS

LANDSCAPE OVERVIEW MITCHELL ROAD



PLANT SCHEDULE		
TREES	QTY	BOTANICAL NAME
APQ	11	Acer platanoides 'Emerald Quee
AFS	29	Acer x freemanii 'Sienna'
CCH	19	Celtis occidentalis 'Chicagoland
GTIS	26	Gleditsia triacanthos inermis 'Su
QM	6	Quercus muehlenbergii
TCG	16	Tilia cordata 'Greenspire'
TMG	12	Tilia mongolica 'Harvest Gold'
UP2	28	Ulmus x 'Morton Glossy'
EVERGREEN TREES	<u>QTY</u>	BOTANICAL NAME
ACF	20	Abies concolor
PGD2	8	Picea glauca 'Densata'
POS	14	Picea omorika
PSS	15	Pinus cembra
ORNAMENTAL TREES	<u>QTY</u>	BOTANICAL NAME
CFK	2	Carpinus caroliniana 'JN Strain'
SHRUBS	QTY	BOTANICAL NAME
ABC	6	Aronia melanocarpa `Elata`
CA2	27	Cornus sanguinea 'Cato'
CSB	15	Cornus sericea `Baileyi`
CB	6	Cornus sericea 'Bergeson's Cor
CW2	6	Cotinus coggygria 'Lilla'
DLR	13	Diervilla x 'G2X88544'
HVS	3	Hydrangea p `Vanilla Strawberr
HBO	14	Hydrangea paniculata `Bobo`
IVH	15	Itea virginica `Little Henry`
PCG	6	Physocarpus opulifolius `Cente
RPP	2	Rosa rugosa `Purple Pavement
SBM	12	Syringa vulgaris 'Beauty of Most
SO3	16	Syringa x 'SMNJRPI'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME
JSP	9	Juniperus chinensis `J.N. Selec
JSG	37	Juniperus chinensis `Sea of Go
JB2	27	Juniperus horizontalis 'Blue For
JGO	2	Juniperus virginiana `Grey Owl
PN2	3	Picea abies `Nidiformis`
PMS	12	Pinus mugo `Slowmound`
TFC	23	Thuja occidentalis 'Congabe'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME
CFO	5	Calamagrostis x a `Overdam`
CA	36	Calamagrostis x acutiflora 'Avala
DP	60	Deschampsia cespitosa `Pixie F
DS	30	Deschampsia cespitosa 'Schottl
HB	21	Hakonechloa macra 'Beni-kaze'
ML	55	Miscanthus sinensis 'Little Kitter
PNW	31	Panicum virgatum `Northwind`
PB	18	Pennisetum alopecuroides `Bur
SS	42	Schizachyrium scoparium 'Stan
PERENNIALS	QTY	BOTANICAL NAME
ASB	15	Allium x `Summer Beauty`
BJF	14	Brunnera macrophylla `Jack Fre
CV	16	Coreopsis verticillata `Moonbea
EMS	28	Echinacea purpurea `Magnus S
EL	139	Echinacea x 'Balsomemyim'
HE	31	Heuchera x 'Pink Panther'
NPB	37	Nepeta x faassenii `Purrsian Blu
PLS	25	Perovskia atriplicifolia 'Little Spir
SA4	34	Sedum x 'Autumn Fire'
	<u>QTY</u>	BOTANICAL NAME
	13,335,636	Turf Broadcast Seed
ΨΨ ΨΨΨ	12.246.817	

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	REVISIONS		
REVISED BUILDING	11/13/23		

	COMMON NAME	SIZE		REMARKS
ld Queen'	Emerald Queen Maple	2.5" Cal.		45' T x 40' W
	Sienna Glen Maple	2 5" Cal		50' T x 35' W
agoland'	Chicagoland Hackberry	2.5" Cal.		50' T x 40' W
mis 'Sunburst'	Sunburst Common Honevlocust	2.5" Cal.		45' T x 35' W
	Chinkapin Oak	2.5" Cal.		70' T x 70' W
I	Greenspire Littleleaf Linden	2.5" Cal.		45' T x 35' W
Gold'	Harvest Gold Linden	2.5" Cal.		40' T x 30' W
	Triumph Elm	2.5" Cal.		55' T x 40' W
	COMMON NAME	SIZE		REMARKS
	White Fir	5` Ht.		40' T x 25' W
	Black Hills Spruce	5` Ht.		30` T x 15` W
	Serbian Spruce	5` Ht.		55` T x 20` W
	Swiss Stone Pine	5` Ht.		35` T x 15` W
		0175		
Straip	Eiro King Muselowood			
Strain	Fire King Musclewood	2.5 Cal.		25 X 25 W
	COMMON NAME	SIZE		REMARKS
ata`	Glossy Black Chokeberry	<u>3`H</u> t		$\frac{1}{5}T \times 5W$
	Arctic Sun® Bloodtwig Dogwood	18" Ht		3' T x 3' W
	Bed Twig Dogwood	10 П. 3` Н 1		8' T v 8' W
n'a Compost	Rergeson's Red Twig Degwood	3 П. 10" Ц+		
ns compact	Lille Dworf Creake Tree			
				4 T X 4 VV
	Kodiak Orange Diervilla	18" Ht.		4' I x 4' W
awberry	Vanilla Strawberry Hydrangea	18" Ht.		6`Tx5`W
Bobo`	Bobo Hydrangea	18" Ht.		3`Tx4`W
у`	Little Henry Sweetspire	18" Ht.		3`Tx3`W
`Center Glow`	Center Glow Ninebark	3`Ht.		8`Tx8`W
vement`	Purple Pavement Rugosa Rose	18" Ht.		5`Tx5`W
of Moscow'	Beauty of Moscow Common Lilac	3`Ht.		8' T x 7' W
	Bloomerang Dwarf Pink Lilac	18" Ht.		4' T x 3' W
	COMMON NAME	SIZE		REMARKS
Select Blue`	Star Power Juniper	<u>4`H</u> t		<u>16`Tx8`</u> W
a of Gold`	Sea of Gold Juniper	18" Ht		3`T x 4`W
lue Eorest'	Blue Forest Creeping, Juniper	10 11. 18" \\/		יע אידע 10 1י ד אין 10/
	Eastern Redeader, Juniper	10 VV 10" LI+		2`Ty5`\\/
ey Owi	Neet Comuse			
	Nest Spruce			3 T X 5 W
d	Slowmound Mugo Pine	18" W		3 I X 3 W
abe'	Fire Chief Arborvitae	18" Ht.		2' I x 3' W
	COMMON NAME	SIZE		REMARKS
dam`	Overdam Reed Grass	1 gal.		24" T x 24" W
a 'Avalanche'	Avalanche Feather Beed Grass	1 gal		$5'T \times 2'W$
`Pixie Fountain`	Pixie Fountain Tufted Hair Grass	1 gal		20" T x 18" W
'Schottland'	Schottland Tufted Hair Grass	1 gall		3' T x 2' W
	Beni kaza Japanese Forest Grass	1 gal. 1 gal		18" T v 24" \\/
a Kittan'	Little Kitten Eulelie Green	1 gal.		
	Little Kitteri Eulalia Glass	i yai.		
	Northwind Switch Grass	i gai.		42° 1 X 28° W
es Burgundy Bunny	Burgundy Bunny Dwarf Fountain Grass	1 gal.		18" I X 18" W
m 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.		4' T x 2' W
	COMMON NAME	SIZE	SPACING	REMARKS
V`	Summer Beauty Allium	4.5" cont.	20" o.c.	18" T x 18" W
, Jack Frost`	Jack Frost Brunnera	4.5" cont	15" o.c	15" T x 15" W
oonbeam`	Moonbeam Tickseed	4.5" cont	15" 0.0	15" T x 18" W
anus Superior	Magnus Superior Coneflower	4.5" cont	18" o o	28" T v 16" \\/
	Nagina Superior Correliower Sombroro® Lomon Vallow Improved Constitution		15 0.0.	
/ 	Somprerow Lemon Yellow Improved Conetiower			
r · Pr `	PINK Pantner Coral Bells	4.5" CONT.	18 [°] 0.C.	18" 1 X 20" W
sian Blue	Purrsian Blue Catmint	4.5" cont.	20" O.C.	14" I x 24" W
ttle Spire'	Little Spire Russian Sage	4.5" cont.	22" o.c.	24" T x 24" W
	Autumn Fire Sedum	4.5" Cont.	15" o.c.	24" T x 18" W
	COMMON NAME		REMARKS	

