



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: SB

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

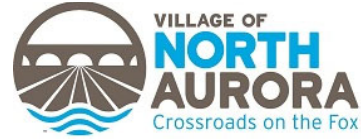
As a result of the changes listed budgeted fund increases/(decreases) have changed to:

- 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 Amount	Use of Reserve	Assumed Interest Rate	15-Year Debt Payment	20-Year Debt Payment	Projected 5-Year 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 County 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

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. ZONING AND LAND USE REQUIREMENTS

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) Use. 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) Deviations. 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) Conditions. 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. BUILDING & CIVIL PLANS, LANDSCAPE PLANS, ELEVATIONS, AND PLAT OF SUBDIVISION

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. DEVELOPMENT PLANS

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 development 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. FINAL PLAT APPROVAL

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. FINAL PLAT REQUIREMENTS

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. GRANT OF EASEMENTS

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. ABROGATION OF UNUSED EASEMENTS

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 _____

Mark Guethle _____

Michael Lowery _____

Carolyn Bird Salazar _____

Todd Niedzwiedz _____

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

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

Exhibit A

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 1/4 17.17 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH 89.75 DEGREES WEST ALONG THE LAST MENTIONED LINE 5.615 CHAINS; THENCE NORTH 14.38 1/2 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.

Exhibit B

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 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 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 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.

Exhibit C

Site and Engineering Plans

DRAFT

Exhibit D

Landscape Plan

DRAFT

Exhibit E

The Building Elevations and Plans

DRAFT

Exhibit F

Final Plat of Subdivision

DRAFT

**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. **Petition #24-08 (161 S Lincolnway):** 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.

2. **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 County 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, Special 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 Brackett 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. **Petition #24-08 (161 S Lincolnway)**: 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 on site currently, which meets code, however not all of the 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.**

2. **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,

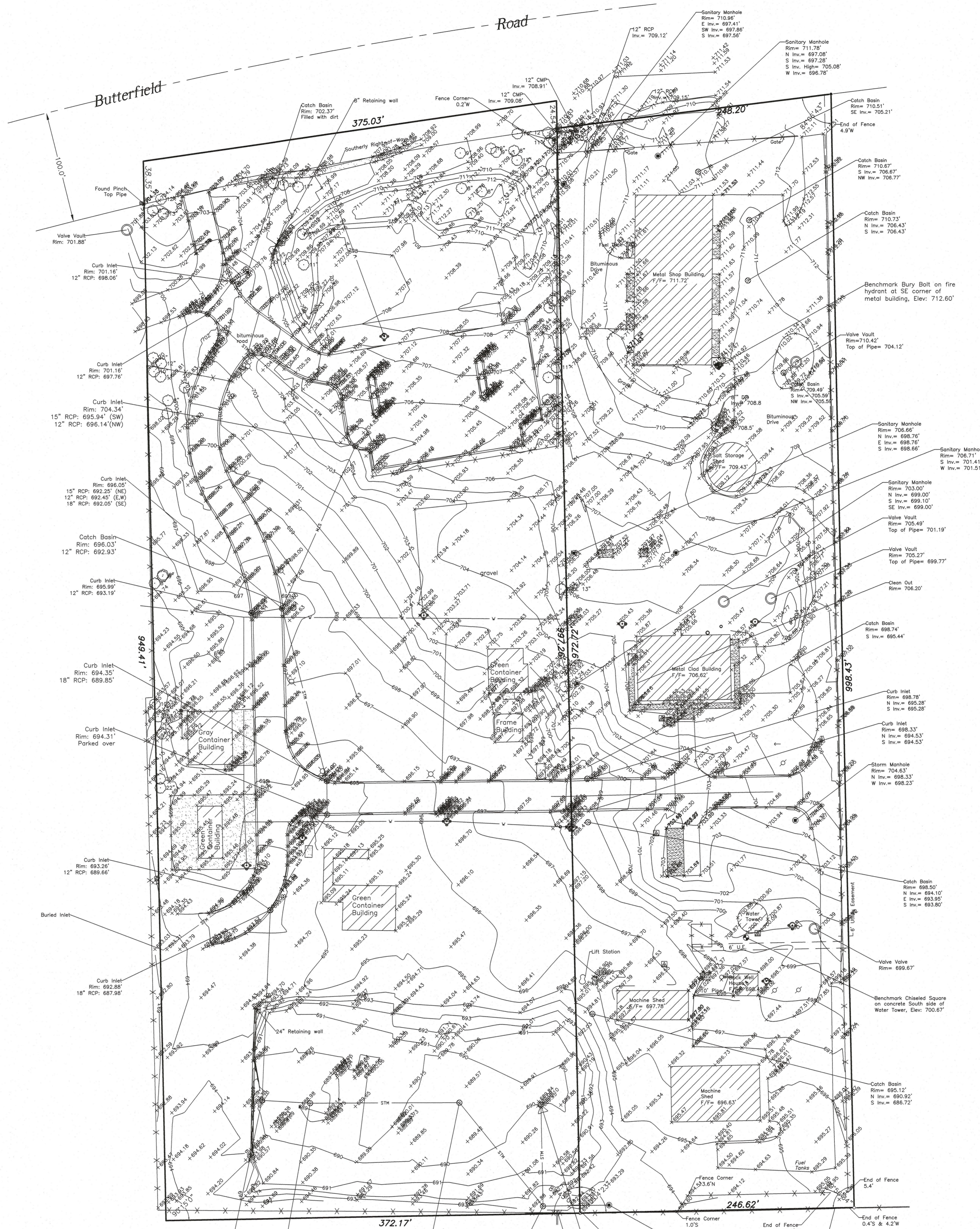
David Hansen
Planner

TOPOGRAPHICAL SURVEY

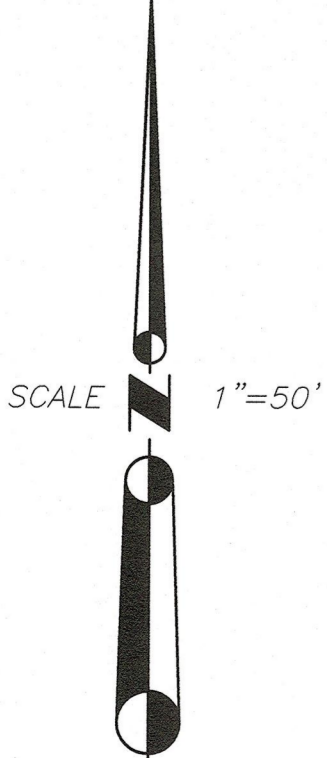
THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

ADDRESS: 300 BUTTERFIELD ROAD, NORTH AURORA, IL
P.I.N. 15-03-176-006

ADDRESS: 318 BUTTERFIELD ROAD, NORTH AURORA, IL
P.I.N. 15-03-176-012 & 15-03-176-013



- LEGEND**
- Boundary of property surveyed
 - Found iron pipe
 - Set iron pipe
 - ⊙ Storm water basin
 - ⊙ Manhole
 - ⊙ Water service
 - ⊙ Fire hydrant
 - 22" Tree
 - ⊙ Light pole
 - ⊙ Sign
 - ⊙ Utility pole
 - ⊙ Utility pedestal
 - ⊙ Valve vault
 - ⊙ Guy wire
 - ⊙ Electric meter
 - W --- Underground water line
 - SAN --- Underground sanitary line
 - STM --- Underground storm line
 - ⊙ Transformer
 - U.E. Utility easement



STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HERON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHICAL SURVEY.
FIELD WORK COMPLETED MARCH 22ND, 2022. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 2ND DAY OF FEBRUARY, 2024.

Leslie Aaron Doogs
LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024

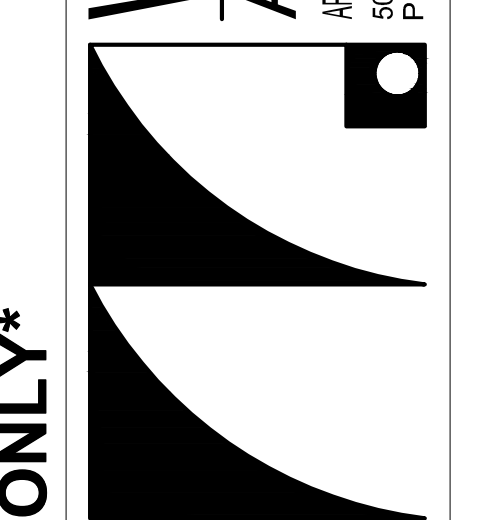
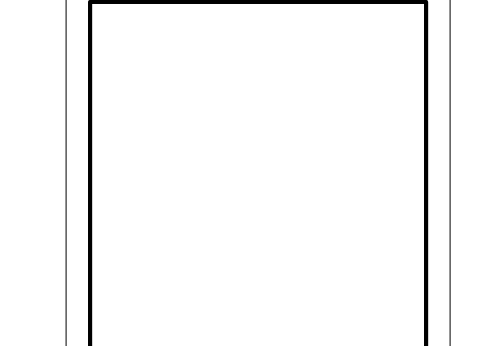
NOTE:
TOPOGRAPHY ON TAX PARCELS 15-03-176-012 AND 15-03-176-013 IS SHOWN PER TOPOGRAPHICAL SURVEY BY SHAWN VANKAMPEN OF W.E. HANNA SURVEYORS DATED MAY 2ND, 2019, AS JOB. NO. WES 14792



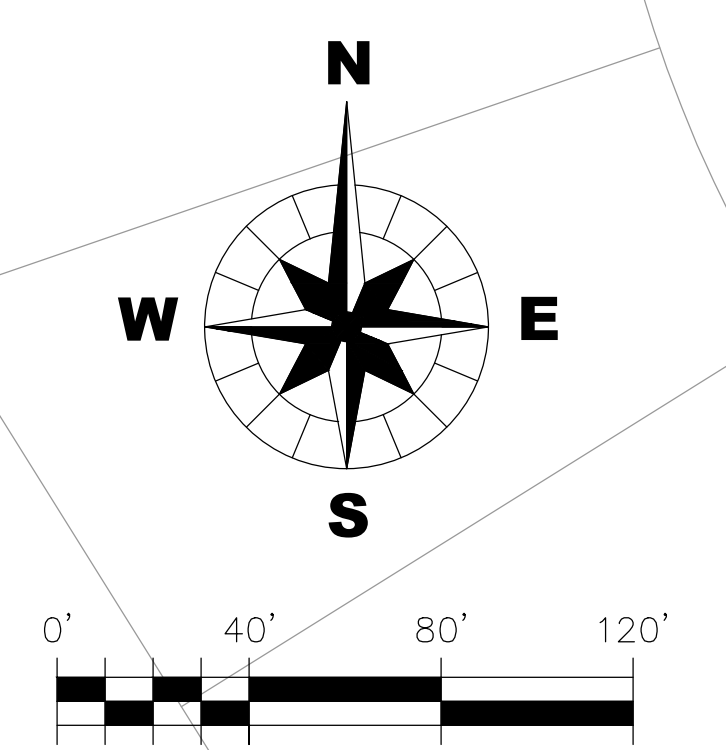
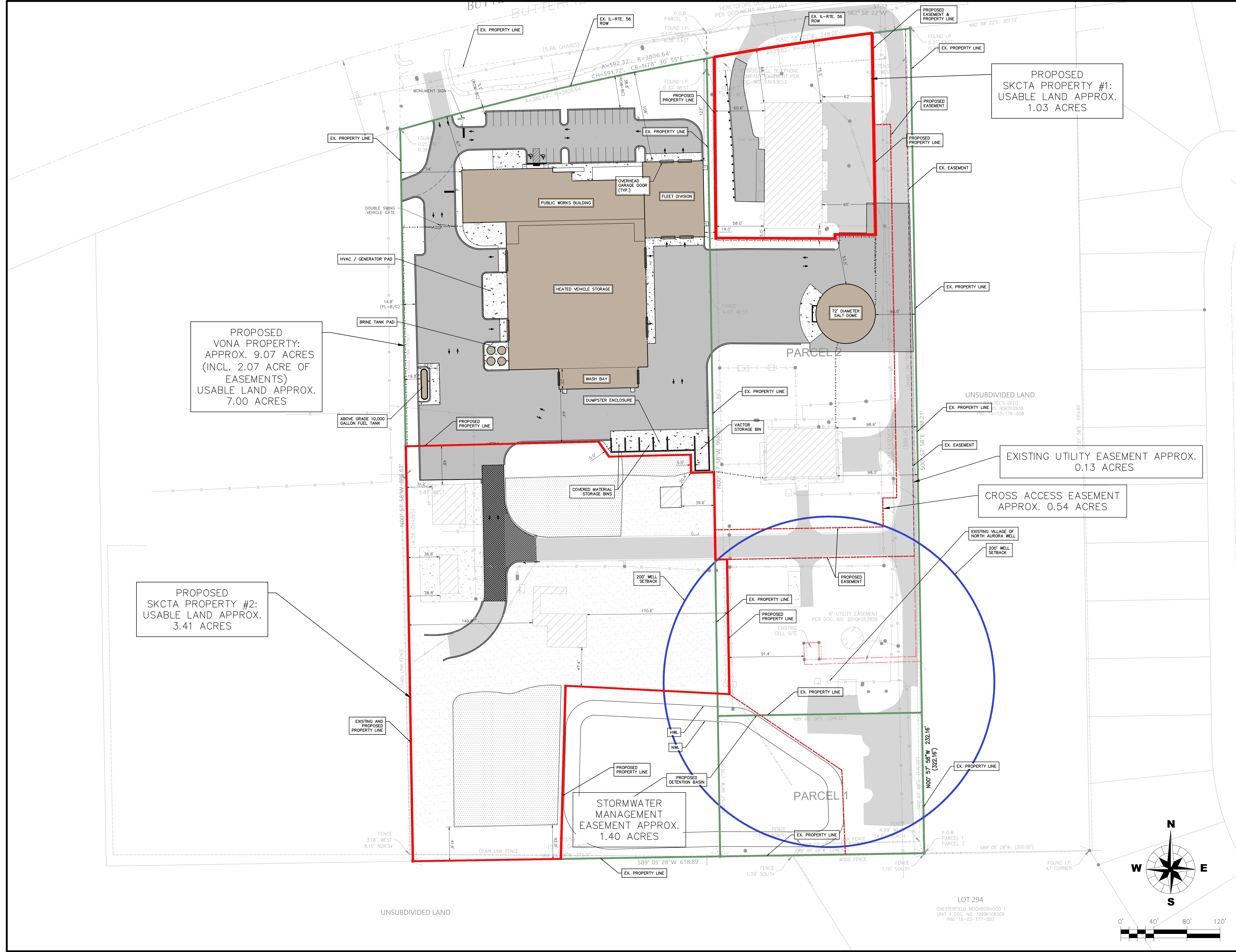
JADE Hanna Surveyors
155 N 3rd Street
DeKalb, IL 60115
(815) 756-2189
Info@HannaSurveyors.com
License No. 18400622

