

COMMITTEE OF THE WHOLE MEETING MONDAY, APRIL 15, 2024

(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- 1. 2024-2025 Draft Budget Follow-Up
- 2. Public Works Building Funding Options
- 3. Petition 24-02: Village Public Works Facility
- 4. Petition 24-08: 161 South Lincolnway Special Use

EXECUTIVE SESSION

- 1. Land Acquisition
- 2. Sale of Property / Land Acquisition

ADJOURN

Initials: <u>88</u>

Village of North Aurora Memorandum



To: President and Village Board of Trustees
From: Jason Paprocki, Finance Director
CC: Steven Bosco, Village Administrator
Date: April 15, 2024
RE: FY 2024-25 Draft Budget Follow-Up

The FY 2024-25 Draft Budget was presented to the Village Board at the March 18, 2024 Committee of the Whole meeting. Staff is seeking follow-up from the Board to see if there are any questions or particular items in the budget to discuss further. In addition, a few changes have been made to the Draft Budget since the presentation. The changes include:

General Fund:

- Income tax revenue has been increased \$5,000 based on updated projections
- Video gaming tax revenue has been increased \$6,000 based on updated projections
- Additional training of \$1,000 has been added to the Community Development department.
- The Business and Administrative Services Manager title has been changed to Business Services Manager.
- The Community and Board Relations Coordinator title has been changed to Community Relations Coordinator
- The part-time Information Technology Assistant title has been changed to full-time Information Technology/GIS Analyst

Special Service Area Fund:

• Pond improvement review has been added to the Oak Hill SSA budget for \$10,000

Capital Projects Fund:

- Non-home rule sales tax revenue has been increased \$1,283,000 due to the 0.5% tax rate increase
- Improvements to the Veterans Memorial have been added for \$50,000

Waterworks Fund:

• The HVAC unit for the East Treatment Plant has been increased from \$16,000 to \$20,000

- The HVAC unit for the West Treatment Plant has been increased from \$16,000 to \$20,000
- A risk and resiliency assessment and emergency response plan update has been added for \$25,000

As a result of the changes listed budgeted fund increases/(decreases) have changed to:

- The General Fund budgeted increase changes from \$50,810 to \$60,810
- The Special Service Area Fund budgeted increase changes from \$1,130 to a decrease of (\$8,870)
- The Capital Projects Fund budgeted decrease changes from (\$2,887,000) to (\$1,654,000)
- The Waterworks Fund budgeted decrease changes from (\$3,299,030) to (\$3,332,030)

Staff is also investigating an early payoff of the Police Department bonds. The early payoff would be funded by FY 2023-24 General Fund surplus and available reserves. This would reduce the FY 2024-25 General Fund budget by removing the debt service transfer.

The Village's FY 2023-24 Budget is scheduled for approval at the May 6, 2024 Village Board meeting.

Village of North Aurora Memorandum



To: President and Village Board of Trustees
From: Jason Paprocki, Finance Director
CC: Steven Bosco, Village Administrator
Date: April 15, 2024
RE: Public Works Building Funding

With the non-home rule sales tax referendum passing, the Capital Projects Fund is projected to see a \$1.4 million annual increase in revenue. Non-home rule sales tax revenue is intended to help fund the Village's capital program, including a potential Public Works facility.

Design on the new Public Works facility is nearly complete. Staff has been discussing various ways to fund construction. The funding models staff has been focusing on uses a portion of the reserve balance with a debt issuance covering the remainder of the construction costs.

Below is a summary of potential funding options being discussed. Annual debt payments were calculated using both 4.5% and 5.0%. For the projected reserve calculations, staff assumed a borrowing rate of 5.0% and a 20-year maturity schedule.

Debt	Use of	Assumed	15-Year Debt	20-Year Debt	Projected 5-Year	
Amount	Reserve	Interest Rate	Payment	Payment	Capital Reserve	
\$15,000,000	\$3,800,000	4.5%	\$1,397,000	\$1,153,000	\$7,000,000	
		5.0%	\$1,445,000	\$1,204,000		
\$14,000,000	\$4,800,000	4.5%	\$1,304,000	\$1,076,000	\$6,000,000	
		5.0%	\$1,349,000	\$1,123,000		
\$13,000,000	\$5,800,000	4.5%	\$1,210,000	\$999,000	\$5,000,000	
		5.0%	\$1,252,000	\$1,043,000		

Borrowing \$14 million and using \$4.8 million of Capital Projects Fund reserve provides the Village with the best flexibility. The projected annual debt payment of \$1,123,000 falls below the additional \$1.4 million in non-home rule sales tax expected to be gained from the referendum. This allows the Village to comfortably make an annual debt payment even if sales tax revenue declines in the future. In addition, the Capital Projects Fund should be able to maintain a reserve balance in the \$6 million range over the next 5 years in this scenario. The Village does not have a minimum reserve policy for the Capital Projects Fund. The Capital Projects Fund is meant to maintain a reserve sufficient to meet long-term capital planning and infrastructure needs.

In addition, staff has been discussing the possibility of paying off the current Police Department bond early. Currently, the outstanding principal is \$2,940,000. The final payment is due January 1, 2029. On average, the annual principal and interest payments are approximately \$640,000. By eliminating the General Fund debt service transfer five years early, these funds would help offset the loss in sales tax revenue from the grocery tax elimination should it be approved by the State.

The remaining debt balance would be primarily paid by using FY 2023-24 General Fund surplus balance, Police Department Debt Service Fund reserve, and Capital Projects Fund reserve. Historically, recent General Fund surplus balances have primarily been transferred to the Capital Projects Fund. For FY 2023-24, this transfer would go to the Police Debt Service Fund instead. If the Village Board directs staff to proceed, we would propose a budget amendment to change the capital transfer to a debt payment. After the debt payment, the Capital Projects Fund is projected to begin FY 2024-25 with nearly \$11.7 million in reserves.

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 #24-02:VILLAGE PUBLIC WORKS FACILITY		
AGENDA:	APRIL 15, 2024 COMMITTEE OF THE WHOLE MEETING		

DISCUSSION

The Village of North Aurora is proposing to build a new 50,436 square foot Public Works facility just to the west of the existing Public Works building on Butterfield Road. The site is currently owned by the Southern Kane Couty Training Association (SKCTA). This is an organization made up of the North Aurora Fire Protection District and the City of Aurora Fire Department. They currently use the south end of the site for training. The SKCTA site is 7.8 acres (300 Butterfield), and the Village site is 5.7 acres (314-318 Butterfield Road). The Village's property houses the Public Works garage, water tower, well site, salt dome, and various other outbuildings. There are four requests for approval being made to the Village as part of Petition #24-02: Village Public Works Facility

1. Map Amendment

The SKCTA property is currently located in the Village's I-1 Limited Industrial District. The Village Property is currently located in the I-2 General Industrial District. The Village is requesting a Map Amendment to rezone the I-2 property down to I-1 to have consistent zoning throughout the site. The Public Works building would be classified as a "Village Office or Facility" and the SKCTA training site would fall under "Educational Facility, Commercial or Trade." Both are permitted uses in the I-1 District.

2. Special Use – Planned Unit Development

The Village, or any person having a right of ownership of any property in the Village, may apply for consideration of such property as a planned unit development. The Planned Unit Development will grant several code exceptions. These are mainly due to the necessity of working within the confines of the new lots. The exceptions are:

- (a) Reducing the 50-foot landscape buffer (Section 17.14.010.C.3.A) and allowing the parking lot to encroach into it.
- (b) Reducing the minimum lot width in the I-1 District (Section 17.9.3) from 200 feet to 193 feet.
- (c) Reducing the rear yard setback (Section 17.9.3) on lot 1 from 30 feet to 15 feet.
- (d) Reducing the interior side yard setback (Section 17.9.3) on lot 2 from 15 feet to 14 feet.
- (e) Approving the building height of the existing training structures and apparatus as is and allowing future training structures to be as tall as the current structures (Section 17.9.3).
- (f) Reducing the required number of parking spaces for lot 2 from 151 to 60 (Section 17.13.13).

(g) Allowing the Outdoor storage of equipment, material, training props, and other similar items on all lots (17.9.2 & 17.14.11).

3. 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 industrial development for which a site plan has not already been approved.

4. Final Plat Approval

The property currently is divided into two lots. A plat of subdivision would be approved to create the new property lines and dedicate the necessary easements for access and utilities.

A public hearing was held before the Plan Commission at their April 2, 2024 meeting. The Plan Commission unanimously recommended approval of Petition #24-02, subject to the following conditions:

- (a) A landscape plan shall be provided prior to Building permit issuance. The landscape plan shall include both lot 1 and lot 2.
- (b) The entrance to the yard on the west side of lot 2 shall be screened per the Zoning Ordinance.
- (c) No training activities shall take place in the well setback area or detention pond without the consent and approval of the Village of North Aurora.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #24-02. Staff has included the draft meeting minutes and packet from the April 2, 2024 Plan Commission meeting in order to provide additional context. Also included is a draft Ordinance.



VILLAGE OF NORTH AURORA KANE COUNTY, ILLINOIS

Ordinance No. _____

APPROVING A MAP AMENDMENT AND A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR 13.5 ACRES OF PROPERTY TO BE KNOWN AS THE NORTH AURORA PUBLIC WORKS SITE IN THE VILLAGE OF NORTH AURORA

Adopted by the Board of Trustees and President of the Village of North Aurora this _____ day of ______, 2024

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

Signed _____

ORDINANCE NO.

APPROVING A MAP AMENDMENT AND A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR 13.5 ACRES OF PROPERTY TO BE KNOWN AS THE NORTH AURORA PUBLIC WORKS SITE IN THE VILLAGE OF NORTH AURORA

WHEREAS, a petition for a Special Use as a Planned Unit Development for certain real estate described herein (the "Petition") has been filed with the Village of North Aurora, an Illinois municipal corporation ("Village") by the Village of North Aurora, ("Village") with the consent of the owners, the Village of North Aurora and the Southern Kane County Training Association ("SKCTA") (and together the "Owners") for the real estate described below; and

WHEREAS, the real estate to which the Petition applies includes The property owned by the SKCTA legally described in the document attached hereto and incorporated herein as Exhibit A (the "SKCTA Parcel") and the property owned by the Village legally described in the document attached hereto and incorporated herein as Exhibit B (the "Village Parcel") (which parcels in the aggregate are the "Subject Property"); and

WHEREAS, the SKCTA Parcel is currently zoned I-1 Limited Industrial District and the Village Parcel is currently zoned I-2 General Industrial District; and

WHEREAS, the North Aurora Plan Commission ("Plan Commission") held public hearings on April 2, 2024, to consider the Petition for Map Amendment and Petition for a Special Use – Planned Unit Development for the Subject Property that will include a new Public Works facility and resubdivision of the parcels that comprise the Subject Property that includes site plan review and subdivision 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 long planned for a new Public Works Facility and has determined that the plan for the Subject Property is in the best interests of the Village of North Aurora; and

WHEREAS, the 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 map amendments and special use/PUDs, has adopted the findings of the Plan Commission, and has determined that granting the map amendment and special use/PUD 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: MAP AMENDMENT

The Village of North Aurora Zoning Ordinance (the "Zoning Ordinance") as amended from time to time, and as set forth in the Zoning District Map as described therein and on file in the office of the Village Clerk, is hereby amended by rezoning the Village Parcel described in Exhibit B to I-1, Limited Industrial District.

SECTION 2: DEVELOPMENT OF SUBJECT PROPERTY

Development of the Subject Property shall be undertaken in conformity with all applicable ordinances of the Village as now in effect, including the provisions for I-1, Limited Industrial District zoning, except as otherwise provided or specifically varied herein and in accordance with the additional procedures, definitions, uses, and restrictions contained herein.

A. <u>ZONING AND LAND USE REQUIREMENTS</u>

Except to the extent of the express and specific deviations contained in this Ordinance and the attachments hereto, the Subject Property shall be developed in compliance with the setbacks; yards distance requirements, parking spaces, and other terms and conditions of the for I-1, Limited Industrial District and other applicable zoning, subdivision, building and other provisions of the North Aurora Code as the same exists on the effective date hereof.

(1) <u>Use</u>. The Subject Property is approved as a planned unit developed (PUD) for "Village Office or Facility" for the Village Public Works facility to be construct on Lot 2 and "Educational Facility, Commercial or Trade" for the SKCTA facilities on Lots 1 and 3, as shown on the Plat of Subdivision and Site Plan identified below as Exhibit C and Exhibit F, respectively, with the deviations and exceptions approved by and subject to the terms and conditions of this Ordinance.

(2) <u>Deviations</u>. The following deviations and exceptions to I-1, Limited Industrial District zoning, the generally applicable provisions of the North Aurora Zoning Code, and the Subdivision Control Code are hereby approved for the Subject Property:

(a) Reducing the 50-foot landscape buffer (Section 17.14.010.C.3.A) and allowing the parking lot to encroach into it.

(b) Reducing the minimum lot width in the I-1 District (Section 17.9.3) from 200 feet to 193 feet.

(c) Reducing the rear yard setback (Section 17.9.3) on lot 1 from 30 feet to 15 feet.

(d) Reducing the interior side yard setback (Section 17.9.3) on lot 2 from 15 feet to 14 feet.

(e) Approving the building height of the existing training structures and apparatus as is and allowing future training structures to be as tall as the current structures (Section 17.9.3).

(f) Reducing the required number of parking spaces for lot 2 from 151 to 60 (Section 17.13.13).

(g) Allowing the Outdoor storage of equipment, material, training props, and other similar items on all lots (17.9.2 & 17.14.11).

(3) <u>Conditions</u>. The following conditions of the special use/PUD are hereby imposed:

(a) A landscape plan shall be provided prior to Building permit issuance. The landscape plan shall include both lot 1 and lot 2.

(b) The entrance to the yard on the west side of lot 2 shall be screened per the Zoning Ordinance.

(c) No training activities shall take place in the well setback area, and no training activities shall take place in the stormwater detention area without the consent and approval of the Village of North Aurora.

B. <u>BUILDING & CIVIL PLANS, LANDSCAPE PLANS, ELEVATIONS, AND</u> <u>PLAT OF SUBDIVISION</u>

The Building & Civil Plans 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. This approval shall constitute Site Plan approval as required by Village Ordinances for the following plans:

(1) Site and Engineering Plans for the Subject Property prepared by WBK Engineering and dated 3-8-24 is attached hereto and incorporated herein as Exhibit C ("Site & Engineering Plans").

(2) The Landscape Plan for the Subject Property prepared by Williams Architects and dated is attached hereto and incorporated herein as Exhibit D ("Landscape

Plans")

(3) The Building Elevations and Plans for the Subject Property prepared by Williams Architects and dated 3-8-24 is attached hereto and incorporated herein as Exhibit E ("Building Elevations")

(4) The Village Subdivision Final Plat of Subdivision for the Subject Property prepared by Regional Land Services and dated 3-20-24 is attached hereto and incorporated herein as Exhibit F ("Final Plat")

C. <u>DEVELOPMENT PLANS</u>

Exhibits C through F inclusive, are sometimes referred to collectively herein as the "Development Plans". The Development Plans are approved by the Village in their entirety, and any provisions or requirements contained in any ordinance, regulation, directive or procedure of the Village exclusive of this Ordinance or in conflict with any aspect or element of the Development Plans shall be deemed varied hereby so as to conform with and permit the development, use, maintenance and operation of the Subject Property in substantial conformance with the Development Plans described herein. In all other respects, and to the extent they do not conflict with the Development Plans or any provision of this Ordinance, the Zoning Ordinance and other ordinances of the Village, as the same exists and the effective date hereof shall apply to, and be complied with, in the development, use, maintenance and operation of the Subject Property.

The Community Development Director has the authority to approve any final plans that are in substantial conformance with the Development plans as confirmed by the Village Engineer for technical provisions. Changes to the Development Plans shall be approved as provided in Section 4 of this Ordinance, and the Village shall cooperate with the Community Development Director and Village Engineer in the creation of an Engineer's Estimate Opinion of Probable Cost in keeping with the approved Development Plans.

SECTION 3: FINAL PLAT

A. <u>FINAL PLAT APPROVAL</u>

Final plat of subdivision for the Subject Property shall be approved so long as such final plat substantially conforms to the Development Plans herein approved, and the plat attached in Exhibit F

B. <u>FINAL PLAT REQUIREMENTS</u>

The final plat and final engineering plans shall be prepared and submitted in accordance with the Village's Subdivision Regulations without further hearing, formality or board approval as long as they substantially confirm to the requirements of this Ordinance, except as specifically amended or otherwise provided herein.

SECTION 4: CHANGES TO THE PLANNED UNIT DEVELOPMENT

The Subject Property shall be developed in compliance with this Ordinance. Technical and minor changes may be approved by the Community Development Director with the advice and recommendation of the Village Engineer and/or Fire Chief of the North Aurora and Countryside Fire Protection District as appropriate. Technical changes shall include any change to the engineering plans and specifications, and any change to the building plans, which is determined by the Community Development Director (i) in substantial compliance with the Development Plans attached hereto; (ii) in compliance with the Village ordinances, except as specifically varied herein; and (iii) in compliance with good engineering practice. Any other changes that are not of a technical or minor nature must be approved in accordance with the procedures and provisions set forth in the North Aurora Zoning Ordinance.

SECTION 5: ON-SITE EASEMENTS AND IMPROVEMENTS

A. <u>GRANT OF EASEMENTS</u>

At the time of recordation of the final plat for the Subject Property, on-site easements necessary for the provision of public improvements, including but not limited to easements for sanitary sewer, water main, electric utility, storm sewer, storm water detention and retention, and drainage facilities of sufficient capacity and elevation to provide free flowing and unobstructed outfall of storm water from areas tributary to the Subject Property, shall be approved by said Plat as depicted on the Development Plans or as required by the Village Ordinance. Except for such time to effectuate the reconnection of any public utility system, there shall be no disruption or discontinuation of the operation of any public utility system, or storm or surface water drainage system by virtue of establishing new easements and vacation of any of existing easements.

B. <u>ABROGATION OF UNUSED EASEMENTS</u>

Subject to the requirements of this Section and at the time of recordation of the final plat for the Subject Property, any and all easements currently located upon portions of the Subject Property that are no longer of use or required by the Village and not preserved by easements incorporated into the Plat of Subdivision, if any, shall be deemed vacated("Vacated Easements") During the development of the Subject Property, if Village determines that any other existing utility easements and/or lines require relocation to facilitate development of the Subject Property in accordance with the applicable approved plans, the Village vacate and/or relocate additional existing easements. If any easement granted to the Village as a part of the development of the Subject Property is subsequently determined to be in error or located in a manner inconsistent with the intended development of the Subject Property as reflected on any of the approved plans or in this Ordinance, the Village vacate and/or relocate such easement and utility facilities located therein, which costs shall be borne by the Village. Notwithstanding the foregoing, and as a condition precedent to any vacation of any easement, the Village shall pay for the cost of design and relocation of any such easement(s) and the public utilities located therein.

SECTION 6: [RESERVED]

SECTION 7: BUILDING CODE AND SUBDIVISION CONTROL ORDINANCE

Village 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, except as amended by the provisions of this Ordinance.

SECTION 8: 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, the Village shall pass such resolutions and ordinances to accomplish such compliance.

SECTION 9: 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 10: INCORPORATION OF EXHIBITS

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

SECTION 11: 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 _____

Michael Lowery

Todd Niedzwiedz

Carolyn Bird Salazar

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

ATTEST:

Mark Gaffino, Village President

Jessi Watkins, Village Clerk

Mark Guethle

Exhibit A

Southern Kane County Training Association Parcel (SKCTA)

300 Butterfield Road

PIN: 15-03-176-006

THAT PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4, TO THE CENTER LINE OF STATE ROAD; THENCE SOUTH 82.5 DEGREES WEST ALONG THE CENTER LINE OF SAID STATE ROAD 12.97 CHAINS FOR A POINT OF BEGINNING; THENCE SOUTH 15.11 CHAINS THE INTERSECTION WITH A LINE DRAWN AT AN ANGLE OF NORTH 89.75 DEGREES WEST FROM A POINT ON THE EAST LINE OF SAID NORTHWEST ¼ 17.17 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST ¼; THENCE NORTH 89.75 DEGREES WEST ALONG THE LAST MENTIONED LINE 5.615 CHAINS; THENCE NORTH 14.38 ½ CHAINS TO THE CENTER LINE OF SAID STATE ROAD; THENCE NORTH 82.5 DEGREES EAST ALONG THE CENTER LINE OF SAID STATE ROAD 5.66 CHAINS TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

<u>Exhibit B</u>

Village of North Aurora Parcel

318 Butterfield Road

PIN: 15-03-176-012 & 15-03-176-013

PARCEL 1:

THE SOUTHERLY 170 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 28 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER 464.50 FEET TO THE ORIGINAL CENTER LINE OF THE OLD STATE ROAD; THENCE SOUTH 82 DEGREES 50 MINUTES 01 SECONDS WEST ALONG SAID CENTER LINE 403.26 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST 1052.66 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST 200.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 246.82 FEET; THENCE NORTH 0 DEGREES 45 MINUTES 53 SECONDS EAST 971.86 FEET TO THE PRESENT SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 56; THENCE NORTH 84 DEGREES 42 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 248.20 FEET TO A LINE DRAWN NORTH 0 DEGREES 45 MINUTES 53 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID LINE 998.26 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER. OF SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 38 MINUTES 01 ECONDS WEST ALONG THE EAST LINE OF SAID QUARTER 464.50 FEET TO THE ORIGINAL CENTER LINE OF THE OLD STATE ROAD; THENCE SOUTH 82 DEGREES 50 MINUTES 01 SECONDS WEST ALONG SAID CENTERLINE 403.26 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST 1052.65 FEET TO THE SOUTHERLY LINE OF A TRACT CONVEYED TO ALEXANDER H. STONE BY DEED RECORDED IN RECORD BOOK 89 AT PAGE 267 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY LINE 200.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 246.82 FEET; THENCE NORTH 0 DEGREES 45 MINUTES 53 SECONDS EAST 971.86 FEET TO THE PRESENT SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 56; THENCE NORTH 84 DEGREES 42 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 248.20 FEET TO A LINE DRAWN NORTH 0 DEGREES 45 MINUTES 53 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID LINE 998.26 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTHERLY 170 FEET THEREOF) IN THE VILLAGE OF NORTH AURORA, AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

<u>Exhibit C</u>

Site and Engineering Plans

<u>Exhibit D</u>

Landscape Plan

<u>Exhibit E</u>

The Building Elevations and Plans

<u>Exhibit F</u>

Final Plat of Subdivision

VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES APRIL 2, 2024

CALL TO ORDER

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

ROLL CALL

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

Not in attendance: Commissioners Tom Lenkart and Scott Branson.

Staff in attendance: Community Development Director Nathan Darga, Planner David Hansen, Village Administrator Steve Bosco, Public Works Director Brian Richter, Assistant Public Works Director/Village Engineer Brandon Tonarelli.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated March 5, 2024.

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

PUBLIC HEARING

1. <u>Petition #24-08 (161 S Lincolnway)</u>: The petitioner, CW 1 Dispensary, LLC, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 161 South Lincolnway in North Aurora, Illinois.

Motion to open the public hearing was made by Commissioner Botkin and seconded by Commissioner Newell.

Planner David Hansen introduced Petition #24-08. The petitioner, CW 1 Dispensary, LLC is requesting a special use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 161 S. Lincolnway. The property is located in the B-3 Central Business District. Hansen shared that in early 2024, the Village was notified that Pharmacann (dba Verilife) would be moving to their new site on Orchard Rd in Spring 2024. According to Pharmacann their state license only allows for selling cannabis at one location and is moving out of its current location at 161 S Lincolnway. With Pharmacann moving to its new location, one Adult-Use Cannabis Dispensing Organization location is now available within Village limits. Per the Use standards for Adult-Use Cannabis outlined in the Zoning Ordinance, the Village allows a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.

Hansen said the petitioner, CW Dispensary 1, LLC, is proposing an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway in Units 301, 302, and 304. The proposed dispensary plans to operate within Unit 301 (1,749 square feet) and expand to Unit 302 and 304 in the near future. The total square footage of the dispensary, fully built out in all three units, is approximately 3,578 square feet. This initial footprint and expansion plan would be identical as the previous dispensary. Hansen said, as the Plan Commission may recall, in 2021 the Village Board granted a special use to Pharmacann, LLC to allow them to expand their Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway into Units 302 and 304. Hansen noted the dispensary at 161 S. Lincolnway was never expanded.

Hansen said there is no specific parking requirement for the Adult-Use Cannabis Dispensing Organization use so it would be classified as a general retail goods establishment, which requires four off-street parking spaces per 1,000 square feet of gross floor area. With 3,578 total square feet of area, the proposed use would require fourteen (14) total off-street parking spaces. There are one hundred forty nine (149) existing off-street parking spaces on the subject property, which are shared amongst the various building tenants. Hansen said according to the petitioner, fifteen (15) parking spaces will be specifically reserved for dispensary customers.

Hansen said the petitioner has submitted all special use requirements and staff finds that the information presented **meets** the Standards for Specials Uses and Adult-Use Cannabis Use Standards as set forth in the Zoning Ordinance. Hansen said staff recommends approval of Petition #24-08 subject to the following five conditions in the staff report. Hansen introduced the petitioner.

Katriina McGuire from Thompson Coburn introduced her client David Michaud who is the COO of Cannect Wellness and the co-property owner for 161 S. Lincolnway. McGuire said the new dispensary will be pretty much identical compared to the current dispensary that has been operating over the last few years at this location. David Michaud introduced himself and is one of the co-founders of Cannect Wellness, which is a craft grower and cultivation company that is located in Franklin Park. Michaud said the craft grower business is located in a 62,000 square foot warehouse building and has sixteen employees at the site. Michaud is the property manager for the 161 S. Lincolnway building and shared there is a \$1.6 million renovation to the VA Clinic that is currently under permit. Michaud presented a PowerPoint overviewing the company and showed floor plans for the site. The presentation also showed a security plan, signage, hours of operation (same as current dispensary) and anticipated number of employees for the site (15-20 employees).

Commissioner Botkin asked if there are any differences compared to the current dispensary at this location such as product, delivery schedules, etc. Michaud said the cameras frames per second would need to be upgraded to meet the current standards, but in terms of the operation no significant differences. Chairman Brackett asked if any audience members had any comments. No audience members had any comments.

Chairman Brackett closed the public hearing.

- Petition #24-02 (300 and 314-318 Butterfield Rd): The Village of North Aurora requests the following actions in the I-1 Limited Industrial District and I-2 General Industrial District:
 - a. Map Amendment

- b. Special Use Planned Unit Development
- c. Site Plan Approval
- d. Preliminary Final Plat of Subdivision

Motion to open the public hearing was made by Commissioner Tuohy and seconded by Commissioner Bozik.

Community Development Director Nathan Darga introduced Petition #24-02, which is the Village of North Aurora requesting to build a new Public Works Facility on 300 and 314-318 Butterfield Rd. The Village is looking to build an approximate 50,000 square foot new public works facility, which is just west of the current public works facility on vacant land. Darga showed a PowerPoint presentation outlining the petition and its requests. The site is currently owned by the Southern Kane Couty Training Association (SKCTA), a non for profit organization made up of the North Aurora Fire Protection District and the City of Aurora Fire Department. The site is used for training. The northern portion of their property is vacant and that is the area the Village is looking to land swap with the SKCTA. The SKCTA owns and operates a 7.8 acre fire training site at 300 Butterfield Road. The Village of North Aurora owns the 5.7 acre lot to the east at 314-318 Butterfield Road. Once the new building is built, the association will get the old Public Works building to store their equipment. Darga shared the Village is looking for a map amendment, special use planned unit development, site plan approval, and preliminary final plat of subdivision as part as this petition.

In regard to the Map Amendment, Darga said the SKCTA property is currently located in the Village's I-1 Limited Industrial District. The Village Property is currently located in the I-2 General Industrial District. The Village is requesting a Map Amendment to rezone the I-2 property down to I-1 to have consistent zoning throughout the site. The Public Works building would be classified as a "Village Office or Facility" and the SKCTA training site would fall under "Educational Facility, Commercial or Trade." Both are permitted uses in the I-1 District. The Comprehensive Plan calls this area out as Public or Semi-Public uses, which both of these are.

The second item to be approved would be a special use planned unit development (PUD). Darga explained and showed the layout of the new plat of subdivision, which includes two parcels for the SKCTA and one large parcel for the Village. The Village would keep their well site and water tower in the same location. SKCTA would keep their equipment and towers in the same area as it is currently. The site is larger than 2 acres (site is 13.5 acres), so a PUD is required. There are also seven code exceptions being requested, which are listed below.

- 1. 50 Foot Landscape Buffer (Section 17.14.010.C.3.A) A 50' landscape buffer is required by code along major roads like Butterfield Rd. The new proposed parking lot will encroach into this setback (5 feet at the closest point and 38 feet at the farthest point from the property line). Darga noted the Right of Way of Butterfield is very wide in this location.
- 2. Lot Width (Section 17.9.3) The proposed lot 1 is approximately 193' feet wide (Zoning Ordinance requires 200 feet). This is due to the existing drive aisle being kept on the Village parcel.
- 3. Rear Yard (Section 17.9.3) After the new lot lines are drawn, the rear lot line of the existing public works building will be 15' from the building at the closest point (Zoning Ordinance requires 30 feet).

- 4. Interior Side Yard (Section 17.9.3) After the new lot lines are drawn, the side lot line of the new public works building will be 14' from the building at the closest point (Zoning Ordinance requires 15 feet).
- 5. Building Height (17.9.3) Several of the existing fire training structures and apparatus that will now be on lot 3 are taller than the 35' height limit. The height of these structures shall be considered approved in this PUD and any new fire training equipment and structures can be up to the same height as the existing structures.
- 6. Required Parking Spaces (17.13.13) The required parking spaces for a government facility is 3 spaces per 1,000 square feet of gross floor area. That would require 151 parking spaces for this project. The Village is proposing 30 parking spaces plus 2 handicapped spaces. This is more than they have at their current facility. The new facility also has a garage with 28 spaces for Village vehicles and a large area of yard space behind the building for equipment.
- 7. Outdoor Storage (17.9.2 & 17.14.11) Outdoor storage of equipment, material, training props, and other similar items are permitted on all lots.

Darga explained and showed the new floorplan for the proposed public works facility. The offices, conference rooms, lunchroom area, and locker rooms are to the north and in the front part of the building facing Butterfield Rd, which will have the nice façade. The rear of the building includes a large garage to park all the public works vehicles indoors. The east side of the building includes a repair bay and mechanic area. The new public works building will also help screen the training center towers and vehicles, so they will not be viewable from Butterfield Rd.

Darga said staff is recommending approval since the petition meets the Standards for Map Amendments, Specials Uses, Site Plan Review and Planned Unit Developments as set forth in the Zoning Ordinance. Petition #24-02 also has three conditions which are A landscape plan shall be provided prior to building permit issuance, The entrance to the yard on lot 2 shall be screened per the Zoning Ordinance, and No burning shall take place in the well setback (200 feet). Darga shared Village Administrator Steve Bosco, Public Works Director Brian Richter, and Assistant Public Works Director/Village Engineer Brandon Tonarelli are in attendance tonight if there are any questions about the project or land swap agreement.

Chairman Bracket asked if the repair bay was drive through. Public Works Director Brian Richter said it is and the larger trucks will still go around the building and enter the repair bay from the rear, but police cars and smaller vehicles will enter through the north front access since the small lifts are in the front/ north side of the building. Village Administrator Steve Bosco shared the grade change from the current property to the new building drops off several feet and in order to make the building fit properly the grade had to be levelled off. Assistant Public Works Director/Village Engineer Brandon Tonarelli said the drop is approximately 8 feet. Bosco said there should only be a couple of vehicles pulling in a day from the front and the rest would pull in from the back of the building. Bosco also said the parking lot is not anticipated to be too full since the employees can part in the front or rear of the building and the public historically hasn't showed up to the Public Works building that often.

Chairman Brackett closed the public hearing.

NEW BUSINESS

1. <u>Petition #24-08 (161 S Lincolnway)</u>: The petitioner, CW 1 Dispensary, LLC, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 161 South Lincolnway in North Aurora, Illinois.

Commissioner Bozik asked staff what the five conditions outlined in the staff report were for this petition. Hansen shared the five conditions, which were the Ordinance be limited to the applicant and restricted to the subject property located at 161 S. Lincolnway, On-site consumption of cannabis shall be prohibited, All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance, The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times, and All potholes located on the subject property shall be properly filled and the handicapped parking shall be brought into compliance with the Illinois Accessibility Code.

Commissioner Newell asked how soon the business would be expanded, if approved. Michaud said it would be approximately 6-12 months after the business opens. Commissioner Newell also asked if paving the parking lot would be a possibility if the potholes would continue to be a concern. Michaud said keeping the parking lot in good condition is a top priority especially since the VA Clinic is located at this same location. Commissioner Negro and Anderson had no questions or comments. Commissioner Tuohy asked how many handicapped parking spaces are on site currently. Community Development Director Nathan Darga said five (5) handicapped parking spaces are located directly adjacent to the building or by the VA Clinic doors to meet the Illinois Accessibility Code.

Chairman Brackett asked if all dispensaries have medical as well as recreational. Michaud said no they do not, and this dispensary would not have a medical component. It would be adult use only. Chairman Brackett also asked the petitioner to expand on how to maintain parking and security, so no surrounding properties are impacted. Chairman Brackett asked how many security guards will be on site and where they are located. Michaud said currently there is one (1) security guard inside the building just before the steps going up to the dispensary, but they do not check ids. Once passed the guard, the customer will get their ID checked at the vestibule of the dispensary by a staff member. The security guard is only located inside. Michaud said the state requires cameras showing the parking lot and entrances, so no security guards monitor those areas unless the cameras show an issue. Michaud said Verilife used to have two guards (one in front entrance and one in the rear entrance; they also had four guards when they first opened due to the number of people), but now it is down to one security guard.

Chairman Brackett said he has a concern with security not being located outside since majority of the problems have been outside the building. Chairman Brackett asked if there is a date for the switch over with the current tenant and when an opening would be expected should the petition be approved. Michaud said his understanding is that Verilife is moving as soon as possible, which is dependent on final approvals from the state. Darga said the build out at 2080 W. Orchard received its certificate of occupancy a week or so ago. Michaud said CW Dispensary will take a few months to get approvals from the state for this location, if approved by the Village, so we wouldn't expect to open until then. Chairman Brackett said his two concerns are parking and security. Darga asked if the current parking spaces reserved for medical patients will be reserved for all dispensary customers. Michaud said they will be for dispensary customers and the security cameras will cover

all the exterior perimeter including parking. Chairman Brackett asked if the customers would enter from the front or back of the building or both. Michaud said primarily from the front, but the traffic shouldn't be as much as it is now since this will be another dispensary being open in the area and will not provide product to medical customers. Commissioners Anderson and Bozik both said the business is one of the most regulated in the Village and State and they will need to follow those protocols, which include security and being a good neighbor.

Motion for approval of Petition #24-08, as presented by staff with the five conditions, was made by Commissioner Bozik and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Anderson – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

- Petition #24-02 (300 and 314-318 Butterfield Rd): The Village of North Aurora requests the following actions in the I-1 Limited Industrial District and I-2 General Industrial District:
 - a) Map Amendment
 - b) Special Use Planned Unit Development
 - c) Site Plan Approval
 - d) Preliminary Final Plat of Subdivision

Commissioner Newell asked what will happen to the current public works building. Richter said it will remain and be used by the SKCTA as a training facility with possible classrooms, vehicle storage, and a maintenance area. Commissioner Newell asked if a condition could be added to emphasize better landscaping along the north end of the current building so it will blend in with the new building and/or hide the current building.