Reinders - Cadet 70/30 Fescue/Blue Mix

/ Grow

Reinders No Mow/Low Grow Mix



OVERVIEW

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LANDSCAPE OVERVIEW



SHRUBS	BOTANICAL NAME	COMMON NAME	CFO CA	Calamagrostis x a `Overdam` Calamagrostis x acutiflora 'Avalar
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry	DP	Deschampsia cespitosa `Pixie Fo
CA2	Cornus sanguinea 'Cato'	Arctic Sun® Bloodtwig Dogwood	DS	Deschampsia cespitosa 'Schottla
CSB	Cornus sericea `Baileyi`	Red Twig Dogwood	HB	Hakonechloa macra 'Beni-kaze'
СВ	Cornus sericea 'Bergeson's Compact'	Bergeson's Red Twig Dogwood	ML	Miscanthus sinensis 'Little Kitten'
CW2	Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	PNW	Panicum virgatum Northwind
DLR	Diervilla x 'G2X88544'	Kodiak Orange Diervilla	PB	Pennisetum alopecuroides Burg
HVS	Hydrangea p`Vanilla Strawberry`	Vanilla Strawberry Hydrangea	SS	Schizachyrium scoparium 'Stand
НВО	Hydrangea paniculata `Bobo`	Bobo Hydrangea		
IVH	Itea virginica `Little Henry`	Little Henry Sweetspire	PERENNIALS	BOTANICAL NAME
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	ASB	Allium x Summer Beauty
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose	BJF	Diunnera macrophylia Jack Fros
SBM	Syringa vulgaris 'Beauty of Moscow'	Beauty of Moscow Common Lilac		Echipacoa purpurca Magpuo Su
SO3	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac		Echinacea purpurea Magrius Su
<u>Evergreen Shrubs</u> JSP JSG JB2 JGO	BOTANICAL NAME Juniperus chinensis `J.N. Select Blue` Juniperus chinensis `Sea of Gold` Juniperus horizontalis 'Blue Forest' Juniperus virginiana `Grey Owl`	<u>COMMON NAME</u> Star Power Juniper Sea of Gold Juniper Blue Forest Creeping Juniper Eastern Redcedar Juniper	HE NPB PLS SA4	Heuchera x 'Pink Panther' Nepeta x faassenii `Purrsian Blue Perovskia atriplicifolia 'Little Spire Sedum x 'Autumn Fire'
PN2 PMS	Picea abies `Nidiformis` Pinus mugo `Slowmound`	Nest Spruce Slowmound Mugo Pine	TURF	BOTANICAL NAME
TFC	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae		Turf Broadcast Seed
				Turf Broadcast Seed Low Grow

NORTH AURORA, ILLINOIS

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LANDSCAPE ENLARGEMENT I. ROAD CHELL μI

		REVIS		
_1	REVISED BUILDING	11/13/23		
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TREES	BOTANICAL NAME	COMMON NAME
APQ	Acer platanoides 'Emerald Queen'	Emerald Queen Maple
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple
ССН	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
GTIS	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocus
QM	Quercus muehlenbergii	Chinkapin Oak
TCG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
TMG	Tilia mongolica 'Harvest Gold'	Harvest Gold Linden
UP2	Ulmus x 'Morton Glossy'	Triumph Elm
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
ACF	Abies concolor	White Fir
PGD2	Picea glauca 'Densata'	Black Hills Spruce
POS	Picea omorika	Serbian Spruce
PSS	Pinus cembra	Swiss Stone Pine
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
CFK	Carpinus caroliniana 'JN Strain'	Fire King Musclewood
JFK	Carpinus caroliniana 'JN Strain'	Fire King Musclewood

ENLARGEMENT

NORTH AURORA, ILLINOIS

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TREE PLANT KEY BOTANICAL NAME Acer platanoides 'Emerald Queen' Acer x freemanii 'Sienna' Celtis occidentalis 'Chicagoland' <u>TREES</u> APQ AFS CCH <u>COMMON NAME</u> Emerald Queen Maple Sienna Glen Maple Chicagoland Hackberry Sunburst Common Honeylocust Chinkapin Oak GTIS Gleditsia triacanthos inermis 'Sunburst' QM Quercus muehlenbergii TCG Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Harvest Gold Linden TMG Tilia mongolica 'Harvest Gold' UP2 Ulmus x 'Morton Glossy' Triumph Elm COMMON NAME White Fir EVERGREEN TREES BOTANICAL NAME Abies concolor PGD2 Picea glauca 'Densata' Black Hills Spruce Serbian Spruce POS Picea omorika PSS Swiss Stone Pine Pinus cembra BOTANICAL NAME ORNAMENTAL TREES <u>COMMON NAME</u> Fire King Musclewood CFK Carpinus caroliniana 'JN Strain'

LANDSCAPE TREE PLAN ENLARGEMENT

AND

GE	NERAL PLANTING NOTES			
1.	THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR	26. 27.	THE CONTR LINES, PRIC TREES SHA	RACTOR SHALL VERIFY ALL EXIS OR TO DIGGING. CONSULT J.U.L. ALL BE INSTALLED NO CLOSER TH
	AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.		-10 FEE - 7 FEE	ET FROM ANY FIRE HYDRANT T FROM STORM SEWER, SANITA
2.	THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.	28.	ANY TREES HAVE TREE ROOT BARF	SHOWN TO BE INSTALLED CLOSE ROOT BARRIER INSTALLED PER RIER SPECIFICATIONS TO THE LA
3.	NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE	29.		RACTOR SHALL ENSURE THAT SO
4.	ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5B. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A	30.	ADEQUATE UNDESIRAE ARCHITECT RESPONSIE AREAS THE CONTF	RACTOR IS RESPONSIBLE FOR A
5	PROPER GROWING MEDIUM IS ACHIEVED.	31	FOR THE IN	ISTALLATION OF THIS PLAN. RACTOR IS TO REVIEW ALL SITE I
5.	STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.	01.	INSTALLATI THESE LAN UNLESS OT	ON. ANY CONFLICTS MUST BE R DSCAPE DRAWINGS ARE FOR TH HERWISE STATED.
6.	ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.	32.	THE CONTR PERIOD OF	RACTOR SHALL PROVIDE WATER 60 DAYS TO ENSURE VEGETATIN
7.	TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.	33.	THE PROJE WATERING PLANT MAT OWNER AC THE WARRA	CT, CONTRACTOR SHALL SUPPL AND MAINTENANCE INSTRUCTIO ERIALS SHALL BE GUARANTEED CEPTANCE. ONLY ONE REPLACE ANTY PERIOD EXCEPT IN THE EV
8.	ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S <u>AMERICAN STANDARD OF NURSERY</u> <u>STOCK</u> ANSI Z60.1.	34.	SPECIFIED THE CONTF LANDSCAPE PROVIDE IN	REQUIREMENTS. RACTOR IS RESPONSIBLE TO CO E ARCHITECT AND OR OWNERS I ISTRUCTIONS, AND ENSURE THA
9.	SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL) THE TREE ROOT FLARE OR COLLAR SHALL BE AT OR			
10	WITHIN THE TOP THREE INCHES OF GRADE.			LANDSCAPE IMPROVEMENT
10. 11.	ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.		SECTION 14.5	ON LOT LANDSCAPING 205,624 SQ FT • TREE 1/1000 SQ FT
12.	TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS	-	SECTION 14.9 SECTION 14.10	PARKING INTERIOR TREES TREES NOTE: PARKING AREA INCLUDED BUFFER YARD 930' @ 1 TREE / 20'
10	OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.	_		
13. 14.	ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH			
	APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.			
15.	WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.			
16.	THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.			
17.	OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.			
18.	ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.			
19.	ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.			
20.	ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.			PER PLANT SPACING
21.	FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).			
22.	THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.			
23. 24.	ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR			
25.	BETTER CONDITION. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL		\mathcal{C}_{A}	PERENNIAL PLANTING
	OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.		4	1" = 1'-0"
	PLANIE	DES	IGN I DEL	IVER
		nna	cle-engr	. со m Е:
	PINNACLE ENGINEERING GROUP		1051 E. MAIN ST. SU EAST DUNDEE, IL 6((847) 551-5300	ITE 217 0118

EAST DUNDEE, IL 60118 (847) 551-5300 ENGINEERING I NATURAL RESOURCES I SURVEYING CHICAGO I MILWAUKEE : NATIONW

SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION IGGING. CONSULT J.U.L.I.E.

NSTALLED NO CLOSER THAN:

I STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE TO BE INSTALLED CLOSER TO UTILITIES THAN LISTED ABOVE SHALL BARRIER INSTALLED PER DETAIL (7/L-4). CONTRACTOR TO PROVIDE ECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR

R SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE OW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. NDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S O ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL

R IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY ATION OF THIS PLAN.

R IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO IY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. E DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY

SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A S TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF NTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING AINTENANCE INSTRUCTIONS.

SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF NCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING ERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE

R IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE ITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, TIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

ROVEMENT TABLE	REQUIRED	PROVIDED
205,624 SQ FT	206	206
ES	12	32
	47	47

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- 2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 3. PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- 5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- 6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- 8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. 9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH
- GRADING AND BEFORE PLANTING.

EVERGREEN TREE PLANTING

FOR EACH INDIVIDUAL SPECIES.

MAINTENANCE PERIOD.

ROUGHEN EDGES OF PLANTING PIT.

AGAINST ROOT BALL

PLANTING PIT.