WA No.	_____
Date	_____
Drawn	_____
Checked	_____

NO.	DATE	DESCRIPTION
1	2/16/2024	PER VILLAGE COMMENTS
2	3/20/24	REV. CONSTRUCTION



FOR REFERENCE ONLY



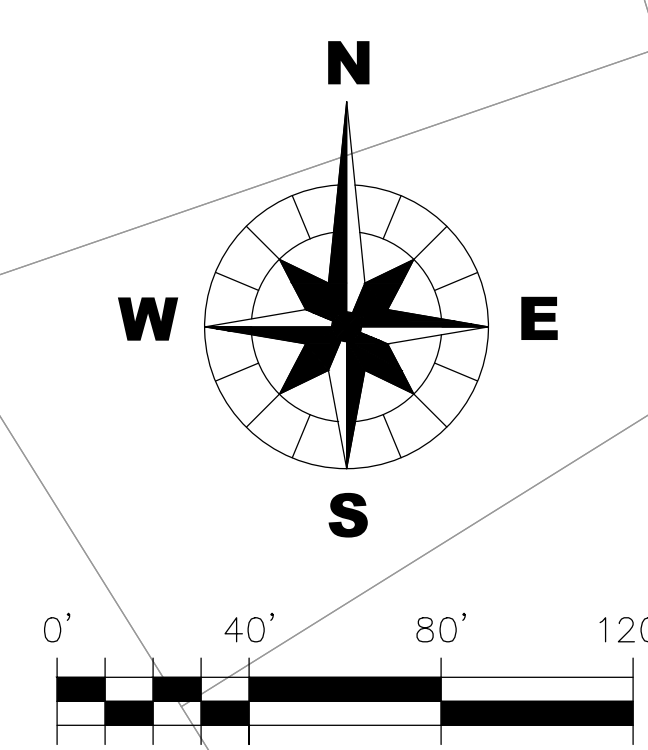
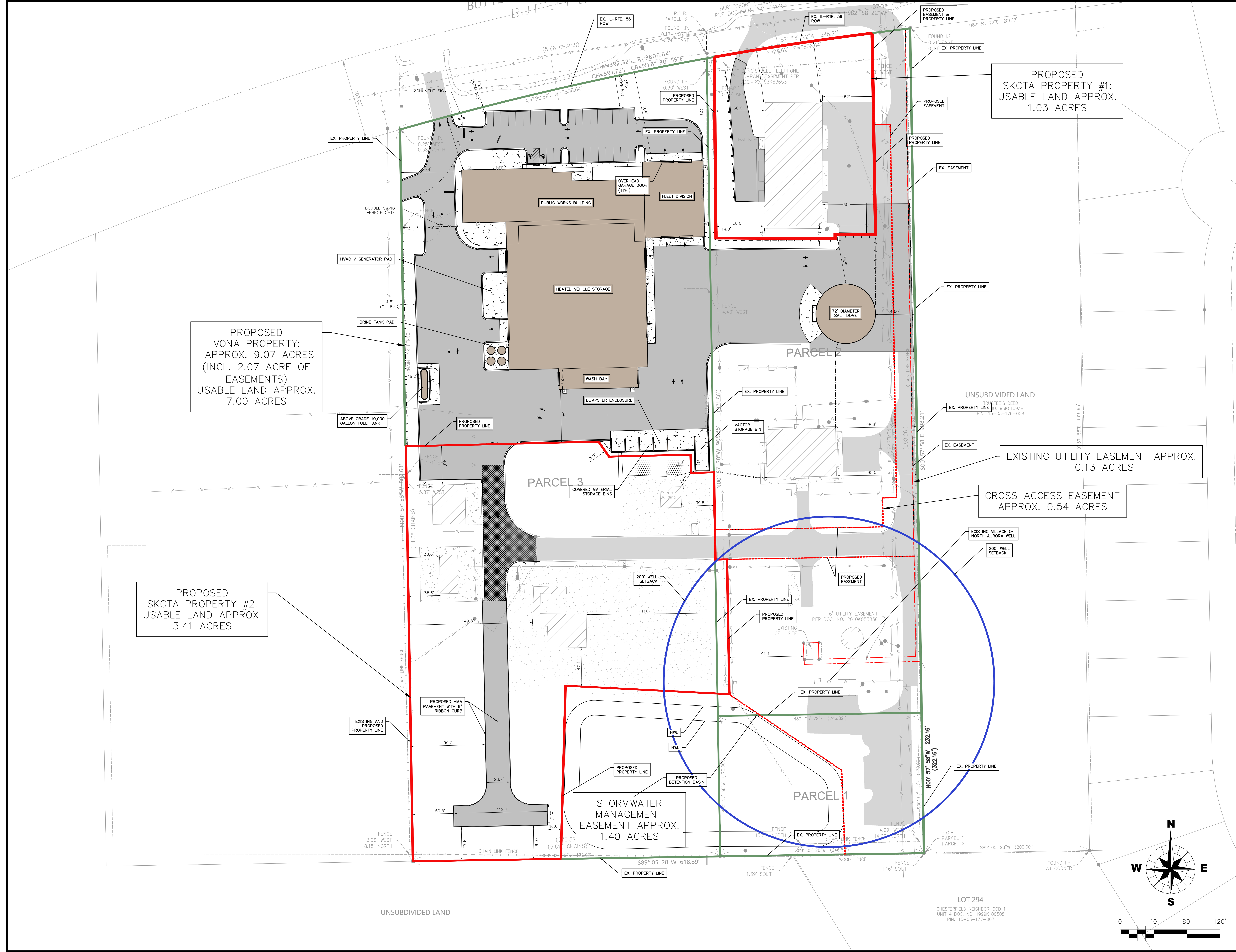
NO.	DATE	DESCRIPTION	BY	CHKD.
1	2/16/2024	PER VILLAGE COMMITTEE		
2	2/26/24	REV. CONSULTING ENGINEERS		

WILLIAMS ARCHITECTS
ARCHITECTURE | PLANNING | LANDSCAPE | INTERIORS
500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone: 630-221-1212 / Fax: 630-221-1220

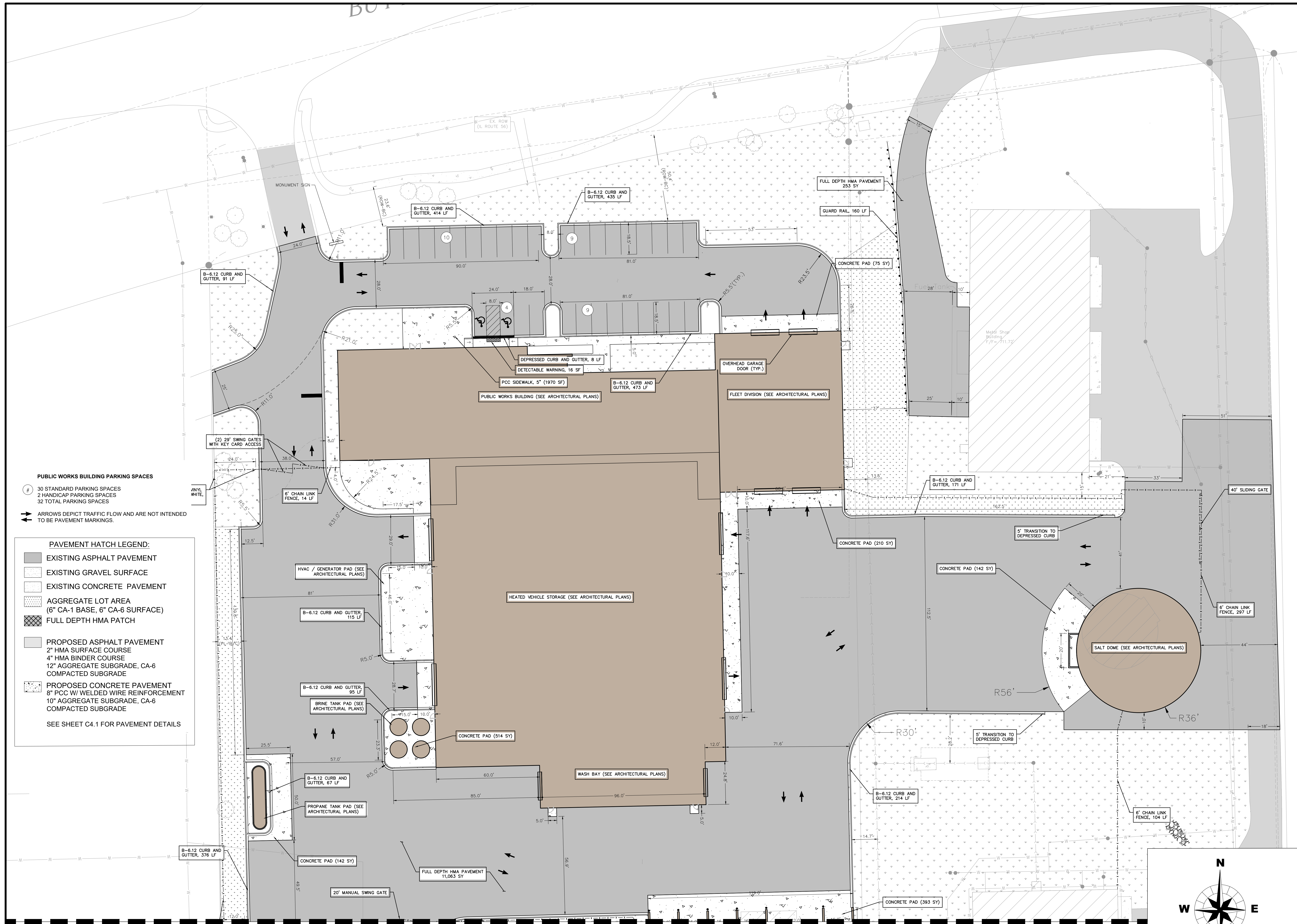
PROPOSED SITE PLAN - ALTERNATE 1

C4.X
NOT FOR CONSTRUCTION

FOR REFERENCE ONLY



LOT 294
CHESTERFIELD NEIGHBORHOOD 1
UNIT 4 DOC. NO. 199K106508
PIN: 15-03-177-007



PUBLIC WORKS BUILDING PARKING SPACES

- 30 STANDARD PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 32 TOTAL PARKING SPACES

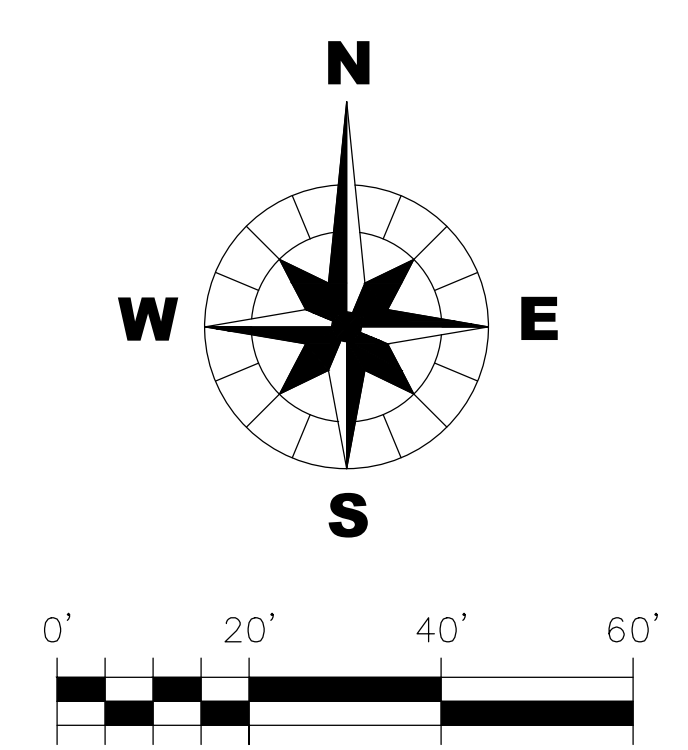
ARROWS DEPICT TRAFFIC FLOW AND ARE NOT INTENDED TO BE PAVEMENT MARKINGS.