Commissioner Bozik asked how SKCTA will access their property since the Village will control both access points to the site. Darga said the eastern drive aisle will have a cross access easement and will be fenced off. The Village will be responsible for maintaining the roads on our lots and SKCTA will be responsible for maintaining roads on their lots. Darga said part of replatting the parcels is that all the easements and designated areas will be recorded and platted properly. Bosco said the land swap agreement calls out who maintains what roads. Bosco added that their will be new pavement in the southern SKCTA parcel to help enhance training site access and that the detention pond on the southern portion will be maintained and owned by the Village. Commissioner Bozik asked if the structures on the Village property along the southern portion will be demolished since the detention pond appears to be occupying that space. Bosco said they will be demolished to make way for the detention pond and the adjacent area will be utilized for accessory storage such as water improvement projects. Bosco also said the 200 foot well setback is an IEPA buffer zone and SKCTA can do training within that buffer but cannot potentially harm the groundwater source (such as use foam). Commissioner Bozik asked what the shortest point to the parking lot in the landscape buffer is. Darga said the building itself is not located within the buffer, but the parking lot is approximately 5 feet at the closest point. Commissioner Bozik also asked if IDOT has any plans in the future to expand Butterfield Rd into four lanes. Darga said the right of way (ROW) they have now would be able to cover such a project since its about 200 feet wide, but none of the short or medium term IDOT projects include improvements to Butterfield Rd. Commissioner Botkin asked if the code exceptions, that are part of the staff report, could be looked at to make it easier to compare the Zoning Ordinance requirements to the proposed setbacks and regulations being requested.

Commissioner Tuohy asked what the cylinder shapes on the west side of the building site plan were. Richter said it's a brine station, which will have 2,500 to 7,500 gallon tanks. Commissioner Anderson said the plan looks great and had no questions. Commissioner Negro asks if the road, on the two site plans, is part of this discussion. Bosco said the road on the southwest part of the property is shown since it is part of the land swap agreement and is in the process of being amended. Bosco said the land swap agreement and the design planning for the project has had many discussions to get to this point. The Village is awaiting SKCTA to review the latest land swap agreement, so it is updated and approved. Once that is complete, the agreement will be brought to the Village Board for final approval which is anticipated to be in early May. The PUD is planned to be brought to the Village Board on April 15 and possibly be approved the same night as the land swap agreement if timing works out. Bosco said the Village would like to bid the project in early to mid-summer.

Chairman Brackett asked to see the updated property lines for the training center. Darga showed on the screen the current and then the proposed changes to the property lines. Darga said the salt dome and the property will be entirely fenced including along the access road. Bosco said the water tower, water treatment plant and all other Village property will be fenced in some capacity. Commissioner Negro asked if SKCTA will be able to access their site from both entrances. Darga said the eastern entrance would be the main entrance. Richter said currently they use both entrances. Bosco said in a rare circumstance or if the fence was broken, they could gain access through the western entrance through the Village property if needed but is not preferred. Chairman Brackett what the separation was for the northeast corner of the proposed building and the northwest corner of the existing building. Darga said it will be fenced up to a certain point, but there is a large grade between the buildings. Bosco said a guardrail may be put in on the western edge of the current building's site due to the grade change. Richter said it will be fenced off for safety and possibly the hill will be landscaped with different styles of plants since it would be tough to mow. Darga said there are cross access easements and gates throughout the site. Bosco said salt would be able to be delivered from both entrances depending on size of the trucks.

Commissioner Bozik asked about the existing public works building and what parking standards will apply to that building once SKCTA acquires it. Darga said the existing pavement will remain and will need to be restriped. Richter said there is an ample amount of parking along the road and other places on site. Commissioner Bozik asked what the parking spaces required would be if it was a new building. Darga said since most of the building is for parking, only the office space would probably apply so five to ten spaces given the parking standard is 3 parking spaces per 1,000 square foot of gross floor area. Commissioner Bozik said his concern was if this building was used for a classroom facility with 30 students, where do you park 30 vehicles on the property. Bosco said that would be up to the SKCTA and how they would like to manage that class load, but it is staff's understanding the building will be utilized for storage, parking equipment and/or possibly internal training. If they did have larger classes, we will need to work with them regarding that. Bosco said parking would be limited around the salt dome to ensure deliveries will not be interfered with. Commissioner Bozik said he wanted to note that he does not have an issue with the use, but wanted to ensure the Plan Commission was reviewing this petition as it would for any other petitioner and not giving a governmental entity or association a special preference. Darga said if SKCTA were to switch the site up and have classrooms that it would trigger a review of the parking plan. Darga said the plans appear to be for the future and it is anticipated the building won't be

changed right away. Chairman Brackett said the Village has a plan, but how do we ensure SKCTA has a plan and follows through such as ensuring the landscape jives with both properties. Darga said the landscape plan is still being worked on and we can work on blending the buildings together through this unified landscape plan. There will be no architecture changes on the current building.

Motion for approval of Petition #24-02 for a Map Amendment, Special Use Planned Unit Development, Site Plan Approval, and Preliminary Plat of Subdivision, as presented by staff with the three conditions, was made by Commissioner Bozik and seconded by Commissioner Newell. Vote: Tuohy – Yes, Anderson – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

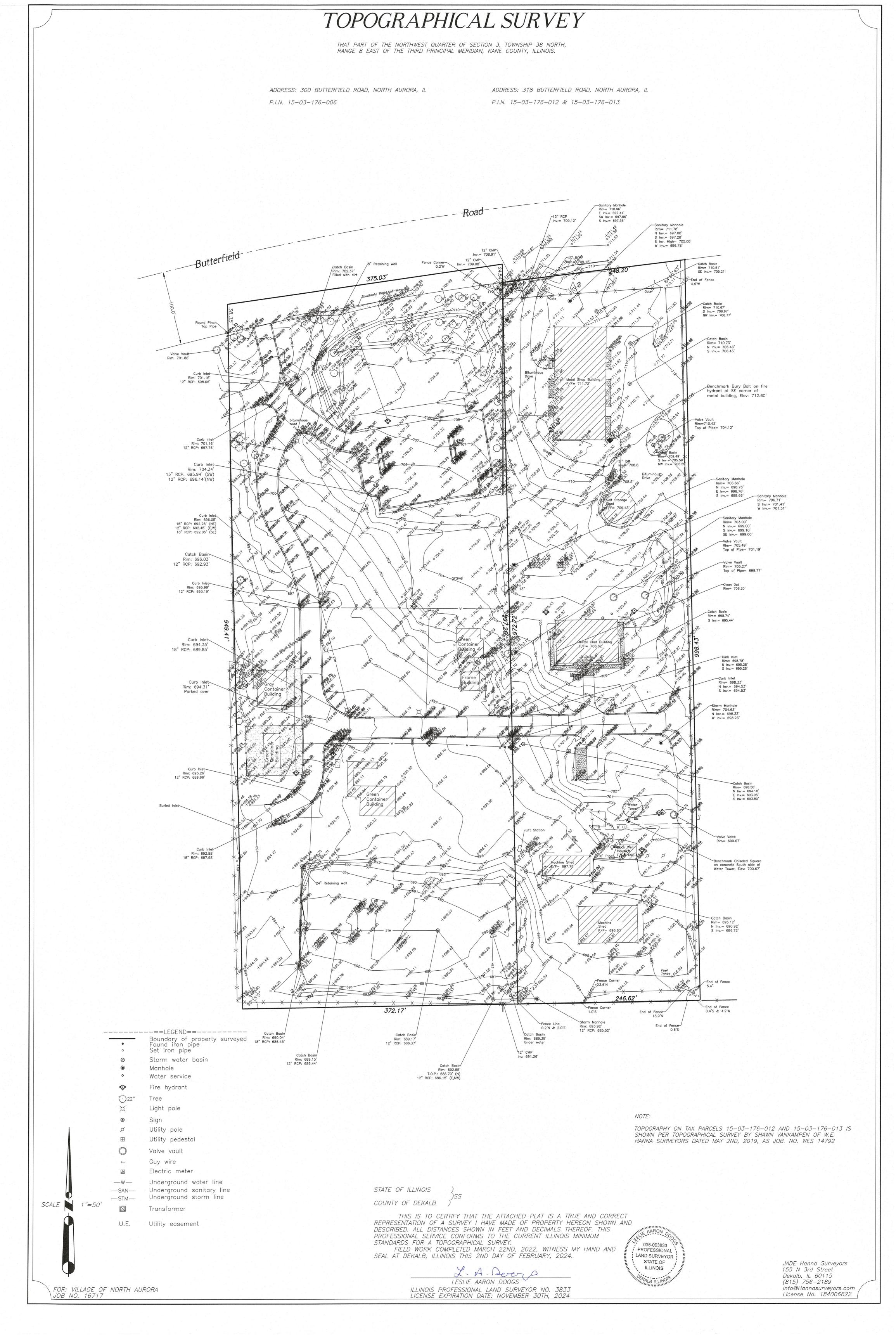
Darga said the Village issued the certificate of occupancy for 2080 W Orchard Rd (Verilife's new location) last week. Darga also said two ice cream places are looking to come into the Village. La Michoacana is looking to go into the strip center off Genesis Way and Coco's Paleteria is looking to go in at 937 Oak St in North Aurora Plaza. Darga said Crave BBQ restaurant got their build out permit, which is located in the strip center off Orchard Rd near Brother Chimp.

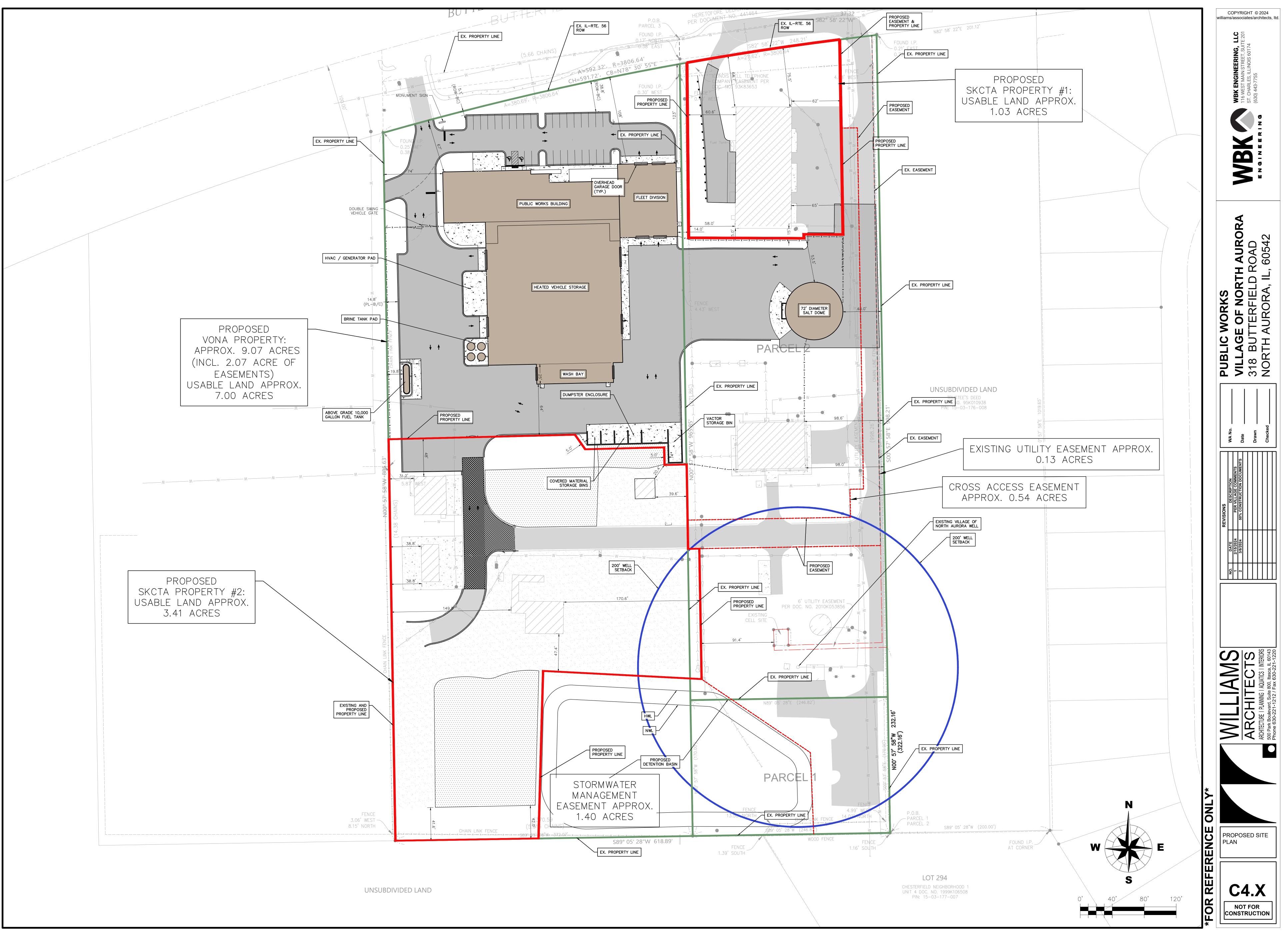
ADJOURNMENT

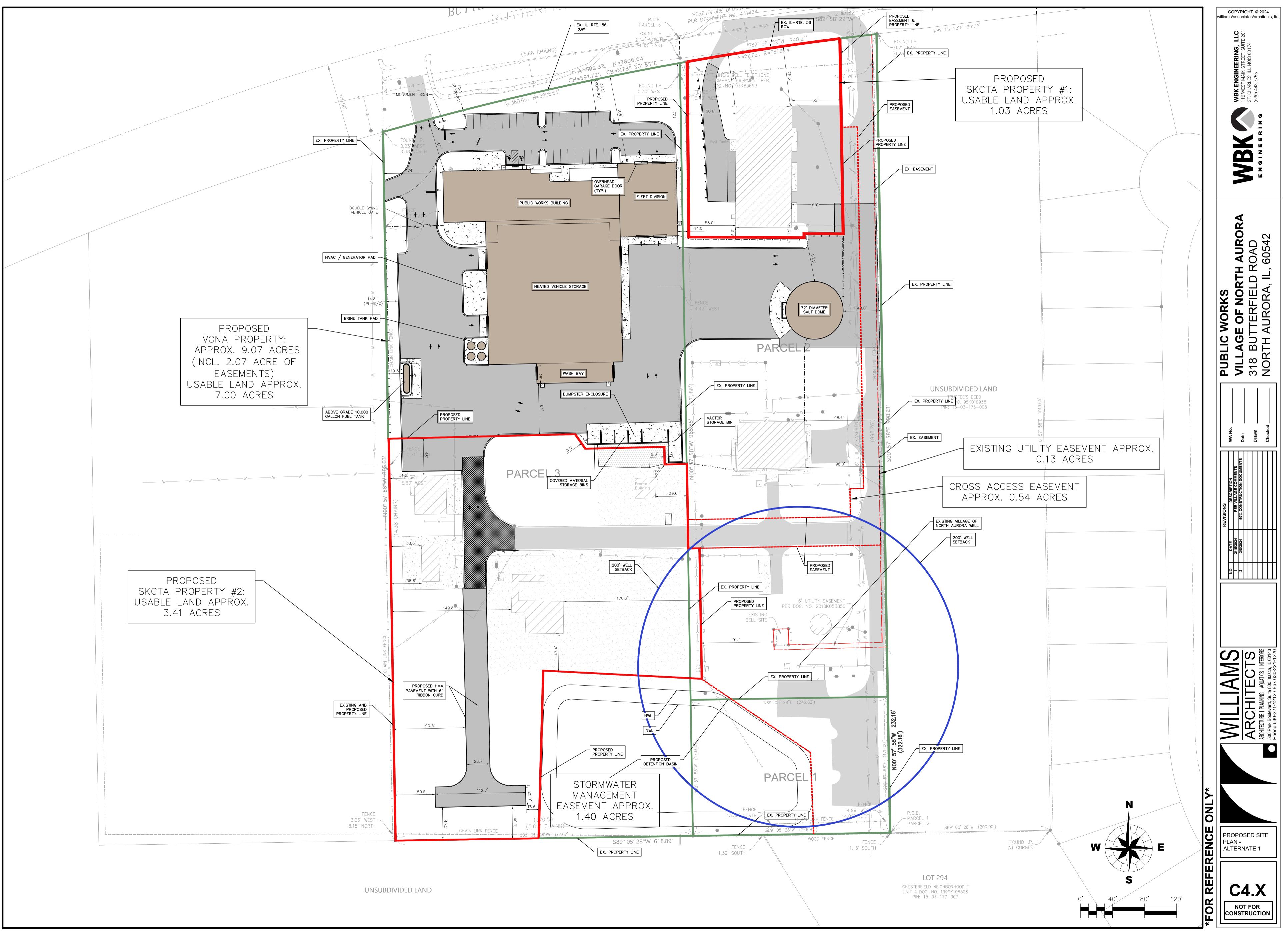
Motion to adjourn made by Commissioner Newell and seconded by Commissioner Botkin. All in favor. **Motion approved**.

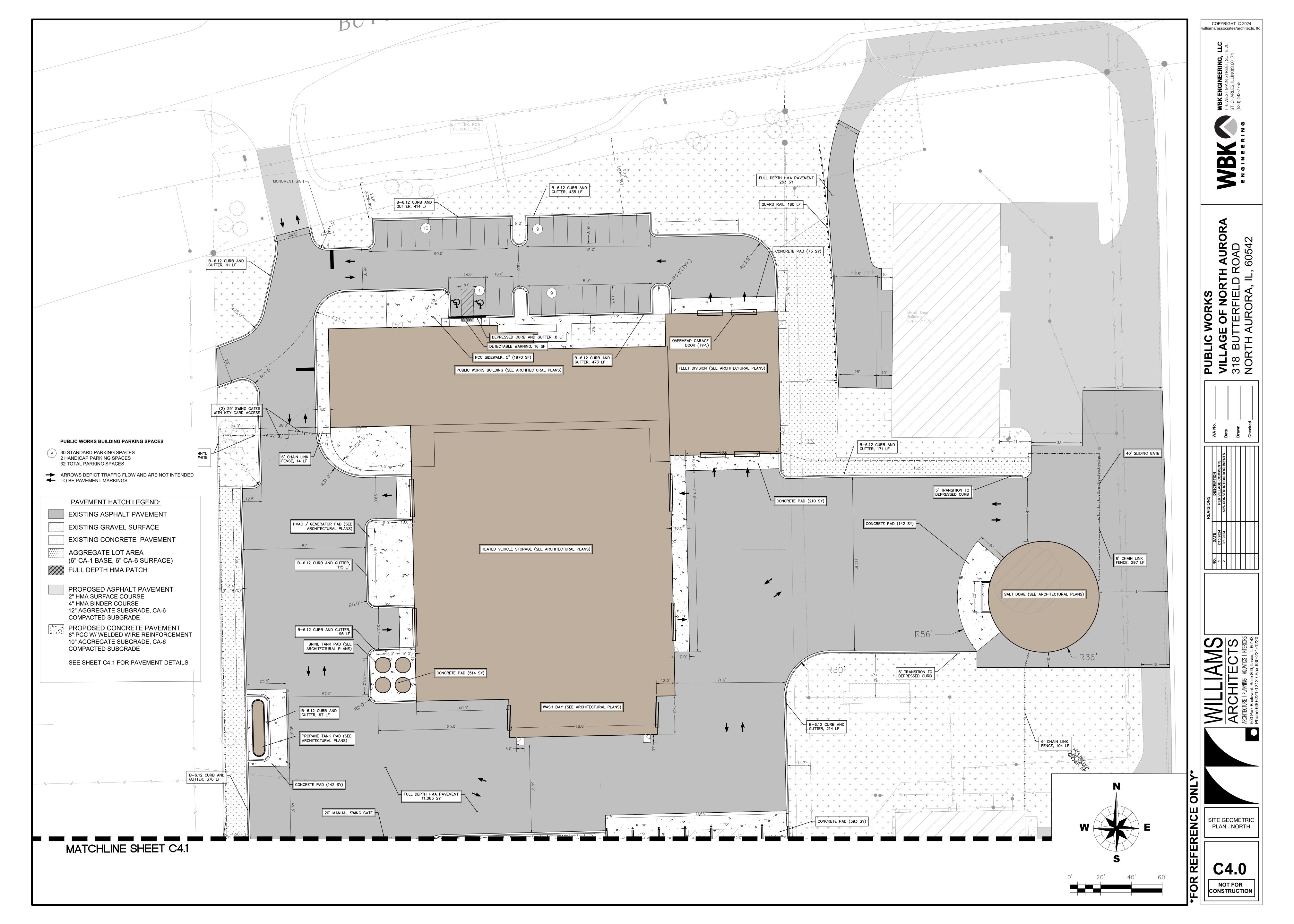
Respectfully Submitted,

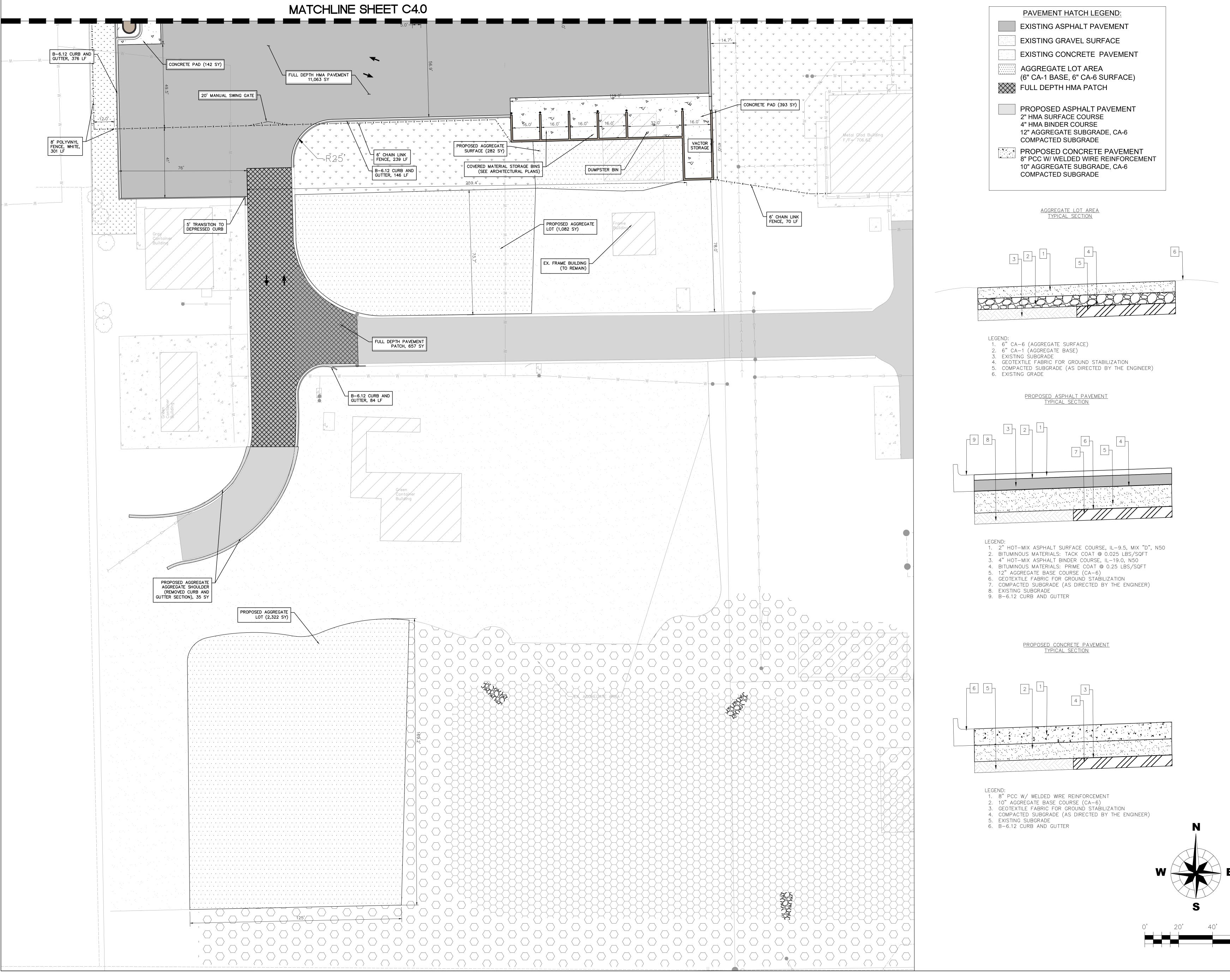
David Hansen Planner



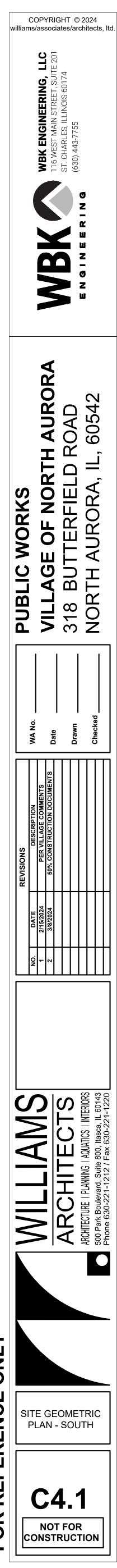






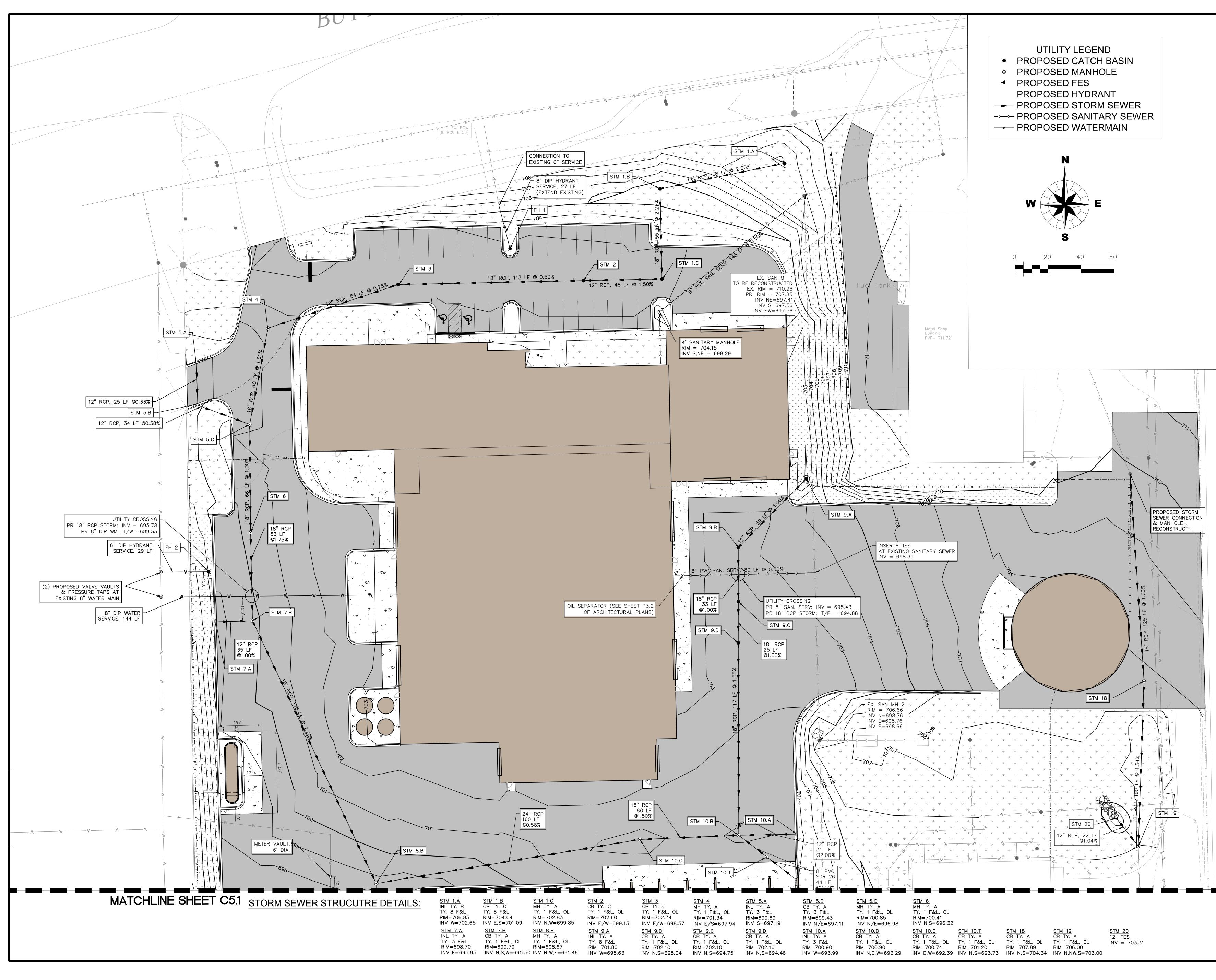


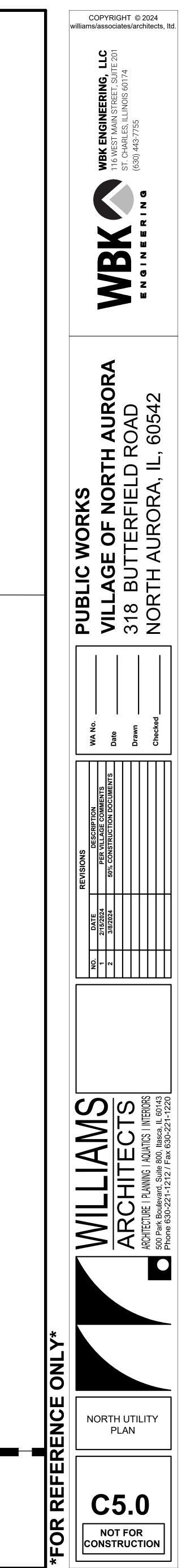
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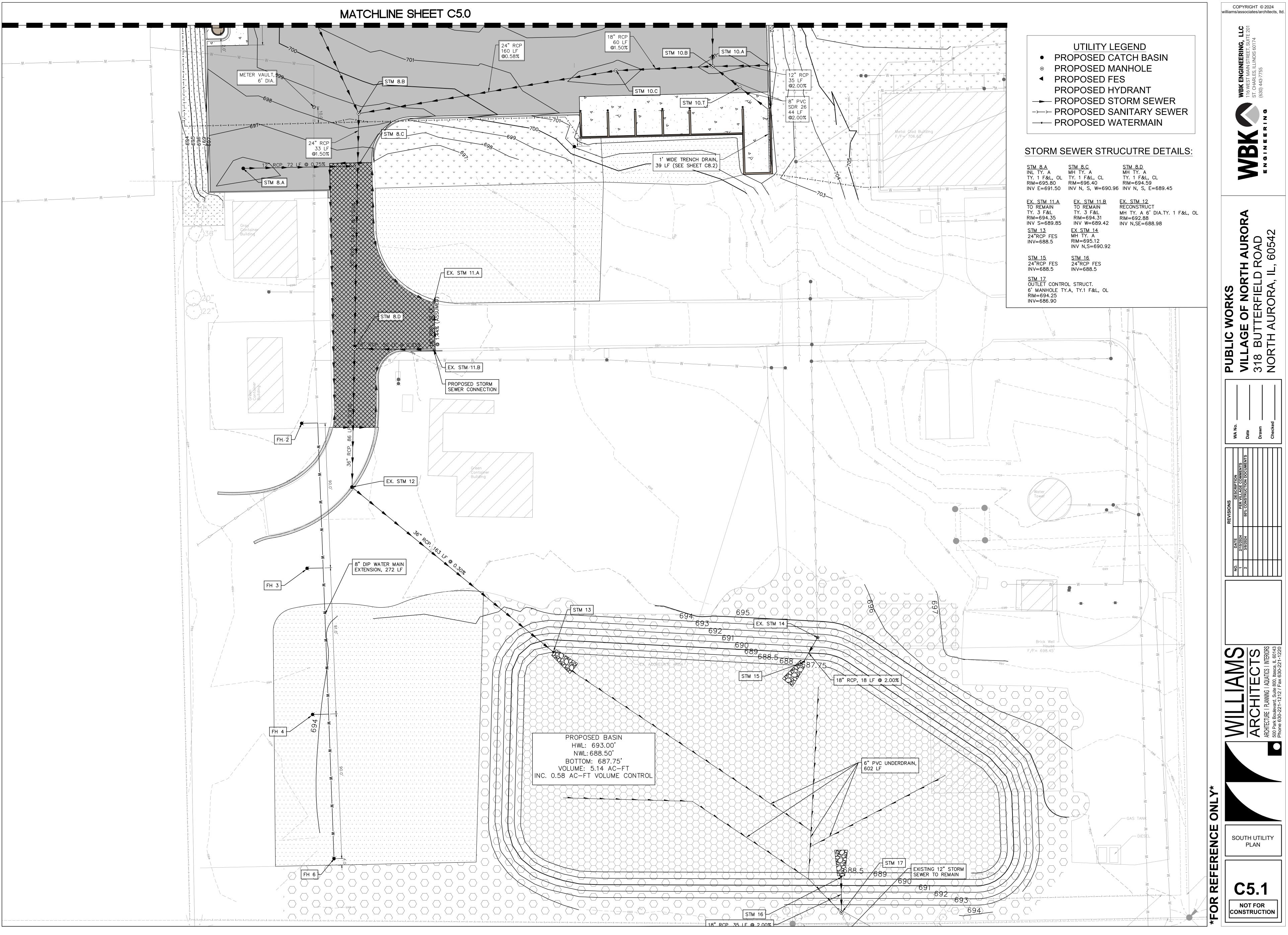