PREVENT SETTLING

PER PLANT SPACING

PERENNIAL PLANTING

3" MULCH FINISHED GRADE TOP OF MULCH

AND LOOSEN AND PULL ROOTS OUT OF CONTAINER MATERIAL TO

PREVENT PLANT FROM BECOMING ROOT BOUND

PLANTING MIX

SUBGRADE

PLANT SPACING

(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

LEAST 2 TIMES WIDER THAN ROOT BALL

1/4'' = 1'-0'

6 3293-0

REVISED BUILDING

NORTH AURORA, ILLINOIS

302 MITCHELL ROAD

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b.0 b.00.0 b.2 b.5 b.6 b.7 b.9 i.1 i	i.3 i.9 2.4 i.0 i.2 i.5 i.5	=		-			1.6 1.4 1.2	1 2.3 1.8 1.3	1.0 <u>0.9 0.7 0.6 0</u>	
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$\begin{array}{cccccccccccccccccccccccccccccccccccc$	1.1 1.4 1.6 1.1 1.5 2.4 3.0 0.9 1.0 1.3 1.8 3.4 $\frac{1}{4}$	- -		· · ·			2.9 2.1 1.3	.6 1.5 1.3 1.1 1 .5 1.2 1.0 0.9 1	1.0 1.0 1.1 1.3 1 1.0 1.1 1.4 2.0 2	3 0.4 0.1 0.
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$\begin{array}{cccccccccccccccccccccccccccccccccccc$	b.6 b.7 i.0 i.2 i.5 2.3 3.0 b.6 b.7 b.8 i.0 i.2 i.7 2.0						2.9 2.0 1.3 1 1.9 1.5 1.1	.1 0.9 0.7 0.6 0	t.8 1.0 1.4 2.3 2 t.7 0.8 1.0 1.4 1	3 b.7 b.5. - b. 6 b.5 b.2
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b.1 b.2 b.8 <u>1.7 1.4 b.9 b</u> .7 b.6 t b.2	b.5 b.6 b.9 1.3 1.7 3.0 3.9						3.8 2.5 1.5	.2 0.8 0.6 0.5 0	0.6 0.8 1.0 1.5 1	.6 0.5 0.20.
$\begin{array}{c} b \cdot b \cdot 4 & 1 \cdot 2 \cdot 6 \cdot 2 \cdot 2 \cdot 1 \cdot 2 \cdot 0 \cdot 9 & 0 \cdot 6 & 1 \\ b \cdot 4 & & & & \\ b \cdot 4 & & & & \\ b \cdot 4 & & & & & \\ 1 \cdot 2 & P 1 \cdot 4 & 7 \cdot 4 & 7 \cdot 4 & 0 & h \cdot c & 7 \end{array}$	b.s b.6 b.9 1.3 1.9 3.5 b.s b.6 b.9 1.2 1.6 5.7		· · · · · · · · · · · · · · · · · · ·		' 	· ·	WP2 4.7 2.9 1.6 3.4 5.3 5.4 5.4	.2 b.7 b.6 b.5 t	b.7 b.9 1.4 2.4 2 b.7 1.0 1 5 5 c P1	b. 4 b.7 b.3
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p.0.1 b.2 b.4 b.5 b.5 b.5 b.5 t p.0 + + + + + +	b.6 b.7 b.7 b.8 b.0 b.1 b.1 + + + + + + + +						1.1 1.1 0.9 T	.8 0.7 0.6 0.6 0	t.5 <u>t.5 t.5 t.5 t</u>	1.4 0.2 0.4 0.4 0.2 0.4 0.4
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	0.6 0.7 0.8 0.9 1.1 1.4 1.5 0.6 0.7 0.8 1.0 1.3 1.8 2.2						1.5 1.3 1.0 0 2.1 1.6 1.1 1	.8 0.7 0.6 0.5 0	0.5 0.5 0.6 0.6 0 0.5 0.6 0.7 0.9 0	.5 0.2 0.00. 0. .8 0.3 0.1
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p. 2.3 i.p <u>2.3 i.9 i.1</u> b.8 b.6 t	0.6 0.6 0.8 1.1 1.4 2.1 2.7						2.6 1.9 1.3	.0 0.8 0.6 0.6 1	ð.7 ð.9 1.3 2.1 2	2 0.6 0.3 0.
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b.00.1 b.2 b.4 b.5 b.5 b .5 b.5 b b.0 b.1 b.8 b.5 b.5 b.5 b.5 b.5 b.5 b	b.6 b.7 b.7 b.8 b.9 i.0 i.0 b.6 b.7 b.7 b.9 i.1 i.3 i.3						1.1 1.0 0.9 1 1.4 1.2 1.0	.8 0.7 0.6 0.6 0	b.5 <u>b.5 b.5 b.5</u> b	.4 0.2 0.0 0. .5 0.2 0.0
þ.0 þ.1. 1. 6.4 6.7 6.8 6.6 6.5 6.5 1	b.6 b.7 b.8 b.9 1.2 1.6 1.9			_			1.8 1.5 1.1	.9 5.8 5.6 5.5 1	ð.5 <u>ð.6 ð.7 ð.8 ð</u>	7 b.3 b.1 p.
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$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	b.5 b.6 b.9 1.3 1.9 3.5 4.5						4.5 2.9 1.6	.2 b.7 b.6 b.5 t	b.7 <u>1.0</u> <u>1.5</u> <u>2.5</u> <u>5</u>	
$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} $	b.5 b.6 b.9 1.2 1.6 2.5 3.2 b. b. b. b. b. b. b. b.						3.1 2.1 1.4 1	.1 0.8 0.6 0.5 0	0.7 <u>0.9 1.4 2.5 2</u>	b. 4 0.7 0.3 0.
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0.6 0.6 0.8 1.0 1.3 1.8 2.1 0.6 0.6 0.7 0.9 1.1 1.4 1.5						2.1 1.6 1.1 1.5 1.3 1.0 1	.9 0.7 0.6 0.6 0	0.7 0.8 1.1 1.6 1 	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
b.1 b.1 b.4 b.7 b.7 b.6 b.6 b.6 b p.0	b.6 b.6 b.7 b.8 b.9 i.1 i.1			_			1.1 1.1 b.9	.8 0.7 0.6 0.6 1	b.6 <u>b.6 b.7 b.7 b</u>	
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	b.6 b.7 b.7 b.8 b.9 1.0 1.0 b.6 b.7 b.7 b.8 1.0 1.0 1.0						1.0 1.0 0.9	.8 0.7 0.6 0.6 0	0.5 <u>0.5 0.5 0.5 0</u> 0.5 <u>0.5 0.5 0.5 0</u>	0.2 0.0 0. 0.4 0.2 0.0
þ.ö.1 ö. 3 ö.6 ö.7 ö.6 ö.5 ö.5 t	b.6 b.7 b.8 b.9 1.2 1.5 1.6						1.6 1.4 1.1 1	.9 b.8 b.6 b.5 t	t.5 t.5 t.6 t.7 t	0. 0.6 0.2 0.1 0.
0.1 0.5 1.0 0.9 0.7 0.6 0.5 0 0.1 0.1.2 0.8 1.6 1.3 0.9 0.7 0.6 0	b.6 b.7 b.9 i.0 i.3 i.9 2.4 b.6 b.7 b.9 i.3 i.6 2.7 3.6						2.3 1.7 1.2 1 3.4 2.4 1.4 1	.0 0.8 0.6 0.6 0 .2 0.8 0.6 0.6 1	b.5 b.6 b.8 i.0 b 	.9 0.3 0.10. 0.
$\begin{array}{c} 0.2 \\ 0.3 \\ 1.2 \\ 2.5 \\ 2.0 \\ 1.2 \\ 0.3 \end{array}$	b.6 b.7 1.0 1.4 1.9 3.6 WP2-						-WP2 4.7 2.9 1.6	.3 0.8 0.7 0.6 0	6.7 <u>1.0 1.4 2.3 2</u>	μ. 3 δ.7 δ.3.5.
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	b.7 b.8 1.1 1.4 1.7 2.9 3.8 b.9 1.0 1.2 1.3 1.9 2.4			_			3.7 2.5 1.5 2.4 1.7 1.2	.3 1.0 5.8 5.7 5 .2 1.1 1.0 5.9 1	5.8 1.1 1.6 2.8 2 1.1 1.4 2.0 2	1 b.6 b.₽.
p.2 b.1.1 b.7 i.4 i.2 i.0 i.0 i.0 i	1.1 1.3 1.4 b.9 1.1 1.4 1.6					.	1.6 i.3 i.0 i	.3 1.4 1.2 1.1 1	i.o <u>i.o i.ı i.s i</u>	3 0.4 0.1 0.
D.D.1 0.4 0.8 0.9 0.9 1.0 1.1 1 D.O D.O.1 0.2 0.5 0.6 0.7 0.9 1.1 1	1.2 1.5 1.7 0.7 0.9 1.0 1.0 1.3 1.7 2.1 0.5 0.6 0.7 0.7						1.1 1.0 0.8 1 0.7 0.7 0.6 1	.4 1.6 1.4 1.2 1 .7 2.0 1.6 1.2 1	1.0 <u>1.0 0.9 0.9 0</u> 	.8 b.3 b.10. - b.
0.0 0.0 0.1 0.3 0.4 0.6 0.8 1.1 1 0.0	1.4 2.2 2.8							2.8 2.0 1.3	1.0 0.7 0.5 0.4 to	.2 t.1 t.t.
b.0.0 b.1 b.1 b.2 b.4 b.7 1.0 1 b.0 b.1 b.1 b.2 b.4 b.7 1.0 1	1.4 2.5 (WP) 1.2 1.8 2.4							(WP1) 3.2 2.2 1.3 4 2.4 7 7 1 1 7	1.0 0.6 0.4 0.2 0 0.8 0.5 0 3 0 2 5	0.1 0.1 0.0 0.1 0.0 5 m
b.0 b.00.0 b.0 b.1 b.2 b.4 b.7 b.9	1.3 2.0 2.7 1.9 2. WP)2.9 22		WP10 2.5 1.7 1.2 1.0 0.9 1.	LEIL 1 1.5 2.2 2WP 2.8 2.0 1.	<u></u> <u></u> <u>4 1.0 b.9 1.0 1.3 1.9 5.6</u> <u>WP</u>		1,2 1,6 2.4 WP 2.5 2	.8 2.6 1.8 1.2 1	b.9 b.6 b.4 b.2 b	.1 5.0 5.4 b.
p.0 b.0 b.0 b.1 b.2 b.4 b.6 b.8 t p.0 b b 0 b 0 b 1 b 2 b 4 b 6 b 8 t	1.2 1.7 2.1 1.6 2.4 2.6 1 1.0 1.2 1.7 1.6 1.4 1.6 1.4		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$1 \begin{vmatrix} 1 \\ 3 \end{vmatrix} \begin{vmatrix} 1 \\ 1 \end{vmatrix} \begin{vmatrix} 1 \\ 3 \end{vmatrix} \begin{vmatrix} 1 \\ 2 \\ 3 \end{vmatrix} \begin{vmatrix} 2 \\ 3 \\ 4 \\ 3 \end{vmatrix} = \begin{pmatrix} 1 \\ 2 \\ 3 \\ 3 \\ 5 \end{vmatrix} \begin{vmatrix} 1 \\ 3 \\ 1 \\ 3 \\ 1 \end{vmatrix}$		2.7 1.9 1.4 1.2 1.0 1.0	1 2 1. 2.0 2.7 2.2 2	.2 2.0 1.6 1.1 0		.1 b.1 b.t. b.
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SITE PHOTOMETRIC