PAVEMENT HATCH LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE PAVEMENT
- AGGREGATE LOT AREA (6" CA-1 BASE, 6" CA-6 SURFACE)
- FULL DEPTH HMA PATCH
- PROPOSED ASPHALT PAVEMENT (2" HMA SURFACE COURSE, 4" HMA BINDER COURSE, 12" AGGREGATE SUBGRADE, CA-6 COMPACTED SUBGRADE)
- PROPOSED CONCRETE PAVEMENT (8" PCC W/ WELDED WIRE REINFORCEMENT, 10" AGGREGATE SUBGRADE, CA-6 COMPACTED SUBGRADE)

SEE SHEET C4.1 FOR PAVEMENT DETAILS

MATCHLINE SHEET C4.1



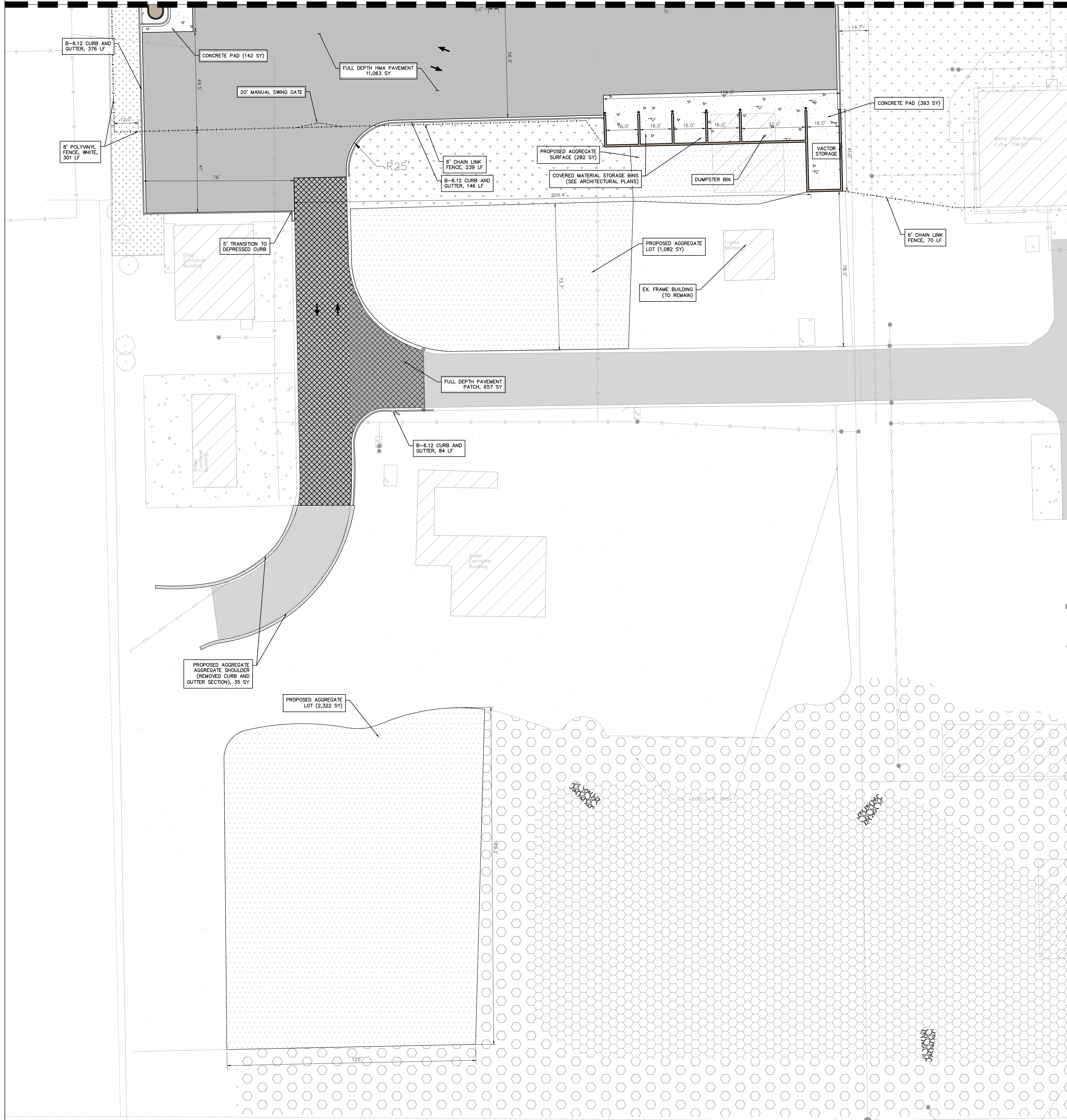
WA No.	Date	Drawn	Checked

NO.	DATE	DESCRIPTION
1	2/16/2024	PER VILLAGE COMMENTS
2	3/20/24	REV. CONSTRUCTION

NO.	DATE	DESCRIPTION

FOR REFERENCE ONLY

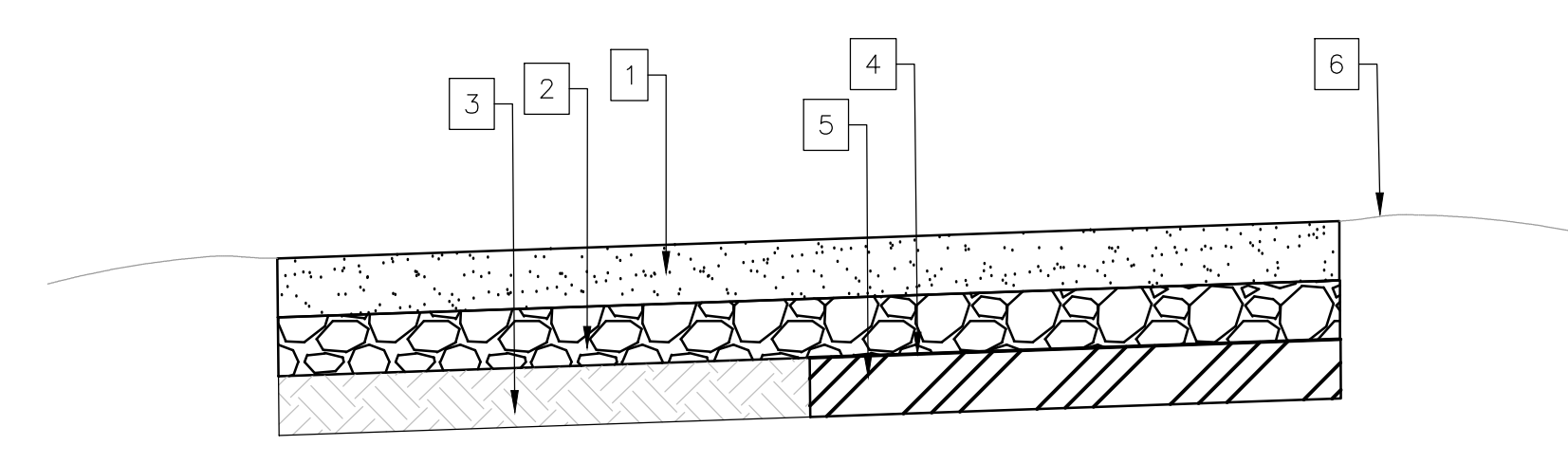
MATCHLINE SHEET C4.0



PAVEMENT HATCH LEGEND:

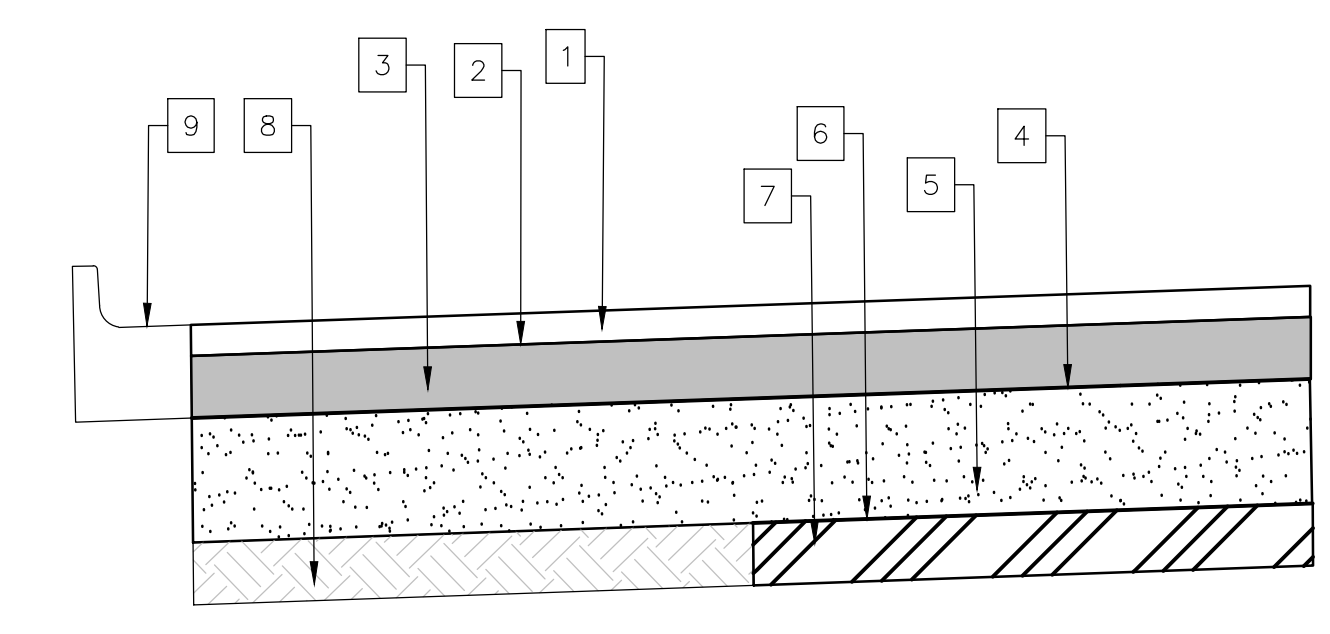
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE PAVEMENT
- AGGREGATE LOT AREA (6" CA-1 BASE, 6" CA-6 SURFACE)
- FULL DEPTH HMA PATCH
- PROPOSED ASPHALT PAVEMENT
2" HMA SURFACE COURSE
4" HMA BINDER COURSE
12" AGGREGATE SUBGRADE, CA-6
COMPACTED SUBGRADE
- PROPOSED CONCRETE PAVEMENT
8" PCC W/ WELDED WIRE REINFORCEMENT
10" AGGREGATE SUBGRADE, CA-6
COMPACTED SUBGRADE

AGGREGATE LOT AREA TYPICAL SECTION



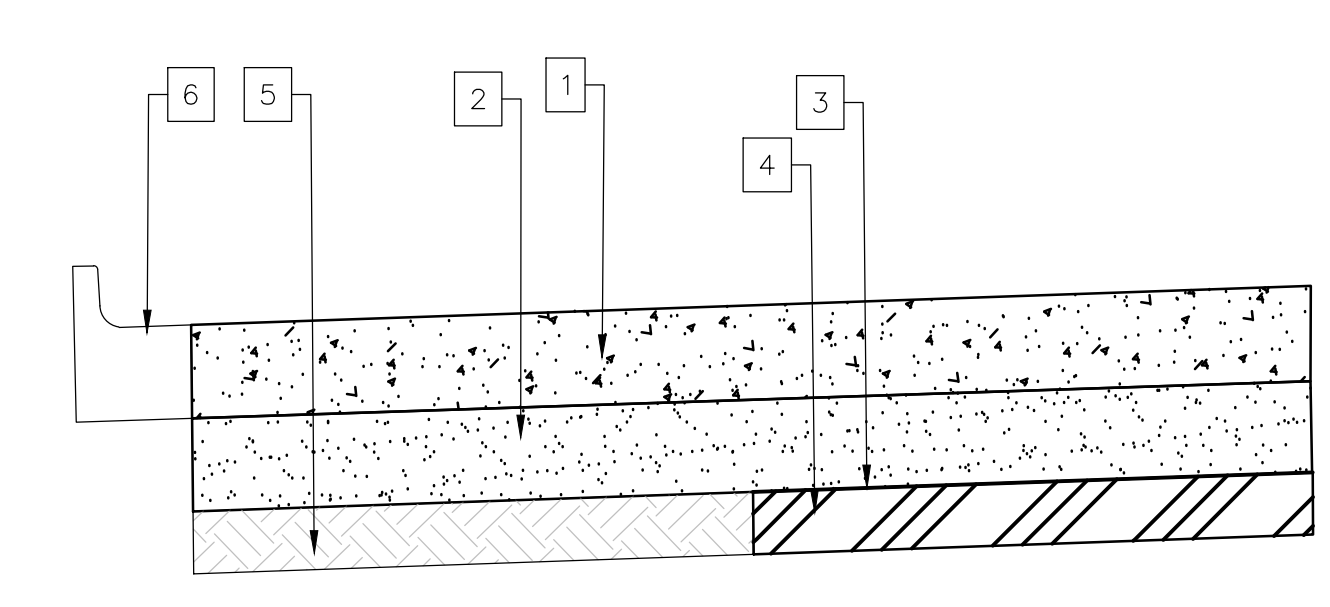
- LEGEND:
1. 6" CA-6 (AGGREGATE SURFACE)
 2. 6" CA-1 (AGGREGATE BASE)
 3. EXISTING SUBGRADE
 4. GEOTEXTILE FABRIC FOR GROUND STABILIZATION
 5. COMPACTED SUBGRADE (AS DIRECTED BY THE ENGINEER)
 6. EXISTING GRADE