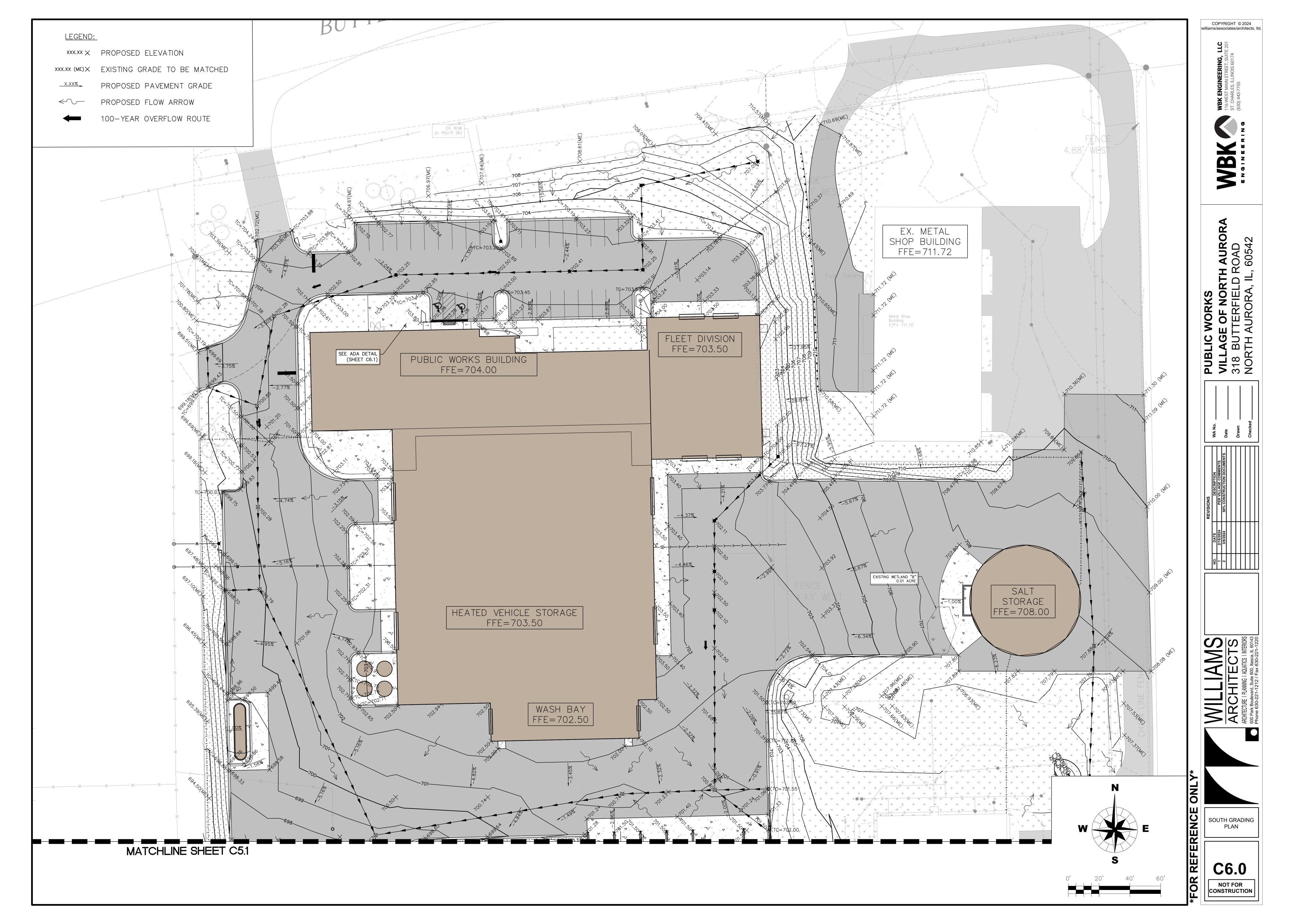


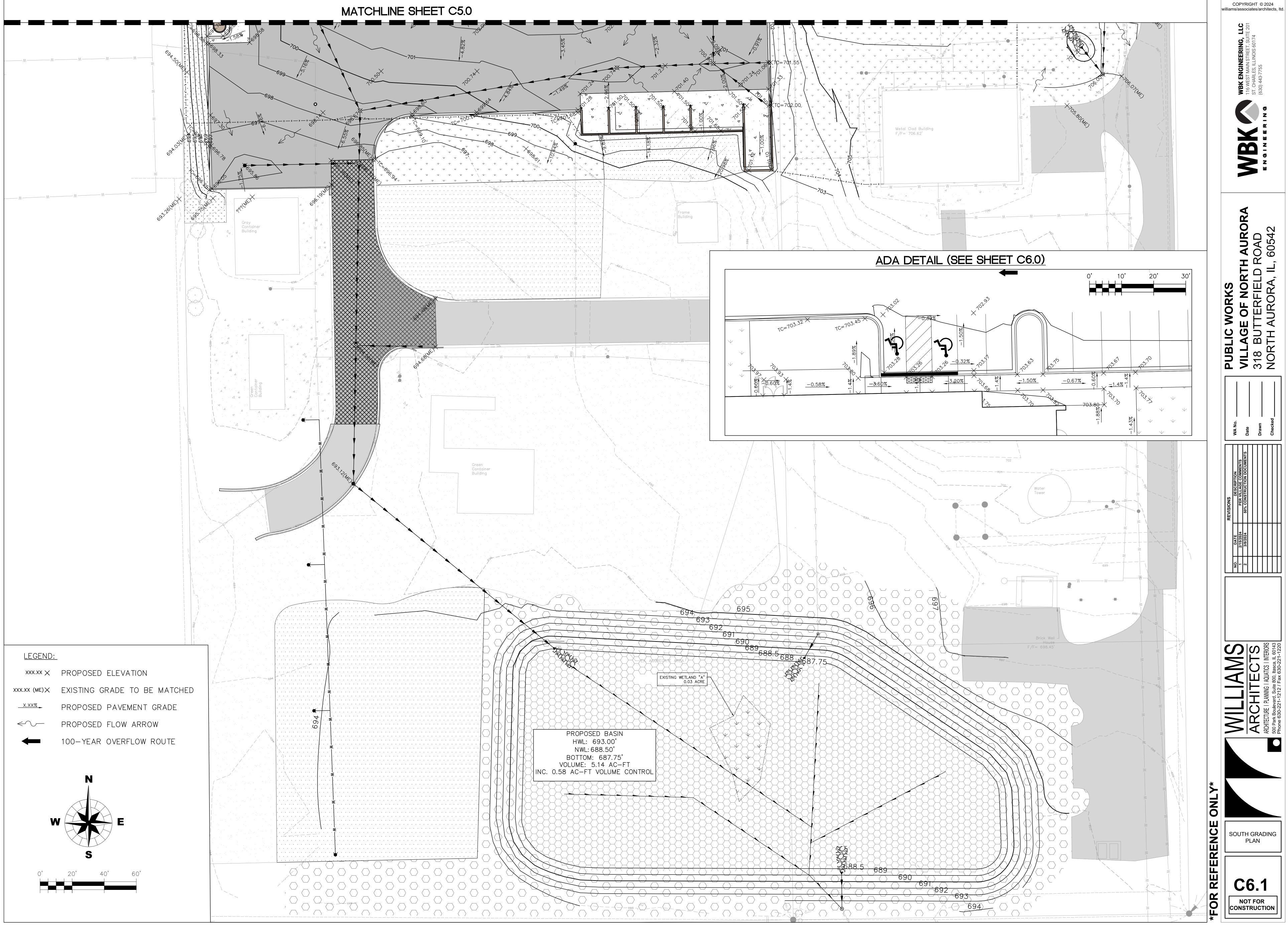
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EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRIC/ ELECTRICAL ELEV ELEVATOR EMBED EMBEDMENT EMER EMERGENCY	ROW RIGHT OF WAY RTF RUBBER TILE FLOORING RWD REDWOOD RVS REVERSE S SOUTH	95			
ENCL ENCLOSURE EPB ELECTRIC PANEL BOARD EPDM ETHYLENE PROPYLENE DIENE MONOMER EQ EQUAL EQUIP EQUIPMENT ESTG ESTIMATE EW EACH WAY	SC SOLID CORE SCD SEAT COVER DISPENSER SCHED SCHEDULE SCRN SCREEN SCT STRUCTURAL CLAY TILE SD SOAP DISPENSER/ SMOKE DETECTOR SECT SECTION	90	CONTOUR,	ROOM	REVISION
EWC ELECTRIC WATER COOLER EWH ELECTRIC WATER HEATER EXIST EXISTING EXP EXPANAND/ EXPANSION/ EXPOSED EXH EXHAUST EXT EXTERIOR	SF SQUARE FOOT SHR SHOWER SHT SHEET SHTHG SHEATHING SHV SHELVING SIM SIMILAR		ABANDONED OR EXISTING TO REMAIN	NAME 101	ROOM TAG
FA FRESH AIR FB FLAT BAR F BRK FIRE BRICK FD FLOOR DRAIN FDTN FOUNDATION	SK SKETCH SKLT SKYLIGHT SLNT SEALANT SLV SLEEVE SND SANITARY NAPKIN DISPENSER SND INS SOUND INSULATION	•	DATUM LINE	Α	TOILET ACCESSORY OR PLUMBING FIXTURE
FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FF FINISH FACE FF EL FINISH FLOOR ELEVATION FGL FIBERGLASS FH FLAT HEAD	SNDU SANITARY NAPKIN DISPOSAL UNIT SPCL SPECIAL SPEC SPECIFICATION SPKR SPEAKER SQ SQUARE SQ IN SQUARE INCH	(102A)	DOOR TAG	• A - X	WALL TYPE
FHC FIRE HOSE CABINET FIN FINISH/ FINISHED FIN FLR FINISHED FLOOR FLASH FLASHING FLEX FLEXIBLE FLR FLOOR/ FLOORING FLUOD FLUODESCENT	SS SERVICE SINK SST STAINLESS STEEL STA STATION STC SOUND TRANSMISSION CLASS STD STANDARD STRUCT STRUCTURAL/ STRUCTURE SUSP SUSPEND/ SUSPENDED				
FLUOR FLUORESCENT FP FIREPROOF/ FIRE PROTECTION FR FRAME/ FRAMING FRP FIBERGLASS REINFORCED PLASTIC FT FEET/ FOOT FTG FOOTING FURG FURRING	SUSF SUSFEND SUSFENDED SV SHEET VINYL SYMM SYMMETRICAL SYNTH SYNTHETIC SYS SYSTEM T TREAD	LOCAT	ION MAP		
FURN FURNACE/ FURNISH FBO FURNISH BY OTHERS G GROUND GA GAGE/ GAUGE GALV GALVANIZED	T&G TONGUE AND GROOVE TB TOWEL BAR TC TERRA COTTA TEL TELEPHONE TER TERRAZZO/ TELEPHONE EQUIPMENT ROOM THK THICKNESS				
GB GRAB BAR GC GENERAL CONTRACTOR GKT GASKET/ GASKETED GL GLASS GL BLK GLASS BLOCK	THRES THRESHOLD TK BD TACK BOARD TOB TOP OF BEAM TOC TOP OF CURB TO FDN TOP OF FOUNDATION			10-	
GLZ CMU GLAZED CONCRETE MASONRY UNIT GR GRADE/ GRADING GR FL GROUND FLOOR GT GROUT	TOL TOLERANCE TOM TOP OF MASONRY TOS TOP OF SLAB/ STEEL TOW TOP OF WALL	P	E.C.		Contraction of the
GWH GAS FIRED WATER HEATER GWT GLAZED WALL TILES GYP GYPSUM GYP BD GYPSUM BOARD	TPD TOILET PAPER DISPENSER TV TELEVISION TYP TYPICAL UC UNDERCUT		F		
H HIGH HB HOSE BIBB HC HOLLOW CORE HDNR HARDENER	UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE UR URINAL VCT VINYL COMPOSITION TILE				
HDR HEADER HDWD HARDWOOD HDW HARDWARE HP HIGH POINT	VERT VERTICAL VEST VESTIBULE VNR VENEER VR VAPOR RETARDER		TP		1 Carton
HT HEIGHT HM HOLLOW METAL HMD HOLLOW METAL DOOR HORIZ HORIZONTAL HTG HEATING	VWC VINYL WALL COVERING VQF VINYL WALL FABRIC W WIDE/ WIDTH/ WEST W/ WITH	Seat 1		Carlo A	M -
HTG HEATING HVAC HEATING/ VENTILATING/ AIR CONDITIONING ID INSIDE DIAMETER IF INSIDE FACE IN INCH	W/ WITH WB WOOD BASE WC WATER CLOSET WD WOOD WDW WINDOW	TIME	教師長い		
INCIN INCINERATOR INCL INCLUDE/ INCLUDED/ INCLUDING INSUL INSULATION/ INSULATING INT INTERIOR INV INVERT	WGL WIRED GLASS WH WALL HUNG WI WROUGHT IRON WM WIRE MESH/ WATER METER W/O WITHOUT WP WATERPROOFING/ WEATHERPROOF				
JAN JANITOR JAN CLO JANITOR CLOSET JS JANITOR'S SINK J-BOX JUNCTION BOX KD KNOCK DOWN KOP KNOCK OUT PANEL	WR WATER REPELLENT WSCT WAINSCOT WT WEIGHT W/W WALL TO WALL WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH		BARP	The sector	PROJECT SITE
CONSULTANTS	YD YARD, YARD DRAIN				

ARCHITECTS' CONSULTANTS

STRUCTURAL ENGINEER 263 SHERMAN BLVD. NAPERVILLE, IL 60563

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER IMEG CORPORATION 263 SHERMAN BLVD. (630) 527-2320 NAPERVILLE, IL 60563

TECHNOLOGY CONSULTANT SENTINEL TECHNOLOGIES 2250 WARRENVILLE ROAD DOWNERS GROVE, IL 60515

MAINTENANCE FACILITY PLANNING CONSULTANT WHITMAN, REQUARDT & ASSOCIATES, LLP (443) 224-1824 801 SOUTH CAROLINE STREET BALTIMORE, MD 21231

LANDSCAPE ARCHITECT UPLAND DESIGN, LTD. 24042 LOCKPORT STREET, SUITE 200 PLAINFIELD, IL 60544

(815) 254-0091

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(630) 769-4300

ARCHITECTS WILLIAMS ARCHITECTS 500 PARK BLVD, SUITE 800 (630) 221-1212 ITASCA, IL 60143 FAX: (630) 221-1220 <u>CONSTRUCTION MANAGER</u> FREDERICK QUINN CORPORATION 103 SOUTH CHURCH STRRT (630) 628-8500 ADDISON, IL 60101 FAX: (630) 628-8595 <u>CIVIL ENGINEERING</u> WBK ENGINEERING 116 W MAIN ST #201 ST. CHARLES, IL 60174 INTERIOR DESIGN

WILLIAMS INTERIORS 500 PARK BLVD, SUITE 800 ITASCA, IL 60143

OWNER'S CONSULTANTS

(630) 443-7755 (630) 221-1212 FAX: (630) 221-1220

50% CONSTRUCTION DOCUMEN MARCH 08 2024

VILLAGE OF NORTH AUROR NEW PUBLIC WORKS FACILI

312 BUTTERFIELD ROAD NORTH AURORA, IL, 60542



GOVERNING BODY

PRESIDENT TRUSTEE TRUSTEE TRUSTEE TRUSTEE

TRUSTEE

TRUSTEE

LAURA CURTIS MICHAEL LOWERY CAROLYN BIRD SALAZAR MARK CARROLL MARK GUETHLE

MARK GAFFINO

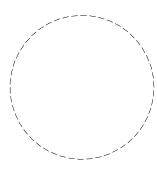
TODD NIEDZWEIDZ

CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES, INCLUDING PUBLIC LAW 101-336 'AMERICANS WITH DISABILITIES ACT OF 2010' AND MEET ALL OF THE REQUIREMENTS SET FORTH IN THE FEDERAL REGISTER PART III DEPARTMENT OF JUSTICE, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES AND THE ILLINOIS ACCESSIBILITY CODE.

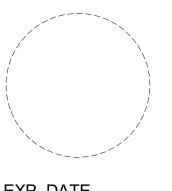
EXP. DATE

MARK BUSHHOUSE, AIA, LEED AP, WILLIAMS ARCHITECTS G SHEETS, A SHEETS INCLUSIVE



EXP. DATE

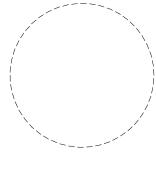
KARL R. PENNINGS, S.E., IMEG S SHEETS INCLUSIVE



EXP. DATE

DAVE A. HICKMAN, P.E., IMEG P SHEETS, M SHEETS, E SHEETS AND F SHEETS INCLUSIVE

	SHEET IN	IDEX		
	GENERAL G1.1	TITLE SHEET	P1.0A P1.0B	UNDERFLOOR PLAN - PLUMBING - MODULE A UNDERFLOOR PLAN - PLUMBING - MODULE B
ITC	G1.1 G1.2 G1.3	CODE DATA OCCUPANCY, EXITING, AND SIGNAGE PLANS	P1.06 P1.0CD P1.1A	UNDERFLOOR PLAN - PLUMBING - MODULE B UNDERFLOOR PLAN - PLUMBING - MODULE C & I GROUND FLOOR PLAN - PLUMBING - MODULE A
ITS	G1.4	WALL TYPES	P1.1B	GROUND FLOOR PLAN - PLUMBING - MODULE B
	CIVIL		P1.1CD P1.2B	GROUND FLOOR PLAN - PLUMBING - MODULE C MEZZANINE - PLUMBING - MODULE B
	C1.0 C1.1	GENERAL NOTES GENERAL NOTES	P1.3A P1.3B	ROOF PLAN - PLUMBING - MODULE A ROOF PLAN - PLUMBING - MODULE B
	C1.2 C2.0	GENERAL NOTES FMWRD EXSISTING CONDITIONS	P1.3CD P2.0	ROOF PLAN - PLUMBING - MODULE C & D PLUMBING ENLARGED PLANS
	C2.1 C2.2	TREE REMOVAL & PROTECTION PLAN TREE REMOVAL & PROTECTION PLAN	P3.0 P3.1	PLUMBING DETAILS PLUMBING DETAILS
	C2.3	DEMOLITION PLAN	P3.2 P4.0	PLUMBING DETAILS
	C2.4 C3.0	DEMOLITON PLAN SOIL, EROSION CONTROL & SEDIMENT PLAN		PLUMBING SCHEDULES
	C3.1 C3.2	SOIL, EROSION CONTROL & SEDIMENT PLAN SOIL, EROSION CONTROL & SEDIMENT PLAN	MECHANICAL M0.0	HVAC COVERSHEET
RA	C3.3 C3.4	SOIL, EROSION CONTROL & SEDIMENT PLAN SOIL, EROSION CONTROL & SEDIMENT PLAN	M1.1A M1.1B	GROUND FLOOR PLAN - PIPING - MODULE A GROUND FLOOR PLAN - PIPING - MODULE B
	C4.0 C4.1	SITE GEOMETRIC PLAN - NORTH SITE GEOMETRIC PLAN - SOUTH	M1.1CD M1.1M	GROUND FLOOR PLAN - PIPING - MODULE C & D MEZZANINE - FLOOR PLAN - MECHANICAL
	C5.0 C5.1	NORTH UTILITY PLAN SOUTH UTILITY PLAN	M2.1A M2.1B	GROUND FLOOR PLAN - VENTILATION - MODULE GROUND FLOOR PLAN - VENTILATION - MODULE
TY	C6.0	SOUTH GRADING PLAN (EAST OPTION)	M2.1CD	GROUND FLOOR PLAN - VENTILATION - MODULE
	C6.1 C7.0	SOUTH GRADING PLAN (EAST OPTION) LANDSCAPING, SIGNING, AND STRIPING PLAN- NORTH	M2.2 M4.0	ROOF PLAN - MECHANICAL HVAC DETAILS
	C7.1 C8.0	LANSCAPING, SIGNING, AND STRIPING PLAN- SOUTH FMWRD & VONA DETAILS	M4.1 M5.0	HVAC DETAILS HVAC DIAGRAMS
	C8.1	VILLAGE OF NORTH AURORA DETAILS IDOT DETAILS	M5.1	HVAC DIAGRAMS HVAC DIAGRAMS
	C8.2	IDOT DETAILS	M5.2 M6.0	HVAC SCHEDULES
	ARCHITECTURAL SITE AS0.1	ARCHITECTURAL SITE PLAN	M6.1 M6.2	HVAC SCHEDULES HVAC SCHEDULES
	AS1.0	MATERIAL STORAGE BINS AND DETAILS	ELECTRICAL	
	STRUCTURAL	GENERAL NOTES	E0.0	ELECTRICAL COVERSHEET
	S0.0 S0.1	GENERAL NOTES GENERAL NOTES, SYMBOLS AND ABBRIVIATIONS	E0.1 E0.2	ELECTRICAL SITE PLAN ELECTRICAL SITE PLAN - PHOTOMETRIC
	S1.1 S1.1A	OVERALL FOUNDATION PLAN FOUNDATION PLAN - MODULE A	E1.0 E1.1A	OVERALL FLOOR PLANS GROUND FLOOR PLAN - LIGHTING - MODULE A
	S1.1B S1.1CD	FOUNDATION PLAN - MODULE B FOUNDATION PLAN - MODULE C & D	E1.1B E1.1CD	GROUND FLOOR PLAN - LIGHTING - MODULE B GROUND FLOOR PLAN - LIGHTING - MODULE C &
a deal	S2.1	OVERALL ROOF FRAMING PLAN	E1.1M	MEZZANINE FLOOR PLAN - LIGHTING
	S2.1A S2.1B	ROOF FRAMING PLAN - MODULE A ROOF FRAMING PLAN - MODULE B	E2.1A E2.1B	GROUND FLOOR PLAN - POWER - MODULE A GROUND FLOOR PLAN - POWER - MODULE B
16.25	S2.1CD S2.2	ROOF FRAMING PLAN - MODULE C & D MEZZANINE FLOOR FRAMING PLAN	E2.1CD E2.1M	GROUND FLOOR PLAN - POWER - MODULE C & D MEZZANINE FLOOR PLAN - POWER
State of the second	S3.0 S3.1	CONCRETE DETAILS CONCRETE DETAILS	E2.2B E2.2CD	ROOF PLAN - POWER - MODULE B ROOF PLAN - POWER - MODULE C & D
C. Barting	S4.0 S4.1	STEEL DETAILS STEEL DETAILS	E3.1A E3.1B	GROUND FLOOR PLAN - SYSTEMS - MODULE A GROUND FLOOR PLAN - SYSTEMS - MODULE B
	S5.0	MASONRY DETAILS	E3.1CD	GROUND FLOOR PLAN - SYSTEMS - MODULE C &
	ARCHITECTURAL		E3.1M E4.0	MEZZANINE FLOOR PLAN - SYSTEMS ELECTRICAL ENLARGED PLANS
	A0.1 A1.1A	OVERALL FLOOR PLANS GROUND FLOOR PLAN - MODULE A	E5.0 E5.1	ELECTRICAL DETAILS ELECTRICAL DETAILS
	A1.1B A1.1CD	GROUND FLOOR PLAN - MODULE B GROUND FLOOR PLAN - MODULE C & D	E6.0 E7.0	ELECTRICAL DIAGRAMS ELECTRICAL SCHEDULES
	A1.2	MEZZANINE FLOOR PLAN	E8.0	ELECTRICAL PANEL SCHEDULES
	A2.1A A2.1B	REFLECTED CEILING PLAN - MODULE A REFLECTED CEILING PLAN - MODULE B	E8.1	ELECTRICAL PANEL SCHEDULES
	A2.1CD A3.1	REFLECTED CEILING PLAN - MODULE CD ROOF PLAN	TECHNOLOGY T0.0	LEGEND AND GENERAL NOTES
	A4.1 A4.2	BUILDING ELEVATIONS MODULE A BUILDING ELEVATIONS - MODULE B&C	T0.1 T0.2	TECHNOLOGY SPECIFICATIONS SECURITY SPECIFICATIONS 1
	A4.3 A4.4	BUILDING ELEVATIONS - MODULE D WINDOW ELEVATIONS & SCHEDULES	T0.3 T0.4	SECURITY SPECIFICATIONS 2 AUDIOVISUAL SPECIFICATIONS 1
	A4.5	EXTERIOR PERSPECTIVES	T0.5	AUDIOVISUAL SPECIFICATIONS 2
	A5.1 A5.2	BUILDING SECTIONS BUILDING SECTIONS	T1.0 T1.1A	FIRST FLOOR TECHNOLOGY PLAN GROUND FLOOR TECHNOLOGY PLAN - MODULE
	A5.3 A8.1A	WALL SECTIONS INTERIOR ELEVATIONS - MODULE A	T1.1B T1.1CD	GROUND FLOOR TECHNOLOGY PLAN - MODULE GROUND FLOOR TECHNOLOGY PLAN - MODULE
	A8.1B A8.1C	INTERIOR ELEVATIONS - MODULE A INTERIOR ELEVATIONS - MODULE A	T1.2 T2.1	MEZZANINE TECHNOLOGY PLAN TECHNOLOGY DETAILS
	A8.2	INTERIOR ELEVATIONS - MODULE B	T2.2	AUDIOVISUAL SCHEMATICS
	A8.3A A8.3B	INTERIOR ELEVATIONS - MODULE C INTERIOR ELEVATIONS - MODULE C	T2.3	SECURITY DETAILS
	A8.4 A8.5	CASEWORK ELEVATIONS AND DETAILS CASEWORK ELEVATIONS AND DETAILS		
	A9.1	DOOR SCHEDULE		
	INTERIOR DESIGN F1.1A	GROUND FLOOR FURNITURE PLAN - MODULE A AND		
		GENERAL NOTES		
	ID1.0 ID1.1A	INTERIOR GENERAL NOTES AND ROOM FINISH SCHEDULE GROUND FLOOR FINISH PLAN - MODULE A		
	ID1.1B ID1.1C	GROUND FLOOR FINISH PLAN - MODULE B GROUND FLOOR FINISH PLAN - MODULE C		
	ID2.1A ID2.1B	GROUND FLOOR WALL FINISH PLAN - MODULE A GROUND FLOOR WALL FINISH PLAN - MODULE B		
	ID2.1C	GROUND FLOOR WALL FINISH PLAN - MODULE C		
	EQUIPMENT			
	Q1.1A Q1.1B	EQUIPMENT PLAN MODULE A EQUIPMENT PLAN MODULE B & C		
	Q1.1D	EQUIPMENT PLAN MODULE D		
	FIRE PROTECTION F0.0	FIRE PROTECTION COVERSHEET		
	F1.1A	GROUND FLOOR PLAN - FIRE PROTECTION - MODULE A		
	F1.1B F1.1CD	GROUND FLOOR PLAN - FIRE PROTECTION - MODULE B GROUND FLOOR PLAN - FIRE PROTECTION - MODULE C &		
	F1.1M	D MEZZANINE FLOOR PLAN - FIRE PROTECTION		
	F2.0 F3.0	FIRE PROTECTION ENLARGED PLANS FIRE PROTECTION DETAILS		
	F4.0	FIRE PROTECTION DIAGRAMS		
	F5.0	FIRE PROTECTION SCHEDULES		
	PLUMBING P0.0	PLUMBING COVERSHEET		
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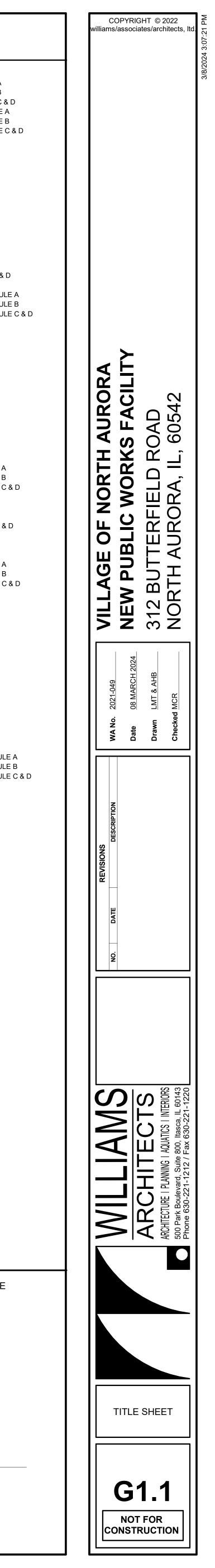
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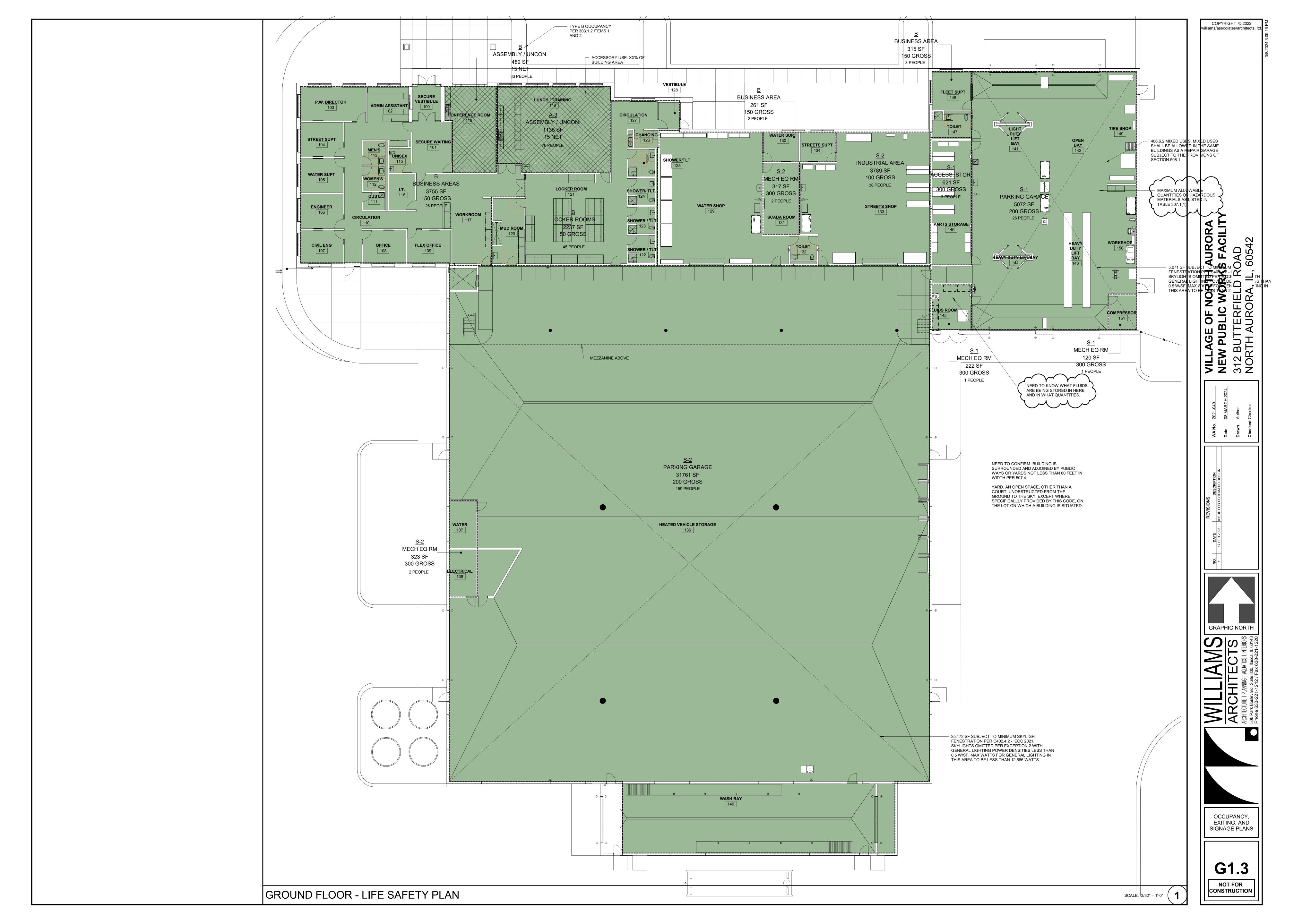
MICHELLE Y. KELLY UPLAND DESIGN L SHEETS INCLUSIVE

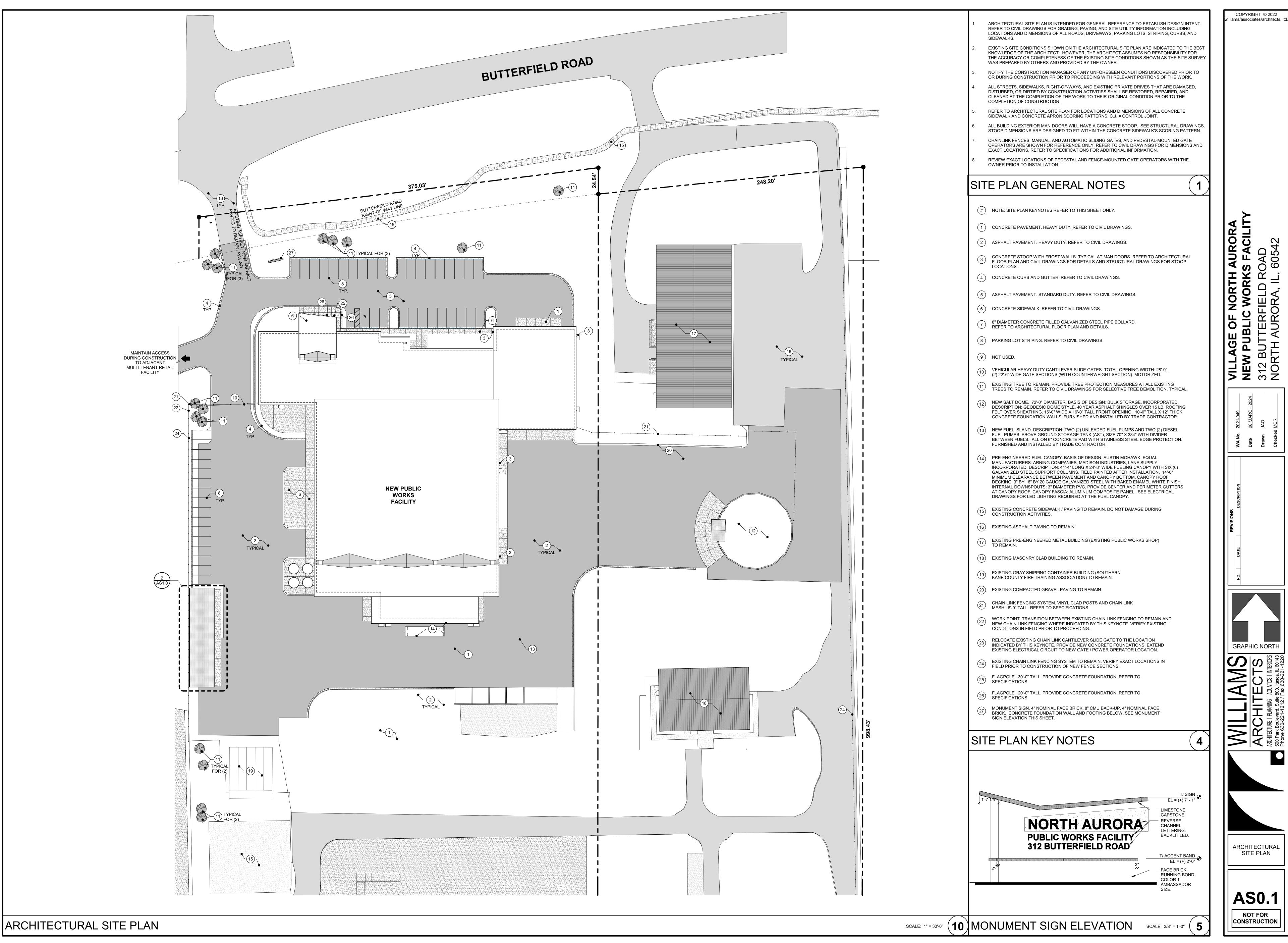
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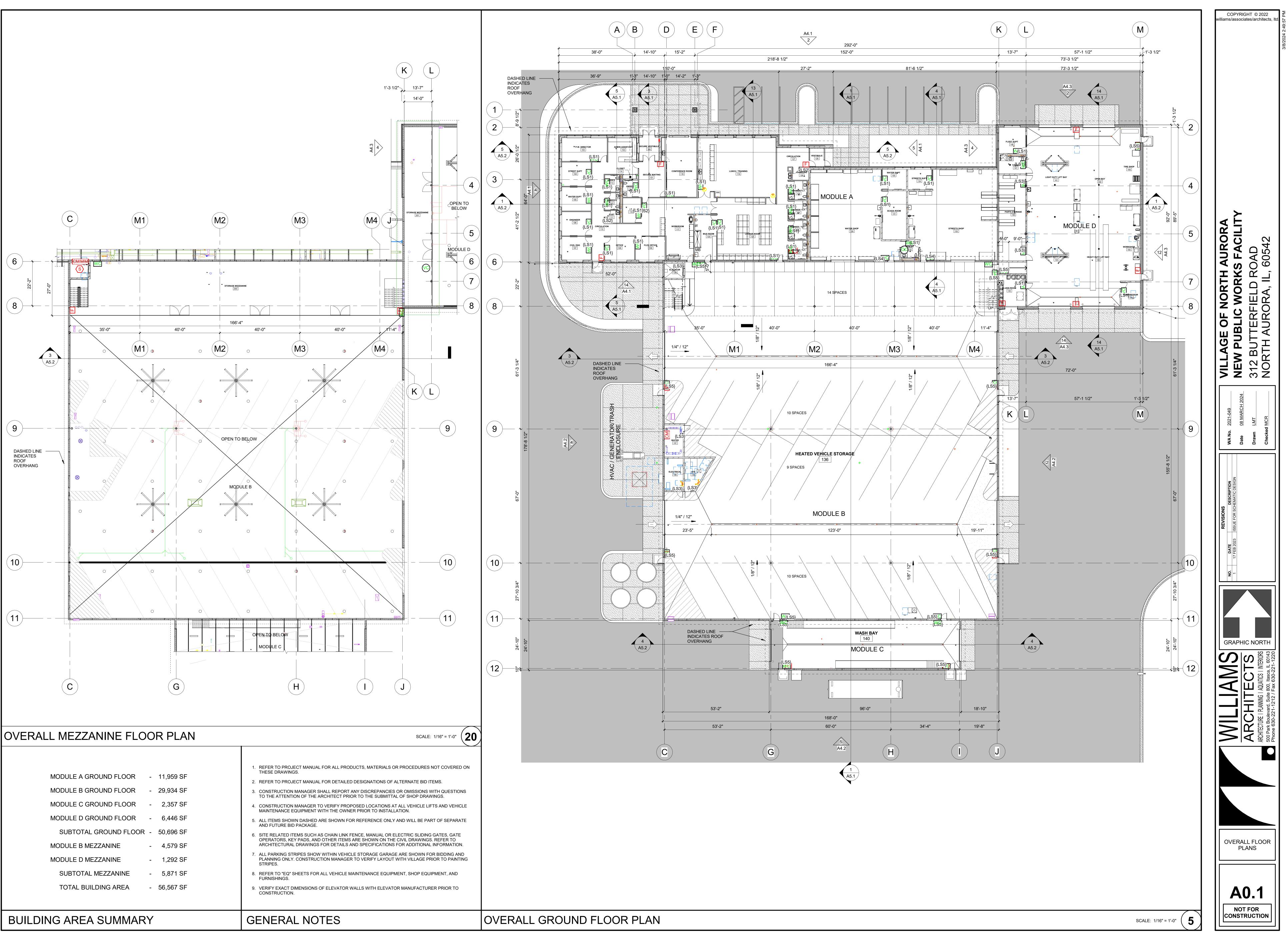
JIM MICHALIK SENTINEL TECHNOLOGIES T SHEETS INCLUSIVE