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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	FC	0.97	4.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.
EAST TRUCK LOT	Illuminance	FC	1.12	4.7	0.4	2.80	11.75
NORTH AUTO LOT	Illuminance	FC	1.26	2.6	1.0	1.26	2.60
NORTH ROADWAY	Illuminance	FC	1.10	2.4	0.6	1.83	4.00
SOUTH AUTO LOT	Illuminance	Fc	1.16	2.7	0.9	1.29	3.00
SOUTH ROADWAY	Illuminance	FC	0.97	1.5	0.4	2.43	3.75
WEST TRUCK LOT	Illuminance	Fc	1.14	4.7	0.4	2.85	11.75

Luminaire Schedule										
Tag	Qty	Label	Symbol	Arrangement	BUG Rating	LLF	Luminaire	Luminaire	Total	
							Lumens	Watts	Watts	
WP2	10	RSX2 LED P4 50K R4		Single	B3-U0-G4	0.925	25328	189.54	1895.4	
WP1	14	RSX2 LED P2 50K R4		Single	B2-U0-G3	0.925	17427	114.07	1596.98	
P1	10	RSX2 LED P2 50K R4 EGS		Single	B2-U2-G3	0.925	14918	114.071	1140.71	
P2	12	RSX1_LED_P2_50K_R3_HS		Single	B1-U0-G2	0.925	7509	72.9467	875.36	

Ν 1"=50'-0"

SCALE

NTS

Traffic Impact Study Proposed Warehouse/Distribution Facility (302 Mitchell Road)

North Aurora, Illinois

Prepared For:

PINNACLE ENGINEERING GROUP

November 13, 2023

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed warehouse/distribution facility to be located in North Aurora, Illinois. The vacant site is located directly west of the Dart Logistics building, which is located on the west side of Mitchell Road just north of Corporate Drive. As proposed, the site will be developed with an approximately 439,380 square-foot warehouse/distribution building. Access to the proposed facility will be provided via the two access drives serving the Dart Logistics building, which consists of a full-movement access drive and a restricted inbound right-turn/outbound right-turn/outbound left-turn access drive located on the west side of Mitchell Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed facility will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed facility.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed facility
- Directional distribution of the facility traffic
- Vehicle trip generation for the facility
- Future traffic conditions including access to the facility
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

- 1. Existing Conditions Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes as determined from traffic counts conducted in 2022.
- 2. Year 2029 No-Build Conditions Analyzes the capacity of the existing roadway system using existing traffic volumes increased by an ambient area growth factor not attributable to any particular development and other developments approved in the area.
- 3. Year 2029 Total Projected Conditions Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2029 no-build traffic volumes and the traffic estimated to be generated by the proposed facility.

Site Location

Proposed Warehouse/Distribution Facility North Aurora, Illinois

Aerial View of Site

Proposed Warehouse/Distribution Facility North Aurora, Illinois

Figure 2
2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The vacant site is located directly west of the Dart Logistics building which is located on the west side of Mitchell Road just north of Corporate Drive. Land uses within the vicinity of the site include industrial, warehouse, and distribution facilities to the east and south of the site and residential uses to the north of the site. An approved 604,500 square-foot warehouse/distribution building is to be located directly south of the site with access to be provided via Mitchell Road opposite Corporate Drive.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the facility are described below and illustrated in **Figure 3**.

Mitchell Road is a north-south, major collector roadway that provides one lane in each direction generally divided by a stripped median. At its unsignalized intersection with Corporate Boulevard, Mitchell Road provides an exclusive left-turn lane and a combined through/right-turn lane on both approaches. At its unsignalized intersection with the Dart Logistics south access drive, Mitchell Road provides a through lane on the northbound approach and a shared through/right-turn lane on the southbound approach. At its unsignalized intersection with the Dart Logistics north access drive, Mitchell Road provides a separate left-turn lane and a through lane on the northbound approach and a shared through/right-turn lane on the southbound approach. Mitchell Road is under the jurisdiction of the Village of North Aurora, carries an Average Annual Daily Traffic (AADT) volume of 8,900 vehicles (IDOT 2022), and has a posted speed limit of 40 miles per hour.

Corporate Boulevard is generally an east-west, local roadway that provides one lane in each direction. The road extends from Mitchell Road to Farnsworth Avenue where it is aligned opposite Premium Outlet Boulevard. At its unsignalized "T" intersection with Mitchell Road, Corporate Boulevard provides an exclusive left-turn lane and an exclusive right-turn lane on the westbound approach that are under stop sign control. Corporate Boulevard is under the jurisdiction of the Village of North Aurora.





Access to the Dart Logistics facility is provided via the following two access drives:

- The north access drive is located on the west side of Mitchell Road at the north end of the site approximately 1,300 feet north of Corporate Drive and provides full access to and from the site. The access drive provides one inbound lane and one outbound lane with the outbound lane under stop sign control.
- The south access drive is located on the west side of Mitchell Road at the south end of the site approximately 415 feet north of Corporate Drive and is restricted to inbound right-turn, outbound left-turn, and outbound right-turn movements. The access drive has one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. The outbound lanes are under stop sign control.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- Mitchell Road with Corporate Boulevard (Tuesday, December 20, 2022)
- Mitchell Road with Dart Logistics south access drive (Tuesday, October 24, 2023)
- Mitchell Road with Dart Logistics north access drive (Tuesday, October 24, 2023)

The traffic counts were conducted during the weekday morning peak period (6:00 to 9:00 A.M.) and during the weekday evening peak period (3:00 to 6:00 P.M.). The results of the traffic counts show that the peak hours of traffic generally occurred between 7:15 and 8:15 A.M. during the weekday morning peak period and between 3:30 and 4:30 P.M. during the weekday evening peak period. Copies of the traffic count summary sheets are included in the Appendix.

The existing traffic volumes, inclusive of trucks, are illustrated in Figure 4.







Crash Analysis

KLOA, Inc. obtained crash data for the most recent available past five years (2017 to 2021) at the study area intersections. A review of the crash data revealed only one crash was reported at the intersection of Mitchell Road with Corporate Boulevard and no crashes were reported at the intersection of Mitchell Road with either of the Dart Logistics access drives. Further, no fatalities were reported at any of the intersections during the review period. A summary of the crash data for the intersection of Mitchell Road with Corporate Boulevard is shown in **Table 1**.¹

Veer	Type of Crash Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	0	0	1	0	1
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	1	0	1
Average/Year					<1.0		<1.0

Table 1 MITCHELL ROAD WITH CORPORATE BOULEVARD - CRASH SUMMARY

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



3. Traffic Characteristics of the Proposed Facility

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed facility, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Facility Plan

As proposed, the site will be developed with an approximately 439,380 square-foot warehouse/distribution building. Access to the proposed facility will be provided via the two access drives serving the Dart Logistics building which are summarized below:

- The north access drive is located on the west side of Mitchell Road at the north end of the site approximately 1,300 feet north of Corporate Drive and provides full access to and from the site. The access drive provides one inbound lane and one outbound lane with the outbound lane under stop sign control.
- The south access drive is located on the west side of Mitchell Road at the south end of the site approximately 415 feet north of Corporate Drive and is restricted to inbound right-turn, outbound left-turn, and outbound right-turn movements. The access drive has one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. The outbound lanes are under stop sign control.

A copy of the site plan is included in the Appendix.

Directional Distribution

The directions from which employees and trucks will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts, and the operation of the existing roadway system. **Figure 5** illustrates the directional distribution of the site-generated traffic.

Facility-Generated Traffic Volumes

The total number of peak hour vehicle trips estimated to be generated by the proposed facility was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE) for Land-Use Code 150 (Warehousing). **Table 2** summarizes the trips projected to be generated by the facility during the peak hours and on a daily basis. **Table 3** summarizes the truck trips projected to be generated by the facility by hour. Copies of the ITE trip generation sheets are included in the Appendix.