PROPOSED ASPHALT PAVEMENT TYPICAL SECTION

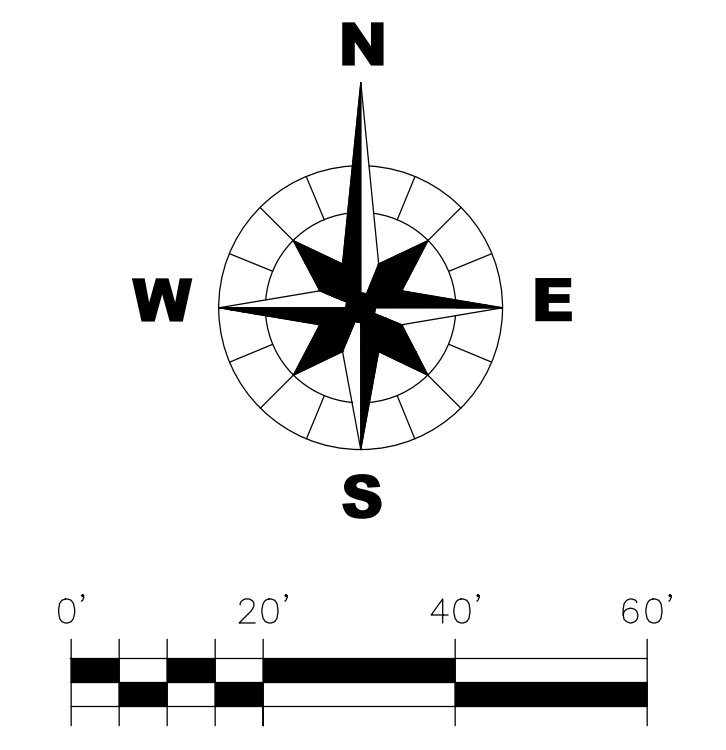


- LEGEND:
1. 2" HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50
 2. BITUMINOUS MATERIALS: TACK COAT @ 0.025 LBS/SQFT
 3. 4" HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50
 4. BITUMINOUS MATERIALS: PRIME COAT @ 0.25 LBS/SQFT
 5. 12" AGGREGATE BASE COURSE (CA-6)
 6. GEOTEXTILE FABRIC FOR GROUND STABILIZATION
 7. COMPACTED SUBGRADE (AS DIRECTED BY THE ENGINEER)
 8. EXISTING SUBGRADE
 9. B-6.12 CURB AND GUTTER

PROPOSED CONCRETE PAVEMENT TYPICAL SECTION

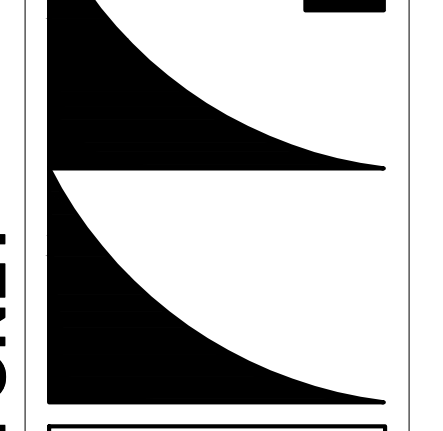
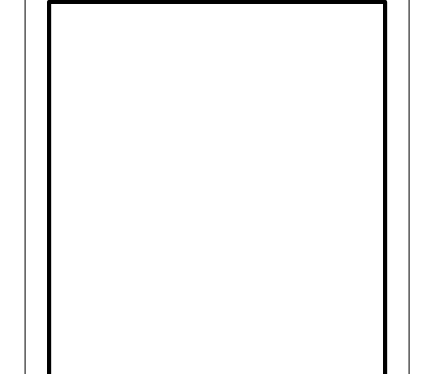


- LEGEND:
1. 8" PCC W/ WELDED WIRE REINFORCEMENT
 2. 10" AGGREGATE BASE COURSE (CA-6)
 3. GEOTEXTILE FABRIC FOR GROUND STABILIZATION
 4. COMPACTED SUBGRADE (AS DIRECTED BY THE ENGINEER)
 5. EXISTING SUBGRADE
 6. B-6.12 CURB AND GUTTER



WA No.	_____
Date	_____
Drawn	_____
Checked	_____

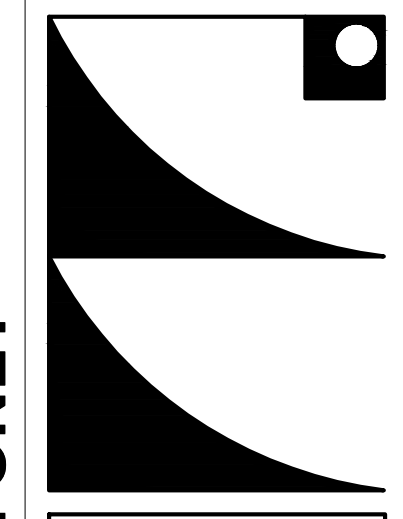
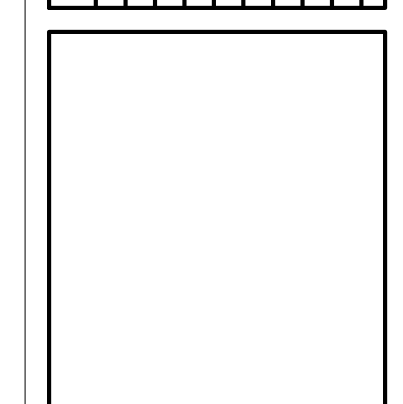
NO.	DATE	DESCRIPTION
1	2/16/2024	PER VILLAGE COMMENTS
2	3/20/24	REV. CONSTRUCTION DETAILS



FOR REFERENCE ONLY

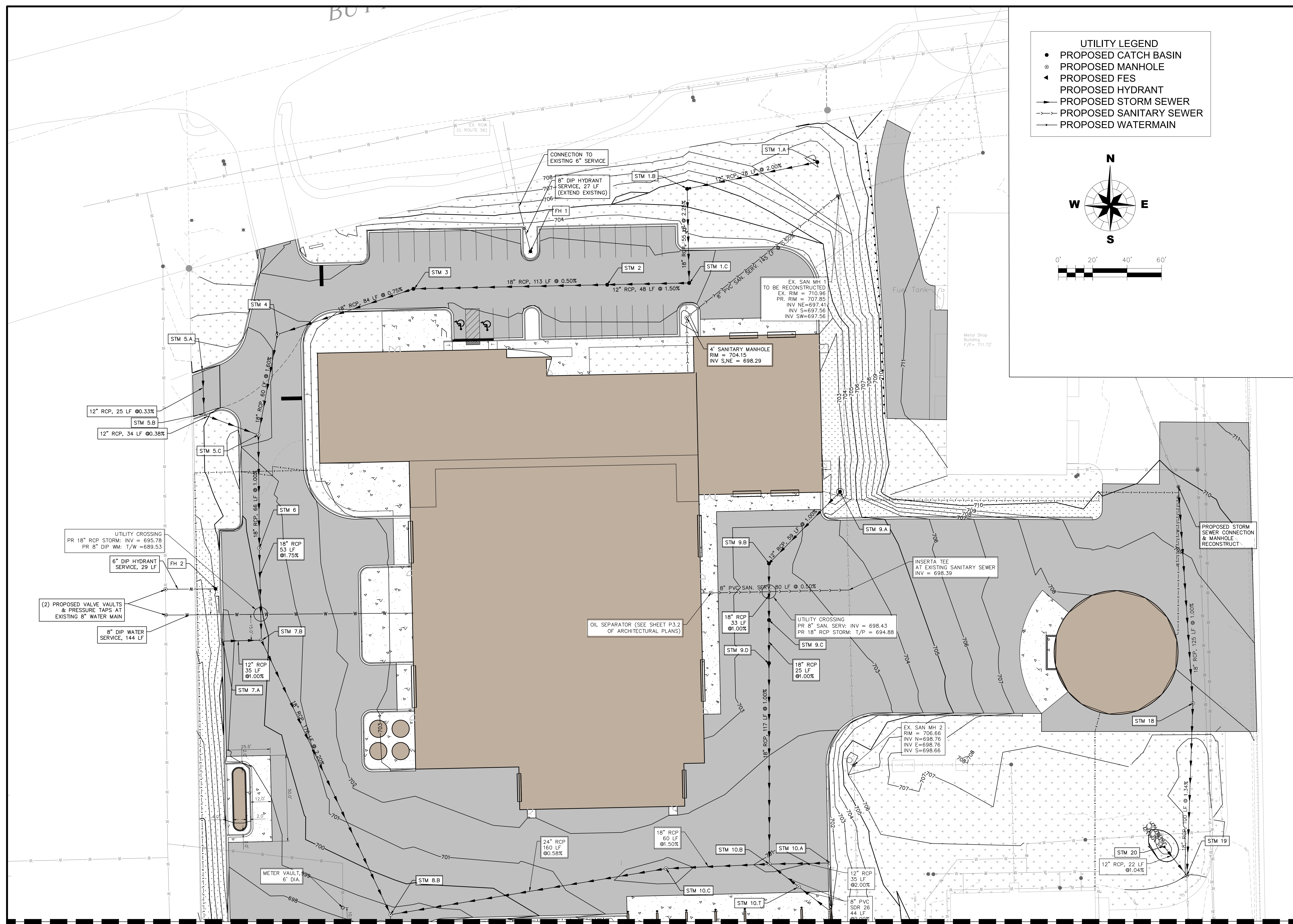
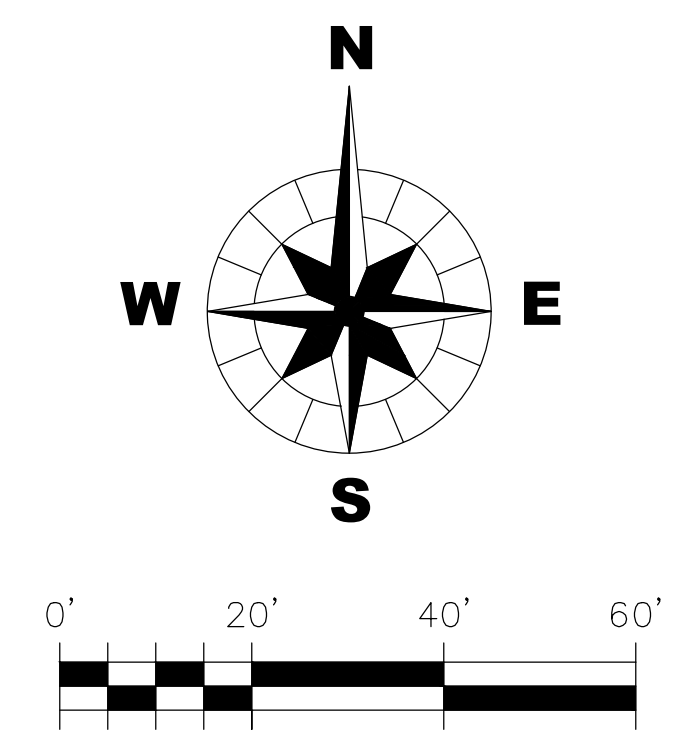
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Date	_____
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NO.	DATE	DESCRIPTION
1	2/16/2024	PER VILLAGE COMMENTS
2	3/20/24	REV. CONSTRUCTION DETAILS



UTILITY LEGEND

- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- ▲ PROPOSED FES
- ▴ PROPOSED HYDRANT
- PROPOSED STORM SEWER
- - - PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN



MATCHLINE SHEET C5.1 STORM SEWER STRUCTURE DETAILS:

