



COMMITTEE OF THE WHOLE MEETING
MONDAY, MARCH 4, 2024
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Clover Senior Housing Concept Plan
2. 2024-2025 Budget Overview

EXECUTIVE SESSION

1. Land Acquisition / Sale of Property

ADJOURN

Initials: SB

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CLOVER SENIOR HOUSING CONCEPT PLAN
AGENDA: MARCH 4, 2024, VILLAGE BOARD COMMITTEE OF THE WHOLE

HISTORY

The Towne Center Development was originally approved in 2006. The land along the north side of Orchard Gateway was originally lot 16. This was further subdivided into the three lots that are present today. The new Ram Dealership is currently being built on the western portion of these lots. The original Towne Center PUD included a residential component on lot 20. In 2013, lot 20 was converted to warehouse / industrial uses. As the PUD is currently written, none of the remaining vacant land is available for residential uses.



DISCUSSION

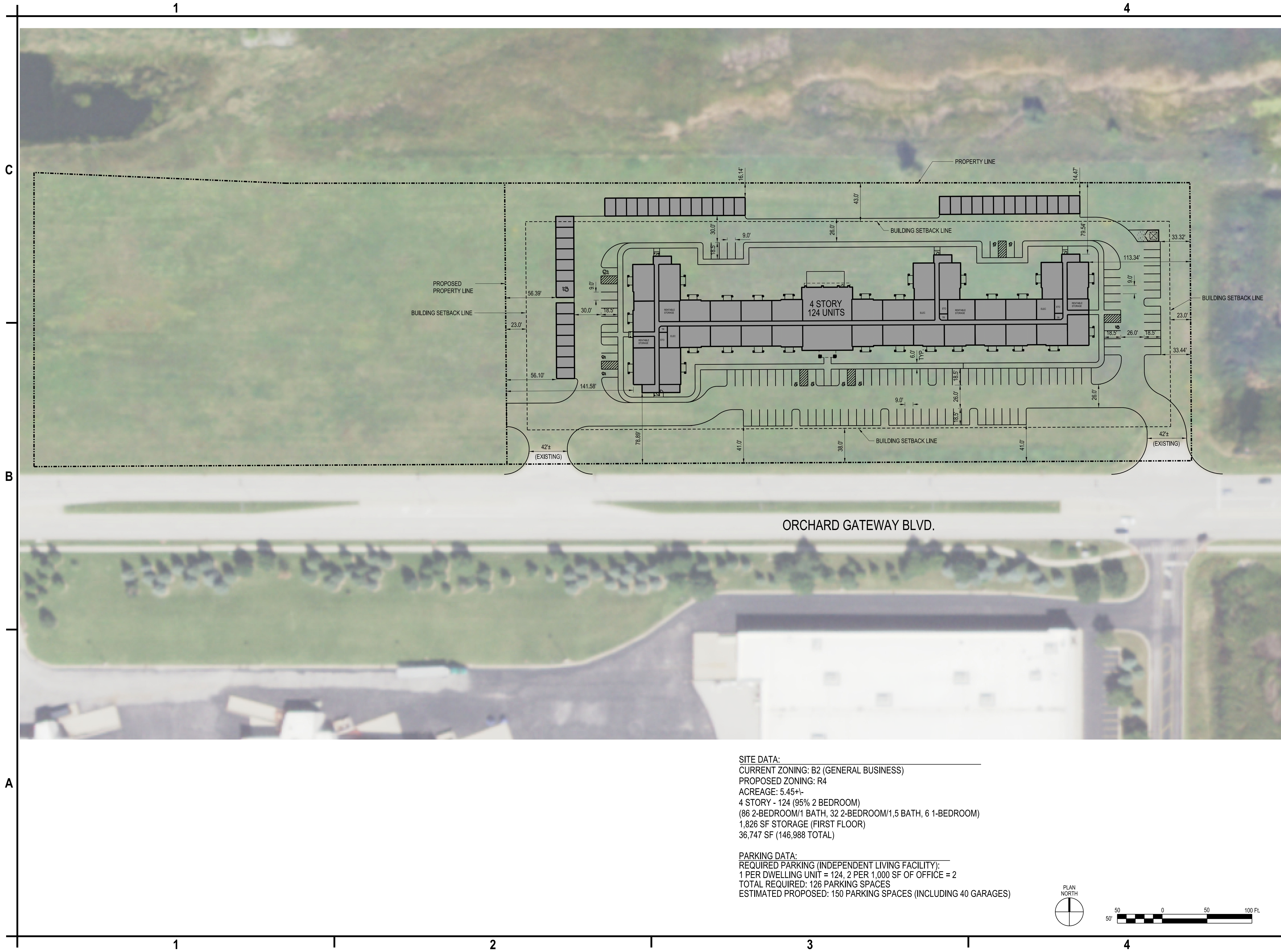
The current applicant, Clover Development, is proposing a four-story senior apartment project on the eastern end of the original lot 16. They are proposing purchasing 5.45 acres. The building would have 124 units, with 95% being 2-bedroom. The building would be age restricted to 55 and over. The building is classified as "independent living," not assisted living. Each unit would have their own kitchen. There are no communal dining facilities or medical staff.