Table 2ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

ITE Land-	Type/Size	Weel I	kday M Peak Ho	lorning our	Weel P	kday E Peak H	vening our	D	aily Tri _l	ps
Use Code	i jpo silo	In	Out	Total	In	Out	Total	In	Out	Total
150	Warehouse (439,380 s.f.)	59	17	76	22	57	79	367	367	734
-	Fruck Trips	5	4	9	7	6	13	123	123	246
Passen	ger Vehicle Trips	54	13	67	15	51	66	244	244	488

Table 3 ESTIMATED 24-HOUR TRUCK TRIP GENERATION

	Warehousing (ITE LUC 150) – 439,380 s.f.					
Hour	W	eekday Morn	ing	We	ekday Even	ing
	In	Out	Total	In	Out	Total
12:00	0	0	0	10	6	16
1:00	0	0	0	11	9	20
2:00	1	2	3	8	7	15
3:00	2	1	3	13	9	22
4:00	2	4	6	9	8	17
5:00	4	4	8	4	6	10
6:00	7	4	11	1	1	2
7:00	4	10	14	1	1	2
8:00	5	9	14	2	2	4
9:00	15	9	24	0	2	2
10:00	10	15	25	0	0	0
11:00	14	14	28	0	0	0
Based on daily truck trips (Table 2) and ITE's Hourly Distribution of Entering and Exiting Truck Trips tables.						



4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth and other area developments, and the traffic estimated to be generated by the proposed subject facility.

Facility Traffic Assignment

The estimated weekday morning and evening traffic volumes that will be generated by the proposed facility were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The new passenger traffic assignment for the proposed facility is illustrated in **Figure 6** and the new truck traffic assignment is illustrated in **Figure 7**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the base traffic volumes were increased by an annually compounded growth rate of 0.88 percent per year for seven years (buildout year plus six years) for a total of six percent. A copy of the CMAP letter is included in the Appendix.

The background traffic volumes also included the traffic to be generated by the approved 604,500 square-foot warehouse/distribution development to be located directly south of the site. Access to the development will be provided via Mitchell Road opposite Corporate Drive. The volume of traffic to be generated by the development was based on the traffic study performed by KLOA, Inc. for the development.

The Year 2029 no-build traffic volumes are illustrated in Figure 8.

Total Projected Traffic Volumes

The facility-generated traffic (Figures 6 and 7) was added to the Year 2029 no-build traffic volumes (Figure 8) to determine the Year 2029 total projected traffic volumes, as shown in **Figure 9**.











5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing, Year 2029 no-build, and Year 2029 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2029 no-build, and Year 2029 total projected conditions are presented in **Tables 4** through **6**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.



Table 4 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Mitchell Road with Dart Logistics North Acc	ess Drive ¹			-
Eastbound Approach	С	16.7	С	17.5
• Northbound Left Turn	А	0.1	А	9.1
Mitchell Road with Dart Logistics South Access Drive ¹				
Eastbound Approach	В	12.4	С	116.0
Mitchell Road with Corporate Boulevard ¹				
Westbound Left Turn	В	14.9	С	18.7
Westbound Right Turn	В	13.3	В	10.9
• Southbound Left Turn	А	9.2	А	8.5
LOS = Level of Service Delay is measured in seconds.	1 – One-Wa	y/Two-way stop	o control	



Table 5

CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS YEAR 2029 NO-BUILD TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Mitchell Road with Dart Logistics North Acc	ess Drive ¹			-
Eastbound Approach	С	17.6	С	18.6
• Northbound Left Turn	А	0.1	А	9.3
Mitchell Road with Dart Logistics South Acc	ess Drive ¹			
Eastbound Approach	В	12.9	С	16.9
Mitchell Road with Corporate Boulevard ¹				
• Eastbound Left Turn	С	22.3	С	21.6
• Eastbound Through/Right Turn	С	17.0	С	20.0
Westbound Left Turn	С	18.6	D	31.2
Westbound Through/Right Turn	С	19.3	В	14.4
• Northbound Left Turn	А	8.3	В	10.1
• Southbound Left Turn	А	9.3	А	8.6
LOS = Level of Service Delay is measured in seconds.	1 – One-Wa	y/Two-way stop	o control	



Table 6

CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS YEAR 2029 TOTAL PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Mitchell Road with Dart Logistics North Acc	ess Drive ¹			-
Eastbound Approach	С	18.0	С	18.4
• Northbound Left Turn	А	8.5	В	10.1
Mitchell Road with Dart Logistics South Acc	ess Drive ¹			
Eastbound Approach	В	12.6	С	16.5
Mitchell Road with Corporate Boulevard ¹				
• Eastbound Left Turn	D	25.4	С	23.8
• Eastbound Through/Right Turn	С	17.6	С	21.6
Westbound Left Turn	С	19.3	Е	36.9
• Westbound Through/Right Turn	С	197	В	14.7
• Northbound Left Turn	А	8.3	В	10.2
• Southbound Left Turn	А	9.5	А	8.6
LOS = Level of Service Delay is measured in seconds.	1 – One-Wa	y/Two-way stop	control	



Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the facility-generated traffic.

Mitchell Road with Corporate Boulevard/Proposed Access Drive

The results of the capacity analysis indicate that the westbound left-turn movement currently operates at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour. The westbound right-turn movement currently operates at LOS B during both peak hours and the southbound left-turn movement operates at LOS A during both peak hours.

Under Year 2029 no-build conditions, all of the critical movements are projected to operate at LOS C or better except the westbound left-turn movement, which is projected to operate at LOS D during the evening peak hour.

Access to the warehouse/distribution development approved south of the subject site will be accommodated via a proposed full-movement access drive located on the west side of Mitchell Road opposite Corporate Boulevard. The access drive will provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and a shared through/right-turn lane. The outbound movements should be under stop sign control. Left-turn movements from Mitchell Road to the facility will be accommodated via the existing northbound left-turn lane provided at this intersection.

Under Year 2029 total projected conditions and assuming the additional access drive at this intersection, all of the critical movements are projected to continue to operate at LOS D or better except the westbound left-turn movement, which is projected to operate on the threshold between LOS D/E during the evening peak hour. It should be noted that the intersection was evaluated assuming two-stage, left-turn movements from Corporate Boulevard and the development access drive to Mitchell Road. A two-stage, left-turn movement is when a vehicle crosses one stream of traffic then waits in the striped median for a gap in the other stream of traffic, as opposed to waiting for a gap in both streams of traffic to complete a left turn. As such, at times, the average delay for the Corporate Boulevard and development access drive left-turn and through movements may be longer than shown in Table 6, particularly during the evening peak hour. However, this is typical for left-turn movements and through movements under stop sign control along higher volume roads such as Mitchell Road. This traffic will be able to enter or cross Mitchell Road but may experience some additional delay. The maximum 95th percentile queue for the southbound leftturn lane is projected to be one to two vehicles during both peak hours, which will not extend to the Dart Logistics access drive. As such, this intersection has adequate reserve capacity to accommodate the traffic that will be generated by the proposed development.

As the crash data has shown, this intersection has experienced a very low incidence of crashes over the past five years. However, the sight lines for motorists on Corporate Boulevard looking south along Mitchell Road are reduced due to the existing landscaping. As such, it is recommended that the landscaping along the east side of Mitchell Road south of Corporate Boulevard be trimmed or removed to enhance the sight distance.



Mitchell Road with the South Dart Logistics Access Drive

The results of the capacity analysis indicate that the access drive approach currently operates at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour.

Under Year 2029 no-build, the access drive approach is projected to continue to operate at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour.

Access to the development is proposed to be provided via both of the Dart Logistics access drives. Under Year 2029 total projected conditions, the access drive approach is projected to continue to operate at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour.

As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed facility and no roadway improvements or traffic control modifications are required.

Mitchell Road with the North Dart Logistics Access Drive

The results of the capacity analysis indicate that the critical movements at this access drive currently operate at LOS C or better during the weekday morning and evening peak hours.

Under Year 2029 no-build conditions, the critical movements at this access drive are projected to continue to operate at LOS C or better during the weekday morning and evening peak hours.

Access to the development is proposed to be provided via both of the Dart Logistics access drives. Under Year 2029 total projected conditions, the critical movements at this access drive are projected to continue to operate at LOS C or better during the weekday morning and evening peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed facility and no roadway improvements or traffic control modifications are required.



6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- Access to the proposed facility will be provided via the two access drives serving the Dart Logistics building which are summarized below:
 - The north access drive is located on the west side of Mitchell Road at the north end of the site approximately 1,300 feet north of Corporate Drive and provides full access to and from the site. The access drive provides one inbound lane and one outbound lane with the outbound lane under stop sign control.
 - The south access drive is located on the west side of Mitchell Road at the south end of the site approximately 415 feet north of Corporate Drive and is restricted to inbound right-turn, outbound left-turn, and outbound right-turn movements. The access drive has one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. The outbound lanes are under stop sign control.
- The two existing access drives will provide efficient and orderly access with limited impact on the area traffic.
- The roadway system has adequate reserve capacity to accommodate the traffic that will be generated by the proposed facility and no roadway improvements or traffic control modifications are required.
- As the crash data has shown, the Mitchell Road/Corporate Drive/access drive intersection has experienced a very low incidence of crashes over the past five years. However, the sight lines for motorists on Corporate Boulevard looking south along Mitchell Road are reduced due to the existing landscaping. As such, it is recommended that the landscaping along the east side of Mitchell Road south of Corporate Boulevard be trimmed or removed to enhance the sight distance.



VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, BUSINESS AND ADMINISTRATIVE SERVICES MANAGER
SUBJECT: AT&T FOURTH AMENDMENT TO SITE AGREEMENT NO. 470
AGENDA: FEBRUARY 19, 2024 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

AT&T currently has 12 cellular antennas located on the decommissioned central water tower ("Princeton Tower") located on West Treatment Road near Princeton Drive. The original lease agreement with AT&T ("Site Agreement No. 470") dates back to 1998. On March 20, 2017, the Village Board approved the Third Amendment to Site Agreement No. 470, deemed the current lease agreement with AT&T, which is set to expire in 2037. AT&T has approached the Village to amend the current lease agreement, which would be considered the Fourth Amendment to Site Agreement No. 470. The following table depicts the rent terms of the current agreement and the proposed agreement:

Terms	Current Lease Agreement	Proposed Lease Agreement
Base Rent Rate	\$4,673.58	\$3,500.00
Current Rent Rate	\$5,745.02	-
Rent Increase Rate	3.5% (Annually)	15% (Every 5 years)
Lease Duration	20 Years	35 Years
(w/extensions)		
Expiration	2037	2058
Anticipated Total	\$1,218,656.34	\$2,324,027.83
Lease Value	(Remaining)	

According to the agent representing AT&T, the change in rent terms is being requested due to the above market rate currently being paid by AT&T at the North Aurora Princeton Tower site. The market rate is based on the rents being paid by AT&T for their other sites in the area with like equipment and space (square footage of the leased premises). According to information submitted by AT&T, the rental rates for other AT&T cell sites in the area range from \$2,305.00 to \$2,593.35 per month.

Being located on a decommissioned water tower, AT&T has also expressed concern about the process of removing and relocating their equipment if or when the water tower is taken down. Section #4 - "Permitted Use" was incorporated into the amendment in order to provide AT&T flexibility with their equipment and moving it on to a new water tower in the future. Additionally, Section #5 - "New Water Tower" requires the Village to provide at least two hundred seventy (270) days written notice prior to the commencement of the demolition of the water tower to allow AT&T time to move its equipment to the new water tower at their expense. By allowing AT&T the flexibility with their equipment, they have agreed to a 10-year rent guarantee by suspending the optional termination period, which is included in Section #6 – "Optional Termination".

Staff is soliciting feedback from the Village Board on this item. If the Board is supportive, the item would be brought back for final consideration at a future date.

Attachments:

- Draft Fourth Amendment to Site Agreement No. 470
- Third Amendment to Site Agreement No. 470
- Financial Breakdown
 - Current Rent Terms
 - Proposed Rent Terms
 - 15% Term Increase vs. 3.5% Annual Increase Comparison

Market:IL / WICell Site Number:IL0470Cell Site Name:Village of North AuroraFixed Asset Number:10005325

FOURTH AMENDMENT TO SITE AGREEMENT NO. 470

THIS FOURTH AMENDMENT TO SITE AGREEMENT NO. 470 ("Fourth Amendment") dated as of the later date below ("Effective Date") is by and between Village of North Aurora, an Illinois municipal corporation, having a mailing address at 25 East State Street, North Aurora, IL 60542 ("Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 ("Tenant").

WHEREAS, Landlord and Tenant (or its affiliate or predecessor-in-interest) entered into a Site Agreement No. 470 dated April 27, 1998, as amended by First Amendment to Site Agreement dated May 18, 2011, as amended by Second Amendment to Water Tower Lease Agreement dated December 20, 2013, and as amended by Third Amendment to Site Agreement No. 470 dated April 20, 2017, whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 600 Princeton Drive, North Aurora, IL 60542 (collectively, the "Agreement"); and

WHEREAS, Landlord and Tenant desire to amend the Agreement to extend the term of the Agreement; and

WHEREAS, Landlord and Tenant desire to adjust the Rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to clarify the scope of Tenant's permitted use of the Premises; and

WHEREAS, Landlord and Tenant, desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Term**. The term of the Agreement shall be amended to provide that the Agreement has a new initial term of ten (10) years ("**New Initial Term**"), commencing on______, ("**New Term Commencement Date**"). As of such New Term Commencement Date, all remaining Additional Extension Terms in the Agreement except as set forth herein shall be void

and of no further force and consequence. The Agreement will be automatically renewed for up to (__) additional five (5) year terms (each an "Additional Extension Term") upon the same terms and conditions of the Agreement, as amended herein, without further action by Tenant, unless Tenant notifies Landlord in writing of Tenant's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the New Initial Term or the then current Additional Extension Term. Hereafter, the defined term "Term" shall include the New Initial Term and any applicable Additional Extension Term. Landlord agrees and acknowledges that except that as such permitted use or other rights may be amended herein, Tenant may continue to use and exercise its rights under the Agreement as permitted prior to the New Initial Term.

2. **Modification of Rent**. Commencing on______, the current Rent payable under the Agreement shall be Three Thousand Five Hundred and No/100 Dollars (\$3,500.00) per month, and shall continue during the Term, subject to adjustment, if any, as provided below. In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.

3. **Future Rent Increase / Additional Extension Term Increase**. The Agreement is amended to provide that commencing on______, Rent shall increase by fifteen percent (15%) and at the beginning of each Additional Extension Term, as applicable.

4. Permitted Use. Tenant, its personnel, invitees, contractors, agents, or assigns may use the Premises, at no additional cost or expense, for the transmission and reception of any and all communications signals and, with prior approval from Landlord which shall not be unreasonably withheld or delayed, to modify, supplement, replace, upgrade, expand, including but not limited to the type(s) of antennas, up to twelve (12) antennas, or refurbish the equipment and/or improvements thereon (collectively, "Communications Facility"), or relocate the same within the Premises at any time during the term of the Agreement for any reason, so long as these changes do not exceed the structural capacity of the tower/structure at this height, or at Tenant's sole expense upgrade the structural capacity, or in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services or for any other reason. Landlord shall reasonably cooperate in obtaining, but shall not be required to obtain on behalf of Tenant, governmental and other use permits or approvals necessary or desirable for the foregoing permitted use. If Landlord does not comply with the terms of this section, in addition to any other rights it may have at law, Tenant may terminate the Agreement and shall have no further liability to Landlord. If Landlord does not comply with the terms of this section. Tenant will have the right to exercise any and all rights available to it under law and equity, including the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant.

5. **New Water Tower**. The parties acknowledge that Landlord has plans to construct a new water tower ("**New Water Tower**") on the same parcel as the existing Water Tower in the future. When the Landlord constructs the New Water Tower and is ready to demolish the Water Tower currently housing the Antenna Facilities, the Landlord shall provide two hundred seventy (270) days written notice prior to the commencement of the demolition of the Water Tower to allow the Tenant time to move its Antenna Facilities to the New Water Tower and complete its work to make the Antenna Facilities operational on the New Tower at the Tenant's sole cost and expense.

6. **Optional Termination.** The original Site Agreement No. 470 April 27, 1998, is hereby amended to suspend the optional termination provisions in Section 17(a) until after_____.

7. Acknowledgement. Landlord acknowledges that: 1) this Fourth Amendment is entered into of the Landlord's free will and volition; 2) Landlord has read and understands this Fourth Amendment and the underlying Agreement and, prior to execution of this Fourth Amendment, was free to consult with counsel of its choosing regarding Landlord's decision to enter into this Fourth Amendment and to have counsel review the terms and conditions of this Fourth Amendment; 3) Landlord has been advised and is informed that should Landlord not enter into this Fourth Amendment, the underlying Agreement between Landlord and Tenant, including any termination or non-renewal provision therein, would remain in full force and effect.

8. **Notices**. Section 31 of the Agreement is hereby deleted in its entirety and replaced with the following:

NOTICES. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Landlord:

Village of North Aurora Attn: Business and Administrative Services Manager 25 East State Street North Aurora, IL 60542

With a copy to:

Kevin G. Drendel Drendel & Jansons Law Group 111 Flinn St. Batavia, IL 60510

If to Tenant:

New Cingular Wireless PCS, LLC Attn: TAG – LA Re: Cell Site #: IL0470 Cell Site Name: Village of North Aurora (IL) Fixed Asset #: 10005325 1025 Lenox Park Blvd. NE 3rd Floor Atlanta, GA 30319 With a copy to:

New Cingular Wireless PCS, LLC Attn: Legal Department Re: Cell Site #: IL0470 Cell Site Name: Village of North Aurora (IL) Fixed Asset #: 10005325 208 S. Akard Street Dallas, TX 75202

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice. Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

9. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this Fourth Amendment, the terms of this Fourth Amendment shall control. Except as expressly set forth in this Fourth Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Fourth Amendment.

10. **Capitalized Terms**. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Fourth Amendment to be effective as of the last date written below.

LANDLORD:

Village of North Aurora, an Illinois municipal corporation

TENANT:

New Cingular Wireless PCS, LLC, a Delaware limited liability company

By: AT&T Mobility Corporation Its: Manager

By:	By:
Print Name:	Print Name:
Its:	Its:
Date:	Date:

[ACKNOWLEDGEMENTS APPEAR ON THE NEXT PAGE]

LANDLORD ACKNOWLEDGEMENT

 STATE OF ______
)

)
 SS.