<p>STM 1.A INL TY. B TY. 8 F&L RIM=706.85 INV W=702.65</p>	<p>STM 1.B CB TY. C TY. 8 F&L RIM=704.04 INV E,S=701.09</p>	<p>STM 1.C MH TY. A TY. 1 F&L, OL RIM=702.83 INV N,W=699.85</p>	<p>STM 2 CB TY. C TY. 1 F&L, OL RIM=702.60 INV E,W=699.13</p>	<p>STM 3 CB TY. C TY. 1 F&L, OL RIM=702.34 INV E,W=698.57</p>	<p>STM 4 MH TY. A TY. 1 F&L, OL RIM=701.34 INV N/E=697.94</p>	<p>STM 5.A INL TY. A TY. 3 F&L RIM=699.69 INV S=697.19</p>	<p>STM 5.B CB TY. A TY. 3 F&L RIM=699.43 INV N/E=697.11</p>	<p>STM 5.C MH TY. A TY. 1 F&L, OL RIM=700.85 INV N/E=696.98</p>	<p>STM 6 MH TY. A TY. 1 F&L, OL RIM=700.41 INV N,S=696.32</p>	<p>STM 7.A INL TY. A TY. 3 F&L RIM=698.70 INV E=695.95</p>	<p>STM 7.B CB TY. A TY. 1 F&L, OL RIM=699.79 INV N,S,W=695.50</p>	<p>STM 8.B MH TY. A TY. 1 F&L, OL RIM=698.67 INV N,W,E=691.46</p>	<p>STM 9.A INL TY. A TY. 8 F&L RIM=701.80 INV W=695.63</p>	<p>STM 9.B CB TY. A TY. 1 F&L, OL RIM=702.10 INV N,S=695.04</p>	<p>STM 9.C CB TY. A TY. 1 F&L, OL RIM=702.10 INV N,S=694.75</p>	<p>STM 9.D CB TY. A TY. 1 F&L, OL RIM=700.90 INV W=693.99</p>	<p>STM 10.A MH TY. A TY. 3 F&L RIM=700.90 INV W=693.99</p>	<p>STM 10.B CB TY. A TY. 1 F&L, OL RIM=700.74 INV N,E,W=693.29</p>	<p>STM 10.C MH TY. A TY. 1 F&L, OL RIM=701.20 INV E,W=692.39</p>	<p>STM 10.T CB TY. A TY. 1 F&L, CL RIM=701.20 INV N,S=693.73</p>	<p>STM 18 CB TY. A TY. 1 F&L, OL RIM=707.89 INV N,S=704.34</p>	<p>STM 19 MH TY. A TY. 1 F&L, CL RIM=706.00 INV N,N,W,S=703.00</p>	<p>STM 20 12" FES RIM = 703.31</p>
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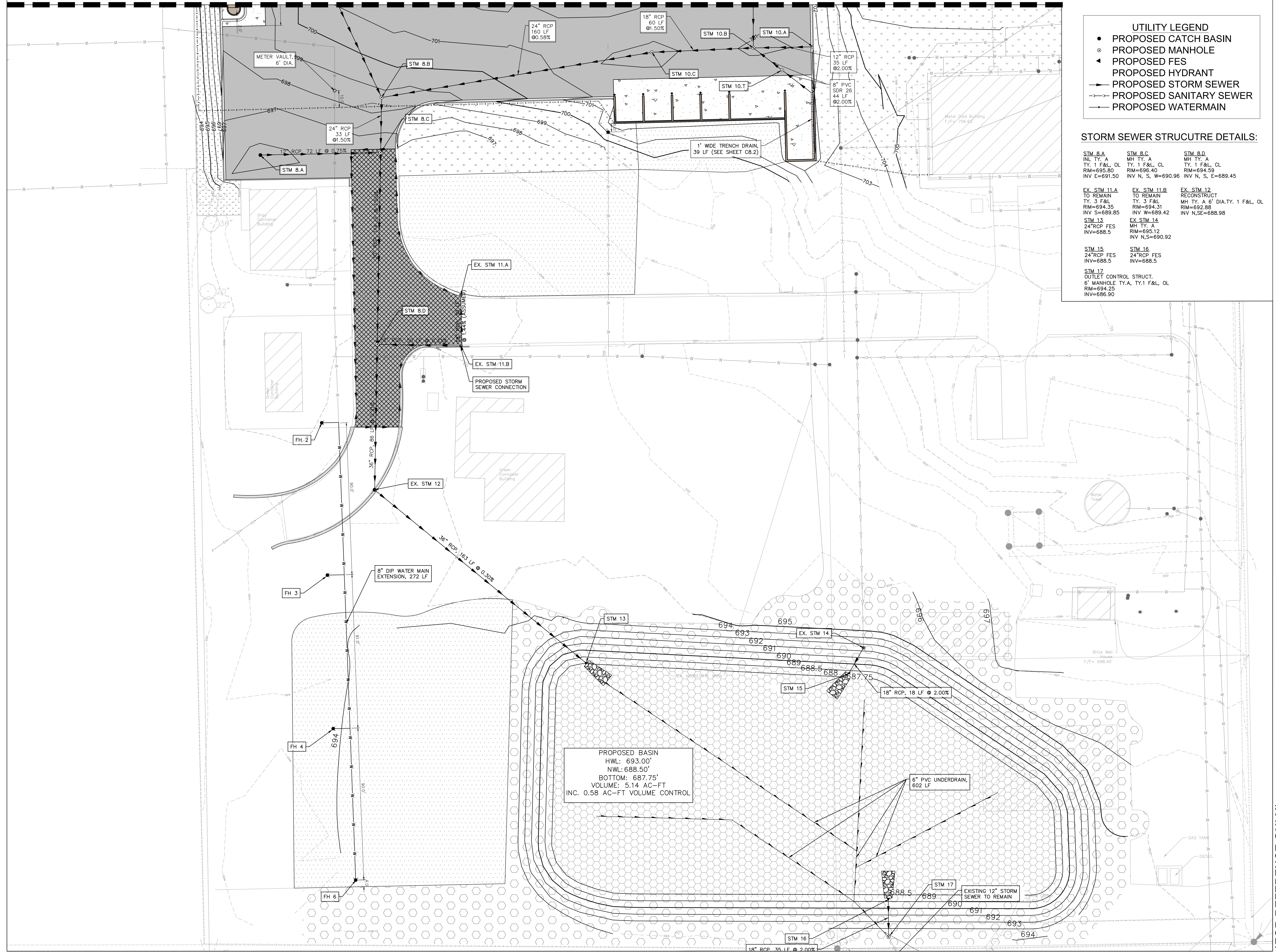
FOR REFERENCE ONLY

MATCHLINE SHEET C5.0

- UTILITY LEGEND**
- PROPOSED CATCH BASIN
 - ⊙ PROPOSED MANHOLE
 - ▲ PROPOSED FES
 - PROPOSED HYDRANT
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN

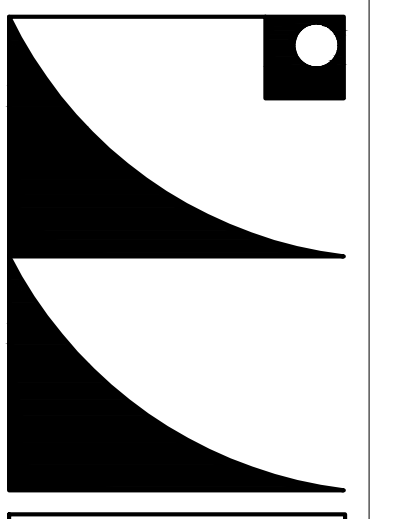
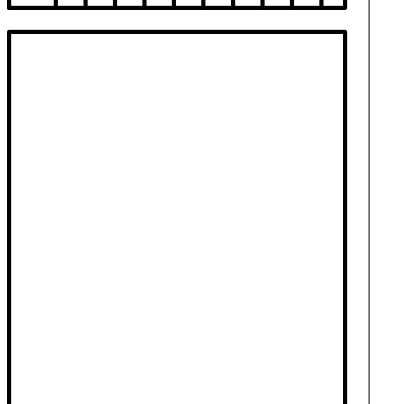
STORM SEWER STRUCTURE DETAILS:

STM 8.A INL TY. A TY. 1 F&L, OL RIM=695.80 INV E=691.50	STM 8.C MH TY. A TY. 1 F&L, CL RIM=696.40 INV N, S, W=690.96	STM 8.D MH TY. A TY. 1 F&L, CL RIM=694.59 INV N, S, E=689.45
EX. STM 11.A TO REMAIN TY. 3 F&L RIM=694.35 INV S=689.95	EX. STM 11.B TO REMAIN TY. 3 F&L RIM=694.31 INV W=689.42	EX. STM 12 RECONSTRUCT MH TY. A 6' DIA. TY. 1 F&L, OL RIM=692.88 INV N, SE=688.98
STM 13 24" RCP FES INV=688.5	EX. STM 14 MH TY. A RIM=695.12 INV N, S=690.92	
STM 15 24" RCP FES INV=688.5	STM 16 24" RCP FES INV=688.5	
STM 17 OUTLET CONTROL STRUCT. 6' MANHOLE TY. A, TY. 1 F&L, OL RIM=694.25 INV=686.90		



WA No.	Date	Drawn	Checked

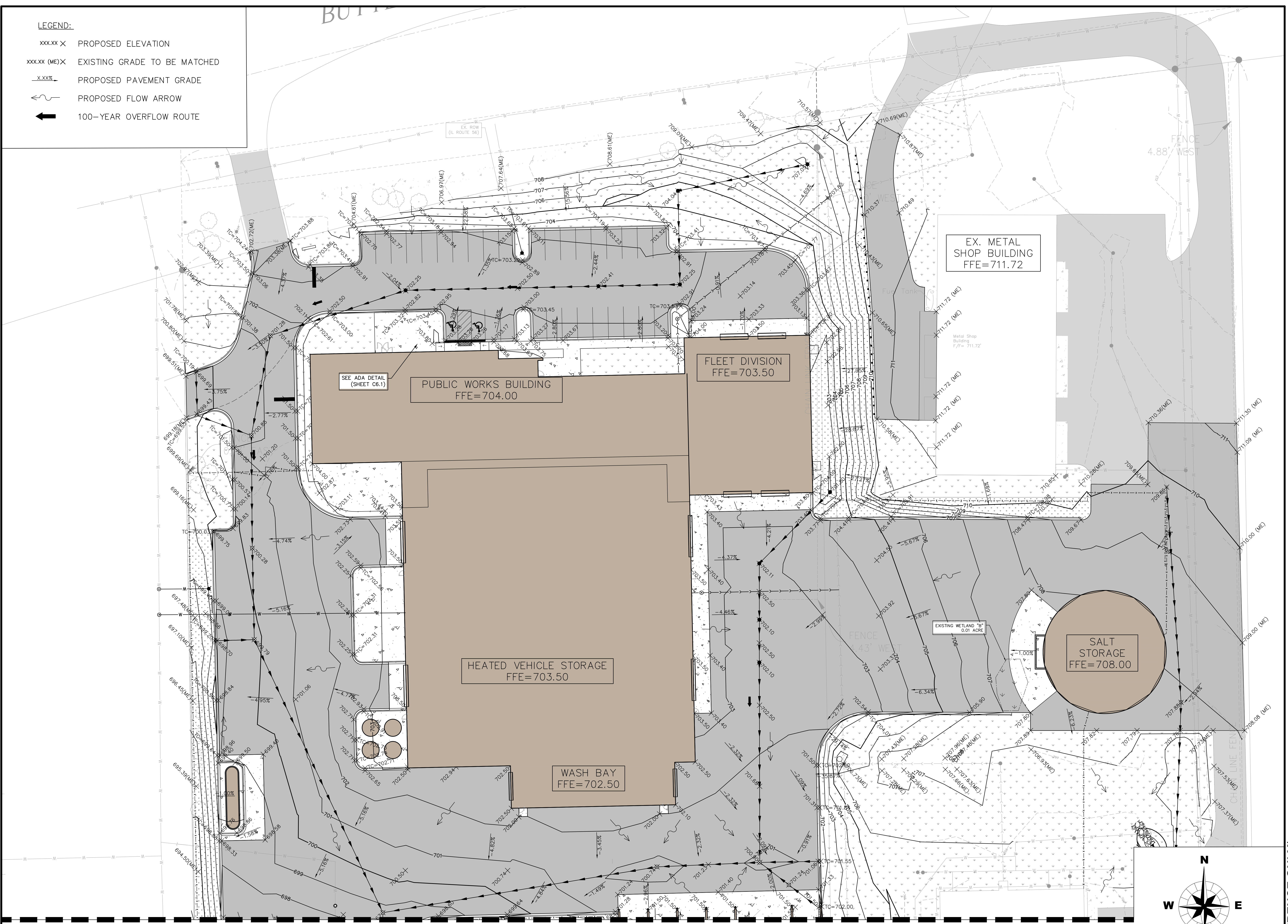
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2	3/20/24	REV. CONSTRUCTION DETAILS



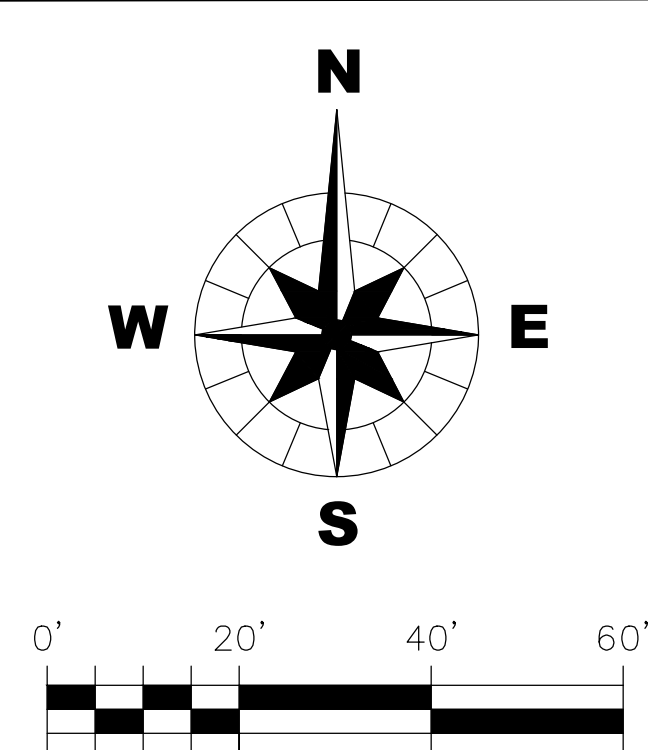
FOR REFERENCE ONLY

LEGEND:

- xxx.xx X PROPOSED ELEVATION
- xxx.xx (ME) X EXISTING GRADE TO BE MATCHED
- x.xx% PROPOSED PAVEMENT GRADE
- PROPOSED FLOW ARROW
- ➔ 100-YEAR OVERFLOW ROUTE