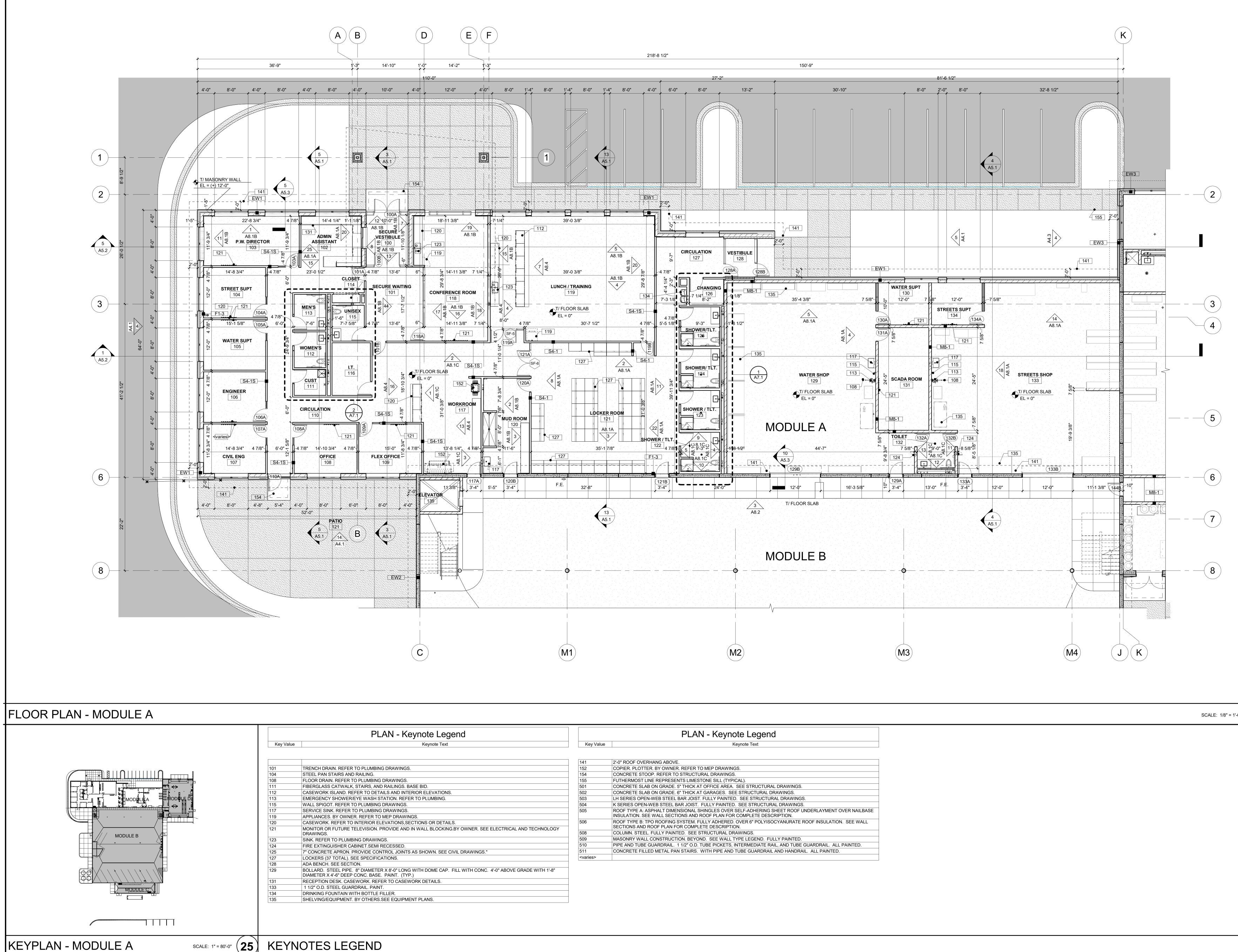
WBK ENGINEERING C SHEETS INCLUSIVE





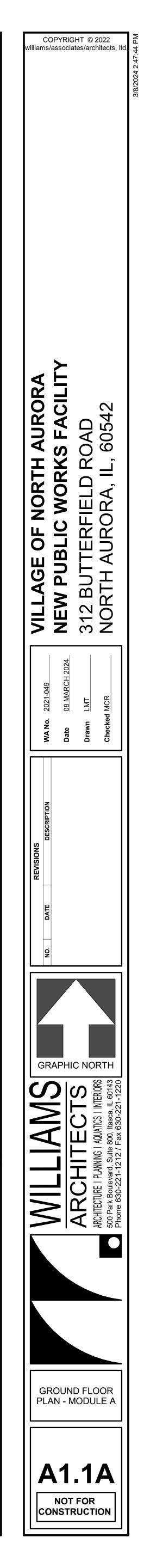


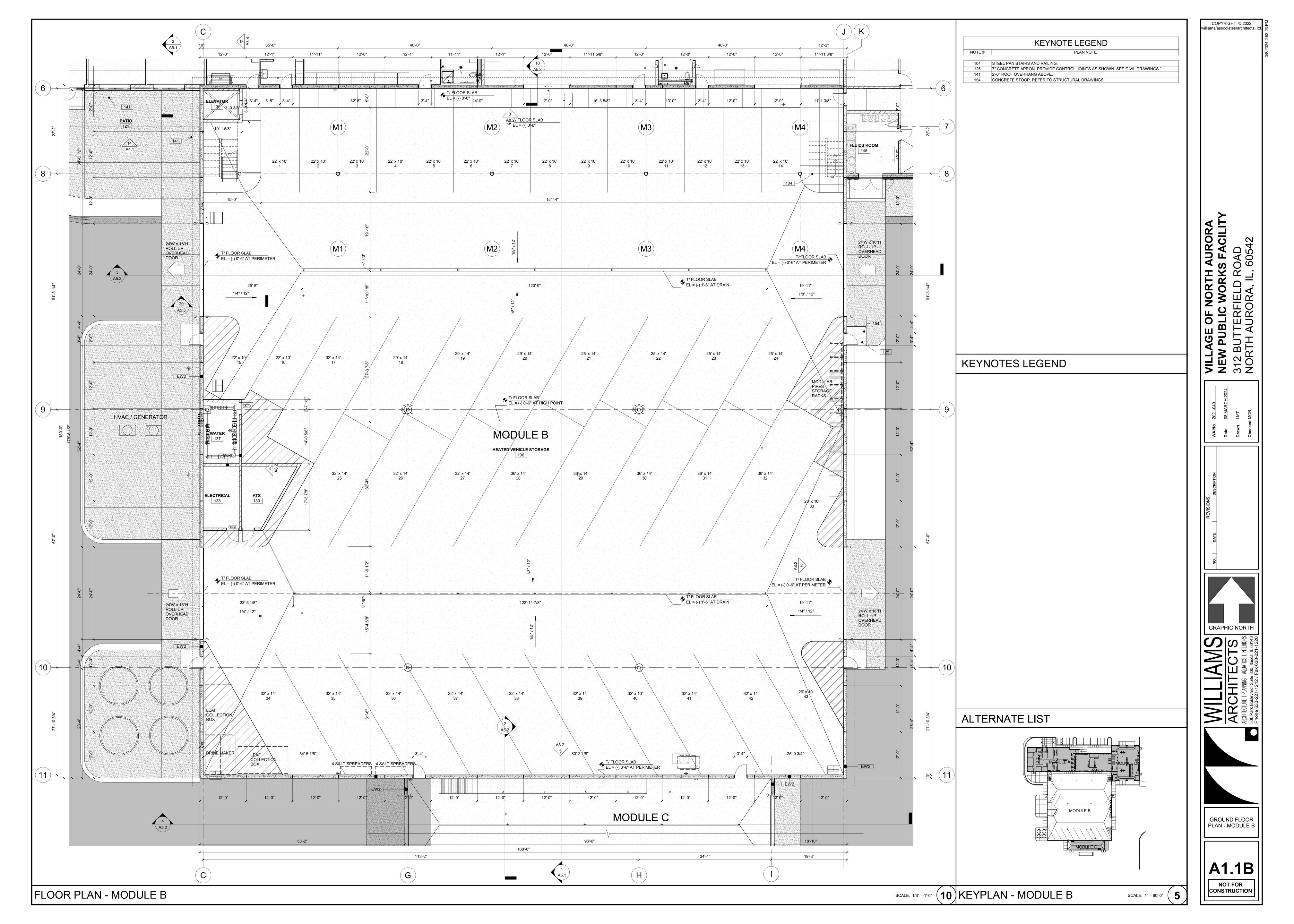


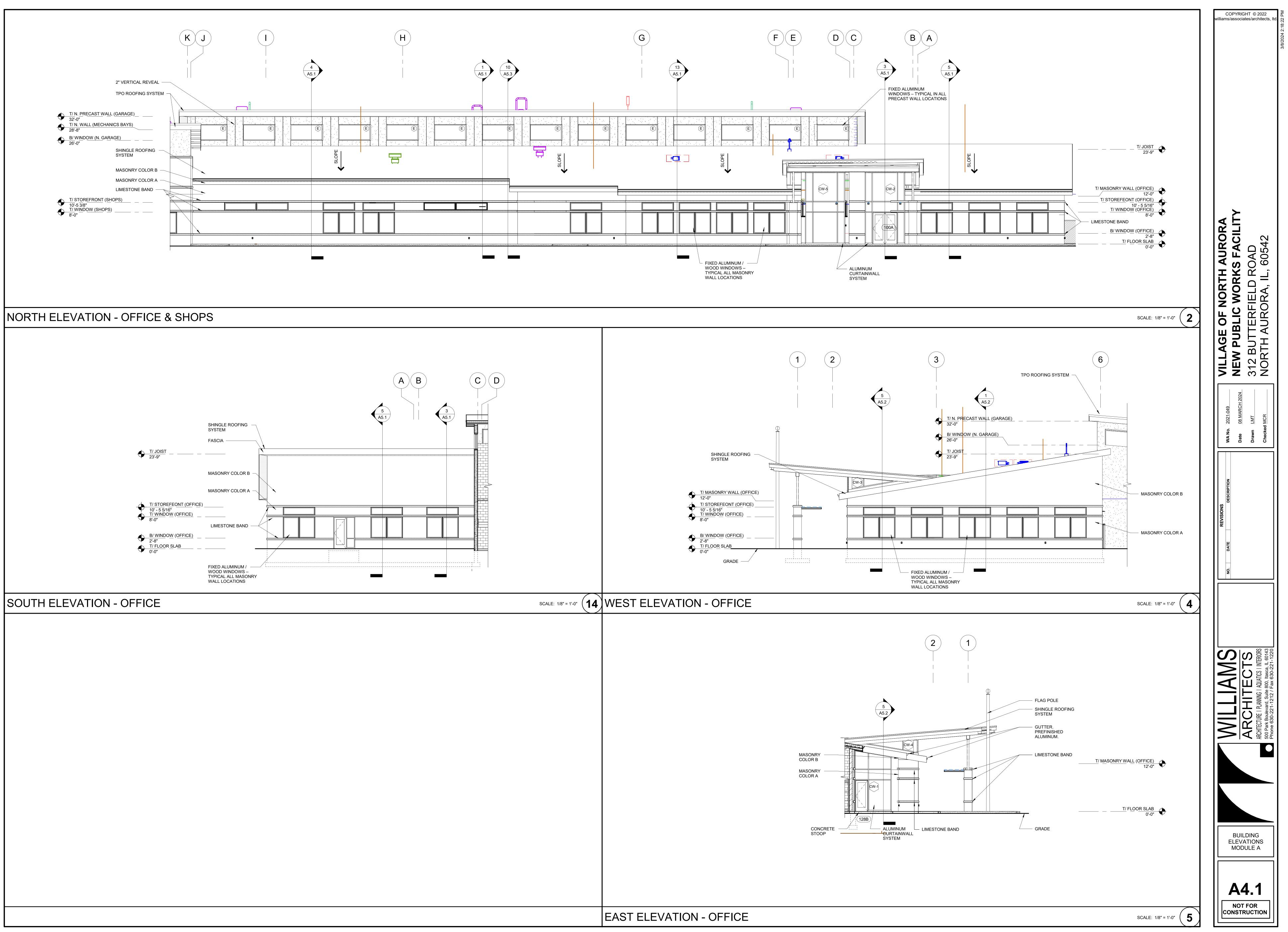


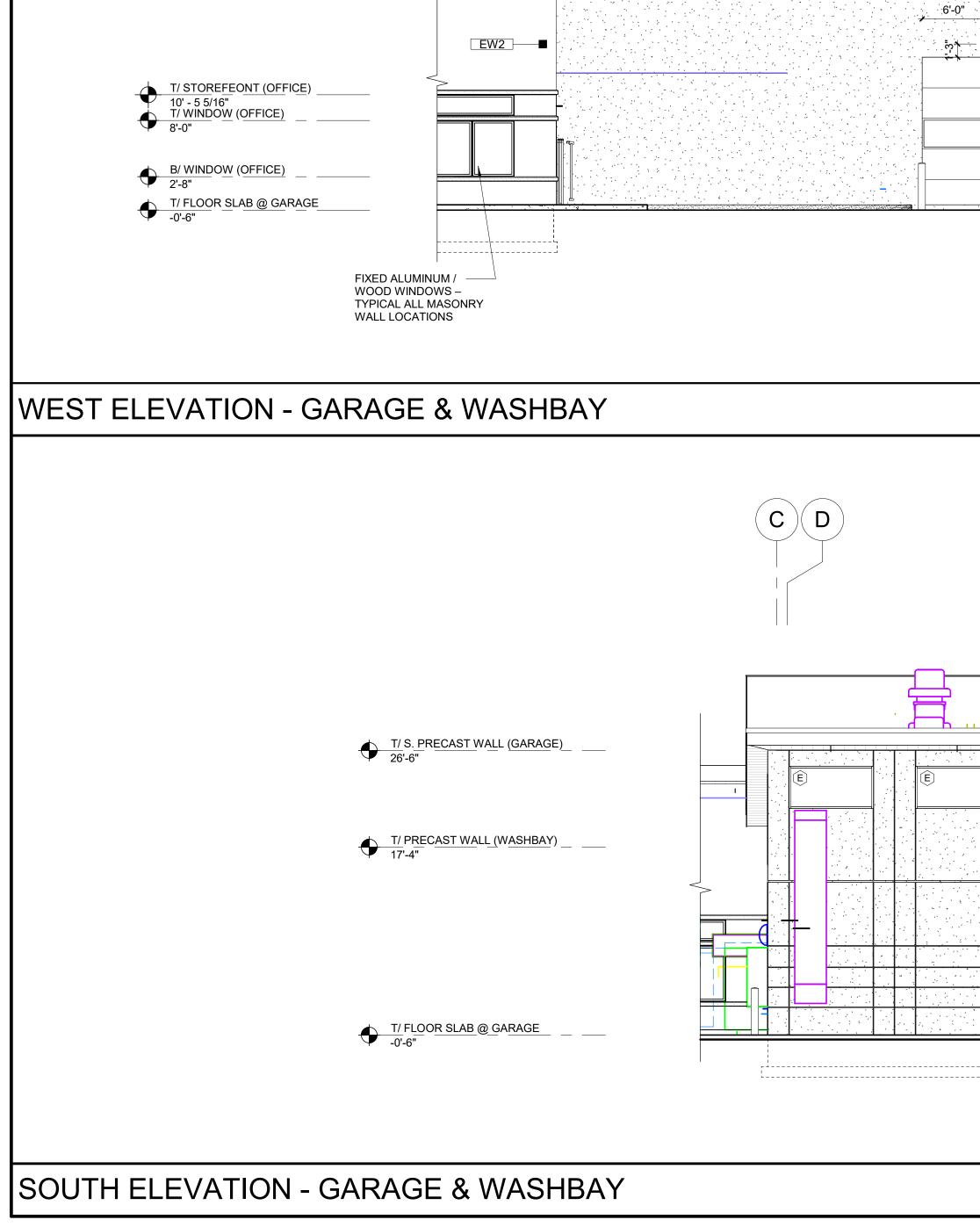
141	2'-0" ROOF OVERHANG ABOVE.
152	COPIER. PLOTTER. BY OWNER. REFER TO MEP DRAWINGS.
154	CONCRETE STOOP. REFER TO STRUCTURAL DRAWINGS.
155	FUTHERMOST LINE REPRESENTS LIMESTONE SILL (TYPICAL).
501	CONCRETE SLAB ON GRADE. 5" THICK AT OFFICE AREA. SEE STRUCTURAL DRAWINGS.
502	CONCRETE SLAB ON GRADE. 6" THICK AT GARAGES. SEE STRUCTURAL DRAWINGS.
503	LH SERIES OPEN-WEB STEEL BAR JOIST. FULLY PAINTED. SEE STRUCTURAL DRAWINGS.
504	K SERIES OPEN-WEB STEEL BAR JOIST. FULLY PAINTED. SEE STRUCTURAL DRAWINGS.
505	ROOF TYPE A: ASPHALT DIMENSIONAL SHINGLES OVER SELF-ADHERING SHEET ROOF UND INSULATION. SEE WALL SECTIONS AND ROOF PLAN FOR COMPLETE DESCRIPTION.
506	ROOF TYPE B: TPO ROOFING SYSTEM. FULLY ADHERED. OVER 6" POLYISOCYANURATE ROO SECTIONS AND ROOF PLAN FOR COMPLETE DESCRIPTION.
508	COLUMN. STEEL. FULLY PAINTED. SEE STRUCTURAL DRAWINGS.
509	MASONRY WALL CONSTRUCTION. BEYOND. SEE WALL TYPE LEGEND. FULLY PAINTED.
510	PIPE AND TUBE GUARDRAIL. 1 1/2" O.D. TUBE PICKETS, INTERMEDIATE RAIL, AND TUBE GU
511	CONCRETE FILLED METAL PAN STAIRS. WITH PIPE AND TUBE GUARDRAIL AND HANDRAIL.
<varies></varies>	

SCALE: 1/8" = 1'-0" (4









6

12'-0"

TPO ROOFING SYSTEM

8

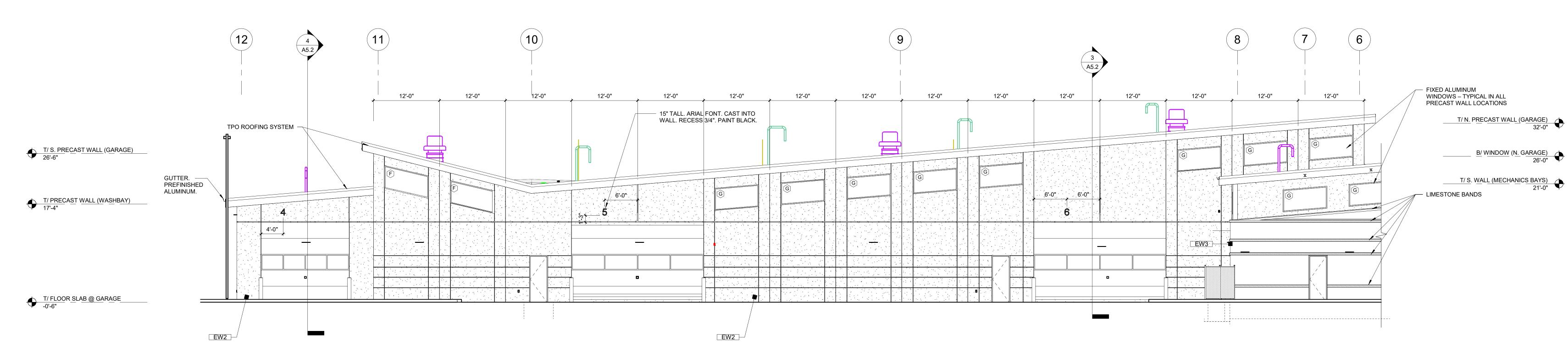
12'-0"

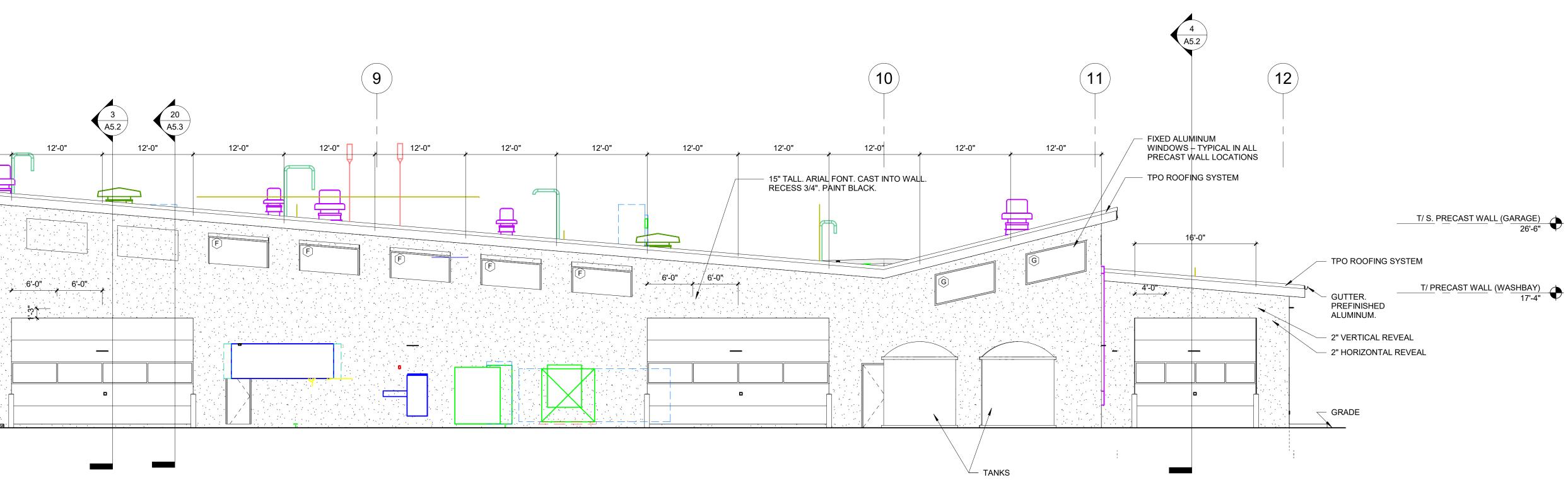
12'-0"

EAST ELEVATION - GARAGE & WASHBAY

T/ N. PRECAST WALL (GARAGE) 32'-0"

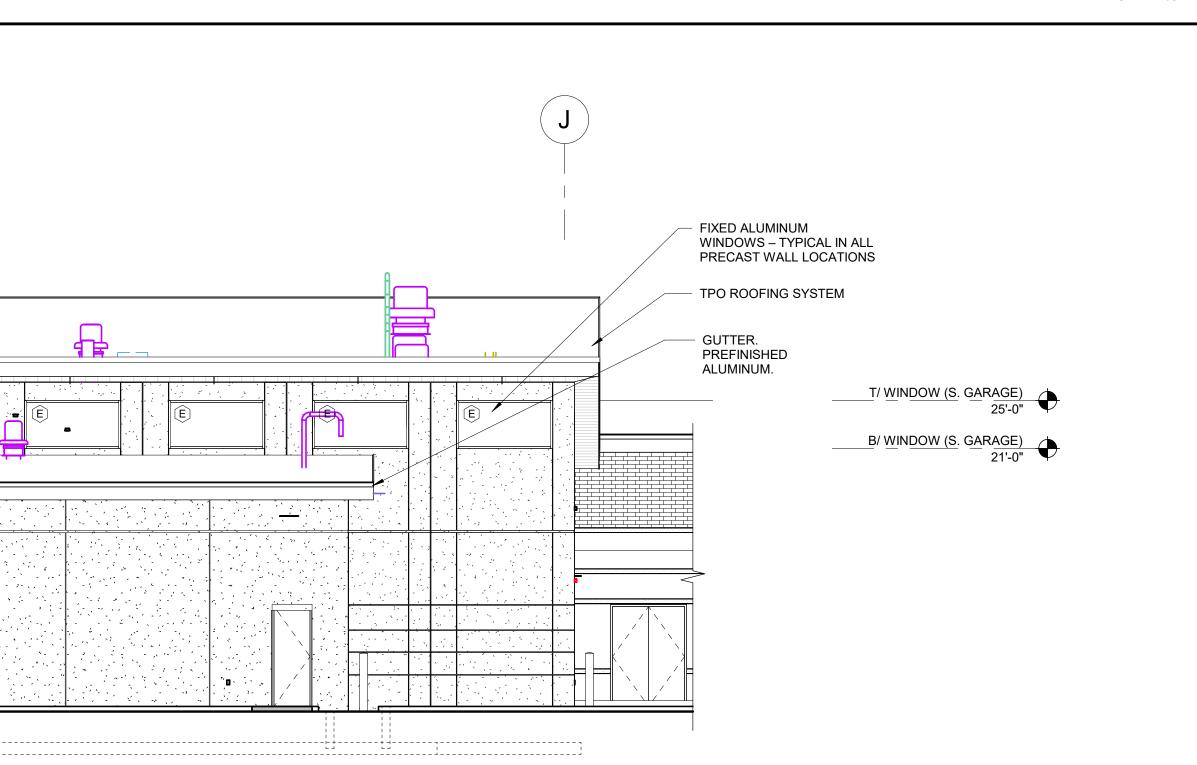
B/ WINDOW (N. GARAGE) 26'-0"

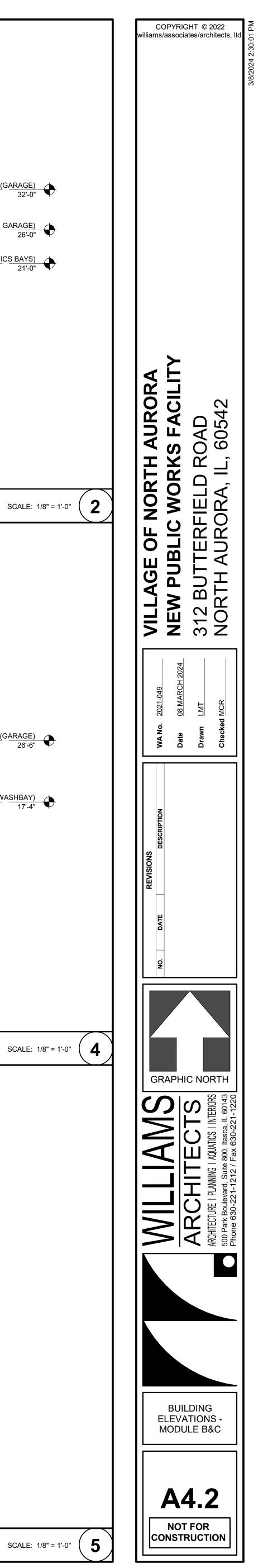


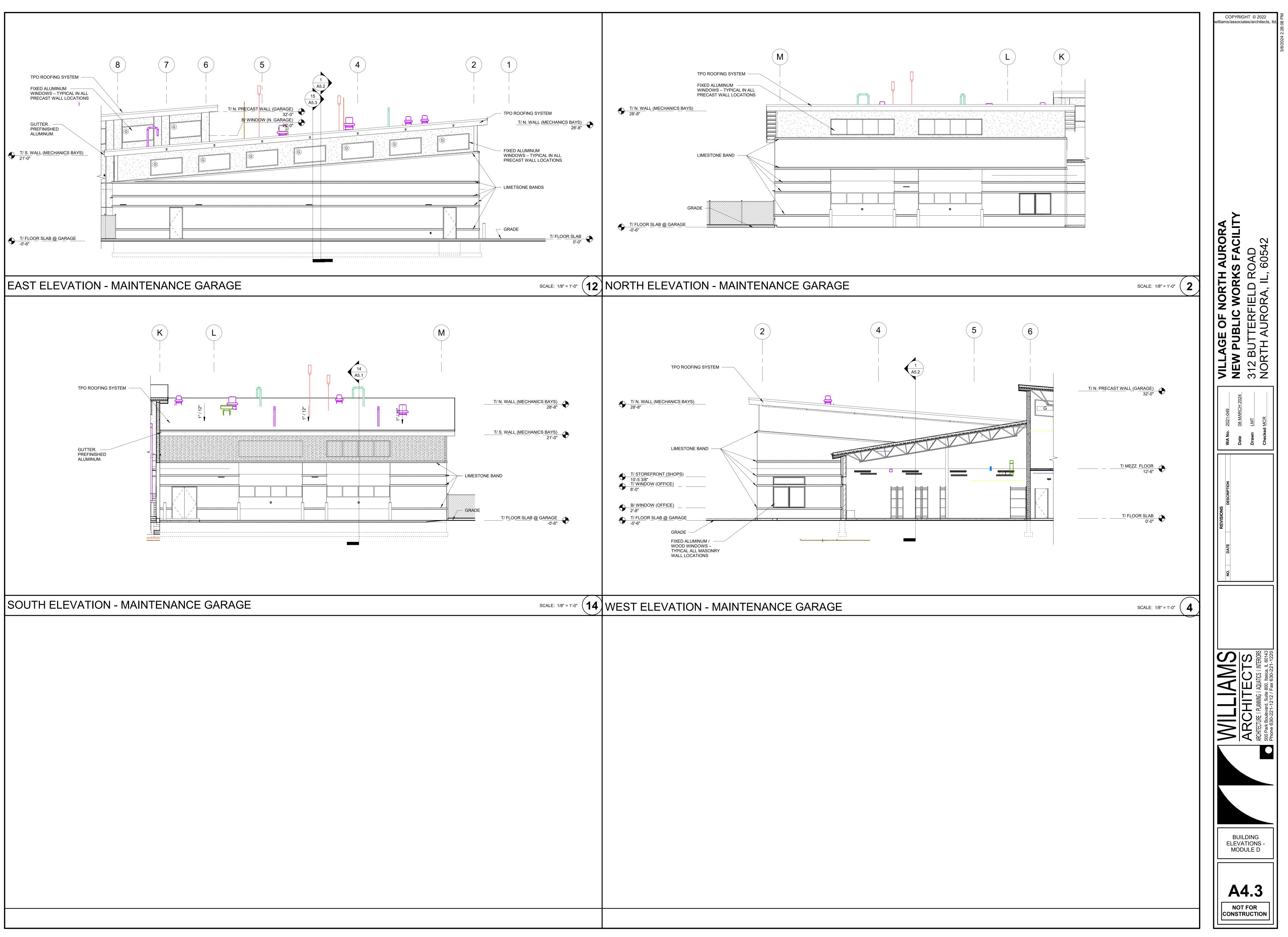


		2 A5.2		
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			$ \begin{array}{c} \sum_{i=1}^{n} \left\{ \left\{ \begin{array}{c} \sum_{i=1}^{n} \left\{ $	
2" VERTICAL REV	EAL			

SCALE: 1/8" = 1'-0"





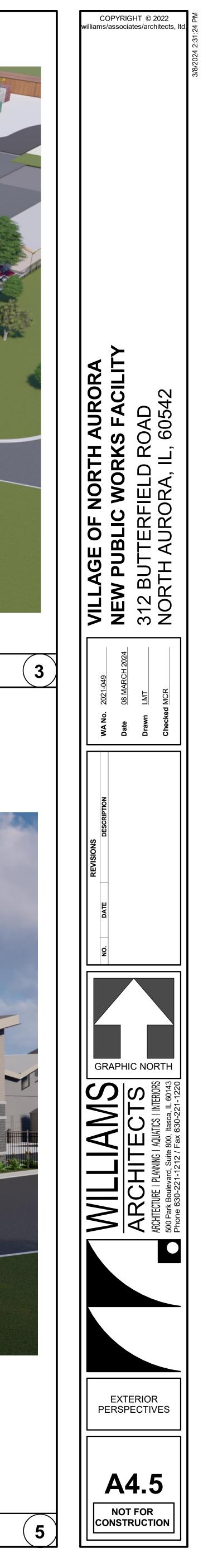


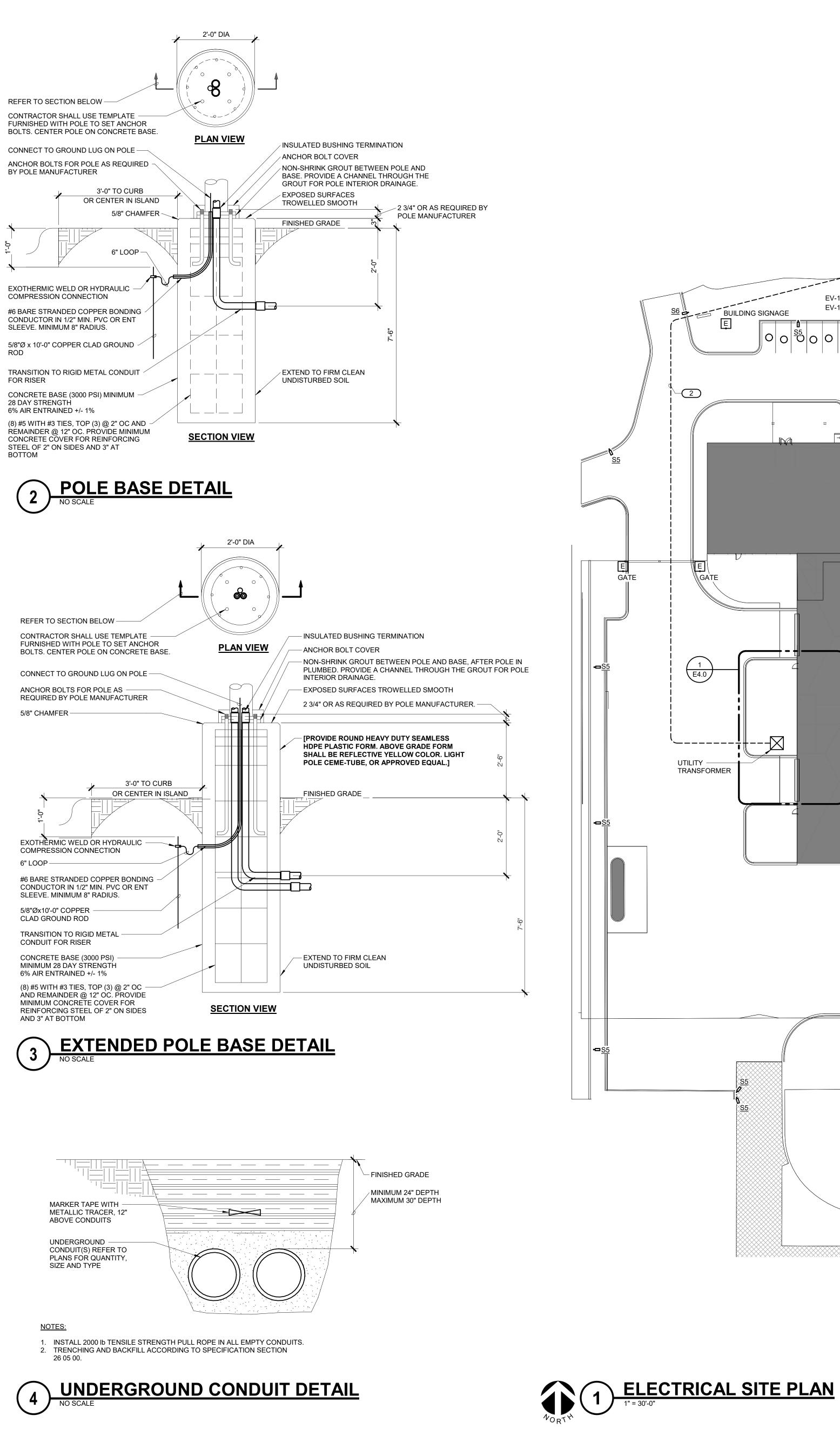


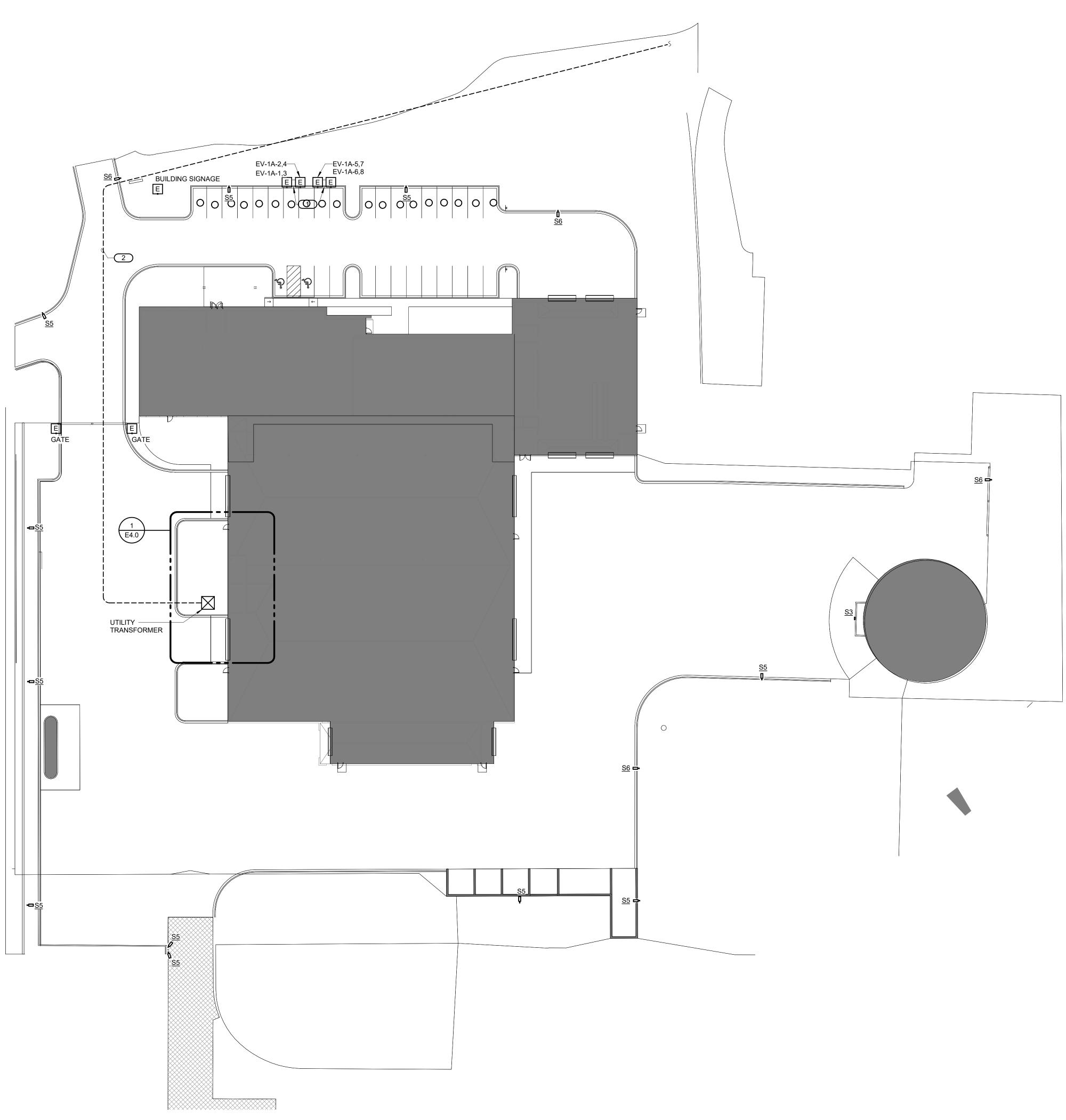


GARAGE VIEW









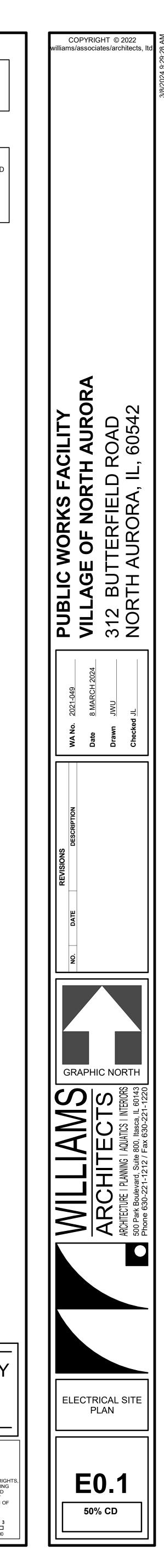
BRANCH CIRCUIT NOTES:

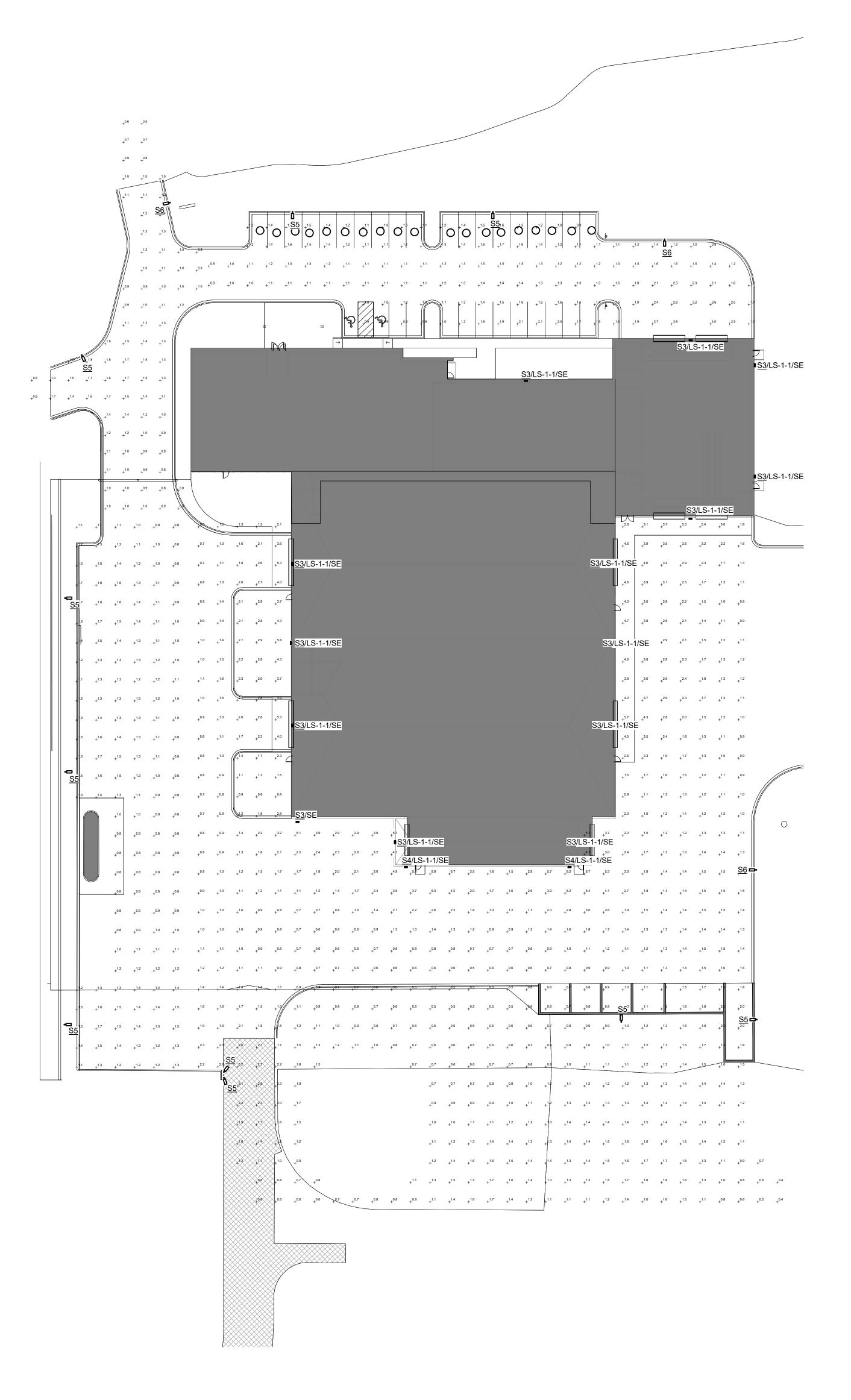
ALL 480/277V SITE LIGHTING CIRCUITS SHALL BE CIRCUITED TO PANEL 'LP-2', UNO.

KEYNOTES:

- 1. PROVIDE (2) 4" SCHEDULE 40 PVC FOR COMED PRIMARY FEEDERS. CONTRACTOR TO COODINATE WITH COMED FOR FINAL ROUTE AND LOCATION.
- 2. PROVIDE POWER FOR SIGNAGE.









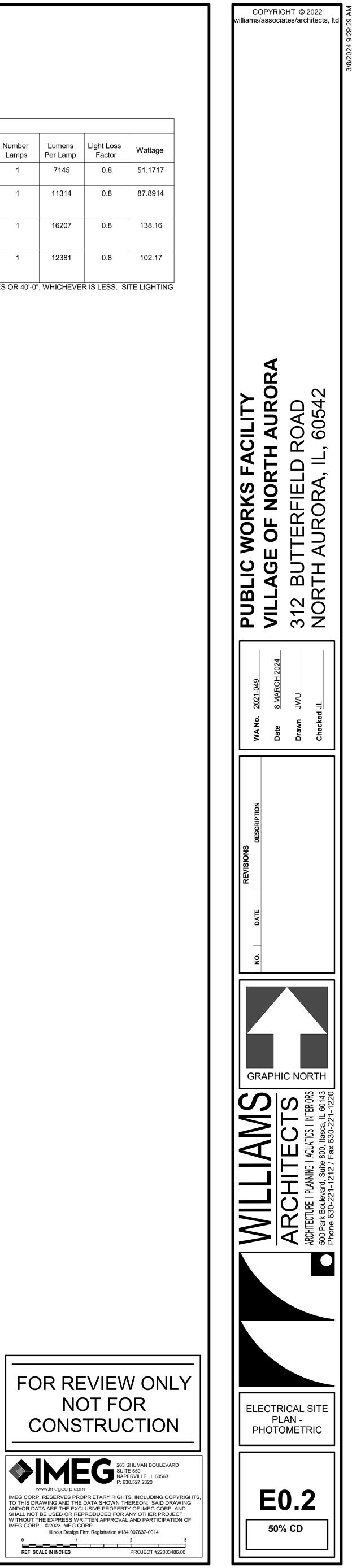
1 ELECTRICAL SITE PLAN - PHOTOMETRIC

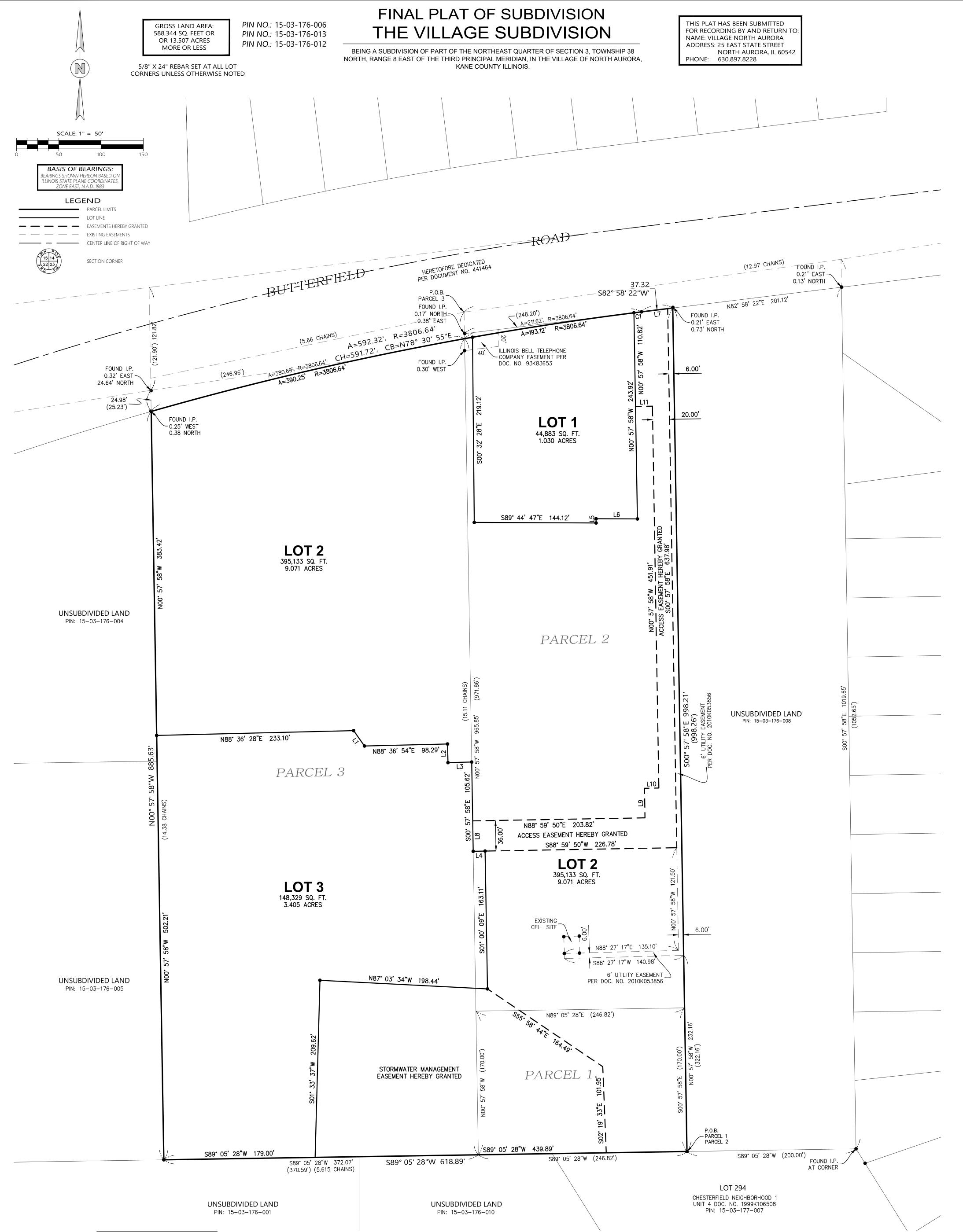
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattag
	S3	12	Lithonia Lighting	WDGE3 LED P1 70CRI R4 30K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 OPTIC	1	7145	0.8	51.171
	S4	2	Lithonia Lighting	WDGE3 LED P4 70CRI RFT 30K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	1	11314	0.8	87.891
	S5	11	Lithonia Lighting	DSX1 LED P5 35K 80CRI TFTM	D-Series Size 1 Area Luminaire P5 Performance Package 3500K CCT 80 CRI Forward Throw Full Cutoff	1	16207	0.8	138.1
ļ	S6	4	Lithonia Lighting	DSX1 LED P3 35K 80CRI T3M	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Type 3 Medium Full Cutoff	1	12381	0.8	102.1

*** THE OVERALL SITE LIGHTING HEIGHT WILL NOT EXCEED THE AVERAGE ROOF HEIGHT OF THE PRINCIPAL BUILDING TO WHICH IS RELATES OR 40'-0", WHICHEVER IS LESS. SITE LIGHTING FIXTURES WILL HAVE HOUSING SHIELD.

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min
Back Asphalt Area/Lot	+	1.6 fc	7.3 fc	0.5 fc	3.2:1
Entrance Drive way	+	1.1 fc	1.8 fc	0.7 fc	1.6:1
North Parking Lot	+	1.4 fc	4.0 fc	0.8 fc	1.8:1
West Parking lot	+	1.2 fc	1.8 fc	0.7 fc	1.7:1





PATE: 7/20/2024 NEFE: 1 of 2 NEFE: 1 of 2 NEFE: 240137 NEFE: 24013 NEFE: 24013 NEF	 SURVEYORS NOTES: 1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. 2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED. 3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS. 4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS. 	P.U.E. PUBLIC UTILITY EASEMENT P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT B.S.L. BUILDING SETBACK LINE A ARC LENGTH CB CHORD BEARING R RADIUS BLDG BUILDING CLF CHAIN LINK FENCE WDF WOOD FENCE FGF FIBERGLASS FENCE WIF WROUGHT IRON FENCE ALF ALUMINUM FENCE FIP OR SIP FOUND OR SET IRON PIPE FIR OR SIP FOUND OR SET IRON PIPE FIR OR SIP FOUND OR SET IRON ROD FCN OR SCN FOUND OR SET CROSS NOTCH FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL	0 REV	ISSUED DESCRIPTION	3/20/2024 DATE	PROJECT NUMBER: 240137 SCALE: 1" = 50' ORDERED BY: VINCE DI PRIMA PROPERTY ADDRESS: 300-318 BUTTERF NORTH AURORA	
--	--	--	----------	-----------------------	-------------------	--	--

CURVE TABLE						
CURVE #	CURVE # ARC LENGTH		CHORD			
C1	8.94'	3806.64'	8.94'			

LINE #

L1

L2

L3

L4

L5

L6

L7

LINE TABLE	
BEARING	DISTANCE
S35° 05' 14"E	22.21'
S01° 23' 06"E	22.04'
N88° 36' 20"E	28.07'
S88° 59' 50"W	14.04'
N00° 12' 24"W	5.00'
S89° 45' 19"E	48.87'
N82 58' 22"E	37.32 '

EASEMENT LINE TABLE						
LINE #	BEARING	DISTANCE				
L8	N00° 57' 58"W	36.00'				
L9	N00° 57' 58"W	35.00'				
L10	N88° 59' 50"E	17.00'				
L11	S89 02' 02"W	20.00'				

FINAL PLAT OF SUBDIVISION THE VILLAGE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA KANE COUNTY ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE FORGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ______ DAY OF ______, A.D., 2024

OWNER

ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE) SS

, NOTARY PUBLIC IN AND FOR THE STATE AND

COUNTY AFORESAID, DO HEREBY CERTIFY THAT ______, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAN AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____

DAY OF _____, A.D., 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES

COUNTY CLERK'S CERTIFICATE

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTH AURORA AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED AND LABELED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREAS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO PERSON SHALL DESTROY OR MODIFY THE TOPOGRAPHY, SLOPES, STORMWATER MANAGEMENT STRUCTURES OR OTHERWISE AFFECT THE DETENTION AND BMP VOLUMES WITHIN THE EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE. THE RESPONSIBILITY OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS OF THE LANDOWNERS.

CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOT 2 AS MARKED AND IDENTIFIED AS 'CROSS ACCESS EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOT 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

STATE OF ILLINOIS)

COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT AND/OR FORFEITED TAXES, NO REDEEMABLE TAX SALES, AND NO UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED AND PLATTED HEREON.

DATED THIS ______ DAY OF ______, A.D., 2024.

COUNTY CLERK, KANE COUNTY, ILLINOIS

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)

COUNTY OF KANE) SS

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF NORTH AURORA, KANE

COUNTY, ILLINOIS THIS ______ DAY OF _____, A.D., 2024.

SIGNED:____

CHAIRPERSON

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS)

COUNTY OF KANE) SS

APPROVED BY THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS THIS

_ DAY OF _____, A.D., 2024.

BOARD OF TRUSTEES, VILLAGE OF NORTH AURORA, ILLINOIS

SIGNED:

PRESIDENT

SIGNED: _____ VILLAGE CLERK:

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE) SS

THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS,

ON THIS ______ DAY OF ______, A.D., 2024 AT

O'CLOCK _____, AS DOCUMENT NUMBER _____

COUNTY RECORDER, KANE COUNTY, ILLINOIS

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, THE OWNER(S) OF LOT 2 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO WEST AND SOUTHWEST TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "CROSS ACCESS EASEMENT", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) COUNTY OF OGLE) SS

I, RUDY P. DIXON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE SOUTHERLY 170 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOTH 0 DEGREES 28 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER 464.50 FEET TO THE ORIGINAL CENTERLINE OF THE OLD STATE ROAD; THENCE SOUTH 82 DEGREES 50 MINUTES 01 SECONDS WEST ALONG SAID CENTERLINE 403.26 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST 1052.66 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST 200.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 246.82 FEET; THENCE NORTH 0 DEGREES 45 MINUTES 53 SECONDS EAST 971.86 FEET TO THE PRESENT SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 56; THENCE NORTH 84 DEGREES 42 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 248.20 FEET TO A LINE DRAWN NORTH 0 DEGREES 45 MINUTES 53 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID LINE 998.26 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

DESIGN ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT ALL IMPROVEMENT PLANS AND SPECIFICATIONS FOR THE

(SUBDIVISION NAME) SUBDIVISION, CONSISTING OF _____ PAGES AND DATED

, AND MOST RECENTLY REVISED ON _____, ARE IN CONFORMANCE WITH THE STANDARDS OF THE SUBDIVISION ORDINANCE OF THE VILLAGE OF NORTH AURORA, AND ARE ALSO IN ACCORDANCE WITH GOOD ENGINEERING PRINCIPALS.

DATE:

ILLINOIS REGISTERED ENGINEER SIGNATURE AND SEAL

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OF ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ______ DAY OF ______, A.D., 2024.

DESIGN ENGINEER

OWNER OR ATTORNEY

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 38 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER 464.50 FEET T O THE ORIGINAL CENTERLINE OF THE OLD STATE ROAD; THENCE SOUTH 82 DEGREES 50 MINUTES 01 SECONDS WEST ALONG SAID CENTERLINE 403.26 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 53 SECONDS WEST 1052.65 FEET TO THE SOUTHERLY LINE OF A TRACT CONVEYED TO ALEXANDER H. STONE BY DEED RECORDED IN RECORD BOOK 89 AT PAGE 267 IN THE RECORDER'S OFFICE IN KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY LINE 200.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 246.82 FEET; THENCE NORTH 0 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 56; THENCE NORTH 84 DEGREES 42 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 248.20 FEET TO A LINE DRAWN NORTH 0 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 248.20 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTHERLY 170 FEET THEREOF) IN THE VILLAGE OF NORTH AURORA, AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, TO THE CENTER LINE OF STATE ROAD; THENCE SOUTH 82.5 DEGREES WEST ALONG THE CENTERLINE OF SAID STATE ROUTE 12.97 CHAINS FOR A POINT OF BEGINNING; THENCE SOUTH 15.11 CHAINS TO THE INTERSECTION WITH A LINE DRAWN AT AN ANGLE OF NORTH 89.75 DEGREES WEST FROM A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER 17.17 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89.75 DEGREES WEST ALONG THE LAST MENTIONED LINE 5.615 CHAINS; THENCE NORTH 14.38 ONE HALF CHAINS TO THE CENTERLINE OF SAID STATE ROAD; THENCE NORTH 82.5 DEGREES EAST ALONG THE CENTERLINE OF SAID STATE ROAD 5.66 CHAINS TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

AS SHOWN BY THE PLAT HEREON DRAWN WHICH IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. PERMANENT MONUMENTS AND IRON PIPES HAVE BEEN SET IN ACCORDANCE WITH THE VILLAGE OF NORTH AURORA SUBDIVISION ORDINANCE AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT THE PROPERTY COVERED BY THIS PLAT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY THE FEDERAL MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF

NAL LANO , A.D., 2024 ΄ RUDY Ρ. DIXON Ϛ 035-003832 L L o ILLINOIS TEOFIL

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 035-003832 LICENSE EXPIRES NOVEMBER 30, 2024

PROJECT NUMBER: 240 DATE: 3/20/2024 SHEET: 2 OF DRAWING NUMBER: PLAT	REGIONAL LAND SERVICES 9512 FOWLER ROAD	WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174	 SURVEYORS NOTES: 1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. 2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED. 3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS. BUILDING LINES 	P.U.E. PUBLIC UTILITY EASEMENT P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT B.S.L. BUILDING SETBACK LINE A ARC LENGTH CB CHORD BEARING R RADIUS BLDG BUILDING CLF CHAIN LINK FENCE WDF WOOD FENCE FGF FIBERGLASS FENCE WIF WROUGHT IRON FENCE			PROJECT NUMBER: 240137 SCALE: 1" = N/A ORDERED BY: VINCE DI PRIMA	DRAWN BY: RWH DATE: 3/20/2024 CHECKED BY: RPD DATE: 3/20/2024 FIELD WORK COMPLETED DATE: 3/12/2024
2	N N N N N N N N N N N N N N N N N N N	(630) 443-7755	AND EASEMENTS. 4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.	ALF ALUMINUM FENCE FIP OR SIP FOUND OR SET IRON PIPE FIR OR SIR FOUND OR SET IRON ROD FCN OR SCN FOUND OR SET CROSS NOTCH FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL	0 issued REV DESCRIPTION	3/20/24 DATE	property address: 300-318 BUTTERF 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 24-08: 161 S. LINCOLNWAY SPECIAL USE
AGENDA: APRIL 15, 2024 COMMITTEE OF THE WHOLE MEETING

BACKGROUND / HISTORY

On July 21, 2014, the Village Board approved ordinance #14-07-21-01, which allows medical cannabis dispensaries as a permitted use in all non-residential zoning districts and medical cannabis cultivation centers as a special use in the I-2 general industrial district. A certificate of occupancy was issued to Pharmacann on November 9, 2015, to allow them to sell medical cannabis at 161 S. Lincolnway.

On October 21, 2019, the Village Board approved ordinance #19-10-21-01, which allows for the sales of recreational cannabis in approved adult-use cannabis dispensing organizations as a special use in all non-residential zoning districts.

On December 2, 2019 the Village Board granted a special use to Pharmacann, LLC to allow them to operate an adult-use cannabis dispensing organization at 161 S. Lincolnway. Pharmacann (d.b.a. Verilife) began selling cannabis to the general public, as made legal by the cannabis regulation and tax act on January 1, 2020.

On January 4, 2021, the Village Board granted a special use to Pharmacann, LLC to allow them to expand their adult-use cannabis dispensing organization at 161 S. Lincolnway. Staff notes their facility was never expanded. On August 15, 2022, the village board granted a special use to Pharmacann, LLC to allow them to operate an adult-use cannabis dispensing organization at 2080 W. Orchard Road.

In early 2024, the Village was notified that Pharmacann would be moving to their new site on Orchard Rd in Spring 2024. According to Pharmacann, their state license only allows for selling cannabis at one location and they will be moving out of their current location at 161 S Lincolnway. With Pharmacann moving to its new location, one Adult-Use Cannabis Dispensing Organization location is now available within Village limits.

On February 14, 2024, CW Dispensary 1, LLC submitted a special use application for Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. For reference, the Village allows a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.

DISCUSSION

The petitioner, CW Dispensary 1, LLC, is proposing an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway in Units 301, 302, and 304. The proposed dispensary plans to operate within Unit 301 (1,749 square feet) and expand to Unit 302 and 304 in the near future.

The total square footage of the dispensary, fully built out in all three units, is approximately 3,578 square feet. This initial footprint and expansion plan would be identical as the previous dispensary. CW Dispensary 1, LLC will employ approximately 15 to 20 people. The petitioner has provided a signage and security plan as part of their special use submittal. According to the petitioner, anticipated hours of operation would be Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 7:00 p.m. There is no specific parking requirement for the Adult-Use Cannabis Dispensing Organization use; as such, it is classified as a general retail goods establishment, which requires four (4) off-street parking spaces per 1,000 square foot gross floor area. With 3,578 total square feet of area, the proposed use would require fourteen (14) total off-street parking spaces. There are one hundred forty-nine (149) existing off-street parking spaces on the subject property, which are shared amongst the various building tenants. According to the petitioner, fifteen (15) parking spaces will be specifically reserved for dispensary customers. The petitioner has provided responses to how they meet the special use standards and the specific use standards for cannabis. These have been included in your packet.

A public hearing was conducted on this item before the Plan Commission at their April 2, 2024 meeting. The Plan Commission asked the petitioner a number of questions relative to how their business operations would be different from the existing operator. The petitioner was able to successfully address the Plan Commissioners questions. The Plan Commission unanimously recommended approval of Petition #24-08, subject to the following conditions:

- 1) Sales of non-medical cannabis shall be done in compliance with all of the requirements of the Cannabis Regulation and Tax Act.
- 2) On-site consumption of cannabis shall be prohibited.
- 3) All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
- 4) The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times.
- 5) All potholes located on the subject property shall be properly filled and the handicapped parking shall be brought into compliance with the Illinois Accessibility Code.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #24-08. A copy of the Plan Commission packet and minutes as well as a draft ordinance are attached for your review. VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA KANE COUNTY, ILLINOIS

Ordinance No.

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO TITLE 17, CHAPTER 8 OF THE NORTH AURORA ZONING ORDINANCE TO ALLOW AN ADULT-USE CANNABIS DISPENSING ORGANIZATION AT 161 S. LINCOLNWAY IN THE VILLAGE OF NORTH AURORA, ILLINOIS

Adopted by the Board of Trustees and President of the Village of North Aurora this _____ day of ______, 2024

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

Signed _____

VILLAGE OF NORTH AURORA

ORDINANCE NO.

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO TITLE 17, CHAPTER 8 OF THE NORTH AURORA ZONING ORDINANCE TO ALLOW AN ADULT-USE CANNABIS DISPENSING ORGANIZATION AT 161 S. LINCOLNWAY IN THE VILLAGE OF NORTH AURORA, ILLINOIS

(Petition #24-08; 161 S. Lincolnway)

WHEREAS, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois; and,

WHEREAS, the property located at 161 S. Lincolnway, Suites 301, 302, and 304 North Aurora, Kane County, Illinois the ("Subject Property") is zoned B-3 – Central Business District; and,

WHEREAS, an application has been filed by CW Dispensary 1, LLC the ("Applicant"), requesting approval of a special use to allow an Adult-Use Cannabis Dispensing Organization at the Subject Property as detailed in the application package attached as Exhibit A; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on April 2, 2024, pursuant to appropriate legal notice; and,

WHEREAS, the Plan Commission has considered all of the factors required for the determination of a special use for an Adult-Use Cannabis Dispensing Organization in the Zoning Code and filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

WHEREAS, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

SECTION 2: That a special use for an Adult-Use Cannabis Dispensing Organization is hereby granted for the Subject Property, subject to the limitations in Section 3 below and the conditions specified in Section 4 below.

SECTION 3: That this Ordinance is limited to the Applicant and restricted to the Subject Property located at 161 S. Lincolnway, North Aurora, Illinois, legally described as follows:

PARCEL 1:

LOT 1-A AND THE EASTERLY 200 FEET OF LOT 1 OF GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: BEGINNING AT THE NORTHEAST CORNER OF J. F. SLAKER'S ADDITION TO NORTH AURORA, KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID ADDITION, 452.92 FEET TO THE CENTER LINE OF LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 14 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE, 202.38 FEET TO THE SOUTHERLY LINE OF LOT 1-A IN GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, EXTENDED WESTERLY; THENCE NORTH 88 DEGREES 30 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED, 439.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT (BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMP ANY LANDS); THENCE SOUTH 17 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 209.60 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Tax ID Nos.: 15-04-426-010; 15-04-426-011; 15-04-426-013

SECTION 4: The Adult-Use Cannabis Dispensing Organization special use granted by this Ordinance is subject to compliance with the following conditions:

- 1) Sales of non-medical cannabis shall be done in compliance with all of the requirements of the Cannabis Regulation and Tax Act.
- 2) On-site consumption of cannabis shall be prohibited.
- 3) All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
- 4) The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times.
- 5) All potholes located on the subject property shall be properly filled and the handicapped parking shall be brought into compliance with the Illinois Accessibility Code

SECTION 5: Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

VILLAGE OF NORTH AURORA

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

Jessi Watkins, Village Clerk

VILLAGE OF NORTH AURORA

<u>Exhibit A</u>

Application Submittal Package

VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES APRIL 2, 2024

CALL TO ORDER

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

ROLL CALL

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

Not in attendance: Commissioners Tom Lenkart and Scott Branson.

Staff in attendance: Community Development Director Nathan Darga, Planner David Hansen, Village Administrator Steve Bosco, Public Works Director Brian Richter, Assistant Public Works Director/Village Engineer Brandon Tonarelli.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated March 5, 2024.

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

PUBLIC HEARING

1. <u>Petition #24-08 (161 S Lincolnway)</u>: The petitioner, CW 1 Dispensary, LLC, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 161 South Lincolnway in North Aurora, Illinois.

Motion to open the public hearing was made by Commissioner Botkin and seconded by Commissioner Newell.

Planner David Hansen introduced Petition #24-08. The petitioner, CW 1 Dispensary, LLC is requesting a special use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 161 S. Lincolnway. The property is located in the B-3 Central Business District. Hansen shared that in early 2024, the Village was notified that Pharmacann (dba Verilife) would be moving to their new site on Orchard Rd in Spring 2024. According to Pharmacann their state license only allows for selling cannabis at one location and is moving out of its current location at 161 S Lincolnway. With Pharmacann moving to its new location, one Adult-Use Cannabis Dispensing Organization location is now available within Village limits. Per the Use standards for Adult-Use Cannabis outlined in the Zoning Ordinance, the Village allows a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.

Hansen said the petitioner, CW Dispensary 1, LLC, is proposing an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway in Units 301, 302, and 304. The proposed dispensary plans to operate within Unit 301 (1,749 square feet) and expand to Unit 302 and 304 in the near future. The total square footage of the dispensary, fully built out in all three units, is approximately 3,578 square feet. This initial footprint and expansion plan would be identical as the previous dispensary. Hansen said, as the Plan Commission may recall, in 2021 the Village Board granted a special use to Pharmacann, LLC to allow them to expand their Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway into Units 302 and 304. Hansen noted the dispensary at 161 S. Lincolnway was never expanded.

Hansen said there is no specific parking requirement for the Adult-Use Cannabis Dispensing Organization use so it would be classified as a general retail goods establishment, which requires four off-street parking spaces per 1,000 square feet of gross floor area. With 3,578 total square feet of area, the proposed use would require fourteen (14) total off-street parking spaces. There are one hundred forty nine (149) existing off-street parking spaces on the subject property, which are shared amongst the various building tenants. Hansen said according to the petitioner, fifteen (15) parking spaces will be specifically reserved for dispensary customers.

Hansen said the petitioner has submitted all special use requirements and staff finds that the information presented **meets** the Standards for Specials Uses and Adult-Use Cannabis Use Standards as set forth in the Zoning Ordinance. Hansen said staff recommends approval of Petition #24-08 subject to the following five conditions in the staff report. Hansen introduced the petitioner.

Katriina McGuire from Thompson Coburn introduced her client David Michaud who is the COO of Cannect Wellness and the co-property owner for 161 S. Lincolnway. McGuire said the new dispensary will be pretty much identical compared to the current dispensary that has been operating over the last few years at this location. David Michaud introduced himself and is one of the co-founders of Cannect Wellness, which is a craft grower and cultivation company that is located in Franklin Park. Michaud said the craft grower business is located in a 62,000 square foot warehouse building and has sixteen employees at the site. Michaud is the property manager for the 161 S. Lincolnway building and shared there is a \$1.6 million renovation to the VA Clinic that is currently under permit. Michaud presented a PowerPoint overviewing the company and showed floor plans for the site. The presentation also showed a security plan, signage, hours of operation (same as current dispensary) and anticipated number of employees for the site (15-20 employees).

Commissioner Botkin asked if there are any differences compared to the current dispensary at this location such as product, delivery schedules, etc. Michaud said the cameras frames per second would need to be upgraded to meet the current standards, but in terms of the operation no significant differences. Chairman Brackett asked if any audience members had any comments. No audience members had any comments.

Chairman Brackett closed the public hearing.

- Petition #24-02 (300 and 314-318 Butterfield Rd): The Village of North Aurora requests the following actions in the I-1 Limited Industrial District and I-2 General Industrial District:
 - a. Map Amendment

- b. Special Use Planned Unit Development
- c. Site Plan Approval
- d. Preliminary Final Plat of Subdivision

Motion to open the public hearing was made by Commissioner Tuohy and seconded by Commissioner Bozik.

Community Development Director Nathan Darga introduced Petition #24-02, which is the Village of North Aurora requesting to build a new Public Works Facility on 300 and 314-318 Butterfield Rd. The Village is looking to build an approximate 50,000 square foot new public works facility, which is just west of the current public works facility on vacant land. Darga showed a PowerPoint presentation outlining the petition and its requests. The site is currently owned by the Southern Kane Couty Training Association (SKCTA), a non for profit organization made up of the North Aurora Fire Protection District and the City of Aurora Fire Department. The site is used for training. The northern portion of their property is vacant and that is the area the Village is looking to land swap with the SKCTA. The SKCTA owns and operates a 7.8 acre fire training site at 300 Butterfield Road. The Village of North Aurora owns the 5.7 acre lot to the east at 314-318 Butterfield Road. Once the new building is built, the association will get the old Public Works building to store their equipment. Darga shared the Village is looking for a map amendment, special use planned unit development, site plan approval, and preliminary final plat of subdivision as part as this petition.