 COUNTY OF ______
)

Ι certify that Ι know or have satisfactory evidence that ____ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized instrument and acknowledged to execute the it as the of Village of North Aurora, an Illinois municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

Notary Seal	
	(Signature of Notary)
	(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of
	My appointment expires:

TENANT ACKNOWLEDGEMENT

STATE OF)
) SS.
COUNTY OF)

Ι certify that Ι know satisfactory evidence or have that _ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

Notary Seal	
	(Signature of Notary) (Legibly Print or Stamp Name of Notary)
	Notary Public in and for the State of My appointment expires:

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THIRD AMENDMENT TO SITE AGREEMENT NO. 470

THIS THIRD AMENDMENT TO SITE AGREEMENT NO. 470 ("Third Amendment"), dated as of the latter of the signature dates below (the "Effective Date"), is by and between the Village of North Aurora, an Illinois municipal corporation, having a mailing address of 25 East State Street, North Aurora, IL 60542 (hereinafter referred to as "Landlord"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (hereinafter referred to as "Tenant").

WHEREAS, Landlord and Tenant entered into a Site Agreement No. 470 dated April 27, 1998, as amended by First Amendment to Site Agreement dated May 18, 2011, and as further amended by Second Amendment to Water Tower Lease Agreement dated December 20, 2013 (hereinafter, collectively, the "Agreement"), whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the property ("Property") located at 600 Princeton Drive, North Aurora, IL; and

WHEREAS, the term of the Agreement will expire on July 31, 2018, and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to extend the term of the Agreement; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to adjust the Rent (as defined below) in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree that the recitals set forth above are incorporated herein as if set forth in their entirety and further agree as follows:

1. Extension of Term. The term of the Agreement shall be extended to provide that the Agreement has a new initial term of five (5) years ("New Initial Term") commencing on August 1, 2018 ("New Term Commencement Date"). As of the New Term Commencement Date, the term provided in the Agreement and any extensions thereof, as applicable, shall be void and of no further force and consequence. The Agreement will automatically renew, commencing on the expiration of the New Initial Term, for up to three (3) separate consecutive additional periods of five (5) years each (each such five (5) year additional period is hereinafter referred to as an

- 8^{°00}

"Additional Extension Term" and each such Additional Extension Term shall be considered an "Extended Term" under the Agreement), upon the same terms and conditions of the Agreement, as amended herein, without further action by Tenant unless Tenant notifies Landlord in writing of Tenant's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the New Initial Term or the then current Additional Extension Term. The New Initial Term, the Additional Extension Term are collectively referred to as the Term ("Term").

2. **Rent**. Commencing on August 1, 2018, the current rent payable under the Agreement shall be Four Thousand Six Hundred Seventy-Three and 58/100 Dollars (\$4,673.58) per month (the "**Rent**"), and shall continue during the Term, subject to adjustment as provided herein. Section 3.2 of the Agreement shall be amended to provide that Rent shall be adjusted as follows: in year two (2) of the New Initial Term and each year thereafter, including throughout any Additional Extension Term exercised, the monthly Rent will increase by three and one-half percent (3.5%) over the Rent paid during the previous year.

3. **Rental Stream Offer**. If at any time after the date of this Third Amendment, Landlord receives a bona fide written offer from a third party seeking an assignment or transfer of the Rent payments associated with the Agreement ("**Rental Stream Offer**"), Landlord shall immediately furnish Tenant with a copy of the Rental Stream Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may assign the right to receive Rent payments pursuant to the Rental Stream Offer, subject to the terms of the Agreement. If Landlord attempts to assign or transfer Rent payments without complying with this section, the assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under the Agreement and reserves the right to hold payments due under the Agreement until Landlord complies with this section.

4. **Charges**. All charges payable under the Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subparagraph shall survive the termination or expiration of the Agreement.

5. Acknowledgement. Landlord acknowledges that: 1) this Third Amendment is entered into of the Landlord's free will and volition; 2) Landlord has read and understands this Third Amendment and the underlying Agreement and, prior to execution of this Third Amendment, was free to consult with counsel of its choosing regarding Landlord's decision to enter into this Third Amendment and to have counsel review the terms and conditions of this Third Amendment; 3) Landlord has been advised and is informed that should Landlord not enter into this Third Amendment, the underlying Agreement between Landlord and Tenant, including any termination or non-renewal provision therein, would remain in full force and effect.

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6. Notices. Section 31 of the Agreement is hereby deleted in its entirety and replaced with the following:

"(a) <u>NOTICES</u>. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows: If to Tenant:

New Cingular Wireless PCS, LLC Attn: Network Real Estate Administration Re: Cell Site #: IL0470 Cell Site Name: North Aurora (IL); Fixed Asset No.: 10005325 575 Morosgo Drive NE Atlanta, GA 30324

With a required copy of the notice sent to the address above to AT&T Legal at:

New Cingular Wireless PCS, LLC Attn: AT&T Legal Department Re: Cell Site #: IL0470 Cell Site Name: North Aurora (IL); Fixed Asset No: 10005325 208 S. Akard Street Dallas, Texas, 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

And as to Landlord:

Village of North Aurora 25 East State Street North Aurora, IL 60542

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

(b) In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord will send the below documents to Tenant. In the event Tenant does not receive such appropriate documents, Tenant shall not be responsible for any failure to pay the current landlord

- (i) New deed to Property
- (ii) New W-9
- (iii) New Payment Direction Form
- (iv) Full contact information for new Landlord including all phone numbers."

7. First Amendment to Memorandum of Site Agreement No. 470. Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable First Amendment to Memorandum of Site Agreement No. 470 substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

8. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this Third Amendment, the terms of this Third Amendment shall control. Except as expressly set forth in this Third Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Third Amendment.

9. Capitalized Terms. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

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IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute this Third Amendment on the dates set forth below.

LANDLORD:

Village of North Aurora, an Illinois municipal corporation TENANT: New Cingular Wireless PCS, LLC, a Delaware limited liability company

By: AT&T Mobility Corporation Its: Manager

Bv: erman Print Name: Title: 0 -Date:

By:	
Print Name:	JC Mayfield
Title:	
Date: 19 Carl	2017

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

LANDLORD ACKNOWLEDGEMENT

STATE OF <u>*FULINOIS*</u>)) SS. COUNTY OF KANE)

I certify that I know or have satisfactory evidence that $\underline{DALE \ BERMAN}$ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the $\underline{VILLAGE \ PRESIDENT}$ of the Village of North Aurora, an Illinois municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: MARCH 20, 2017.

Notary Seal

OFFICIAL SEAL CYNTHIA J. TORRACO NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Feb. 16, 2019

(Signature of Notary) CYNTHIA J. TORRACO

(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of $\underline{TLLMD/5}$ My appointment expires: $\underline{\partial}/(\underline{\partial}/20/6)$

TENANT ACKNOWLEDGEMENT

INOIS STATE OF) SS. COUNTY OF

10 DATED: Notary Seal **KIMBERLEY EVANS Official Seal** Signature of Notary) Notary Public - State of Illinois Kimberley Evans My Commission Expires Sep 2, 2020 (Legibly Print or Stamp Name of Notary) Notary Public in and for the State of JULINOIS My appointment expires:
Attachment 1

First Amendment to Memorandum of Site Agreement No. 470

THIS DOCUMENT PREPARED BY, and WHEN RECORDED RETURN TO:

Michael Fraunces, President (858) 799-7850 Md7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130

Parcel #: 15-04-351-002

SPACE ABOVE FOR RECORDER'S USE

Re: Cell Site #: IL0470 Cell Site Name: North Aurora (IL) Fixed Asset Number: 10005325 State: IL County: Kane

First Amendment to Memorandum of Site Agreement No. 470

This First Amendment to Memorandum of Site Agreement No. 470 is entered into on this day of ______, 20___, by and between the Village of North Aurora, an Illinois municipal corporation, having a mailing address of 25 East State Street, North Aurora, IL 60542 ("Lessor" or "Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324, as successor-in-interest to Southwestern Bell Mobile Systems, Inc. ("Lessee" or "Tenant").

1. Landlord and Tenant (or Tenant's predecessor-in-interest) entered into a certain Site Agreement No. 470 dated April 27, 1998, as amended by that certain First Amendment to Site Agreement dated May 18, 2011, as amended by Second Amendment to Water Tower Lease Agreement dated December 20, 2013, and as further amended by that certain Third Amendment to Site Agreement No. 470 dated ______

_____, 20____ (collectively, the "Agreement") for the purpose of installing, operating and maintaining a communications facility and other improvements. A Memorandum of Site Agreement No. 470 reflecting the Agreement was recorded on August 16, 1999, as Document No. 1999K079663, in the public records of Kane County, State of Illinois.

2. The parties have agreed that the Agreement shall be extended and has a new initial term of five (5) years ("New Initial Term"), commencing on August 1, 2018, subject to the provisions of the Agreement.

- 3. The parties have further agreed that, following the New Initial Term, to add three (3) successive periods of five (5) years each upon the same terms and conditions of the Agreement. The Agreement will be automatically renewed unless Tenant notifies Landlord in writing of Tenant's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the then existing term.
- 4. The portion of the land being leased to Tenant (the "**Premises**") is described in **Exhibit 1** annexed hereto.
- 5. This First Amendment to Memorandum of Site Agreement No. 470 is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this First Amendment to Memorandum of Site Agreement No. 470 and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this First Amendment to Memorandum of Site Agreement No. 470 as of the day and year first above written.