MATCHLINE SHEET C5.1



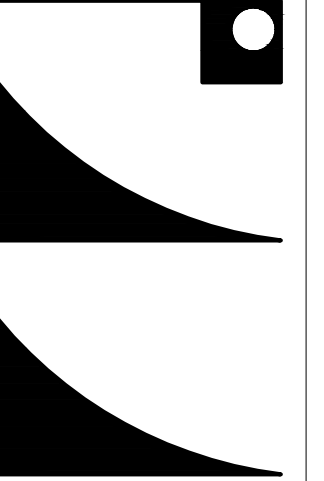
WA No.	Date	Drawn	Checked

NO.	DATE	DESCRIPTION
1	2/16/2024	PER VILLAGE COMMENTS
2	3/20/24	REV. CONSTRUCTION

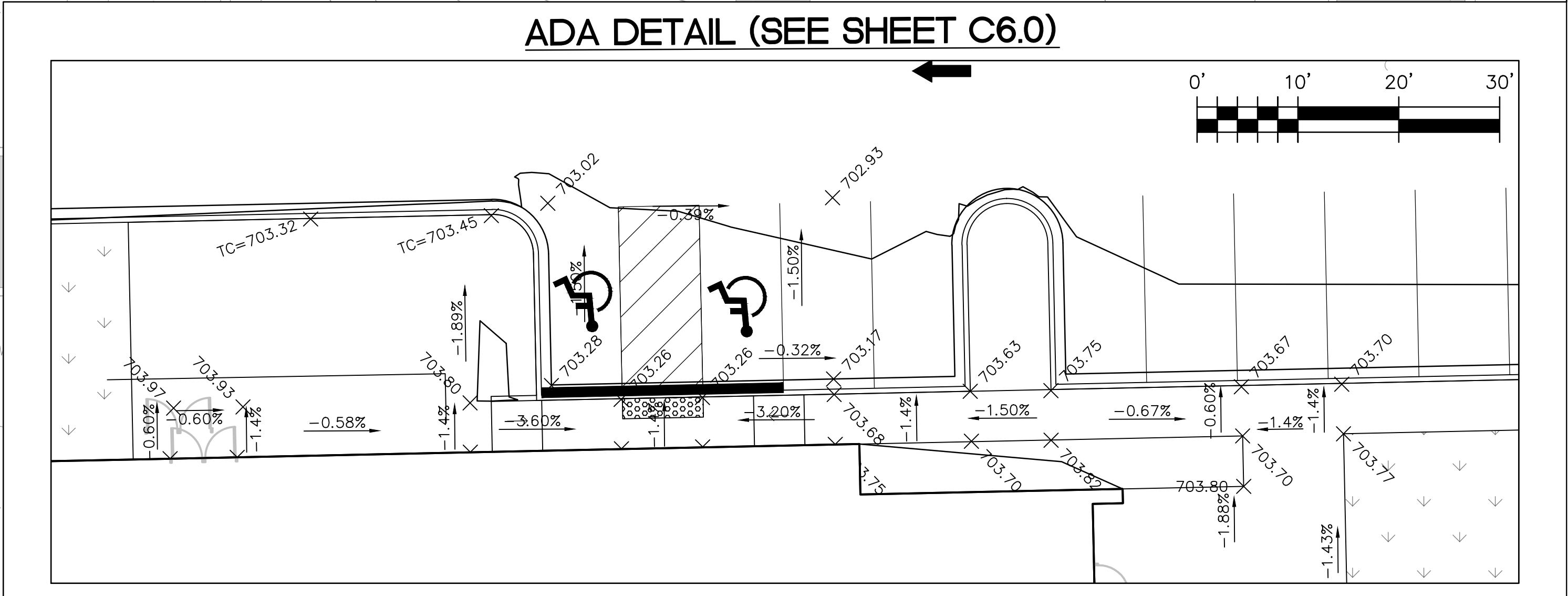
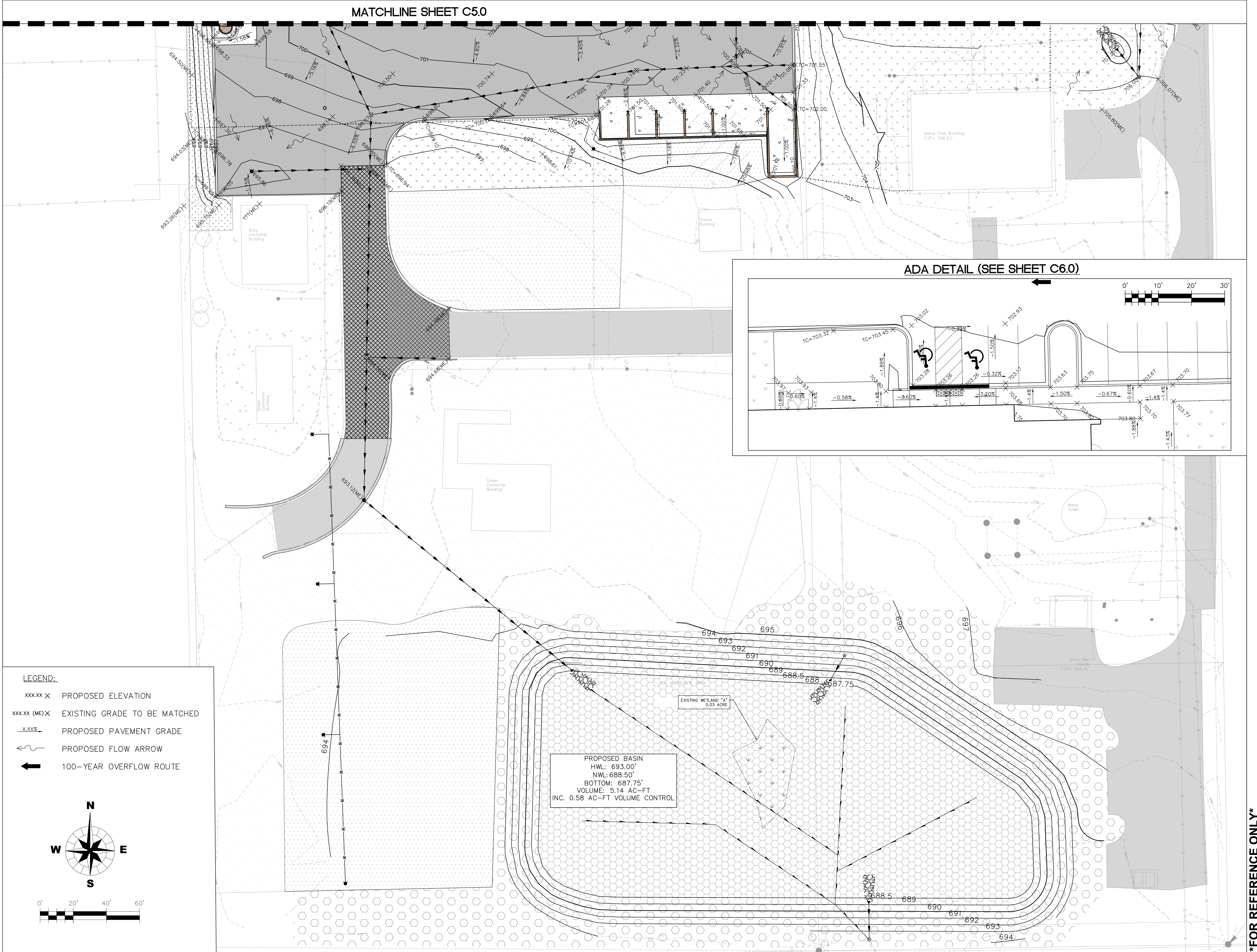
NO.	DATE	DESCRIPTION

FOR REFERENCE ONLY

NO.	DATE	DESCRIPTION
1	2/16/2024	PER VILLAGE COMMENTS
2	3/20/24	REV. CONSTRUCTION COMMENTS



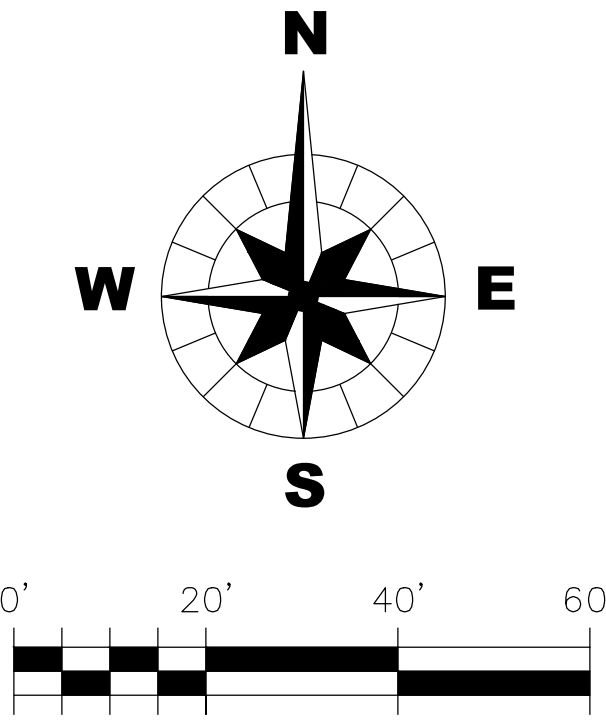
FOR REFERENCE ONLY



- LEGEND:**
- xxx.xx X PROPOSED ELEVATION
 - xxx.xx (ME)X EXISTING GRADE TO BE MATCHED
 - x.xxx% PROPOSED PAVEMENT GRADE
 - ← PROPOSED FLOW ARROW
 - ↑ 100-YEAR OVERFLOW ROUTE

PROPOSED BASIN
HWL: 693.00'
NWL: 688.50'
BOTTOM: 687.75'
VOLUME: 5.14 AC-FT
INC. 0.58 AC-FT VOLUME CONTROL

EXISTING WETLAND "A"
0.03 ACRE



ABBREVIATIONS

Table of abbreviations for construction documents, including terms like ANGLE, CHANNEL, ANCHOR BOLT, and LABORATORY.

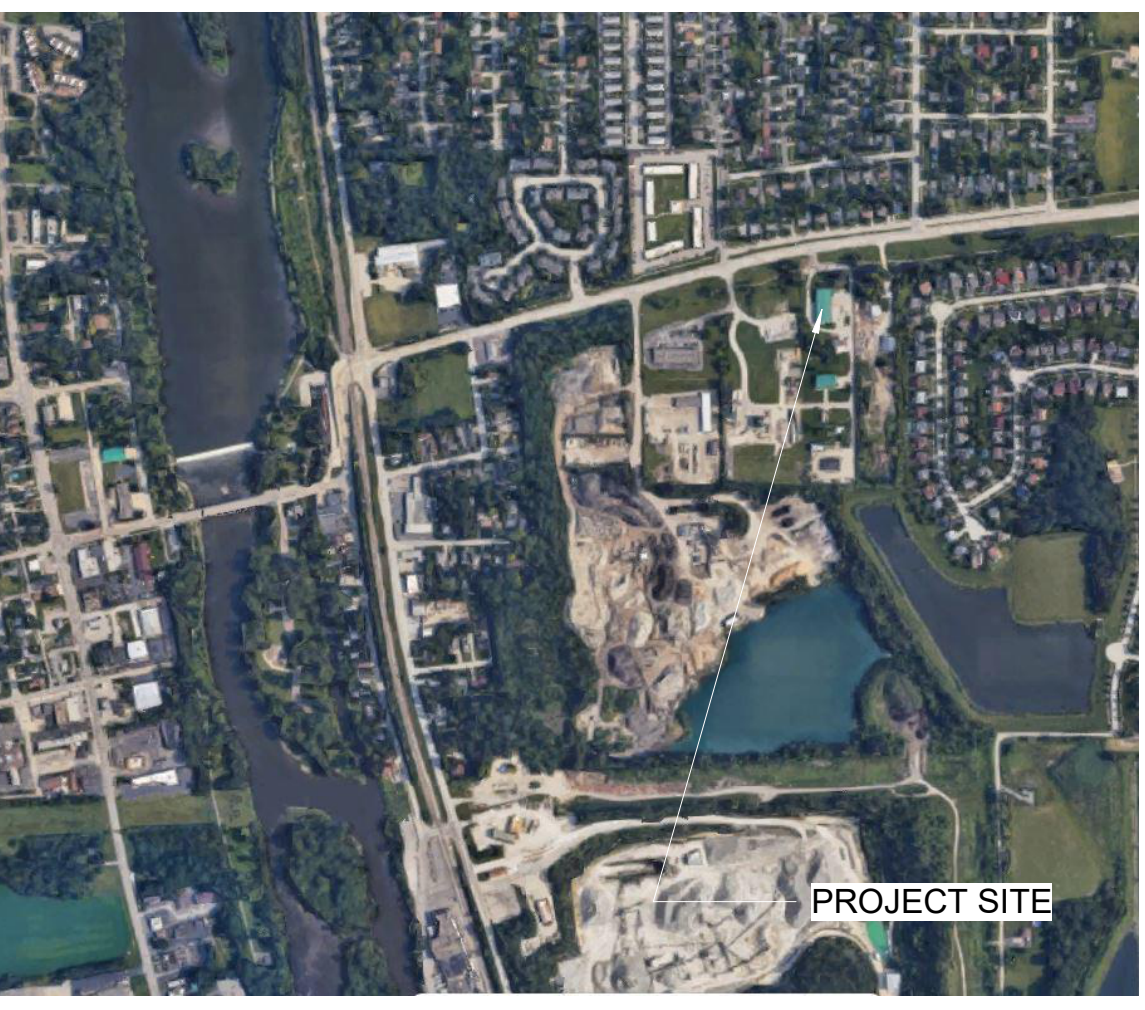
MATERIAL DESIGNATION

Table of material designations with corresponding symbols and patterns, including CONCRETE, BRICK, GLASS-MAT, and METAL.

SYMBOLS & CALLOUTS

Table of symbols and callouts for construction drawings, including DETAIL CALLOUT, ELEVATION CALLOUT, and various line types.