In regard to the Map Amendment, Darga said the SKCTA property is currently located in the Village's I-1 Limited Industrial District. The Village Property is currently located in the I-2 General Industrial District. The Village is requesting a Map Amendment to rezone the I-2 property down to I-1 to have consistent zoning throughout the site. The Public Works building would be classified as a "Village Office or Facility" and the SKCTA training site would fall under "Educational Facility, Commercial or Trade." Both are permitted uses in the I-1 District. The Comprehensive Plan calls this area out as Public or Semi-Public uses, which both of these are.

The second item to be approved would be a special use planned unit development (PUD). Darga explained and showed the layout of the new plat of subdivision, which includes two parcels for the SKCTA and one large parcel for the Village. The Village would keep their well site and water tower in the same location. SKCTA would keep their equipment and towers in the same area as it is currently. The site is larger than 2 acres (site is 13.5 acres), so a PUD is required. There are also seven code exceptions being requested, which are listed below.

- 1. 50 Foot Landscape Buffer (Section 17.14.010.C.3.A) A 50' landscape buffer is required by code along major roads like Butterfield Rd. The new proposed parking lot will encroach into this setback (5 feet at the closest point and 38 feet at the farthest point from the property line). Darga noted the Right of Way of Butterfield is very wide in this location.
- 2. Lot Width (Section 17.9.3) The proposed lot 1 is approximately 193' feet wide (Zoning Ordinance requires 200 feet). This is due to the existing drive aisle being kept on the Village parcel.
- 3. Rear Yard (Section 17.9.3) After the new lot lines are drawn, the rear lot line of the existing public works building will be 15' from the building at the closest point (Zoning Ordinance requires 30 feet).

- 4. Interior Side Yard (Section 17.9.3) After the new lot lines are drawn, the side lot line of the new public works building will be 14' from the building at the closest point (Zoning Ordinance requires 15 feet).
- 5. Building Height (17.9.3) Several of the existing fire training structures and apparatus that will now be on lot 3 are taller than the 35' height limit. The height of these structures shall be considered approved in this PUD and any new fire training equipment and structures can be up to the same height as the existing structures.
- 6. Required Parking Spaces (17.13.13) The required parking spaces for a government facility is 3 spaces per 1,000 square feet of gross floor area. That would require 151 parking spaces for this project. The Village is proposing 30 parking spaces plus 2 handicapped spaces. This is more than they have at their current facility. The new facility also has a garage with 28 spaces for Village vehicles and a large area of yard space behind the building for equipment.
- 7. Outdoor Storage (17.9.2 & 17.14.11) Outdoor storage of equipment, material, training props, and other similar items are permitted on all lots.

Darga explained and showed the new floorplan for the proposed public works facility. The offices, conference rooms, lunchroom area, and locker rooms are to the north and in the front part of the building facing Butterfield Rd, which will have the nice façade. The rear of the building includes a large garage to park all the public works vehicles indoors. The east side of the building includes a repair bay and mechanic area. The new public works building will also help screen the training center towers and vehicles, so they will not be viewable from Butterfield Rd.

Darga said staff is recommending approval since the petition meets the Standards for Map Amendments, Specials Uses, Site Plan Review and Planned Unit Developments as set forth in the Zoning Ordinance. Petition #24-02 also has three conditions which are A landscape plan shall be provided prior to building permit issuance, The entrance to the yard on lot 2 shall be screened per the Zoning Ordinance, and No burning shall take place in the well setback (200 feet). Darga shared Village Administrator Steve Bosco, Public Works Director Brian Richter, and Assistant Public Works Director/Village Engineer Brandon Tonarelli are in attendance tonight if there are any questions about the project or land swap agreement.

Chairman Bracket asked if the repair bay was drive through. Public Works Director Brian Richter said it is and the larger trucks will still go around the building and enter the repair bay from the rear, but police cars and smaller vehicles will enter through the north front access since the small lifts are in the front/ north side of the building. Village Administrator Steve Bosco shared the grade change from the current property to the new building drops off several feet and in order to make the building fit properly the grade had to be levelled off. Assistant Public Works Director/Village Engineer Brandon Tonarelli said the drop is approximately 8 feet. Bosco said there should only be a couple of vehicles pulling in a day from the front and the rest would pull in from the back of the building. Bosco also said the parking lot is not anticipated to be too full since the employees can part in the front or rear of the building and the public historically hasn't showed up to the Public Works building that often.

Chairman Brackett closed the public hearing.

NEW BUSINESS

1. <u>Petition #24-08 (161 S Lincolnway)</u>: The petitioner, CW 1 Dispensary, LLC, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 161 South Lincolnway in North Aurora, Illinois.

Commissioner Bozik asked staff what the five conditions outlined in the staff report were for this petition. Hansen shared the five conditions, which were the Ordinance be limited to the applicant and restricted to the subject property located at 161 S. Lincolnway, On-site consumption of cannabis shall be prohibited, All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance, The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times, and All potholes located on the subject property shall be properly filled and the handicapped parking shall be brought into compliance with the Illinois Accessibility Code.

Commissioner Newell asked how soon the business would be expanded, if approved. Michaud said it would be approximately 6-12 months after the business opens. Commissioner Newell also asked if paving the parking lot would be a possibility if the potholes would continue to be a concern. Michaud said keeping the parking lot in good condition is a top priority especially since the VA Clinic is located at this same location. Commissioner Negro and Anderson had no questions or comments. Commissioner Tuohy asked how many handicapped parking spaces are on site currently. Community Development Director Nathan Darga said five (5) handicapped parking spaces are located directly adjacent to the building or by the VA Clinic doors to meet the Illinois Accessibility Code.

Chairman Brackett asked if all dispensaries have medical as well as recreational. Michaud said no they do not, and this dispensary would not have a medical component. It would be adult use only. Chairman Brackett also asked the petitioner to expand on how to maintain parking and security, so no surrounding properties are impacted. Chairman Brackett asked how many security guards will be on site and where they are located. Michaud said currently there is one (1) security guard inside the building just before the steps going up to the dispensary, but they do not check ids. Once passed the guard, the customer will get their ID checked at the vestibule of the dispensary by a staff member. The security guard is only located inside. Michaud said the state requires cameras showing the parking lot and entrances, so no security guards monitor those areas unless the cameras show an issue. Michaud said Verilife used to have two guards (one in front entrance and one in the rear entrance; they also had four guards when they first opened due to the number of people), but now it is down to one security guard.

Chairman Brackett said he has a concern with security not being located outside since majority of the problems have been outside the building. Chairman Brackett asked if there is a date for the switch over with the current tenant and when an opening would be expected should the petition be approved. Michaud said his understanding is that Verilife is moving as soon as possible, which is dependent on final approvals from the state. Darga said the build out at 2080 W. Orchard received its certificate of occupancy a week or so ago. Michaud said CW Dispensary will take a few months to get approvals from the state for this location, if approved by the Village, so we wouldn't expect to open until then. Chairman Brackett said his two concerns are parking and security. Darga asked if the current parking spaces reserved for medical patients will be reserved for all dispensary customers. Michaud said they will be for dispensary customers and the security cameras will cover

all the exterior perimeter including parking. Chairman Brackett asked if the customers would enter from the front or back of the building or both. Michaud said primarily from the front, but the traffic shouldn't be as much as it is now since this will be another dispensary being open in the area and will not provide product to medical customers. Commissioners Anderson and Bozik both said the business is one of the most regulated in the Village and State and they will need to follow those protocols, which include security and being a good neighbor.

Motion for approval of Petition #24-08, as presented by staff with the five conditions, was made by Commissioner Bozik and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Anderson – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

- Petition #24-02 (300 and 314-318 Butterfield Rd): The Village of North Aurora requests the following actions in the I-1 Limited Industrial District and I-2 General Industrial District:
 - a) Map Amendment
 - b) Special Use Planned Unit Development
 - c) Site Plan Approval
 - d) Preliminary Final Plat of Subdivision

Commissioner Newell asked what will happen to the current public works building. Richter said it will remain and be used by the SKCTA as a training facility with possible classrooms, vehicle storage, and a maintenance area. Commissioner Newell asked if a condition could be added to emphasize better landscaping along the north end of the current building so it will blend in with the new building and/or hide the current building.

Commissioner Bozik asked how SKCTA will access their property since the Village will control both access points to the site. Darga said the eastern drive aisle will have a cross access easement and will be fenced off. The Village will be responsible for maintaining the roads on our lots and SKCTA will be responsible for maintaining roads on their lots. Darga said part of replatting the parcels is that all the easements and designated areas will be recorded and platted properly. Bosco said the land swap agreement calls out who maintains what roads. Bosco added that their will be new pavement in the southern SKCTA parcel to help enhance training site access and that the detention pond on the southern portion will be maintained and owned by the Village. Commissioner Bozik asked if the structures on the Village property along the southern portion will be demolished since the detention pond appears to be occupying that space. Bosco said they will be demolished to make way for the detention pond and the adjacent area will be utilized for accessory storage such as water improvement projects. Bosco also said the 200 foot well setback is an IEPA buffer zone and SKCTA can do training within that buffer but cannot potentially harm the groundwater source (such as use foam). Commissioner Bozik asked what the shortest point to the parking lot in the landscape buffer is. Darga said the building itself is not located within the buffer, but the parking lot is approximately 5 feet at the closest point. Commissioner Bozik also asked if IDOT has any plans in the future to expand Butterfield Rd into four lanes. Darga said the right of way (ROW) they have now would be able to cover such a project since its about 200 feet wide, but none of the short or medium term IDOT projects include improvements to Butterfield Rd. Commissioner Botkin asked if the code exceptions, that are part of the staff report, could be looked at to make it easier to compare the Zoning Ordinance requirements to the proposed setbacks and regulations being requested.

Commissioner Tuohy asked what the cylinder shapes on the west side of the building site plan were. Richter said it's a brine station, which will have 2,500 to 7,500 gallon tanks. Commissioner Anderson said the plan looks great and had no questions. Commissioner Negro asks if the road, on the two site plans, is part of this discussion. Bosco said the road on the southwest part of the property is shown since it is part of the land swap agreement and is in the process of being amended. Bosco said the land swap agreement and the design planning for the project has had many discussions to get to this point. The Village is awaiting SKCTA to review the latest land swap agreement, so it is updated and approved. Once that is complete, the agreement will be brought to the Village Board for final approval which is anticipated to be in early May. The PUD is planned to be brought to the Village Board on April 15 and possibly be approved the same night as the land swap agreement if timing works out. Bosco said the Village would like to bid the project in early to mid-summer.

Chairman Brackett asked to see the updated property lines for the training center. Darga showed on the screen the current and then the proposed changes to the property lines. Darga said the salt dome and the property will be entirely fenced including along the access road. Bosco said the water tower, water treatment plant and all other Village property will be fenced in some capacity. Commissioner Negro asked if SKCTA will be able to access their site from both entrances. Darga said the eastern entrance would be the main entrance. Richter said currently they use both entrances. Bosco said in a rare circumstance or if the fence was broken, they could gain access through the western entrance through the Village property if needed but is not preferred. Chairman Brackett what the separation was for the northeast corner of the proposed building and the northwest corner of the existing building. Darga said it will be fenced up to a certain point, but there is a large grade between the buildings. Bosco said a guardrail may be put in on the western edge of the current building's site due to the grade change. Richter said it will be fenced off for safety and possibly the hill will be landscaped with different styles of plants since it would be tough to mow. Darga said there are cross access easements and gates throughout the site. Bosco said salt would be able to be delivered from both entrances depending on size of the trucks.

Commissioner Bozik asked about the existing public works building and what parking standards will apply to that building once SKCTA acquires it. Darga said the existing pavement will remain and will need to be restriped. Richter said there is an ample amount of parking along the road and other places on site. Commissioner Bozik asked what the parking spaces required would be if it was a new building. Darga said since most of the building is for parking, only the office space would probably apply so five to ten spaces given the parking standard is 3 parking spaces per 1,000 square foot of gross floor area. Commissioner Bozik said his concern was if this building was used for a classroom facility with 30 students, where do you park 30 vehicles on the property. Bosco said that would be up to the SKCTA and how they would like to manage that class load, but it is staff's understanding the building will be utilized for storage, parking equipment and/or possibly internal training. If they did have larger classes, we will need to work with them regarding that. Bosco said parking would be limited around the salt dome to ensure deliveries will not be interfered with. Commissioner Bozik said he wanted to note that he does not have an issue with the use, but wanted to ensure the Plan Commission was reviewing this petition as it would for any other petitioner and not giving a governmental entity or association a special preference. Darga said if SKCTA were to switch the site up and have classrooms that it would trigger a review of the parking plan. Darga said the plans appear to be for the future and it is anticipated the building won't be

changed right away. Chairman Brackett said the Village has a plan, but how do we ensure SKCTA has a plan and follows through such as ensuring the landscape jives with both properties. Darga said the landscape plan is still being worked on and we can work on blending the buildings together through this unified landscape plan. There will be no architecture changes on the current building.

Motion for approval of Petition #24-02 for a Map Amendment, Special Use Planned Unit Development, Site Plan Approval, and Preliminary Plat of Subdivision, as presented by staff with the three conditions, was made by Commissioner Bozik and seconded by Commissioner Newell. Vote: Tuohy – Yes, Anderson – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Darga said the Village issued the certificate of occupancy for 2080 W Orchard Rd (Verilife's new location) last week. Darga also said two ice cream places are looking to come into the Village. La Michoacana is looking to go into the strip center off Genesis Way and Coco's Paleteria is looking to go in at 937 Oak St in North Aurora Plaza. Darga said Crave BBQ restaurant got their build out permit, which is located in the strip center off Orchard Rd near Brother Chimp.

ADJOURNMENT

Motion to adjourn made by Commissioner Newell and seconded by Commissioner Botkin. 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: April 2, 2024

Petition Number: 24-08

Petitioner: CW Dispensary 1, LLC

Request(s): Special use to allow an Adult-Use Cannabis Dispensing Organization

Location: 161 S. Lincolnway

Parcel Number(s): 15-04-426-010,-011,-013

Property Size: Approximately 2.78 acres

Current Zoning: B-3 Central Business District



Contiguous Zoning: North – B-3 Central Business District, South - B-3 Central Business District, East – B-3 Central Business District, West – B-2 General Business District

Comprehensive Plan Designation: Local Commercial

BACKGROUND

On July 21, 2014, the Village Board approved Ordinance #14-07-21-01, which allows Medical Cannabis Dispensaries as a permitted use in all non-residential zoning districts and Medical Cannabis Cultivation Centers as a special use in the I-2 General Industrial District. A Certificate of Occupancy was issued to Pharmacann on November, 9, 2015 to allow them to sell medical cannabis at 161 S. Lincolnway.

On October 21, 2019, the Village Board approved Ordinance #19-10-21-01, which allows for the sales of recreational cannabis in approved Adult-Use Cannabis Dispensing Organizations as a special use in all non-residential zoning districts and Adult-Use Cannabis Craft Grower Organization, Adult-Use Cannabis Infuser Organization, Adult-Use Cannabis Processing Organization, Adult-Use Cannabis Transporting Organization as special uses in the I-2 General Industrial District.

On December 2, 2019 the Village Board granted a special use to Pharmacann, LLC to allow them to operate an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. Pharmacann (d.b.a. Verilife) began selling cannabis to the general public, as made legal by the Cannabis Regulation and Tax Act on January 1, 2020.

Staff Report 24-08 Page 2 of 4

On January 4, 2021, the Village Board granted a special use to Pharmacann, LLC to allow them to expand their Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. Staff notes their facility at 161 S. Lincolnway facility was never expanded. On August 15, 2022, the Village Board granted a special use to Pharmacann, LLC to allow them to operate an Adult-Use Cannabis Dispensing Organization at 2080 W. Orchard Rd.

In early 2024, the Village was notified that Pharmacann would be moving to their new site on Orchard Rd in Spring 2024. According to Pharmacann their state license only allows for selling cannabis at one location and is moving out of its current location at 161 S Lincolnway. With Pharmacann moving to its new location, one Adult-Use Cannabis Dispensing Organization location is now available within Village limits.

On February 14, 2024, CW Dispensary 1, LLC submitted a special use application for Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. For reference, the Village allows a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.

PROPOSAL

The petitioner, CW Dispensary 1, LLC, is proposing an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway in Units 301, 302, and 304. The proposed dispensary plans to operate within Unit 301 (1,749 square feet) and expand to Unit 302 and 304 in the near future. The total square footage of the dispensary, fully built out in all three units, is approximately 3,578 square feet. This initial footprint and expansion plan would be identical as the previous dispensary. CW Dispensary 1, LLC will employ approximately 15 to 20 employees. The petitioner has provided a signage and security plan as part of their special use submittal.

An Adult-Use Cannabis Dispensing Organization use is classified as a special use in the B-3 Central Business District and all other non-residential zoning districts. The Zoning Ordinance defines *Adult-Use Cannabis Dispensing Organization* as follows:

Adult-Use Cannabis Dispensing Organization. A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Hours of Operation

According to the petitioner, anticipated hours of operation would be Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 7:00 p.m.

Parking

There is no specific parking requirement for the Adult-Use Cannabis Dispensing Organization use; as such, it is classified as a general retail goods establishment, which requires four off-street parking spaces per 1,000 square foot gross floor area. With 3,578 total square feet of area, the proposed use would require fourteen (14) total off-street parking spaces. There are one hundred forty nine (149)

Staff Report 24-08 Page 3 of 4

existing off-street parking spaces on the subject property, which are shared amongst the various building tenants. According to the petitioner, fifteen (15) parking spaces will be specifically reserved for dispensary customers.

Use Standards

Use standards regulating Adult-Use Cannabis Dispensing Organizations were also added to the Zoning Ordinance when the Village Board approved Ordinance #19-10-21-01. The following information includes each of the use standards and their applicability to the proposed petition. The petitioner has also included additional context to each use standard in their special use application.

- G. Adult-Use Cannabis.
 - 1. Purpose and Applicability. It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

The proposed facility shall be required to comply with the Compassionate Use of Medical Cannabis Program Act and the Cannabis Regulation and Tax Act.

2. There shall be a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.

The petitioner would be the second Adult-Use Cannabis Dispensing Organization located in the Village of North Aurora. Thus, if the special use is granted, the Village will be at the maximum of two (2) adult-use cannabis dispensing organizations.

3. Adult-Use Cannabis Dispensing Organizations shall be located a minimum of 1,000 feet from the property line of any school grounds, public playground, public recreation center, child care center, public park, public library, or game arcade to which admission is not restricted to persons 21 years of age or older located in the Village of North Aurora.

The subject property is not located within 1,000 feet of any of the aforementioned uses.

4. On-site consumption of cannabis shall be prohibited.

On-site consumption of cannabis would be prohibited.

5. Adult-Use Cannabis Dispensing Organizations shall be located a minimum of 1,500 feet from the property line of any pre-existing Adult-Use Cannabis Dispensing Organization located in the Village of North Aurora.

The other Adult-Use Cannabis Dispensing Organization in the Village is located at 2080 W. Orchard Rd. The subject property is greater than 1,500 feet from the property line of that facility (approximately 13,500 feet).

RECOMMENDATIONS

Staff finds that the information presented **meets** the Standards for Specials Uses as submitted by the petitioner and 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 #24-08; subject to the following conditions:

- 1) That the Ordinance be limited to the applicant and restricted to the subject property located at 161 S. Lincolnway.
- 2) On-site consumption of cannabis shall be prohibited.
- 3) All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
- 4) The property owner shall regularly monitor all on-site parking conditions to ensure adequate parking for all business tenants at all times.
- 5) All potholes located on the subject property shall be properly filled and the handicapped parking shall be brought into compliance with the Illinois Accessibility Code.

APPLICATION FOR SPECIAL USE

	AGE OF NORTH AURORA	PETITION NO. <u>24-08</u>	
Board of Trustees 25 East State Street North Aurora, IL 60542		FILE NAME 161 S Lincolnway - Cannabis Dispensary Special Use	
		DATE STAMP	2.15.24
I.	APPLICANT AND OWNER DATA		
	Name of Applicant <u>CW Dispensary 1, LLC</u>		

Applicant Address 3700 Sandra Street, Franklin Park, IL 60131

Applicant Telephone # _ (773) 255-3375

Email Address __dave@cannectwellness.com_____

Property Owner(s) <u>161 Lincolnway GCCP, LLC</u>

Owner Address _____ 805 Lake Street #397, Oak Park, IL 60301

Owner Telephone # ____ (773) 255-3375

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property ______ 161 South Lincolnway, Suite 301, 302 and 304, North Aurora, IL

(indicate location if no common address)

Legal Description: See Attached.

Parcel Size <u>87,120</u> approx ft.

Present Use Adult-Use and Medical Cannabis Dispensing Organization (business, manufacturing, residential, etc.)

Present Zoning District <u>B3 - Central Business District</u> (Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special UseAdult-Use Cannabis Dispensing Organization
(Zoning Ordinance Classification)
Code Section that authorizes Special Use
Has the present applicant previously sought to rezone or request a special use for the property or
ny part thereof? <u>No</u>
f so, when? to what district?
Describe briefly the type of use and improvement proposed
Applicant seeks to establish an adult-use cannabis dispensary within the existing building.
What are the existing uses of property within the general area of the Property in question?
ses of existing property in the area are other medical and general office uses, commercial uses and the Village police epartment.
To the best of your knowledge, can you affirm that there is a need for the special use at the
particular location? (Explain)
here is a need and demand for an adult-use cannabis dispensary in this particular location. The proposed site is /ell-suited for cannabis dispensary operations as the same space was previously used for the same use. It is also in lose proximity to other commercial and retail uses with similar hours of operation.
Attach hereto a statement with supporting data that the proposed special use will conform
o the following standards:
o the tono wing summarus.

- 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.

Applicant or Authorized Agent

Owner

2/12/2024 Date 2/12/2004

PROPERTY OWNER'S AUTHORIZATION

PROPERTY OWNER'S AUTHORIZATION

The undersigned, on behalf of 161 LINCOLNWAY GCCP, LLC (the <u>"Property Owner"</u>), the legal titleholder of certain real property located at 161 South Lincolnway, North Aurora, IL 60542 (the <u>"Subject Property"</u>), hereby authorizes CW Dispensary 1, LLC, an Illinois limited liability company, and its attorneys, Thompson Coburn LLP, to file a special use application related to the Subject Property with the Village of North Aurora.

IN WITNESS WHEREOF, the Property Owner has executed this Property Owner's Authorization as this 12th_day of February, 2024.

161 LINCOLNWAY GCCP, LLC

By: Name: David Michaud Title: Managing Partner

Application for Special Use – Adult Use Cannabis Dispensing Organization CW Dispensary 1, LLC 161 South Lincolnway, Unit 301, 302 and 304, North Aurora, IL

Project Narrative

CW Dispensary 1, LLC (the "Applicant"), seeks a special-use permit for an adult-use cannabis dispensing organization in order to establish a cannabis dispensary at 161 South Lincolnway, Units 301, 302 and 304 in North Aurora (the "Property").

The Property is comprised of an existing one-story building on the west side with two (2) lower levels on the east side consisting of a total of 60,931 square feet. The Property also includes one hundred forty nine (149) parking spaces.

The proposed cannabis dispensary (the "Dispensary") will initially operate within Unit 301, consisting of approximately 1,749 square feet. This space is the same space and configuration as the Verilife cannabis dispensary that has been operating there for several years, previously as a medical cannabis dispensary and then, beginning in 2020, also as an adult use cannabis dispensary. Fifteen (15) parking spaces are reserved for the Dispensary.

The Applicant is also seeking special use approval for an adult-use cannabis dispensary for Units 302 and 304 (the "Expansion Area"), to permit a potential future expansion of the Dispensary, subject to approval by the Illinois Department of Financial and Professional Regulation ("IDFPR") as well as local approvals that would be needed for construction. The total square footage of the Dispensary with the addition of the Expansion Area is approximately 3,578 square feet. A special use for a cannabis dispensary including the Expansion Area was applied for by PharmaCann and approved by the Village of North Aurora in early 2021.

Planned hours of operation for the Dispensary will be Monday through Saturday, 9 AM to 9 PM, and on Sundays from 9 AM to 7 PM. The Dispensary will employ approximately 15 to 20 employees. Employees will be required to be over the age of 21 and employment will be subject to a background check and annual dispensary agent badge renewals, as required by IDFPR.

Applicant Background:

The Applicant is wholly owned by Cannect Gardens, LLC d/b/a Cannect Wellness ("CW). CW is an Illinois-licensed Craft Grower with its cultivation and manufacturing operations located at 3700 Sandra Street, Franklin Park, IL, 60131.

CW's cannabis products are sold in almost 100 dispensaries stores across the State. CW has a perfect track record of compliance and passed inspections with both the Illinois Department of Agriculture and Illinois State Police. CW prides itself on being a good neighbor and has created almost 20 jobs in Franklin Park since beginning operations in August 2023.

CW's owners also own the building at 161 S Lincolnway and have a vested interest in the success of the property, the safety of the surrounding area, and a well-run dispensary that ensures that the other tenants and area neighbors are not disrupted.

The VA CBOC located on the first floor of the subject property is being expanded. CW's owners' real estate company, Healthlink Properties, is funding and managing the construction for this project, evidencing continued investment in the property and in North Aurora by building and applicant ownership.

Signage:

The Applicant's signage is intended to be understated in nature, not attractive to minors, and the dispensary windows contain shatterproof, tinted film as required by State regulations.

An example of the proposed Dispensary logo is as follows:



Security Plan

The Applicant will follow strict security, inventory, and facility management protocols to ensure the safety of the premises and customers. The Applicant will work closely with local officials and law enforcement, and as a result, further enhance the safety of the community in the vicinity of our Dispensary. The premises will be closely monitored at all times to ensure that no associated loitering or criminal activity occurs at or near the location. The Dispensary cameras and security system are in constant communication and remotely accessible to both state police and state regulators. A dedicated parking area for the Dispensary is also provided.

The Dispensary will be operated and maintained in full compliance with State regulations for cannabis dispensaries, including procedures and protocols for: ID verification, inventory handling and tracking, employee training, anti-diversion/anti-theft, purchaser education, product knowledge, and safety procedures.

Security will be provided through several means, including 24/7 video surveillance which can be accessed by IDFPR, the State Police and North Aurora Police Department. Exterior cameras will provide unobstructed video surveillance of outside areas, entryways, parking areas, and sidewalks/alleys of approach. External cameras will be angled to allow for the capture of facial recognition, clear and certain identification of any person entering or exiting the Dispensary, the immediate surrounding area, and license plates of vehicles in the parking lot(s). Access to the Dispensary and within the areas of the Dispensary will be controlled and monitored by an access control system.

The state-of-the-art cameras cover every square inch of the Dispensary and the entire perimeter of the building, and record continuously with motion-activated sensors.

The following safety and security protocols will also be implemented:

- Regulators are provided remote access to cameras and monitor employees to ensure strict compliance with regulations and protocols.
- Local law enforcement can pull retained video at any time -- with sophisticated perimeter lights, cameras, and security personnel, these facilities act as a deterrent to crime within the vicinity.
- Internal and external security personnel monitor the premises and surrounding area at all times during operational hours.
- Facilities have access controls at every point of ingress and egress, logging the key card of the individual granting access.
- Customers are only permitted in limited access areas following an ID scan; restricted access areas are for authorized personnel only, and require key card access.
- The Dispensary contains 24/7 emergency and duress alarms for use by our staff to contact local law enforcement immediately in the event of an emergency.
- The Dispensary will have shatter-proof windows, and products are stored in reinforced vaults that model DEA standards for storage of criminal evidence.
- On-site security will be provided by at least one (1) security guard employed by a third-party company during operational hours in conjunction with Dispensary agents monitoring the facility and its perimeter, in accordance with State of Illinois law. A security agent will ensure that customers have valid identification. The identification will again be verified at the point of sale.

Deliveries of cannabis products will be made only by cannabis transporters that are licensed through the Illinois Department of Agriculture. Deliveries will only be accepted through restricted access areas, and only upon notice to the Dispensary and State of Illinois of an upcoming delivery (as required by the Cannabis Regulation and Tax Act).

SPECIAL USE STANDARDS

Application for Special Use – Adult Use Cannabis Dispensing Organization CW Dispensary 1, LLC 161 South Lincolnway, Units 301, 302 and 304, North Aurora, IL

SPECIAL USE STANDARDS

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

The proposed site is located at 161 South Lincolnway. (the **"Subject Property**") and is in the B3 – Central Business District. Pursuant to Section 8.2 of the Zoning Code of the Village of North Aurora (the **"Village**"), the B3 District permits Adult-Use Cannabis Dispensing Organizations as a special use.

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

The proposed special use to operate an adult-use cannabis dispensing organization (the "**Proposed Dispensary**") is deemed necessary for the public convenience at the Subject Property as the same site previously operated as a medical and recreational cannabis dispensary such that members of the North Aurora community are accustomed to the sale of cannabis at the Subject Property. This particular location is well-suited to accommodate this use due to the office/commercial nature of the area.

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 Dispensary does not create excessive additional impacts at the public expense. The proposed site is suited for the proposed special use since the same site has previously operated as a cannabis dispensary. Additionally, the Applicant, through its direct parent company, has experience in the cannabis industry.

Additionally, the Proposed Dispensary will continue to drive increased tax revenues into the Village. This use will be beneficial to the economic welfare of the community as sales of Recreational Cannabis can be taxed beyond general sales taxes for the benefit of the municipality, generating additional revenue for the municipality.

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

The Proposed Dispensary will help to further enhance a vibrant and unique commercial use consistent with the goals of the Comprehensive Plan to develop Lincolnway into an attractive, multifunctional corridor and to promote and maintain vibrant commercial areas throughout the Village to serve the day-to-day needs of local and regional residents. The Proposed Dispensary will be operated in accordance with all Village codes and regulations.

It will also specifically address the Village's objective to encourage new commercial uses that will increase the range of employment opportunities and strengthen and expand the Village's tax and economic base.

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 Subject Property is designed and will be operated in a manner that is harmonious and compatible in use and appearance with the surrounding uses. The Proposed Dispensary will operate in a professional and harmonious manner so as to maintain and enhance the character of the neighborhood as a whole.

6. The proposed special use will not significantly diminish the safety, use, enjoyment and value of the property in the neighborhood in which it is located.

The Proposed Dispensary will not significantly diminish the safety, use, enjoyment and value of the property in the neighborhood. On the contrary, it will allow for the operation of a unique use in the area, which help increase the value of the area. The Proposed Dispensary will operate within space of the existing building at the Subject Property. Applicant has prior experience in the cannabis industry which will help ensure the proposed use remains consistent and compatible with the surrounding uses. Consistent with State of Illinois requirements, the operator will have a robust safety and security plan to ensure no diminution in safety for the neighborhood.

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

The Proposed Dispensary is compatible with development on adjacent or neighboring property. The location is in a center with medical office and professional services as well as commercial uses. Other, similarly varied commercial uses populate the street.

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

The Proposed Dispensary will be located in an existing building with safe ingress and egress to Lincolnway St. and access to the site will be through a safe and secure manner. The existing building and parking area is designed to promote traffic and pedestrian safety and to minimize potentially dangerous traffic movements.

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

The location of the Proposed Dispensary is in an existing building which provides parking in excess of what is required by Village ordinance. Fifteen (15) parking spaces on the site will be specifically reserved for dispensary customers.

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

The Proposed Dispensary will be adequately served by adequate utilities, drainage, road access, public safety and other necessities.

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

The Subject Property is in the B3 – Central Business District, which permits Adult-Use Cannabis Dispensing Organizations as a special use. The existing site otherwise complies with the requirements of the zoning ordinance and other applicable regulations of the Village.

Application for Special Use – Adult Use Cannabis Dispensing Organization CW Dispensary 1, LLC 161 South Lincolnway, Units 301, 302 and 304, North Aurora, IL

ADULT-USE CANNABIS DISPENSARY – USE STANDARDS §17-11.2(G)

1. Purpose and Applicability – It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

Applicant intends to operate an adult-use cannabis dispensary (the "**Proposed Dispensary**") at 161 South Lincolnway (the "**Subject Property**"). The Proposed Dispensary will be operated and maintained in full compliance with the State of Illinois regulations for cannabis dispensaries, including procedures and protocols for the following: ID verification, inventory handling and tracking, employee training, anti-diversion/anti-theft, purchaser education, product knowledge, and safety procedures.

2. There shall be a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.

There is currently two (2) adult-use cannabis dispensary licenses approved in the Village of North Aurora; one operated by Verilife at the Subject Property and a second which was issued to Verilife. The Proposed Dispensary would replaces the existing Verilife dispensat and would operate within the same space and configuration as Verilife, including providing for expanded space as contemplated and approved for Verilife previously.

3. Adult-Use Cannabis Dispensing Organizations shall be located a minimum of one thousand (1,000) feet from the property line of any school grounds, public playground, public recreation center, child care center, public park, public library, or game arcade to which admission is not restricted to persons twenty-one (21) years of age or older located in the Village of North Aurora.

The Subject Property is not located within 1,000 feet of any school grounds, public playground, public recreation center, child care center, public park, public library or game arcade to which admission is not restricted to 21 years or older. The Subject Property is surrounded by commercial/office and industrial uses. The Village of North Aurora Police Department is also located in close proximity.

4. On-site consumption of cannabis shall be prohibited.

On-site consumption of cannabis will be prohibited at the Proposed Dispensary.

5. Adult-Use Cannabis Dispensing Organizations shall be located a minimum of one thousand five hundred (1,500) feet from the property line of any pre-existing Adult-Use Cannabis Dispensing Organization located in the Village of North Aurora.