LANDLORD: Village of North Aurora, an Illinois municipal corporation	TENANT: New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation Its: Manager				
Ву:	By:				
Print Name:	Print Name:				
Title:	Title:				
Date:	Date:				

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

LANDLORD ACKNOWLEDGEMENT

STATE OF)
)	SS.
COUNTY OF)

I certify that I know or have satisfactory evidence that _______ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the _______ of the Village of North Aurora, an Illinois municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:

Notary Seal

(Signature of Notary)

(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of

My appointment expires:

TENANT ACKNOWLEDGEMENT

STATE OF		
)	SS.
COUNTY OF)	

I certify that I know or have satisfactory evidence that _____

is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _______ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:

Notary Seal

(Signature of Notary)

(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of

My appointment expires:

Exhibit 1 to First Amendment to Memorandum of Site Agreement No. 470

Legal Description

Street Address: 600 Princeton Drive, North Aurora, IL 60542

Parcel #: 15-04-351-002

That certain Premises consisting of certain space on Landlord's Water Tower located on Landlord's real property described below (the "Property") as well as certain ground space at the base of the Water Tower of approximately 42' x 32' (and access and utility easements) and which Property is described in more detail as follows:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION FOUR, TOWNSHIP THIRTY-EIGHT NORTH, RANGE EIGHT, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONWEALTH EDISON COMPANY'S TRANSMISSION RIGHT-OF-WAY WITH THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR; THENCE SOUTH 15°-11'-05" EAST, BEING AN ASSUMED BEARING ON THE SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY'S TRANSMISSION RIGHT-OF-WAY, A DISTANCE OF 100.22 FT.; THENCE SOUTH 00°-68'-67" WEST, PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR, A DISTANCE OF 89.60 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°-68'-67" WEST ON SAID PARALLEL LINE, A DISTANCE OF 44.0 FT.; THENCE NORTH 89°-01'-03" WEST, PERPENDICULAR TO THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 32.0 FT.; THENCE NORTH 00°-68'-67" EAST, PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR, A DISTANCE OF 44.0 FT.; THENCE SOUTH 89°-01'-03" EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.0 FT. TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

Current Rent Terms

Base Rent	Term	Year (8/1 Renewal)	Monthly Rate	Annual Rent
\$4,673.58	Initial	2018	\$4,673.58	\$56,082.96
	11	2019	\$4,837.16	\$58,045.86
	11	2020	\$5,006.46	\$60,077.47
	11	2021	\$5,181.68	\$62,180.18
	11	2022	\$5,363.04	\$64,356.49
	Ext. 1	2023	\$5,550.75	\$66,608.96
	"	2024	\$5,745.02	\$68,940.28
	"	2025	\$5,946.10	\$71 <i>,</i> 353.19
	"	2026	\$6,154.21	\$73,850.55
	11	2027	\$6,369.61	\$76,435.32
	Ext. 2	2028	\$6 <i>,</i> 592.55	\$79,110.55
	"	2029	\$6,823.29	\$81,879.42
	"	2030	\$7,062.10	\$84,745.20
	"	2031	\$7,309.27	\$87,711.29
	п	2032	\$7,565.10	\$90,781.18
	Ext. 3	2033	\$7,829.88	\$93,958.52
	"	2034	\$8,103.92	\$97,247.07
		2035	\$8,387.56	\$100,650.72
		2036	\$8,681.12	\$104,173.49
	"	2037	\$8,984.96	\$107,819.56
			Sub Total	\$1,218,656.34

Proposed Rent Terms

Base Rent	Term	Year	Monthly Rate	Annual Rent	
\$3,500.00	Current	2024	\$3,500.00	\$42,000.00	
15% Term	п	2025	н	\$42,000.00	
	п	2026	н	\$42,000.00	
	п	2027	н	\$42,000.00	
	п	2028	н	\$42,000.00	
	п	2029	\$4,025.00	\$48,300.00	
	п	2030	н	\$48,300.00	
	п	2031	н	\$48,300.00	
	п	2032	н	\$48,300.00	
	п	2033	н	\$48,300.00	
	Ext. 1	2034	\$4,628.75	\$55,545.00	
	п	2035	н	\$55,545.00	
	п	2036	н	\$55,545.00	
	п	2037	н	\$55,545.00	
	п	2038	п	\$55,545.00	
	Ext. 2	2039	\$5 <i>,</i> 323.06	\$63,876.75	
		2040	н	\$63,876.75	
	п	2041	н	\$63,876.75	
	п	2042	н	\$63,876.75	
	п	2043	н	\$63,876.75	
	Ext. 3	2044	\$6,121.52	\$73,458.26	
		2045	н	\$73,458.26	
	п	2046	н	\$73,458.26	
	п	2047	н	\$73,458.26	
	п	2048	н	\$73,458.26	
	Ext. 4	2049	\$7,039.75	\$84,477.00	
	"	2050	н	\$84,477.00	
	"	2051	н	\$84,477.00	
	"	2052	п	\$84,477.00	
	п	2053	П	\$84,477.00	
	Ext. 5	2054	\$8,095.71	\$97,148.5 <mark>5</mark>	
	"	2055	н	\$97,148.55	
	"	2056	п	\$97,148.55	
	"	2057	н	\$97,148.55	
	"	2058	"	\$97,148.55	
			Total	\$2,324,027.83	

15% Term Increase vs. 3.5% Annual Increase Comparison

Base Rent	Term	Year	Monthly Rate	Annual Rent	Base Rent	Term	Year	Monthly Rate	Annual Rent
\$3,500.00	Current	2024	\$3,500.00	\$42,000.00	\$3,500.00	Current	2024	\$3,500.00	\$42,000.00
15% Term	"	2025		\$42,000.00	3.5% Annual	"	2025	\$3,622.50	\$43,470.00
	"	2026		\$42,000.00		"	2026	\$3,749.29	\$44,991.45
	"	2027		\$42,000.00		"	2027	\$3,880.51	\$46,566.15
	"	2028		\$42,000.00		п	2028	\$4,016.33	\$48,195.97
	"	2029	\$4,025.00	\$48,300.00		"	2029	\$4,156.90	\$49 <i>,</i> 882.82
	"	2030		\$48,300.00		"	2030	\$4,302.39	\$51,628.72
	"	2031		\$48,300.00		"	2031	\$4,452.98	\$53 <i>,</i> 435.73
	"	2032		\$48,300.00		"	2032	\$4,608.83	\$55 <i>,</i> 305.98
	"	2033		\$48,300.00		"	2033	\$4,770.14	\$57,241.69
	Ext. 1	2034	\$4,628.75	\$55,545.00		Ext. 1	2034	\$4,937.10	\$59,245.15
	"	2035		\$55,545.00		"	2035	\$5,109.89	\$61,318.73
	"	2036		\$55,545.00		"	2036	\$5,288.74	\$63 <i>,</i> 464.88
	"	2037		\$55 <i>,</i> 545.00		"	2037	\$5 <i>,</i> 473.85	\$65 <i>,</i> 686.15
	"	2038		\$55,545.00		"	2038	\$5,665.43	\$67,985.17
	Ext. 2	2039	\$5,323.06	\$63,876.75		Ext. 2	2039	\$5,863.72	\$70,364.65
		2040		\$63 <i>,</i> 876.75			2040	\$6,068.95	\$72 <i>,</i> 827.41
	"	2041		\$63,876.75		"	2041	\$6,281.36	\$75,376.37
	"	2042		\$63,876.75		"	2042	\$6,501.21	\$78,014.55
	"	2043		\$63 <i>,</i> 876.75		п	2043	\$6,728.75	\$80 <i>,</i> 745.06
	Ext. 3	2044	\$6,121.52	\$73,458.26		Ext. 3	2044	\$6,964.26	\$83,571.13
		2045		\$73,458.26			2045	\$7,208.01	\$86,496.12
	"	2046		\$73,458.26		"	2046	\$7,460.29	\$89,523.49
	"	2047		\$73 <i>,</i> 458.26		"	2047	\$7,721.40	\$92 <i>,</i> 656.81
	Ш	2048		\$73 <i>,</i> 458.26		п	2048	\$7,991.65	\$95 <i>,</i> 899.80
	Ext. 4	2049	\$7,039.75	\$84,477.00		Ext. 4	2049	\$8,271.36	\$99,256.29
	"	2050		\$84,477.00		"	2050	\$8,560.85	\$102,730.26
	"	2051		\$84,477.00		"	2051	\$8,860.48	\$106,325.82
	"	2052		\$84,477.00		"	2052	\$9,170.60	\$110,047.22
	"	2053		\$84,477.00		"	2053	\$9,491.57	\$113,898.87
	Ext. 5	2054	\$8,095.71	\$97,148.55		Ext. 5	2054	\$9,823.78	\$117,885.34
	"	2055		\$97,148.55			2055	\$10,167.61	\$122,011.32
	"	2056		\$97,148.55		"	2056	\$10,523.48	\$126,281.72
	"	2057		\$97,148.55		"	2057	\$10,891.80	\$130,701.58
	"	2058		\$97,148.55		"	2058	\$11,273.01	\$135,276.13
			Total	\$2,324,027.83				Total	\$2,800,308.54