LOCATION MAP

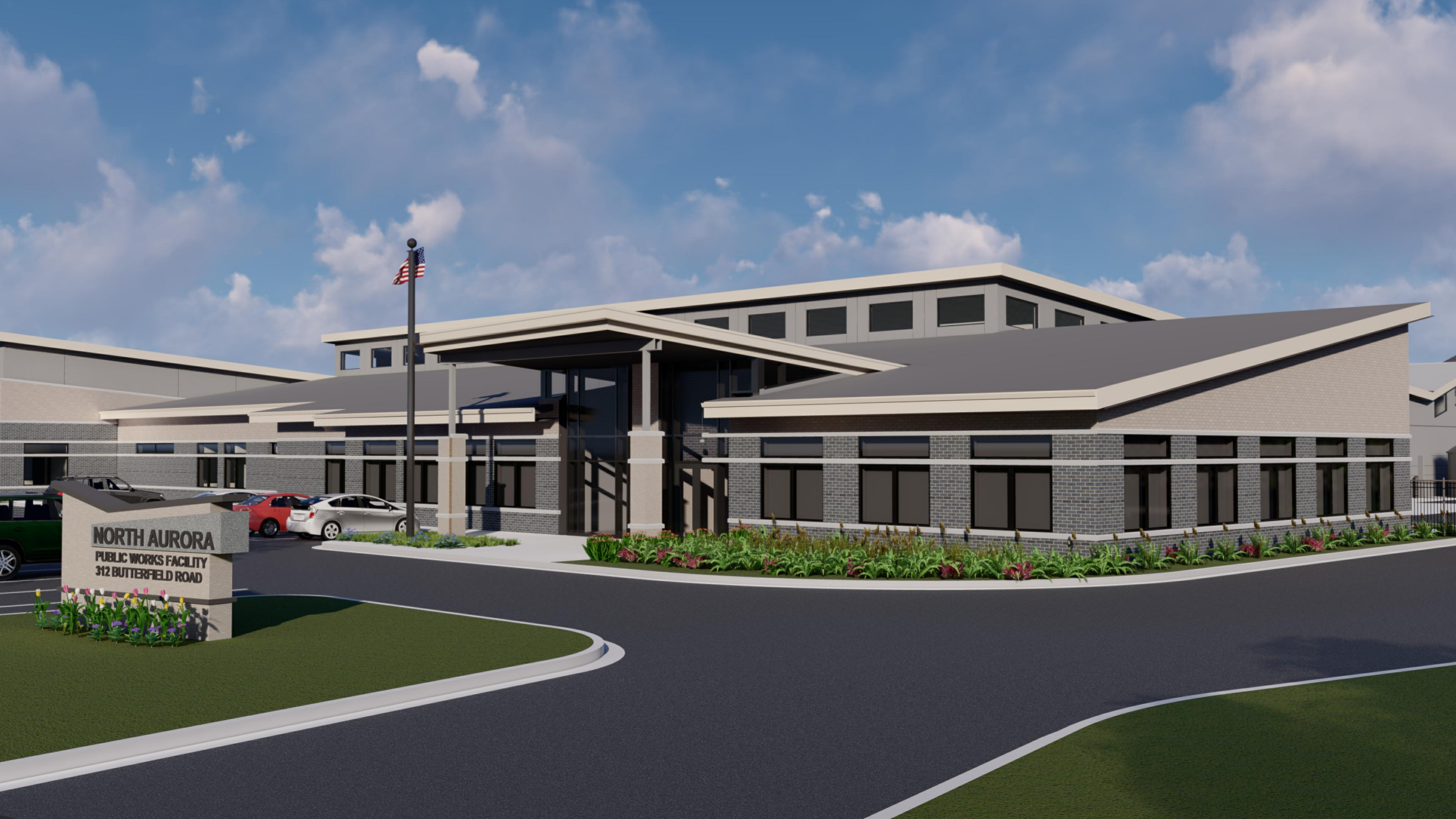


50% CONSTRUCTION DOCUMENTS

MARCH 08 2024

VILLAGE OF NORTH AURORA NEW PUBLIC WORKS FACILITY

312 BUTTERFIELD ROAD NORTH AURORA, IL, 60542



GOVERNING BODY

- List of governing body members: PRESIDENT MARK GAFFINO, TRUSTEE LAURA CURTIS, TRUSTEE MICHAEL LOWERY, TRUSTEE CAROLYN BIRD SALAZAR, TRUSTEE MARK CARROLL, TRUSTEE MARK GUETHLE, TRUSTEE TODD NIEDZWEIDZ.

SHEET INDEX

Sheet index table listing sheet numbers (e.g., G1.1, C1.0, A0.1) and their corresponding titles (e.g., TITLE SHEET, GENERAL NOTES, ARCHITECTURAL SITE PLAN).

CONSULTANTS

Table listing architectural consultants: STRUCTURAL ENGINEER (IMEG CORPORATION), MECHANICAL / PLUMBING / ELECTRICAL ENGINEER (IMEG CORPORATION), TECHNOLOGY CONSULTANT (SENTINEL TECHNOLOGIES), MAINTENANCE FACILITY PLANNING CONSULTANT (WHITMAN, REQUARDT & ASSOCIATES, LLP), LANDSCAPE ARCHITECT (UPLAND DESIGN, LTD.).

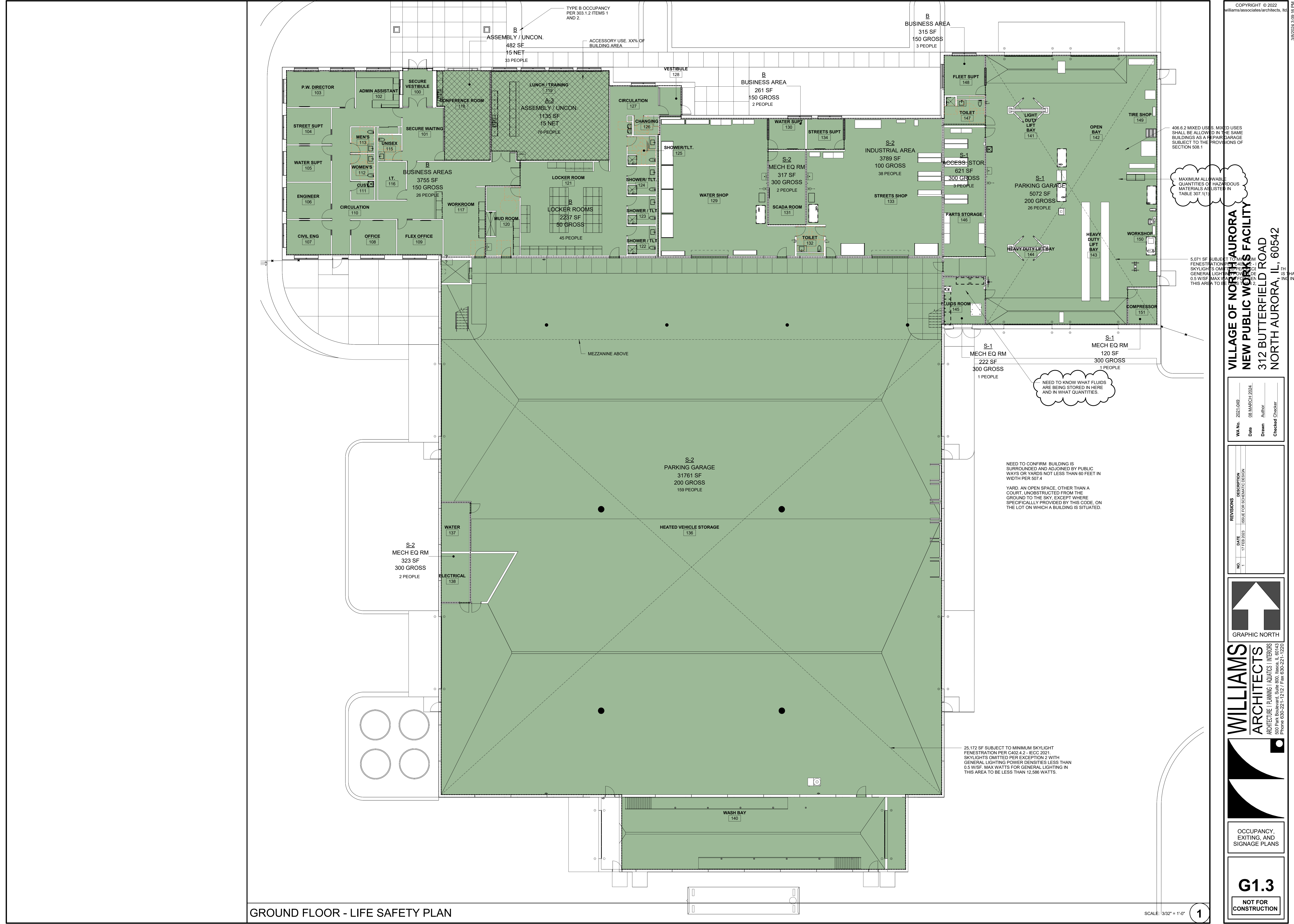
CERTIFICATION

Table listing owner's consultants: ARCHITECTS (WILLIAMS ARCHITECTS), CONSTRUCTION MANAGER (FREDERICK QUINN CORPORATION), CIVIL ENGINEERING (WBK ENGINEERING), INTERIOR DESIGN (WILLIAMS INTERIORS).

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.

Certification area containing circular stamps for EXP. DATE and signatures of Mark Bushhouse, Karl R. Pennings, S.E., Dave A. Hickman, P.E., Michelle Y. Kelly, and Jim Michalik.

Vertical sidebar containing copyright information, project name, address, revision table, and Williams Architects logo.



GROUND FLOOR - LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0" 1

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Williams/associates/architects, llc
3/8/2024 3:09:15 PM

**VILLAGE OF NORTH AURORA
NEW PUBLIC WORKS FACILITY**
312 BUTTERFIELD ROAD
NORTH AURORA, IL, 60542

WA No.	2024-LAB
Date	08 MARCH 2024
Drawn	Author
Checked	Checker

NO.	DATE	DESCRIPTION
1	17 FEB 2023	ISSUE FOR SCHEMATIC DESIGN

WILLIAMS ARCHITECTS
ARCHITECTURE | PLANNING | LANDSCAPE ARCHITECTURE | INTERIORS
500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone 630-221-1212 / Fax 630-221-1220

GRAPHIC NORTH

OCCUPANCY, EXITING, AND SIGNAGE PLANS

G1.3
NOT FOR CONSTRUCTION

406.6.2 MIXED USES: MIXED USES SHALL BE ALLOWED IN THE SAME BUILDINGS AS A REPAIR GARAGE SUBJECT TO THE PROVISIONS OF SECTION 508.1

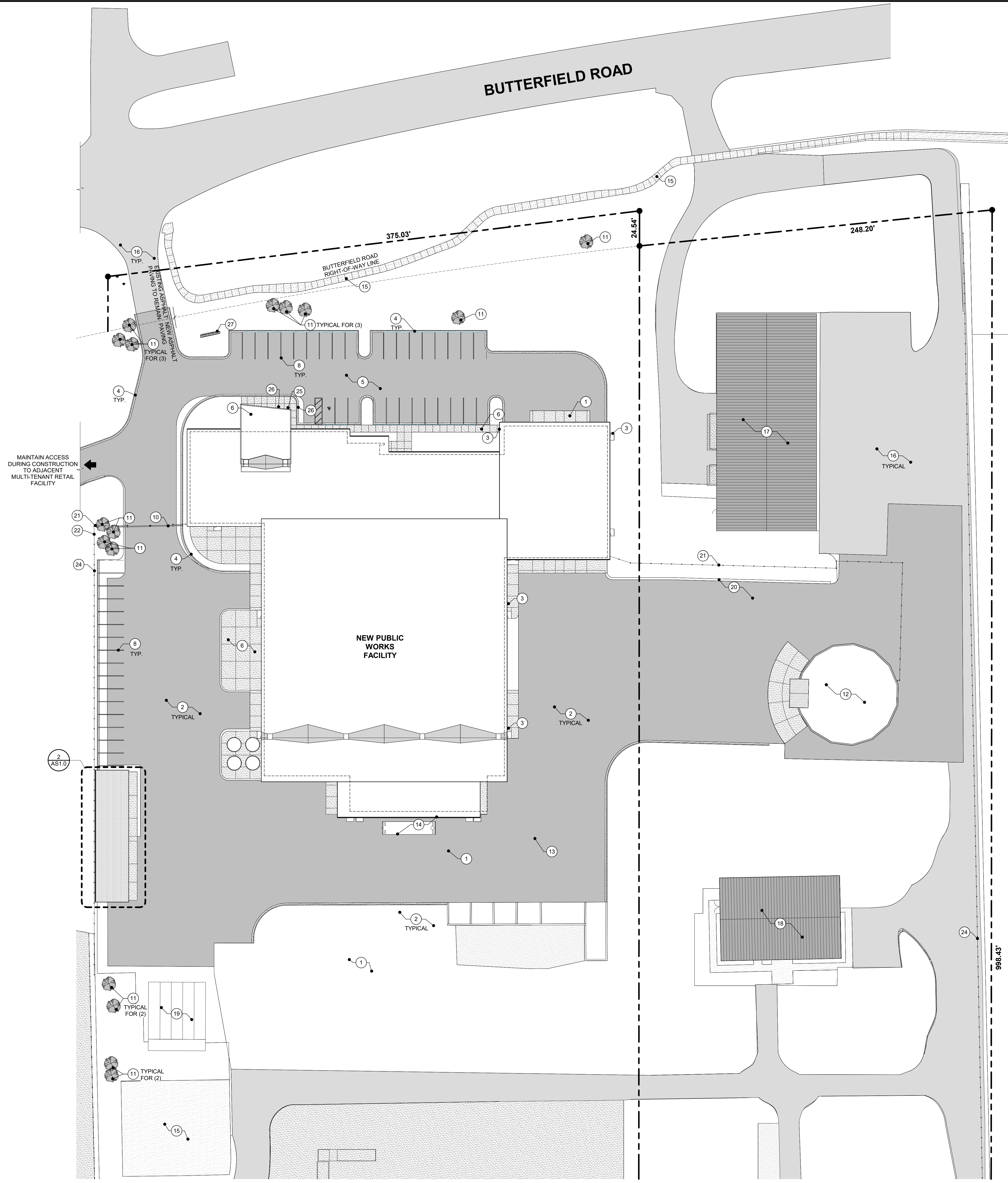
MAXIMUM ALLOWABLE QUANTITIES OF HAZARDOUS MATERIALS AS LISTED IN TABLE 307.1(1)

5,071 SF SUBJECT TO MINIMUM FENESTRATION PER 402.4.2 - ICC 2021 SKYLIGHTS OMITTED PER EXCEPTION 2 WITH GENERAL LIGHTING POWER DENSITIES LESS THAN 0.5 W/SF. MAX WATTS FOR GENERAL LIGHTING IN THIS AREA TO BE LESS THAN 12,586 WATTS.