The Proposed Dispensary is not located within 1,500 feet of any other pre-existing Adult-Use Cannabis Dispensing Organization located in the Village of North Aurora.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOT 1-A AND THE EASTERLY 200 FEET OF LOT 1 OF GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY:

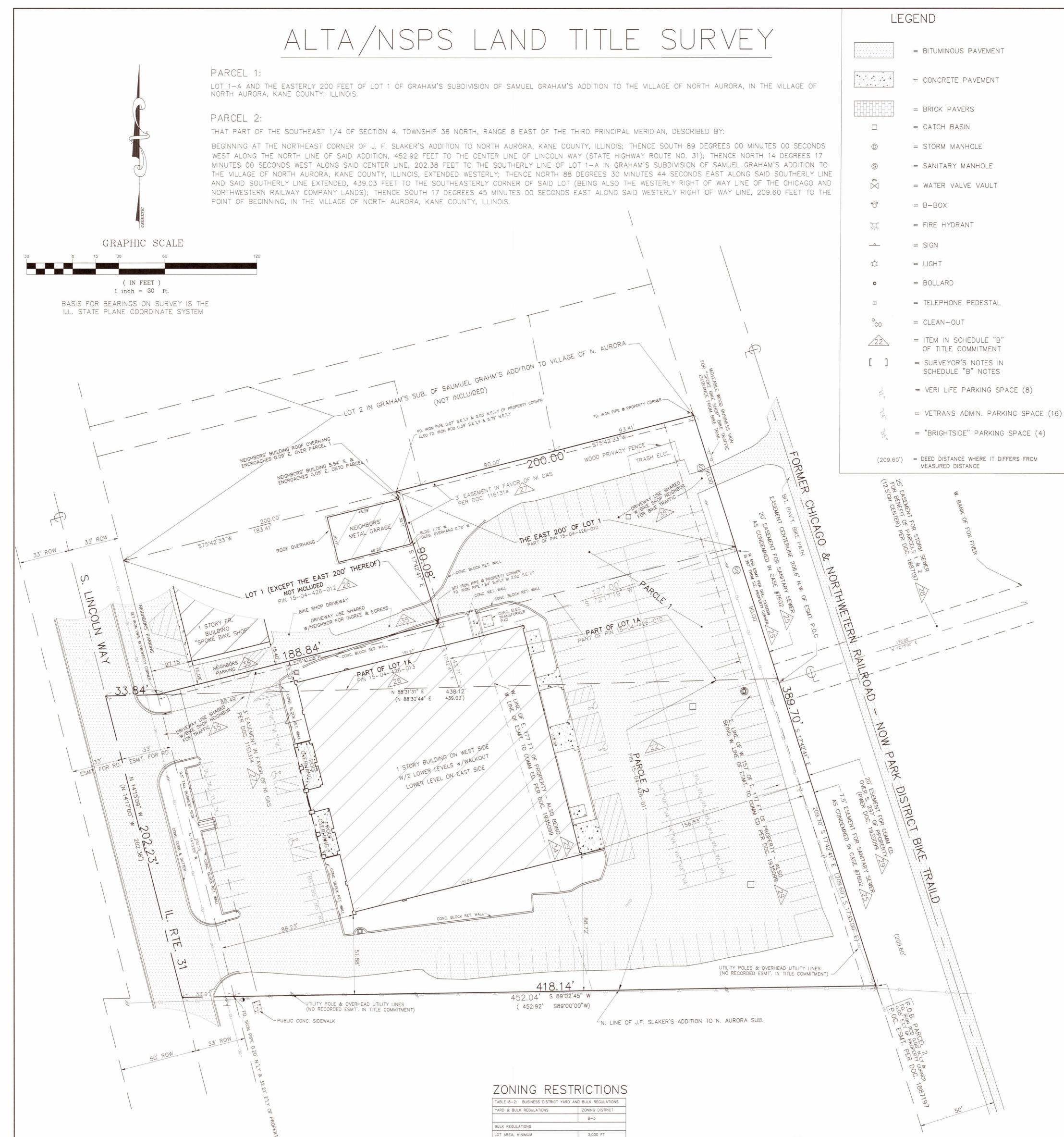
BEGINNING AT THE NORTHEAST CORNER OF J. F. SLAKER'S ADDITION TO NORTH AURORA, KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID ADDITION, 452.92 FEET TO THE CENTER LINE OF LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 14 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE, 202.38 FEET TO THE SOUTHERLY LINE OF LOT 1-A IN GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, EXTENDED WESTERLY; THENCE NORTH 88 DEGREES 30 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED, 439.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT (BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMP ANY LANDS); THENCE SOUTH 17 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 209.60 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Commonly known as: 161 South Lincoln Way, North Aurora, IL 60542

Tax ID Nos.:

15-04-426-010 15-04-426-011 15-04-426-013

PLAT OF SURVEY



NOTES PERTAINING SCHEDULE "B" IN TITLE COMMITMENT

25. RIGHTS OF THE PUBLIC AND OF THE VILLAGE OF NORTH AURORA, IN AND TO THAT PART OF LAND CONDEMNED FOR AN EASEMENT 20 FEET WIDE IN WHICH TO LAY, CONSTRUCT, USE AND MAINTAIN SANITARY SEWER PIPES FOR A SANITARY SEWER SYSTEM, IN SAID VILLAGE OF A PETITION OF THE VILLAGE ON NORTH AURORA, FILED AUGUST 13, 1929 IN THE COUNTY COURT OF KAE COUNTY, ILLINOIS, AS CASE NO. 7602.

(AFFECTS THE EASTERLY 20 FEET OF LOTS 1 AND 1A OF PARCEL 1 AND THE EASTERLY 7.5 FEET OF PARCEL 2) [SHOWN ON PLAT]

26. RIGHTS IN FAVOR OF LOT 1 (EXCEPT THE EASTERLY 200 FEET) TO AN EASEMENT OVER THE EASTERLY 200 FEET OF SAID LOT 1 FOR CONNECTING TO A SEWER "LOCATED TO THE EAST OF SAID " LATTER PROPERTY AS ESTABLISHED IN THE DEED RECOREDED DECEMBER 20, 1938 AS DOCUMENT 430688.

[SURVEYORS NOTES: THE LOCATION OF THE SEWER EASEMENT IS NOT SPECIFIC ACCROSS THE EAST 200 FEET OF LOT 1. THEREFORE, WE KNOW SOMEWHERE ACCROSS THE EAST 200 FEET OF LOT 1 THE SEWER LINE LIES BURRIED RUNNING FROM LOT 1 (EXCEPT THE EAST 200 FET THEREOF) TO THE EAST.

DOC. 430688 ALSO GRANTS AS EASMENT FOR LAYING UNDERGROUND COPPER TAPE RADIALS FOR A RADIO STATION UNDER THE EAST 200 FEET OF LOT 1 & LOT 1A. SAID RADIO STATION NO LONGER EXISTS THREFORE, THE EASEMENT EXPIRED.

27. GRANT FROM S.P.R. CORPORATION TO NORTHERN ILLINOIS GAS COMPANY DATED DECEMBER 23, 1969 AND RECORDED APRIL 2, 1970 AS DOCUMENT 1161314 FOR GAS FACILITY PURPOSES. (AFFECTS PARCELS 1 & 2).

[SHOWN ON PLAT]

28. GRANT OF NON-EXCLUSIVE EASEMENT FOR STORM SEWER LINE PURPOSES DATED DECEMBER 18, 1987 AND RECORDED JANUARY 7, 1988 AS DOCUMENT 1887197 BETWEEN FOX VALLEY PARK DISTRICT, AN ILLINOIS PARK DISTRICT "GRANTOR" AND THE FIRST NATIONAL BANK OF GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2334, "GRANTEE", OVER PROPERTY OWNED BY GRANTOR WHICH LIES ADJACENT TO THE LAND HEREIN, FOR THE USE OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPSE OF CONSTRUCTIN, MAINTAINING, REPAQRING AND OPERATING ONE (1) FIFTEEN INCH (15") STORM SEWER LINE FOR THE BENEFIT OF THE LAND HEREIN.

[SHOWN ON PLAT]

29. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 1935099, AFFECTING THE EASTERLY 20 FEET OF THE SOUTHERLY 297 FEET, AS MEASURED ALONG THE EASTERLY PROPERTY LINE; ALSO THE WESTERLY 157 FEET OF THE EASTERLY 177 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY PROPERTY LINE) OF THE SOUTHERLY 297 FEET, AS MEASURED ALONG THE EASTERLY PROPERTY LINE OF THE LAND HEREIN. SAID EASMENT BEING SUBJECT TO AN EASEMENT PREVIOUSLY GRANTED ENCROACHMENT MEASURED ALONG THE EASTERLY PROPERTY LINE OF THE LAND HEREIN. SAID EASMENT BEING SUBJECT TO AN EASEMENT PREVIOUSLY GRANTED FOR A SANITARY SEWER SYSTEM, BY THE COUNTY COURT OF KANE COUNTY, ILLINOIS AS CASE NO. 7602 AND FILED AUGUST 13, 1929.

[SHOWN ON PLAT ~ N.E. CORNER OF BLDG ENCROACHES 30.00' INTO EASEMENT & S.E. CORNER OF BLDG. ENCROACHES 20.47' INTO ESMT.]]

34. ENCROACHMENT OF 3 STORY MASONRY BUILDING, ECT.

[SHOWN ON PLAT ~ N.E. CORNER OF BLDG ENCROACHES 30.00' INTO EASEMENT & S.E. CORNER OF BLDG. ENCROACHES 20.47' INTO ESMT.]]

35. ENCROACHMENT OF THE RETAINING WALLS AND ASPHALT DRIVEWAY LOCATED MAINLY ON THE LAND ONTO THE PROPERTY [SHOWN ON PLAT - NEIGHBORS SHARE INGRESS AND EGREE FROM NORTH ENTRANCE ON S. LINCOLN WAY TO EAST PROPERTY LINE AS SHOWN]

PROJECT NO.: 21-112

ACCURATE SURVEY SERVICE, INC. 22159 N. PEPPER ROAD, SUITE 1S BARRINGTON, IL 60010 PHONE: (847) 381-8735

LOT AREA, MINIMUM	3,000 FT		
LOT WIDTH, MINIMUM	NONE		
BUILDING HEIGHT, MAXIMUM	35 FT BUT NO MORE THAN 3 STORIES		
DESIGN STANDARDS	SEE SECTION 8.4		
YARD REGULATIONS			
FRONT YARD, MINIMUM	15 FT		
REAR YARD, MINIMUM -ABUTTING NONRESIDENTIAL DISTRICT	10 FT		
REAR YARD, MINIMUM -ABUTTING RESIDENTIAL DISTRICT	40 FT		
INTERIOR SIDE YARD, MINIMUM -ABUTTING NONRESIDENTIAL DISTRICT	NONE		
INTERIOR SIDE YARD, MINIMUM -ABUTTING RESIDENTIAL DISTRICT	20 FT		
CORNER SIDE YARD, MINIMUM	15 FT		
FLOOR AREA RATIO (FAR), MAXIMUM	3.0		



TO:

- 1.) 161 LINCOLNWAY GCCP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- 2.) TYLER GLEN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- 3.) CHICAGO TITLE INSURANCE COMPANY

STATE OF ILLINOIS) SS COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 16, AND 20 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2021 A.D. DATE OF PLAT: JANUARY 21, 2021 A.D. UPDATED PLAT PER NEW TITLE COMMITMENT: JANUARY 28, 2021 A.D.

milwe

WILLIAM C. DOLAND, II, P.L.S. #035-002732

PROFESSIONAL LAND SURVEYOR LICENSE # 035.002732 EXPIRES 11/30/2021 PROFESSIONAL DESIGN FIRM LICENSE # 184.007987-0008 EXPIRES 04/30/202

NOTES:

1.) COMMONLY KNOWN AS 161 S. LINCOLNWAY, NORTH AURORA, IL 60542

2.) PERMANENT INDEX NUMBERS:

PART OF PARCEL 1: 15-04-426-010 PARCEL 2: 15-04-426-011 PART OF PARCEL 1: 15-04-426-013

- 3.) THIS SURVEY IS BASED ON A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 21ST00155LZ, COMMITMENT DATE: JANUARY 6, 2021.
- 4.) AREA OF SURVEY = 117,353 SQ. FT. = 2.694 ACRES
- 5.) AREA OF BUILDING FOOTPRINTS = 23,528 SQ. FT.
- 6.) # OF STANDARD PARKING SPACES = 149
- 7.) # OF HANDICAP PARKING SPACES = 4
- 8.) THE PROPERTY IS SITUATED IN A ZONE "X" PER F.I.R.M. NO. 17089C0340H, EFFECTIVE DATE 08/03/2009. ZONE "X" DENOTES AREA OUTSIDE OF THE 100 YEAR FLOOD ZONE.

9.) PROPERTY PRESENTLY ZONED "B-3 CENTRAL BUSINESS DISTRIC" PER VILLAGE OF NORTH AURORA COMMUNITY DEVELOPMENT.

10.) HEIGHT OF BUILDING 35.9' ON EAST SIDE. ALSO BUILDING IS 3 STORIES TALL ON EAST SIDE.

11.) 15' FRONT YARD SETBACK LINE & 20' REAR YARD SET BACK LINE PER CURRECT ZONING IS PLOTTED ABOVE ON DRAWING.

- 12.) SIDE YARD SETBACKS PER CURRECT ZONING IS 0 FT. THERFORE NO SIDEYARD SETBACK LINES COULD BE PLOTTED.
- 13.) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

legal notic	to place a legal advertisement,	email legals@da	ailyherald.com or call 847-427-	4671 hours: M - F 8:30) a.m 4:3
Public Hearings Public Hearings & Notices & Notices	Public Hearings Public Hearings & Notices & Notices	Public Hearings & Notices	Public Hearings Public Hearings & Notices & Notices	Storage Storage	All Other
LEGAL NOTICE NOTICE OF PUBLIC HEARING BEFORE THE CITY OF ST. CHARLES HISTORIC PRESERVATION COMMISSION	PUBLIC HEARING NOTICE MONDAY, APRIL 1, 2024 On Monday, April 1, 2024 at 7:00 pm, at Village Hall; 10 N. Water Street; South Elgin, Illinois, the President and Board of Trustees of the Village of South Elgin will hold a	Legal Notice There will be a Public Hear- ing to discuss the 2024 An- nual Budget and Appropria-	TO: UNKNOWN OWNERS AND NON-RECORD CLAIMANTS OF 15W316 81st Street, Burr Ridge, IL 60527 RE: STATUTORY 15 DAY NOTICE REQUIREMENT OF DANGEROUS_UNSAFE_BUILDING_AT_15W316_81st,	Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC. #604, 1950 S. Mount Prospect Rd. Des Plaines, IL 60018 to satisfy a	IN THE CIRCUIT CO OF THE EIGHTEE JUDICIAL DISTRICT DUPAGE COUNTY, WHEATON, ILLINOIS HEATHER LEA SIMMS
stice is hereby given that a public hearing will be held by e Historic Preservation Commission of the City of St. arles, Illinois on Wednesday, April 3rd, 2024 at 7:00 P.M. the City Council Chambers of the Municipal Building at 2 st. Main Street, St. Charles, Illinois, The purpose of this	and Capital Improvements Budget for the fiscal year be-	District on Thursday April	BURR RIDGE, IL 60527, PRIOR TO FILING SUIT FOR REPAIR OF UNSAFE PROPERTY PURSUANT TO 65	treasures.com: Cube #H69, Patrick Myles; Cube #RV1, Robert Pandev. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmort Management, LLC. #603, 1750	HEATHER LEA SIMM Petitioner vs CHRISTOPHER COLBERT,
ion to the City Council concerning the eligibility of a perty commonly known as 304 N 2nd Ave., St. Charles, nois, for landmark designation pursuant to Chapter	ginning May 1, 2024 and ending April 30, 2025. Members of the public may participate in the hearing through attend- ing the meeting at Village Hall; 10 N. Water Street; South Eigin, Illinois. A copy of the tentative Village of South Elgin Operating and Capital Improvements Budget has been made avail-	conda, Illinois at 3:00 p.m. A	nances) PIN NO. 09-36-204-002	Sola for cash by Cubeshiari Management, LLC. #005, 1/30 Busse Rd. Elk Grove Village, IL 60007 to satisfy a lien on April 2, 2024 at approx. 2:30 PM at www.storagetreas- ures.com: Cube #519, Cherrie-Ann Sambury-Peveler; Cube #863, Keith Bauman.	Respondent Case Number: 2023 OP DOMESTIC RELAT
2 entitled "Historic Preservation" of Title 17 entitled ning" of the St. Charles Municipal Code (the Zoning Or- ance). The property proposed to be designated as a dmark is legally described as follows: arcel 1: Lot 5 (Except the northerly 13 feet) and lot 6	able for examination in the Office of Administration at 10 North Water Street, South Elgin, Illinois and on the Vil- lage's website at <u>www.southelgin.com</u> beginning March 15,	Published in Daily Herald	search indicates you are one of the owners or have an inter- est in the above-property. The Village is aware of certain conditions presently existing inside of the single-family im- provement located on the above-property by way of recent	NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management. I C #607, 3501	PUBLICATION The requisite affiday publication having filed:
Accept the northerly 13 feel and except the easterly 28 e(f) in block 33 of the original town of 51. Charles, Kane ounly, Illinois. arcel 2: The easterly 28 feet of lot 6 (except the prtherly 6.5 feet) in Block 33 of the original town of 5t	2024. At the public hearing all interested persons will be given an opportunity to be heard. Dated this 18th day of March, 2024. Margaret M. Gray	ing before the Advisory Lig-	aigital photographs taken by a real estate agent attempt- ing to market the sale of the property. Based upon these digital images, the Village believes that certain Village or- dinance violations are in existence and implicates the Vil-	Washington St. Gurnee, IL 60031 to satisfy a lien on April 2, 2024 at approx. 12:00 PM at www.storagetreasures.com: Cube #050E, Paul E Northam; Cube #166C, Aneta B Hunter; Cube #225A, Gustavo Carrillo; Cube #227A, Abdel- hakim Hammad; Cube #258B, Paul E Northam; Cube	NOTICE IS HEREBY GIVEN TO CHRISTOPHER COLBERT, Respon that a petition has bee
naries, Kane County, Illinois IN #09-27-336-007 • public hearing will be held at the location identified	Village Clerk Village of South Elgin Published in Daily Herald March 18, 2024 (4612956)	uor Commission will be held on Tuesday, April 2, 2024 in Room 2002 in the Addison Village Hall, 1 Friendship Plaza, Addison, Illnois:	these unsafe and dangerous conditions for any person con- tinuing to reside in this property.	#404A, Angel Castellanos; Cube #679, Sharicka Benjamin; Cube #696, Johnie Dane; Cube #908, Joshua W Kirkwood; Cube #919, Mark Edward Miller. NOTICE OF PUBLIC SALE: The following self-storage	Circuit Court of D County of DuPage C Illinois, by the Peti
ve. Participation instructions will be posted the day before the public hearing at <u>wstcharlesil aov/meetings</u> . All persons who want to at- the public hearing to observe, ask questions, or offer imony are welcome to do so. Anyone wishing to be rd for or against the proposed landmark designation	NOTICE OF PUBLIC HEARING	3:00 PM, Class "A" Liquor License for Hammerhead Entertainment Inc. at 433 S.	Bist St., Burr Ridge, IL in violation of Village ordinances. 302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.	Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC. #612, 1551 W Algonquin Rd. Mount Prospect, IL 60056 to satisfy a lien on April 2, 2024 at approx 12:30 PM at www.stargatrens.	OF PROTECTION a other relief: that sun
submit statements orally or in writing or both. A copy	NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF NORTH AURORA PLAN COMMISSION NORTH AURORA, ILLINOIS Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tues- day, April 2, 2024 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illi-	Addison Road, Addison, IL 60101 Rich Veenstra Liquor Commisioner	304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the Interna- tional Building Code or the <i>International Existing Building</i>	ures.com: Cube #296, Joshua A Kiernan; Cube #449, James C Chesner; Cube #605, Nelson Vera; Cube #642, Erlange Glazile: Cube #700-791, Marycel B Winder	was duly issued again as provided by law such petition is still pe NOW THEREFORE, you CHRISTOI
le perinon requesting landmark designation is on the is available for inspection during normal business s in the Community Development Department at 2 Main Street, St. Charles, Illinois, ad this 18th day of March, 2024 or is Preservation Commission of the of St. Charles, Illinois	day, April 2, 2024 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illi- nois. This Public Hearing will be conducted by the Plan Com- mission to consider an application from CW Dispensary 1,		Code as required for existing buildings: 4. Siding and ma- sonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not	West Buckley Rd North Chicago, IL 60064 to satisfy a lien	you CHRISTO COLBERT, the Respo file your answer to th tion or otherwise mak appearance therein,
berly Malay, Chairman. lished in Daily Herald March 18, 2024 (4613275)3 	Canabis Dispensary in the B-3 Central Business District on the property located at 161 South Lincolnway, Suite 301, 302, and 304. North Aurora. Illinois ("Subject Property").	For Good Help? You can put the Daily Herald Classified to	304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balco- nies, decks and fences, shall be maintained in good condi- tion. Exterior wood surfaces, other than decay-resistant	ures.com: Cube #314, Matthew Jones; Cube #341, Brenda Mims; Cube #277, Martha Flores. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by Cube Smart Management, LCC, #618, 665 S	office of the Clerk Eighteenth Judicial Court, at the Judicia ter, 505 North County Road, Wheaton, Illin
NOTICE OF PUBLIC HEARING VILLAGE OF VERNON HILLS PROPOSED BUDGET FOR FY2025 MAY 1, 2024-APRIL 30, 2025	Property Index Numbers: 15-04-426-010, 15-04-426-011, 15-04- 426-013.	work for you. Place an ad today by calling	woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peel- ing, flaking and chipped paint shall be eliminated and sur-	2, 2024 at approx. 1:30 PM at www.storagetreasures.com: Cube #230-231, Christian Rivera; Cube #241, Dwayne	or before April 26, 202 fault may be e against you at any ti
MAY 1, 2024-APRIL 30, 2025 MAY 1, 2024-APRIL 30, 2025 bilic hearing on the Village of Vernon Hills proposed 2025 annual budget for the fiscal year beginning May 1, and ending April 30, 2025 will be held by the President Board of Tustese of the Village of Vernon Hills at 6:55 on Tuesday, April 2, 2024 in the Board Room at the get Hall, 200 Evergreen Drive, Vernon Hills, Illinois. Day of the proposed budget is available for public ering on the Village's website at twww vernomHills arm	COT 1-A AND THE EASTERLY 200 FEET OF LOT 1 OF GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S AD DITION TO THE VILLAGE OF NORTH AURORA, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.	and you can start getting results tomorrow!	faces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coafed to inhibit such rust and corro-	Ridgeway; Cube #580-581, Patryk Popek; Cube #6/5, Jose G Salgado; Cube #823, Denice Sanchez. Published in Daily Herald March 11, 18, 2024 (4612661)	ter that date and an C OF PROTECTION tered against you in dance with the pra said petition.
age Hall, 290 Evergreen Drive, Vernon Hills, Illinois. opy of the proposed budget is available for public vection on the Village's website at <u>www.vernonhills.org</u> inferested persons are invited to affend the hearing and	PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: BEGINNING	GETTING OUT OF	sion, and all surfaces with rust or corrosion shall be stabi- lized and coated to inhibit future rust and corrosion. Oxida- tion stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are ex-		Dated: 3/8/2024 Candice Adams Clerk of the Circuit C 6212-940483 (4613045)
eard. ed at Vernon Hills, Illinois this 18th day of March, 2024 in Timony, Village Manager \ Village Clerk Published in Daily Herald March 18, 2024 (4613308)	PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: BEGINNING AT THE NORTHEAST CORNER OF J.F. SLAKER'S AD- DITION TO NORTH AURORA, KAJE, SCOUNTY, LELO NECS'NDS NEE'S AUHAB DE GREET OF MINE OF SAID ADDITION, 452/97 FEET TO THE CENTER LINE OF LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 1A DEGREES 17 MINITES 00 SFC.	CONTROL? Keep what you love	empt from this requirement. 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof	sold for cash by CubeSmart Management, LLC. #893, 1775 Chestnut Ave., Glenview, 11, 60025 to satisfy a lien on April	NOTICE OF ACTION
LEGAL NOTICE	ADDITION, 452.92 FEET TO THE CENTER LINE OF LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 14 DEGREES 17 MINUTES 00 SEC- ONDS WEST ALONG SAID CENTER LINE, 202.38 FEET TO THE SOUTHER LINE, 202.38 FEET	and make the rest history with a	and properly surface coated where required to prevent de- terioration. 305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and	Cube #619, Sammie Tomlin. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be	RIGHTS Daniel Adam Quinn, whereabouts are un must answer Ka
LEGAL NOTICE N THE CIRCUIT COURT OF THE EIGHTEENTH UDICIAL CIRCUIT DUPAGE COUNTY, ILLINOIS rcliffe West Townhome Owners Assn. vs Gloria J. er, Deccased, et al defendants Case No 2024EV00530.	LINCOLN WAY (STATE HIGHWAY ROUTE NO. 31); THENCE NORTH 14 DEGREES 17 MINUTES 00 SEC- ONDS WEST ALONG SAID CENTER LINE, 202.38 FEET TO THE SOUTHERLY LINE OF LOT 1-A IN GRAHAM'S SUBDIVISION OF SAMUEL GRAHAM'S ADDITION TO THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, EXTENDED WESTERLY; THENCE NORTH 88 DEGREES 30 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED #20 REFT TO THE SOUTHERLY LINE EXTENDED #20 REFT TO THE SOUTHERSTEPI Y	Daily Herald Action Classified Ad!	shall be repaired or replaced to comply with the Interna- tional Building Code or the International Existing Building Code as required for existing buildings: 2. The anchorage of the floor or roof to walls or columns,	sold for cash by CubeSmart Management, LLC. #622, 1042 S. Milwaukee Ave. Wheeling, IL. 60090 to satisfy a lien on April 2, 2024 at approx. 11:00 AM at <u>www.storagetreas-</u> ures.com: Cube #252, Steven Demeter; Cube #253, Steven	Elizabeth Kyle's Pet Terminate Parental of A.W.Q. within 14 last day of publication
the above entitled action has been filed against you and er defendants in the Circuit Court of the Eighteenth	CORNER OF SAID LOT (BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH-		resisting all nominal loads or load effects; 3. Structures or components thereof that have reached their limit state; 205.2 Structures and the states of the	Demeter; Cube #44/, Alvaro Mercado; Cube #586, James "Dale" Slycord. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be	iudgment by default rendered against him after in Case No. 41-J 000599.01, Juvenile C
icial Circuit of DuPage County, Illinois for the recovery the possession of real estate located at 1632 Southampton rt Wheatan, IL 60189. are hereby required to appear in person on March 20, , at 10:00am in Courtroom 1004, Circuit Court of	SOUTH 17 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 209.60 FEET TO THE POINT OF BEGINNING, IN THE VIL-	DRIVE USED	All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. 305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be	sold for cash by CubeSmart Management, LLC. #4794, 37021 N. Sheridan Rd., Beach Park, IL. 60087 to satisfy a lien on April 2, 2024 at approx. 11:30 AM at <u>www.storage- treasures.com</u> :Cube #1057, Matthew David Chambers;	bama. Missy Homan, Circuit Court Clerk
Page County, Located in the DuPage County Judicial ter, 505 N. County Farm Rd., Wheaton, IL, for return e of this cause. You are further required to file your	LAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS. The Property Owner is 161 Lincolnway GCCP LLC, David Michaud, Esq. 705 Franklin Ave, River Forest, IL 60305. The Applicant's phone number is (773) 255-3375. Applications have been filed by the petitioner and are	CAR BUYERS	maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, re- moved or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.	Cube #2111, Lorraine Kunkel; Cube #4053, Douglas P Wins- ton; Cube #4057, Philander James Nealey; Cube #4101, La- tonya Montgomery; Cube #4109, Andre Hyatt. NOTICE OF PUBLIC SALE: The following self-storage	Lauderdale County, Alabama 200 S. Court Street Florence, AL 35630 Published in Daily
then appearance by yourself or your attorney at the ne place and time. y unless you, the said above named defendants appear he time and place fixed for return date, judgment by with will be actored conject up for precession of the	known as Petition #24-08. The application for Special Use is on file at the office of the North Aurora Community Devel- opment Department and is available for public inspection. Public comments will be taken at the public hearing. Fur-	TO YOUR DOOR	306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired	Butterfield Rd. Mundelein, IL. 60060 to satisfy a lien on April 2, 2024 at approx. 12:00 PM at www.storagetreas-	NOTICE OF ACTIO
ault will be entered against you for possession of the resaid premises and an order for possession will be ed out of said court by which you will be dispossessed of premises. Julished in Daily Herald March 4, 11,18, 2024 (4612693)	ther information is available by contacting the Community Development Department at 630-897-1457. DATED: This 14th day of March, 2024. /s/ Nathan Darga Community Development Director	with a Classified Auto Ad!	or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. Wood that has been subjected to any of the following conditions:	ures.com: Cube #259, Nina Davis. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC. #610, 20825 N Rand Rd. Kildeer, IL. 60047 to satisfy a lien on April 2,	TERMINATE PARI RIGHTS Daniel Adam Quinn, whereabouts are un
IN THE UNITED STATES BANKRUPTCY COURT	Published in Daily Herald March 18, 2024 (4613267) ACTIONS AGAINST ANY PROPERTY THAT IS TO BE DI	Call 847-427-4444	 6.1. Ultimate deformation; 6.2. Deterioration; 6.5. Significant splits and checks; 6.6. Horizontal shear creacks; 7. Vostical shear creacks; 	2024 at approx. 2:00 PM at <u>www.storagetreasures.com</u> : Cube #132, George J Kiebala; Cube #482, Omar Delacruz. NOTICE OF PUBLIC SALE: The following self-storage	must answer Ka Elizabeth Kyle's Pet Terminate Parental of A.L.Q. within 14 of
FOR THE NORTHERN DISTRICT OF ILLINOIS, EASTERN DI	VISION THE PLAN ON ACCOUNT OF ANY SUCH CLAIMS: (A) COM hapter 11 MANNER, OR IN ANY PLACE, ANY ACTION OR OTHER P ANY PROPERTY OF THE DEBTOR OR ITS ESTATE THAT IS	IMENCING OR CONTINUING IN ANY ROCEEDING OF ANY KIND AGAINST	 6.7. Vertical shear cracks; 6.8. Inadequate support; 6.9. Detached, dislodged or failing connections. 304.5 Foundation walls. All foundation walls shall be maintained plumb and free 	sold for cash by CubeSmart Management, LLC. as Agent for Owner #5426, 300 E IL Route 22. Lake Zurich, IL. 60047 to satisfy a lien on April 2. 2024 at approx. 2:30PM at	last day of publicatio judgment by default rendered against him after in Case No. 41-J
CORPORATED d/b/a FRIENDSHIP VILLAGE OF SCHAUMBURG, § IN: 36-2815382, § H	ase No.23-07541 CREDITOR TRUST OR ANY OTHER PERSON PURSUAN FORMER RESIDENTS TRUST TRUSTEE TO THE EXTENT ON.	NT TO THE PLAN, INCLUDING THE NT APPLICABLE; (B) ENFORCING,	from open cracks and breaks and shall be kept in such con- dition so as to prevent the entry of rodents and other pests. 305.2 Structural members. All structural members shall be maintained structurally	www.storagetreasures.com: Cube #1237, Estiber Nonato. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC.#892, 3725 Deerfield Rd. Riverwoods, IL. 60015 to satisfy a lien on	000600.01, Juvenile C Lauderdale County bama. Missy Homan,
Debtor. § Ti OTICE OF (I) APPROVAL OF DISCLOSURE STATEMENT; REGARDING CONFIRMATION OF DEBTOR'S FOURTH		OR ANY OTHER PERSON PURSUANT	sound, and be capable of supporting the imposed loads. 306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or	April 2, 2024 at approx. 3:00 PM at <u>www.storagetreas-</u> <u>ures.com</u> : Cube #41, Sean Maize; Cube #2280, Tim Hoos; Cube #3221-3222, Haim Hadar; Cube #3298, Ronald Garber. NOTICE OF PUBLIC SALE: The following self-storage	Circuit Court Clerk Lauderdale County, Alabama 200 S. Court Street
CHAPTER 11 PLAN OF LIQUIDATION; AND (III) RELAT OPT OUT, AND OBJECTION DEADLINES PLEASE TAKE NOTICE THAT on October 18, 2023, Evangelical Retiremen	AGAINST ANY PROPERTY OF THE DEBTOR OR ITS E	STATE THAT IS TRANSFERRED TO	system shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings:	Cube contents containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner #6160, 7209 Teckler Blvd, Crystal Lake, IL, 60014 to actisty a lie on on April 2, 2024 at approx 3, 20 RM at	Florence, AL 35630 Published in Daily 3/11,18,25,4/1/2024 4612
icago d/b/a Friendship Village of Schaumburg (the " Debtor ") in the	e above-captioned Liquidation [Docket Plan of Liquidation] 560, OR 561, OR AS OTHERWISE PROVIDED IN THE	CODE SECTIONS 362(B), 553, 559, PLAN OR CONFIRMATION ORDER,	2.2. Offinitiate deformation,	www.storagetreasures.com: Cube #052, RoseMary Mer- witz; Cube #320, Robert D Foster. NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be	AVOID SCAMS
bcket No. 278]; on <u>November 14, 2023</u> , the Debtor filed (i) <i>Debtor's First Al</i> In of Liquidation Dated November 14, 2023 [Docket No. 336] and (ii) First A Itement with Respect to Debtor's First Amended Chapter 11 Plan of Liquidatic	Imended Disclosure ANY DEBT, LIABILITY, OR OBLIGATION DUE TO THE DEE on, Dated November CREDITOR TRUST, THE UNSECURED CREDITOR TRU	BTOR, ITS ESTATE, THE UNSECURED USTEE, OR ANY OTHER PERSON	2.3. Fractures. Prior to demolishing the unsafe building on the property, I am required to send all persons with an interest in the property a 15-day Notice of the Village's intention to file suit for demolition. The intention of this J5-day Notice,	sold for cash by CubeSmart Management, LLC. #621, 1004 S. Milwaukee Ave. Wheeling, IL. 60090 to satisfy a lien on April 2, 2024 at approx. 4:00 PM at www.storagetreas- ures.com: Cube #156, Stanislav Lemberg, Cube #251, Arek	You can avoid would-be scamme following these
, 2023 [Docket No. 337]; on <u>January 17, 2024</u> , the Debtor filed (i) <i>Debtor</i> apter 11 Plan of Liquidation Dated January 17, 2024 [Docket No.478] and (i closure Statement with Respect to the Debtor's Second Amended Chapter 11		NTINUING IN ANY MANNER OR IN	prior to filing suit, is to give you an opportunity to make the necessary repairs, or enter into an agreement with the Vil- lage for a time schedule in which to place the above refer- enced building improvements in a safe condition or demol-	Szacik; Cube #309, Marius Gabor; Cube #475, Crystalimar Pabon; Cube 578, Keith E Hunter; Cube #640, Gonzo Terry; Cube #645, Terry Roger. Published in Daily Herald March 11, 18, 2024 4612816	common–sense ru
	tet No.550] and (ii) PRECLUDED FROM EXERCISING THEIR RIGHTS PURS Chapter 11 Plan of THETERMS OF THE PLAN OR THE CONFIRMATION OR DE	UANT TO AND CONSISTENT WITH ER; PROVIDED, FURTHER, THAT THE	ish them. I am including a citation for the Illinois Demolition Stat- ute, 65 ILCS 5/11-31-1, which was challenged and held to be constitutional by the Illinois Supreme Court in <i>Village of</i>	NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC	DEAL LOCAL WITH FOLKS Y CAN MEET II DEBSON
quidation,DatedFebruary16,2024[DocketNo.551]. PLEASE TAKE FURTHER NOTICE THAT on <u>February 29, 2024,</u> the Debt urth Amended Chapter 11 Plan of Liguidation Dated February 29, 2024	or filed (i) Debtor's OTHER OBLIGATIONS EXPRESSLY SET FORTH IN AND DEFENSES THERETO. NOTWITHSTANDING THE FOREG	NS, CLAIMS, CAUSES OF ACTION OR PRESERVED BY THE PLAN OR ANY GOING OR ANY OTHER PROVISION	Lake Village v. Stokovich, 211 III.2d 106 (2004), rehearing denied, cert. denied 125 S.Ct. 354. The significance of the Illinois Demolition Statute means that if the Village of Burr Ridge has to demolish the above	will sell at public lens sol or March 26, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin	PERSON. Follow this one rule avoid 99% of sca attempts.
Ipplemented from time to time, the "Plan") and (ii) Fourth Amended Di ith Respect to Debtor's Fourth Amended Chapter 11 Plan of Liquidation, Dated	1 February 29, 2024 Section 8.3 Exculpation		referenced building improvements, or cause the building improvements to be repaired, in order to place it in a safe condition again, our lien for attorneys' fees, court costs and demolition and/or repair costs will take priority over any interact a ligarous purpose this generative and et the	at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storag- etreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale	DO NOT REN HOUSING OF
Docket No. 571] (together with all schedules and exhibits thereto, and as mended, or supplemented from time to time, the " Disclosure Statement ") PLEASE TAKE FURTHER NOTICE THAT on March 12, 2024, the United	ATTORNEYS, INVESTMENT BANKERS, FINANCIAL ADVI States Bankruptcy AND AGENTS WILL BE DEEMED TO HAVE SOLICITED AC	SORS AND OTHER PROFESSIONALS CEPTANCES OF THE PLAN IN GOOD	interest or lien you may have on this property and ask the Court to retain iurisdiction to file a foreclosure action to collect the same. The Village would receive its money first and you might get what is left over, provided there are no other liens against the property that have priority over	specified. PUBLIC STORAGE # 07020, 2433 S Washington St, Naper- ville, IL 60565, (630) 216-8344 Time: 09:00 AM	PURCHASE GOO SIGHT – UNSE That amazing ren
ourt for the Northern District of Illinois (the " Court ") entered an order Procedures Order "): (i) approving the Disclosure Statement as cor nformation within the meaning of Bankruptcy Code section 1125, (ii) estal		E). SSIONS EXPRESSLY SET FORTH IN	your interest. The property is legally described as: Lot 54 in Braemoor Estates Unit No. 1, being a Subdivision of part of the South half of the Northeast auarter of Section	Sale to be held at www.storagetreasures.com. H016 - kakkuri, charlie PUBLIC STORAGE # 07110, 2399 S Finley Road, Lombard, IL 60148, (630) 283-6755	cheap item may actually exist

Procedures Order"): (i) approving the Disclosure Statement as containing adequate CODE, INCLUDING BANKRUPTCY CODE SECTION 1125(E). information within the meaning of Bankruptcy Code section 1125, (ii) establishing the voting record date and other related dates and deadlines in connection with the confirmation of the Plan, (iii) approving procedures for soliciting, receiving, and tabulating votes on the Plan and for filing objections to the Plan; (iv) approving the manner and forms of notice and related documents; and (v) granting related relief. See Docket No. 590. PLAN CONFIRMATION HEARING

PLEASE TAKE FURTHER NOTICE THAT the hearing at which the Court will consider onfirmation of the Plan (the "Confirmation Hearing") will commence on April 30, 2024 at

EXCEPT WITH RESPECT TO ANY ACTS OR COMMISSIONS EXPRESSLY SET FORTH IN AND PRESERVED BY THE PLAN, THE PLAN SUPPLEMENT OR ANY RELATED DOCUMENTS, THE EXCULPATED PARTIES SHALL NEITHER HAVE, NOR INCUR, ANY LIABILITY TO ANY ENTITY FOR ANY POSTPETITION ACT OR OMISSION IN CONNECTION WITH OR RELATED TO FORMULATING, NEGOTIATING, PREPARING, DISSEMINATING, IMPLEMENTING, ADMINISTERING, CONFIRMING, OR EFFECTING THE PLAN OR ANY CONTRACT, INSTRUMENT, RELEASE, OR OTHER AGREEMENT OR DOCUMENT CREATED OR ENTERED

Confirmation of the Plan (the "Confirmation Hearing") will commence on April 30, 2024 at INTO IN CONNECTION WITH THE PLAN, THE FILING OF THE CHAPTER 11 CASE, THE 9:00 a.m. (CT) before the Honorable Timothy Barnes, either in courtroom 744 of the Everett McKinley Dirksen United States Courthouse 219 South Dearborn Street, Chicago, IL 60604 or THE PLAN OR ANY OTHER RELATED AGREEMENT OR ANY OTHER POSTPETITION ACT OR OMISSION TAKEN IN CONTEMPLATION OF THE RESTRUCTURING AND/OR LIQUIDATION OF THE DEBTOR, *PROVIDED, HOWEVER*, THAT THE RESIDENT AND A RECULATION AND A COMPARING AND A COMPARING STALL HAVE NO EFFECT ON THE LIABILITY OF ANY ENTITY THAT RESULTS FROM ANY SUCH ACT OR OMISSION THAT IS DETERMINED IN A FINAL ORDER TO HAVE CONSTITUTED GROSS NEGLIGENCE OR WILLEUL MISCONDUCT (INCLUDING FRAUD): PROVIDED, FURTHER, THAT EACH EXCULPATED PARTY SHALL BE ENTITLED TO RELY UPON THE ADVICE OF COUNSEL WITH RESPECT TO THEIR DUTIES AND RESPONSIBILITIES IN CONNECTION WITH THE PLAN OR ANY OTHER RELATED DOCUMENT, INSTRUMENT, OR AGREEMENT,

Your interest. The property is legally described as: Lot 54 in Braemoor Estates Unit No. 1, being a Subdivision of part of the South half of the Northeast quarter of Section 36, Township 38 North, Range 11, East of the Third Princi-pal Meridian, according to the plot thereof recorded No-vember 6, 1970 as Document No. R70-40762, in DuPage Vermber 2019/2012/2019 Journey No. R70-40762, in DuPage County, Illinois. P1N: 09-36-204-002 Common Street Address: 15W316 81st Street, Burr Ridge, IL 60527 Please contact us immediately upon receipt of this letter so that you can make arrangements to bring these im-

that you can make arra ovements into a safe cond ar from you within 15 days condition or den nolish it. If I do not

IL 60148, (630) 283-6755

BEWARD OF FAKE CASHIER CHECKS MONEY ORDERS. Banks will hold

decronically. Important: Only parties and their counsel may appear electronically using Zoom for Government. All other persons must appear in person. To appear by video, use this link: http://www.zoom.com/. Then enter the meeting ID and passcode. To appear by telephone, call Zoom for Government at 1-669-254-5252 or 1-646-828-7666. Then nter the meeting ID and passcode (provided below). Meeting ID and passcode: The meeting ID for this hearing is 161 329 5276 and the passcode is 433658. The meeting ID and passcode can

also be found on the Judge's page on the Court's website. THE CONFIRMATION HEARING MAY BE CONTINUED FROM TIME TO TIME BY THE COURT OR DEBTOR WITHOUT FURTHER NOTICE OTHER THAN BY SUCH AD JOURNMENT BEING ANNOUNCED IN OPEN TICE OF ADJOURNMENT FILED WITH THE COURT AND SERVED ON ALL PARTIES ENTITI ED TO NOTICE

CRITICALINFORMATION REGARDING VOTING ON THE PLAN Voting Record Date. Under the Solicitation Procedures Order, the Court established February 21, 2024 (the "Voting Record Date") as the date for determining which holders of Claims and Interests are entitled to vote on the Plan. The Plan Supplement. The Debtor will file the Plan Supplement (as defined in the Plan) o

or before April 4, 2024 and will serve notice on all holders of Claims and Interests entitled to vote on the Plan, which will: (a) inform parties of the filing of the Plan Supplement; (b) list the information contained in the Plan Supplement; and (c) explain how parties may obtain copies of the Plan Supplement.