150 parking spaces are shown including 40 garage spaces. The code for independent living facilities is 1 space per dwelling unit plus 2 per 1,000 square feet of office space which equates to 126 spaces. The site would be accessed from the two existing curb cuts off of Orchard Gateway. The plan shows providing cross access with the remaining property to the west.

The total apartment breakdown for the development is:

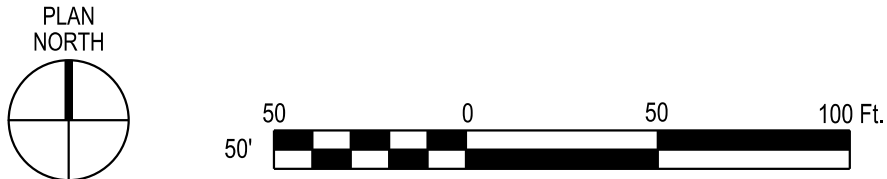
- 88 – 2 bedroom 1 bath
- 32 – 2 bedroom 1.5 bath
- 6 - 1 bedroom units

Staff is not opposed to adding a residential section to Towne Center. The original PUD called for it and it would help bolster the existing commercial. Staff's main concern is about coordinating the future of all the vacant land in Towne Center. To that end, staff is suggesting that the remaining property along Orchard Gateway also be included in the PUD amendment. This would create a unified residential area along the north side of Orchard Gateway, east of the Ram Dealership. This would require consent of the current property owner. The property owner has expressed willingness but has requested that the PUD be written in such a way that if Clover does not move forward, the entire property reverts back to the current PUD commercial zoning.



SITE DATA:
CURRENT ZONING: B2 (GENERAL BUSINESS)
PROPOSED ZONING: R4
ACREAGE: 5.45+/-
4 STORY - 124 (95% 2 BEDROOM)
(86 2-BEDROOM/1 BATH, 32 2-BEDROOM/1,5 BATH, 6 1-BEDROOM)
1,826 SF STORAGE (FIRST FLOOR)
36,747 SF (146,988 TOTAL)

PARKING DATA:
REQUIRED PARKING (INDEPENDENT LIVING FACILITY):
1 PER DWELLING UNIT = 124, 2 PER 1,000 SF OF OFFICE = 2
TOTAL REQUIRED: 126 PARKING SPACES
ESTIMATED PROPOSED: 150 PARKING SPACES (INCLUDING 40 GARAGES)



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PRELIMINARY
NOT FOR
CONSTRUCTION



SENIOR HOUSING
TOWNE CENTER DRIVE
VILLAGE OF NORTH AURORA, IL

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.546.001		
DATE: 02-08-2024		
DRAWN BY: S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		

CONCEPT PLAN



EAST ELEVATION
SCALE 1/16"=1"



WEST ELEVATION (MAIN ENTRANCE)
SCALE 1/16"=1"