Claims Estimation Motion. Under the Solicitation Procedures Order, the Court established April 15, 2024 (the "Rule 3018(a) Motion Deadline") as the deadline for filing a motion to request to have a claim temporarily allowed for purposes of voting to accept or reject the Plan pursuant to Bankruptcy Rule 3018(a). The deadline to object to such a motion or motions is April Day 2024 (the "Rule 3018(a) Objection Deadline").
 Voting Deadline and Opt Out Deadline. Under the Solicitation Procedures Order, the

Court established April 18, 2024 at 4:00 p.m. (CT) as the deadline for: (i) holders entitled to vote on the Plan to submit Ballots to accept or reject Plan (the "**Voting Deadline**") and (iii) for all holders, including those entitled to vote and the Plan to set to the to the submit Ballots to accept or reject Plan (the "**Voting Deadline**") and (ii) for all holders, including those entitled to vote and the Plan, to elect to opt out of granting exculpations, inunctions, and third-party releases under the Plan (the "**Opt Out** Deadline"). If you received a Ballot and/or an Opt Out Form and intend to vote on the Plan and/ or submit an Opt Out Form, you **must**: (a) follow the instructions carefully; (b) complete **all** of the required information on the Ballot or Opt Out Form; and (c) execute and return your completed Ballot or Opt Out Form according to and as set forth in detail in the voting instructions so that it is actually received by Starten, inc. (the "Voting Agent") on or before the Voting Deadline and the Opt Out Deadline, as applicable. A failure to follow such instructions may disqualify your vote and result in your consenting to releases, exculpations, and injunctions under the Plan as set forth helow.

Plan Objection Deadline. Under the Solicitation Procedures Order, the Court establishe the deadline for filing any objections to confirmation of the Plan as April 18, 2024 at 4:00 p.m. (CT) (the "Plan Objection Deadline"). All objections to the relief sought at the Confirmation Hearing must: (a) be in writing; (b) comply with the Bankruptcy Rules, the Local Rules, and any applicable orders of the Court; (c) set forth the name of the objector and the nature and amount of any Claim or Interest asserted by the objector against or in the Debtor's Estate; (d) state, with particularity, the legal and factual bases for the objection and, if practicable, a proposed modification to the Plan that would resolve such objection; and (e) be filed with the Court (contemporaneously with a proof of service) and served upon the following parties so as to be *actually received* on or before the Plan Objection Deadline: (i) Coursel for the Debtor: (a) Dopkelaw LLC, 1535 W. Schaumburg Road, Suite 204, Schaumburg, Illinois 60194, Attn:Bruce Dopke (Email:bd@dopkelaw.com):and (b) Polsinelli PC, 150 N. Riverside Plaza, Suite Nath Direct Opik Construction, Source Construction, Statistical Construction, Statistical Construction, Source (Email: sclar@cranesimon.com) and Karen Goodman (Email: kgoodman@cranesimon.com); and (iii) (cunsel for the Office of the United States Trustee: 219 South Dearborn Street, Room 873, Chicago, IL 60604, Attn: Jeffrey L.Gansberg (Email: jeffrey.L.gansberg@usdoj.gov).

CRITICAL INFORMATION REGARDING OBJECTING TO THE PLAN

SECTION 80F1HE PLAN CONTAINS RELEASE, EXCULPATION, AND INJUNCTION PROVISIONS THAT WILL BECOME EFFECTIVE IF THE PLAN IS CONFIRMED. THUS, YOU ARE ADVISED TO REVIEW AND CONSIDER SUCH PROVISIONS UNDER THE PLAN CAREFULLY BECAUSE YOUR RIGHTS MIGHT BE AFFECTED THEREUNDER.

IF YOU DO NOT AGREE TO SUCH PROVISIONS AND DO NOT WISH TO BE A RELEASING PARTY, AS DEFINED BY THE PLAN, YOU MUST TAKE ACTION BY FILLING OUT AND TIMELY SUBMITTING A FORM TO "OF OUT" OF SUCH RELEASES AND RELATED PLAN PROVISIONS.

THIS NOTICE IS BEING SENT TO YOU FOR INFORMATIONAL PURPOSES ONLY. IF YOU HAVE QUESTIONS WITH RESPECT TO YOUR RIGHTS UNDER THE PLAN OR ABOUT ANYTHING STATED HEREIN OR IF YOU WOULD LIKE TO OBTAIN ADDITIONAL INFORMATION, CONTACT THE VOTING AGENT.

PLAN"RELEASES, EXCULPATION, AND INJUNCTION" PROVISIONS

The Plan contains the following provision(s), which you may elect to opt-out of by timely submitting a completed Opt Out Form (which is being provided to you, separately, in conjunction with this notice)¹: Section 1.147 Defines "Releasing Party"

"Releasing Party" means each Holder who has not chosen, by marking the appropriate box on the Ballot, to opt out of the "Third Party Releases" provided for in Section 8 of this Plan. Section 8.2 Iniunction

ALL INJUNCTIONS OR STAYS PROVIDED FOR IN THE CHAPTER 11 CASE UNDER BAIKRUPTCY CODE SECTIONS 105 OF 362, OR OTHERWISE, AND IN EXISTENCE ON THE CONFIRMATION DATE SHALL REMAIN PERMANENTLY IN FULL FORCE AND EFFECT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE OTHERWISE DEEMED O MODIFY, LIMIT, AMEND OR SUPERSEDE ANY INJUNCTIONS OR STAYS GRANTED IN THE SALE ORDER.

EXCEPT AS OTHERWISE PROVIDED IN THE PLAN OR TO THE EXTENT NECESSARY TO ENFORCE THE TERMS AND CONDITIONS OF THE PLAN, THE CONFIRMATION ORDER, OR A SEPARATE ORDER OF THE BANKRUPTCY COURT, ALL ENTITIES THAT HAVE HELD, HOLD, OR MAY HOLD CLAIMS AGAINST THE DEBTOR OR ITS ESTATE THAT AROSE PRIOR TO THE EFFECTIVE DATE ARE PERMANENTLY ENJOINED FROM TAKING ANY OF THE FOLLOWING

THE FOREGOING PARAGRAPH SHALL APPLY TO ATTORNEYS TO THE GREATEST EXTENT PERMISSIBLE UNDER APPLICABLE BAR RULES AND CASE LAW.

EXMISSIBLE OFFICIATE TECHNIC DATA DELO AND CASE EAV. Section 8.5 Third Party Releases EFFECTIVE AS OF THE EFFECTIVE DATE, EACH OF THE RELEASING PARTIES CONCLUSIVELY, ABSOLUTELY, UNCONDITIONALLY, IRREVOCABLY, AND FOREVER RELEASES (AND EACH ENTITY SO RELEASED SHALL BE DEEMED RELEASED BY THE RELEASING PARTIES) EACH AND ALL OF SU RELEASED SHALL BE DEEMED NELEASED BT I HE RELEASING FAN HES) EKAL AND ALL O' THE RELEASED PARTIES, AND THEIR RESPECTIVE PROPERTY FROM ANY AND ALL CLAIMS, INTERESTS, OBLIGATIONS, RIGHTS, SUITS, DAMAGES, CAUSES OF ACTION, REMEDIES, AND LIABILITIES WHATSOFVER (OTHER THAN FOR ILLEGAL CONDUCT, GROSS NEGLIGENCE, BAD EIRICH THE MINING WITH RESPECT TO ANY RIGHTS OR (LAIMS THAT COULD HAVE BEEN ASSERTED AGAINST ANY OR ALL OF THE RELEASED PARTIES WITH RESPECT TO ANY DERIVATIVE CLAIMS, ASSERTED OR ASSERTABLE ON BEHALF OF THE DEBTOR, OR THE ESTATE, AS APPLICABLE, WHETHER KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, EXISTING R HEREINAFTER ARISING, IN LAW, EQUITY, OR OTHERWISE, THAT SUCH ENTITY HAVE BEEN LEGALLY ENTITLED TO ASSERT (WHETHER INDIVIDUALLY OR COLLECTIVELY) RASED ON OR RELATING TO OR IN ANY MANNER ARISING FROM IN WHOLE OR IN PART DASED ON OR RELATING TO, OR IN ANY MAINTER ARIJING FROM, IN WHOLE OR IN FAR, THE DEBTOR, THE OPERATIONS AND MANAGEMENT OF THE DEBTOR'S COMMUNITY, THE CHAPTER 11 CASE, THE PURCHASE, SALE, TRANSFER, OR RESCISSION OF THE PURCHASE, SALE, OR TRANSFER OF ANY DEBT, SECURITY, ASSET, RIGHT, OR INTEREST OF THE DEBTOR THE SUBJECT WATTER OF, OR THE TRANSACTIONS OR EVENTS GIVING REST OF ANY CLAIM OR INTERSECTIONS OR THE TRANSACTIONS OR EVENTS GIVING REST OT, ANY CLAIM OR INTEREST THAT IS TREATED IN THE PLAN, THE BUSINESS OR CONTRACTUAL ARRANGEMENTS BETWEEN THE DEBTOR AND ANY RELEASED PARTY. THE FINANCING OF THE CHAPTER 11 CASE, THE RESTRUCTURING OR ANY ALLEGED RESTRUCTURING OR LIQUIDATION OF CLAIMS AND INTERESTS PRIOR TO OR IN THE CHAPTER 11 CASE, THE NEGOTIATION, FORMULATION OR PREPARATION OF THE PLAN AND ANY OTHER AGREEMENTS OR DOCUMENTS DEFECTUATING THE PLAN AND ANY OTHER AGALEMENTS ON DOCUMENTS EFFECTUATING THE PLAN, OR RELATED AGREEMENTS, INSTRUMENTS, OR OTHER DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE FSO SETTLEMENT AND CONTRIBUTION AGREEMENT TERM SHEET (INCLUDING, FOR THE AVOIDANCE OF DOUBT, PROVIDING ANY LEGAL OPINION REQUESTED BY ANY ENTITY REGARDING ANY TRANSACTION. CONTRACT INSTRUMENT, DOCUMENT, OR OTHER AGREEMENT CONTEMPLATED BY THE PLAN OR THE RELIANCE BY ANY RELEASED PARTY ON THE PLAN OR THE CONFIRMATION ORDER IN LIEU OF SUCH LEGAL OPINION), AND ANY OTHER ACT OR OMISSION, TRANSACTION, AGREEMENT, VENT OR OTHER OCCURENCE TAKING PLACE ON OR BEFORE THE EFFECTIVE DATE RELATING TO THE DEBTOR OR THE ESTATE. ENTRY OF THE CONFIRMATION ORDER SHALL CONSTITUTE THE BANKRUPTCY COURT'S

APPROVAL, PURSUANT TO BANKRUPTCY RULE 9019, OF THE THIRD PARTY RELEASE, WHICH NCLUDES BY REFERENCE EACH OF THE RELATED PROVISIONS AND DEFINITIONS CONTAINED HEREIN, AND, FURTHER, SHALL CONSTITUTE THE BANKRUPTCY COURT'S FINDING THAT THE THIRD PARTY RELEASES ARE: (A) IN EXCHANGE FOR THE GOOD AND VALUABLE CONSIDERATION PROVIDED BY THE RELEASED PARTIES; (B) A GOOD FAITH SETTLEMENT AND COMPROMISE OF THE CLAIMS RELEASED BY THE RELEASING PARTIES; (C) IN THE BEST INTERESTS OF THE DEBTOR. THE ESTATE AND ALL HOLDERS OF CLAIMS AND INTERESTS D) FAIR, EQUITABLE AND BEASONABLE; (E) GIVEN AND MADE AFTER DUE NOTICE AND D) FAIR, EQUITABLE AND BEASONABLE; (E) GIVEN AND MADE AFTER DUE NOTICE AND DPPORTUNITY FOR HEARING; (F) CONSENSUAL; AND (G) A BAR TO ANY OF THE RELEASING PARTIES ASSERTING ANY CLAIM OR CAUSE OF ACTION RELEASED PURSUANT TO THE THIRD PARTY RELEASE.

FOR THE AVOIDANCE OF DOUBT, UNLESS A CREDITOR, INCLUDING FORMER RESIDENTS, OPTS OUT OF GRANTING THE THIRD PARTY RELEASE FOR THE BENEFIT OF RELEASED PARTIES SUCH CREDITOR, INCLUDING FORMER RESIDENTS, WILL RELEASE AND BE UNABLE TO PURSUE ANY INDIVIDUAL CLAIMS, INCLUDING TORT CLAIMS, SUCH AS PERSONAL INJURY OR WRONGFUL DEATH, AGAINST ONE OR MORE OF THE RELEASED PARTIES.

ADDITIONAL INFORMATION Obtaining Solicitation Materials. The materials in the Solicitation Package(s) with espect to the Plan are intended to be self-explanatory. If you should have any questions or it u would like to obtain additional solicitation materials, including the Plan and the Disclosure atement (with all exhibits), the Solicitation Procedures Order, and all other materials included in the Solicitation Package (or paper copies of solicitation materials if you received an electronic (949) 784-0581 (international); (b) writing to FVS Ballot Processing, c/o Stretto, 410 Exchange (949) 784-0581 (international); (b) writing to FVS Ballot Processing, c/o Stretto, 410 Exchange Suite 100, Irvine, CA 92602; or (c) emailing at TeamFVS@stretto.com with a reference to "FVS in the subject line. You may also obtain such information for free by visiting the case website at <u>https://cases.stretto.com/EVS</u> or for a fee via PACER at http://www.ilnb.uscourts.gov.Please be advised that the Voting Agent is authorized to answer questions about, and provide additional copies of, solicitation materials, but may not advise you as to whether you should vote to accept rreject the Plan.

BINDING NATURE OF THE PLAN:

IF CONFIRMED. THE PLAN SHALL BIND ALL HOLDERS OF CLAIMS AND INTERESTS TO THE MAXIMUM EXTENT PERMITTED BY APPI ICABI FI AW, WHETHER OR NOT SUCH HOI DER WILL RECEIVE OR REFLAND ANY ROPORTY OR INTERSTIN PROPERTY OR INTERSTINATION OF THE CONFIRMED PLAN, HAS FILED A PROOF OF CLAIM IN THE CHAPTER 11 CASE, FAILED TO

VOTE TO ACCEPT OR REJECT THE PLAN, OR VOTED TO REJECT THE PLAN.

Dated: March 13, 2024, Chicago, Illinois

/s/ Trinitee G. Green _____, Trinitee Green (ARDC #6323508), POLSINELLI PC, 150 N. Riverside Plaza, Suite 3000, Chicago, IL 60606, Telephone: (312) 819-1900, Facsimile: (312) 819-1910, tggreen@ polsinelli.com -and- Jeremy R. Johnson (Admitted *Pro Hac Vice*), POLSINELLI PC, 600 3rd Avenue, 42nd Floor, New York, New York 10016, Telephone: (212) 684-0199, Facsimile: (212) 684-0197, eremy.johnson@polsinelli.com, Counsel to the Debtor and Debtor in Possession

¹ Any description, summary, or statement made in this notice concerning the Plan or the term thereof is qualified in all respects by reference to the Plan. In the event of any inconsistency between this notice and the Plan, the provisions of the Plan shall govern and control.

tion of the above referenced property. STORINO RAMELLO AND DURKIN Allurew T. ACKer andrew@srd-law.com Storino Ramello and Durkin 9501 W. Devon Ave., 8th Floor Rosemont, IL 60018 847-318-9500

Published in Daily Herald March 18, 2024 (4613312)



LEGAL NOTICE EARLY VOTING

NOTICE IS HEREBY GIVEN that Early Voting for the March 19, 2024, General Primary Election will commence at the County Clerk's Office in Waukegan, 18 N. County St. in the main lobby; starting on Thursday, February 8th and concluding on Friday, March 1st with operating hours of Monday through Friday 9 a.m. to 5 p.m. Early Voting will extend to the additional eighteen sites in Lake County starting Monday, March 4th Through Monday, March 18th; per the specified locations, dates, and hours listed in this notice. per the

Grace Period Registration and voting will be offered at all Early Voting locations. Registered voters may access LakeVoterPower.Into, for information on their local Early Voting site.

For additional election information, please visit <u>LakeCountyClerk.Info</u>, and <u>LakeVoterPower.Info</u> for all personalized voter information. Contact us by dialing 847-377-2410, or email <u>Elections@lakecountyil.gov</u>.

Dated: <u>February 5, 2024</u> /s/ Anthony Vega

/s/ Anthony vega Lake County Clerk

EACH EARLY VOTING SITE SERVES ALL LAKE COUNTY VOTERS

February 8 – March 1 Lake County Main Courthouse Lobby 18 N. County St., Waukegan Mon – Fri: 9 a.m. to 5 p.m.

March 4 – March 16 Mon-Fri: 9 a.m. to 5 p.m. Sat: 9 a.m. to 2 p.m. Sun: Closed

Antioch Township Office 1625 Deep Lake Rd., Lake Villa

Deerspring Pool 200 Deerfield Rd., Deerfield

Fremont Township Office 22385 W. Route 60, Mundelein

Grant Township Center 26725 W. Molidor Rd., Ingleside

Gurnee Village Hall 325 N. O'Plaine Rd., Gurnee

Lake Barrington Village Hall 23860 N. Old Barrington Rd., Lake Barrington

Lake County Central Permit Facility 500 W. Winchester Rd., Libertyville

Lake Forest City Hall 220 E. Deerpath Rd., Lake Forest

Wauconda Township Office 505 W. Bonner Rd., Wauconda

William E. Peterson Park 16652 N. Buffalo Grove Rd., Prairie View

Zion City Hall 2828 Sheridan Rd., Zion

EARLY VOTING SITES WITH EXTENDED HOURS March 4 - March 10 Man - Fri: 9 a.m. to 5 p.m. Sat: 9 a.m. to 2 p.m. Sun: 10 a.m. to 4 p.m.

March 11 – March 17 Mon – Fri: 9 a.m. to 7 p.m. Sat: 9 a.m. to 4 p.m. Sun: 9 a.m. to 4 p.m.

March 18 Mon: 9 a.m. to 7 p.m.

Avon Township 433 E. Washington St., Round Lake Park

Ela Area Public Library 275 Mohawk Trail, Lake Zurich

Jane Addams Center/Bowen Park 95 Jack Benny Dr., Waukegan

Lake County Main Courthouse Lobby 18 N. County St., Waukegan

Mundelein H.S. West District Office

 Mundelein H.S. West District Office
 Brandon Kely, Jocks, Mundelein

 1500 W. Hawley St., Mundelein
 Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal lacks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LC, 701 Western Avenue, Glendale, CA 91201. (Bill 244-8080.

 Published in Daily Herald 2/5,12,19,26,3/4,11,18,2024
 4610814

Hubio-Rukkuri, clarite
PUBLIC STORAGE # 07110, 2399 S Finley Road, Lombard, IL 60148, (530) 238-5755
Time: 09:15 AM
Sadet to be held at www.storagetreasures.com.
Hubio-Scove, Oluwatomi; 1144 - pratt, Thelisa; 1195 - Hig-gins, Sam; 2009 - Boyd, Simone; 2015 - CRESPO, LO-RENZO; 2044 - Rhine, Nigeria
PUBLIC STORAGE # 08060, 200 Brook Court, Bolingbrook, IL 60440, (530) 413-1334
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1039 - Nieves, Pedro; 1262 - McDonaid, Javda; 1263 -Wright, Potria; 1265 - Torres, Annie; 2001 - San Andres, Ma Akifa; 3023 - sutton, robert; 7036 - bustamante, elizbeth; 8056 - Denney, Denise W; 9040 - Carrion, Jo
PUBLIC STORAGE # 08226, 801 Joliet Road, Willowbrook, IL 60527, (530) 581-8312
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
2056 - Schaefer, Robert; 2060 - WELLS, KEVIN; 5220 -Glazebrook, Edith; 6279 - Walker, Jeffrey
PUBLIC STORAGE # 08227, 2109 Ogden Ave, Lisle, IL 60532, (630) 246-2737
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
1004 - Neal, Isaac; 1428 - ahmed, Ahmed; 1471 - Chandler, Glana; 9021 - Patierson, Rochelle; 3136 - Gordon, Jade; 4195 - Pena, Reuben; 5289 - Account For It All LLC Ratley, Carliss L; 6318 - Adams, Michael; 6327 - peper, Tyler; 6329 - Clanton, Dana; 9071 - Williams, Brandon
PUBLIC STORAGE # 20291, 1001 N Frontage Road, Darien, IL 60561, (630) 320-6469
Time: 10:15 AM
Sole to be held at www.storagetreasures.com.
Ad78 - ramire, Jorge; A479 - Glan, Mary; C226 - Thekka-nivil, Joshy; C365 - Kwi heating and cooling kuehn, Kris; D151 - Harris, Jasmine
PUBLIC STORAGE # 20706, 2626 W Jefferson Street, Joliet, IL 60351, (631) 52-6469

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Sole to be held at www.storagetreasures.com. Ar78 - ramire, jorge: Ar79 - Galon, Mary; C226 - Thekka-nivil, Joshy; C355 - Kwk heating and cooling kuehn, Kris; D151 - Harris, Josmine PUBLIC STORAGE # 20706, 2626 W Jefferson Street, Joliet, IL 6043; (815) 525-765 Time: 10:30 AM Sole to be held at www.storagetreasures.com. B001 - Brooks, Megan; B022 - Gutierrez, Paola; B025 - San-tucci, Chastify; B033 - Santucci, Chastify; B051 - Santucci, Chastify; B052 - Orozco, Isagro; B053 - Santucci, Chastify; B007 - Salamanca, Sandra; F002 - Peters, Gilbert; F034 -Bond, Cristeon; F036 - Tvler, William; F048 - Angulo, Ma-ria; F105 - Barnett, Timmy; G044 - Santucci, Chastify; G011 - Ramirez, Maria; G014 - Garcia, Andre; G024 - San-triago, Samuel; H005 - Hernandez, Judy PUBLIC STORAGE # 21613, 1110 E Roosevelt Road, Lom-bard, IL 6048, (530) 338-0134 Time: 10:45 AM Sole to be held at www.storagetreasures.com. A003 - Logan, Albertina; A036 - Beran, Lee; A040 - Scott, Leza; C152 - Murry, Donna; D001 - Hagler, Colbert; D099 -Murdock, David; E028 - Cauncil, Robert; E070 - Celestino; Edgardo; E148 - Brown, Meredith PUBLIC STORAGE # 22021, 300 Historic US 66 Frontage, Bolingbrook, IL 6044, (630) 972-3099 Time; 11:00 AM Sole to be held at www.storagetreasures.com. A17 - Zuniga, Armando; B19 - Ruiz Reyes, Dante; B38 -Johnson, Darius; C10 - Watson, Lashana; C58 - Berron, Chris; D38 - Marquez-martinez, Pricila; E27 - Weiss, Don; C38 - Moare, Deshon; H17 - Weiss, Don; C68 - Diaz Jaimes, Fobis; J17 - Ramirez, Jose PUBLIC STORAGE # 24802, 17 W 170 Roosevelt Road, Oak-brook Terroce, LL 60181, (630) 246-2539 Time: 11:15 AM Sole to be held at www.storagetreasures.com. B176 - Orozco, Edward; B192 - Krueger, Diane; C321 - Lee, Joesph; C373 - Wilburn, Donna; D074 - Coolence; C321 - Lee, Joseph; C373 - Wilburn, Donna; D074 - Songet; P130 - RDR truck-ing Enterprise INC, Reeder, Darren PUBLIC STORAGE # 25589, 3120 Vimy Ridge Drive, Joliet, IL 60438, (815) 524-778

IL 6013; (815) 526-7703
 Time: 11:30 AM
 Sale to be held at www.storagetreasures.com.
 8009 - Krzanik, Jennifer; 0020 - Samuel, Edmanzo; 0027 Allen, Malcolm; 0143 - Nieto, Mia; 0154 - Lockman, Denise;
 0201 - Jones, Cheryl; 1029 - Piper, Mike; 1057 - Williams,
 Chantay; 1143 - Harris; Johnny; 2007 - Diaz, Angel; 2080 Kirkwood, Likisa; 3077 - Jones, Janah; 3115 - Churchill,

Kirkwood, Likisa; 3077 - Jones, Janah; 3115 - Churchill, Madona PUBLIC STORAGE # 26804, 615 E Boughton Road, Boling-brook, IL 60440, (630) 581-8596 Time: 11:45 AM Sale to be held at www.storagetreasures.com. B041 - Martin, DaJuan; B043 - Bednar, Rose; B086 - sutton, B041 - Martin, DaJuan; B043 - Bednar, Rose; B086 - sutton, Tobert; B158 - Criddle, Katrina; C003 - Bednar, Rose; C016 -Bednar, Rose; C043 - Fedorova, Elena; C046 - Smith, Car-leia; C124 - Hughes, Sheena; C179 - Bednar, Rose; C018 -Delaney, Jalen; C203 - Glasper, Jade; D010 - Knight, Alexis; D013 - martino, Michael; D070 - Bednar, Rose; D102 - Zanika, Xakariah; D108 - pintozzi, Kristen PUBLIC STORAGE # 27108, 7830 Kingery Hwy, Willow-brook, IL 66527, (331) 264-1939 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 1052 - Gaiter, Chonter; 1118 - Emma J. David Thelma Foundation Malone, Dana; 1202 - Kenny, Maria; 1215 -Williams, carolyn; 2117 - Aaron, Larryann; 1210 - Curry, Natosha; 2129 - STwenty-Four Events Beecham, Shauntel; 1326 - Albright, Iriq; 3142 - Thomas, Aqueelah; 3194 - Reed, LaQuette

Alaguette Control (1997), 1147, 3142 - Honnos, Aqueetan, 3134 - Keed, Laquette PUBLIC S ORAGE # 27138, 880 E Roosevelt Rd, Lombard, 114, 60148, (630) 686-3850 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 1151 - Ruiz, Edgar; 1215 - Dehne, Adam; 1232 - Owens, Todd; 1303 - Cherry, Chad; 1340 - Calhoun, Terry; 2012 - La-mas, Christopher; 2105 - Marshall, perry; 2106 - Marshall, PerryA; 2205 - Marshall, perry; 2222 - Marshall, perry A; 2258 - Johnson, Lakesha; 2350 - galatte, Heather; 3029 - Cal-houn, Terry; 3084 - Marshall, Ramona; 3253 - Johnson, Brandan; 3264 - Crockwell, Raymone; 3401 - Hawkins, Na-kesha

kesha PUBLIC STORAGE # 27820, 341 S Frontage Road, Burn Ridge, IL 60527, (630) 413-9291 Time: 12:30 PM Sale to be held at www.storagetreasures.com. B053 · luckey, George; B343 - Martin, Carl; B395 - Williams Brandan

Affidavit of Notice Compliance

Applicant: CW Dispensary 1, LLC Subject Property: 161 South Lincolnway, Suite 301, 302 and 304

This is to certify that notice of the above-referenced application and public hearing was sent via regular US mail to the property owners identified on the attached map and list on March 18, 2022. Public notice signs were installed on the subject property on March 15, 2024.

Fatilito

Katriina McGuire

Subscribed and Sworn to before me this 25^{M} day of MayCM, 2024.

Notary Public



15-04-427-014 FOX METRO WATER DISTRICT, CONTROLLER 682 STATE ROUTE 31 OSWEGO, IL 60543

15-04-426-010 161 LINCOLNWAY GCCP LLC 705 FRANKLIN AVE RIVER FOREST, IL 60305

15-04-426-017 CARL F & THERESA A CREMER 153 S LINCOLNWAY NORTH AURORA, IL 60542

15-04-427-012 FOX VALLEY PARK DISTRICT, 101 W ILLINOIS AVE AURORA, IL, 60506

15-04-476-017 ANDREW D MD & MARY E TA 315 PINECREST CT AURORA, IL 60504

15-04-401-013 LOTUS PACIFIC HOLDING LLC 1540 TAYLOR WAY WEST VANCOUVER BC V7S-1N4 CANADA 15-04-401-019 NORTH AURORA VILLAGE 25 E STATE ST NORTH AURORA, IL 60542

15-04-426-012 RICHARD D BRACKETT DCLRN OF TR 43 SILVER TRL NORTH AURORA, IL 60542

15-04-426-021 WILLIAM C LINDOO JR TRUST 05S016 SWAN RD BIG ROCK, IL 60511

15-04-427-013 FOX VALLEY PARK DISTRICT 101 W ILLINOIS AVE AURORA, IL 60506

15-04-428-004 FOX VALLEY PARK DISTRICT 101 W ILLINOIS AVE AURORA, IL 60506

15-04-401-013 LOTUS PACIFIC HOLDING LLC 1100 SHERMAN AVE, #115-A4 NAPERVILLE, IL 60563 15-04-426-020 DB C HOMES INC. 46 MARINA DRIVE OSWEGO, IL 60543

15-04-401-021 SLAKER FAMILY TRUST, 813 REVERE CT WESTMONT, IL 60559

15-04-426-013 161 LINCOLNWAY GCCP LLC 705 FRANKLIN AVE RIVER FOREST, IL 60305

15-04-426-022 FOX METRO WATER DISTRICT 682 STATE ROUTE 31 OSWEGO, IL 60543

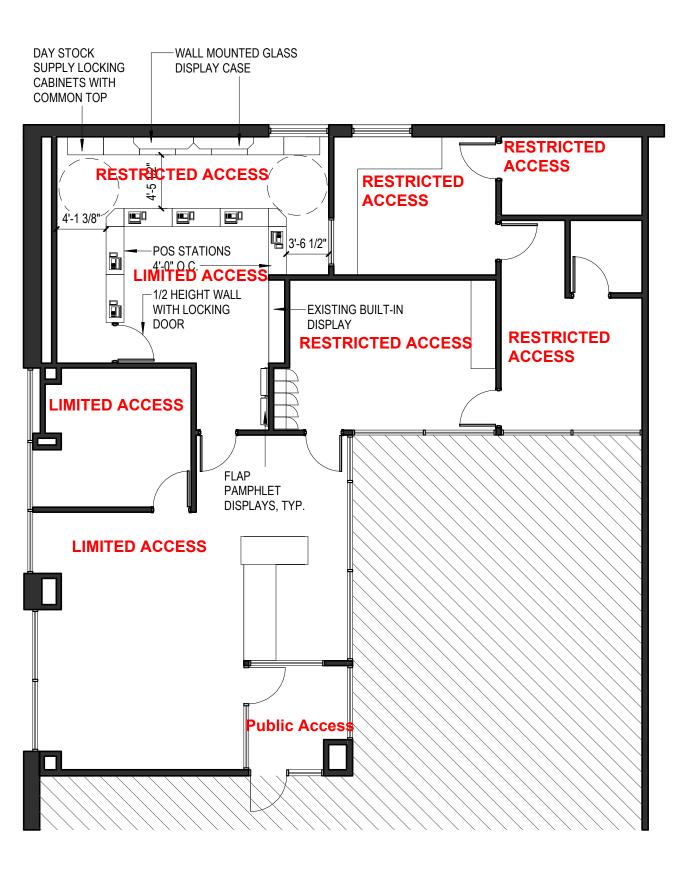
15-04-428-003 FOX VALLEY PARK DISTRICT 101 W ILLINOIS AVE AURORA, IL 60506



SITE PLAN

INITIAL DISPENSARY SPACE

(1,749 sq. ft.)





CW Dispensary 1, LLC Dispensary Floor Plan

SITE PLAN

EXPANSION AREA

(3,578 sq. ft.)