- ASPHALT SHINGLE ROOF - TAMKO, HERITAGE PREMIUM (AGE WOOD)
- VINYL SHAKE SIDING - CERTAINTED 9" STAGGERED ROUGH-SPLIT SHAKES (SABLE BROWN)
- VINYL SHUTTERS - MID AMERICA COMPONENTS, STANDARD LOUVER SHUTTER, COLOR BORDEAUX (167)
- VINYL TRIM AND ACCESSORIES -PVC BOARDS AND SHEET (WHITE)
- VINYL BOARD & BATTEN SIDING - CERTAINTED 7" ROUGH CEDAR SHIP LAP (PACIFIC BLUE)
- VINYL LAP SIDING - CERTAINTED MAINSTREET 4" WOODGRAIN DUTCH LAP (CASTLE STONE)
- STONE - VERSETTA, LEDGESTONE, PLUM CREEK #9005188E

ENLARGED WEST ELEVATION
SCALE 3/16"=1"



SOUTH ELEVATION
SCALE 1/16"=1"



NORTH ELEVATION
SCALE 1/16"=1"



PARTIAL ENLARGE VIEW
SCALE 1/2"=1"



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



GARAGE FRONT ELEVATION

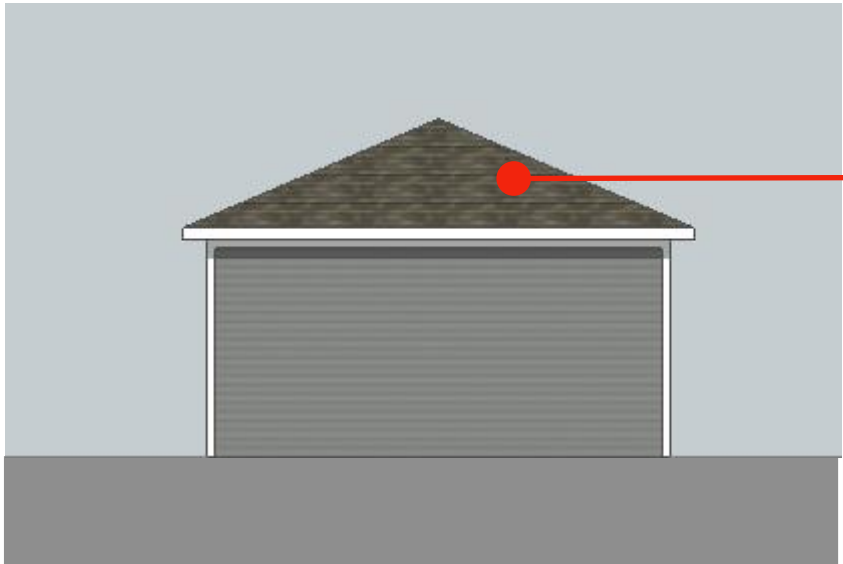
SCALE 1/8"=1'

NOTE: ELEVATIONS PROVIDED IS FOR A 10 CAR GARAGE ON SITE. OTHER GARAGES TO FOLLOW SAME EXTERIOR DETAIL AND FINISHES



GARAGE REAR ELEVATION

SCALE 1/8"=1'



GARAGE SIDE ELEVATION (TYP)

SCALE 1/8"=1'

● VINYL SHAKE SIDING – CERTAINTEEED
9” STAGGERED ROUGH-SPLIT SHAKES
(SABLE BROWN)



● ASPHALT SHINGLE ROOF - TAMKO,
HERITAGE PREMIUM (AGE WOOD)

● VINYL LAP SIDING – CERTAINTEEED
MAINSTREET 4” WOODGRAIN DUTCH
LAP (CASTLE STONE)

● VINYL LAP SIDING - CERTAINTEEED
MAINSTREET 4” WOODGRAIN DUTCH
LAP (SABLE BROWN)

ENLARGED GARAGE ELEVATION

SCALE 3/16"=1"

Village of North Aurora Memorandum



To: President and Village Board of Trustees

From: Jason Paprocki, Finance Director

CC: Steven Bosco, Village Administrator

Date: March 4, 2024

RE: FY 2024-25 Budget Process

Over the past two months, departments have been working to finalize their FY 2024-25 budget requests. As we enter the final stages of the budget development process, staff wanted to give the Village Board an update on the process. A more in depth budget overview is scheduled for the March 18th Committee of the Whole meeting.