NEED TO KNOW WHAT FLUIDS ARE BEING STORED IN HERE AND IN WHAT QUANTITIES.

NEED TO CONFIRM BUILDING IS SURROUNDED AND ADJONED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH PER 507.4

YARD: AN OPEN SPACE, OTHER THAN A COURT, UNOBSTRUCTED FROM THE GROUND TO THE SKY, EXCEPT WHERE SPECIFICALLY PROVIDED BY THIS CODE, ON THE LOT ON WHICH A BUILDING IS SITUATED.

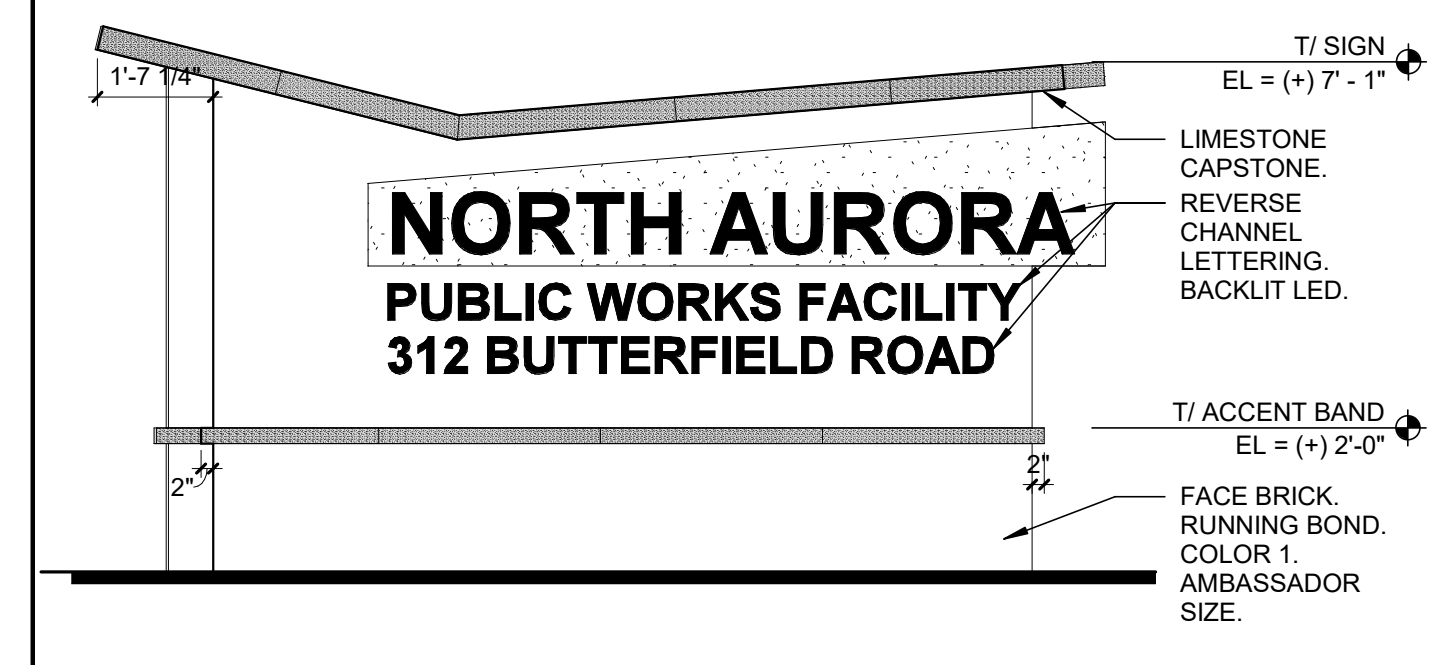


1. ARCHITECTURAL SITE PLAN IS INTENDED FOR GENERAL REFERENCE TO ESTABLISH DESIGN INTENT. REFER TO CIVIL DRAWINGS FOR GRADING, PAVING, AND SITE UTILITY INFORMATION INCLUDING LOCATIONS AND DIMENSIONS OF ALL ROADS, DRIVEWAYS, PARKING LOTS, STRIPING, CURBS, AND SIDEWALKS.
2. EXISTING SITE CONDITIONS SHOWN ON THE ARCHITECTURAL SITE PLAN ARE INDICATED TO THE BEST KNOWLEDGE OF THE ARCHITECT. HOWEVER, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING SITE CONDITIONS SHOWN AS THE SITE SURVEY WAS PREPARED BY OTHERS AND PROVIDED BY THE OWNER.
3. NOTIFY THE CONSTRUCTION MANAGER OF ANY UNFORESEEN CONDITIONS DISCOVERED PRIOR TO OR DURING CONSTRUCTION PRIOR TO PROCEEDING WITH RELEVANT PORTIONS OF THE WORK.
4. ALL STREETS, SIDEWALKS, RIGHT-OF-WAYS, AND EXISTING PRIVATE DRIVES THAT ARE DAMAGED, DISTURBED, OR DIRTY BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED, REPAIRED, AND CLEANED AT THE COMPLETION OF THE WORK TO THEIR ORIGINAL CONDITION PRIOR TO THE COMPLETION OF CONSTRUCTION.
5. REFER TO ARCHITECTURAL SITE PLAN FOR LOCATIONS AND DIMENSIONS OF ALL CONCRETE SIDEWALK AND CONCRETE APRON SCORING PATTERNS. C.J. = CONTROL JOINT.
6. ALL BUILDING EXTERIOR MAN DOORS WILL HAVE A CONCRETE STOOP. SEE STRUCTURAL DRAWINGS. STOOP DIMENSIONS ARE DESIGNED TO FIT WITHIN THE CONCRETE SIDEWALK'S SCORING PATTERN.
7. CHAINLINK FENCES, MANUAL, AND AUTOMATIC SLIDING GATES, AND PEDESTAL-MOUNTED GATE OPERATORS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND EXACT LOCATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. REVIEW EXACT LOCATIONS OF PEDESTAL AND FENCE-MOUNTED GATE OPERATORS WITH THE OWNER PRIOR TO INSTALLATION.

SITE PLAN GENERAL NOTES 1

1. NOTE: SITE PLAN KEYNOTES REFER TO THIS SHEET ONLY.
2. CONCRETE PAVEMENT, HEAVY DUTY. REFER TO CIVIL DRAWINGS.
3. ASPHALT PAVEMENT, HEAVY DUTY. REFER TO CIVIL DRAWINGS.
4. CONCRETE STOOP WITH FROST WALLS. TYPICAL AT MAN DOORS. REFER TO ARCHITECTURAL FLOOR PLAN AND CIVIL DRAWINGS FOR DETAILS AND STRUCTURAL DRAWINGS FOR STOOP LOCATIONS.
5. CONCRETE CURB AND GUTTER. REFER TO CIVIL DRAWINGS.
6. ASPHALT PAVEMENT, STANDARD DUTY. REFER TO CIVIL DRAWINGS.
7. CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS.
8. 8" DIAMETER CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD. REFER TO ARCHITECTURAL FLOOR PLAN AND DETAILS.
9. PARKING LOT STRIPING. REFER TO CIVIL DRAWINGS.
10. NOT USED.
11. VEHICULAR HEAVY DUTY CANTILEVER SLIDE GATES. TOTAL OPENING WIDTH: 28'-0". (2) 22'-6" WIDE GATE SECTIONS (WITH COUNTERWEIGHT SECTION), MOTORIZED.
12. EXISTING TREE TO REMAIN. PROVIDE TREE PROTECTION MEASURES AT ALL EXISTING TREES TO REMAIN. REFER TO CIVIL DRAWINGS FOR SELECTIVE TREE DEMOLITION. TYPICAL.
13. NEW SALT DOME. 72'-0" DIAMETER. BASIS OF DESIGN: BULK STORAGE, INCORPORATED. DESCRIPTION: GEODESIC DOME STYLE. 40 YEAR ASPHALT SHINGLES OVER 1/2" LBS. ROOFING FELT OVER SHEATHING. 15'-0" WIDE X 16'-0" TALL FRONT OPENING. 10'-0" TALL X 12" THICK CONCRETE FOUNDATION WALLS. FURNISHED AND INSTALLED BY TRADE CONTRACTOR.
14. NEW FUEL ISLAND. DESCRIPTION: TWO (2) UNLEADED FUEL PUMPS AND TWO (2) DIESEL FUEL PUMPS. ABOVE GROUND STORAGE TANK (AST), SIZE 70" X 384" WITH DIVIDER BETWEEN FUELS. ALL ON 6" CONCRETE PAD WITH STAINLESS STEEL EDGE PROTECTION. FURNISHED AND INSTALLED BY TRADE CONTRACTOR.
15. PRE-ENGINEERED FUEL CANOPY. BASIS OF DESIGN: AUSTIN MOHAWK. EQUAL MANUFACTURERS: ARNING COMPANIES, MADISON INDUSTRIES, LANE SUPPLY INCORPORATED. DESCRIPTION: 44'-4" LONG X 24'-8" WIDE FUELING CANOPY WITH SIX (6) GALVANIZED STEEL SUPPORT COLUMNS. FIELD PAINTED AFTER INSTALLATION. 14'-0" MINIMUM CLEARANCE BETWEEN PAVEMENT AND CANOPY BOTTOM. CANOPY ROOF DECKING: 3" BY 16" BY 20 GAUGE GALVANIZED STEEL WITH BAKED ENAMEL WHITE FINISH. INTERNAL DOWNSPOUTS: 3" DIAMETER PVC. PROVIDE CENTER AND PERIMETER GUTTERS AT CANOPY ROOF. CANOPY FASCIA: ALUMINUM COMPOSITE PANEL. SEE ELECTRICAL DRAWINGS FOR LED LIGHTING REQUIRED AT THE FUEL CANOPY.
16. EXISTING CONCRETE SIDEWALK / PAVING TO REMAIN. DO NOT DAMAGE DURING CONSTRUCTION ACTIVITIES.
17. EXISTING ASPHALT PAVING TO REMAIN.
18. EXISTING PRE-ENGINEERED METAL BUILDING (EXISTING PUBLIC WORKS SHOP) TO REMAIN.
19. EXISTING MASONRY CLAD BUILDING TO REMAIN.
20. EXISTING GRAY SHIPPING CONTAINER BUILDING (SOUTHERN KANE COUNTY FIRE TRAINING ASSOCIATION) TO REMAIN.
21. EXISTING COMPACTED GRAVEL PAVING TO REMAIN.
22. CHAIN LINK FENCING SYSTEM. VINYL CLAD POSTS AND CHAIN LINK MESH. 6'-0" TALL. REFER TO SPECIFICATIONS.
23. WORK POINT. TRANSITION BETWEEN EXISTING CHAIN LINK FENCING TO REMAIN AND NEW CHAIN LINK FENCING WHERE INDICATED BY THIS KEYNOTE. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO PROCEEDING.
24. RELOCATE EXISTING CHAIN LINK CANTILEVER SLIDE GATE TO THE LOCATION INDICATED BY THIS KEYNOTE. PROVIDE NEW CONCRETE FOUNDATIONS. EXTEND EXISTING ELECTRICAL CIRCUIT TO NEW GATE / POWER OPERATOR LOCATION.
25. EXISTING CHAIN LINK FENCING SYSTEM TO REMAIN. VERIFY EXACT LOCATIONS IN FIELD PRIOR TO CONSTRUCTION OF NEW FENCE SECTIONS.
26. FLAGPOLE. 30'-0" TALL. PROVIDE CONCRETE FOUNDATION. REFER TO SPECIFICATIONS.
27. FLAGPOLE. 20'-0" TALL. PROVIDE CONCRETE FOUNDATION. REFER TO SPECIFICATIONS.
28. MONUMENT SIGN. 4" NOMINAL FACE BRICK. 6" CMU BACK-UP. 4" NOMINAL FACE BRICK. CONCRETE FOUNDATION WALL AND FOOTING BELOW. SEE MONUMENT SIGN ELEVATION THIS SHEET.

SITE PLAN KEY NOTES 4

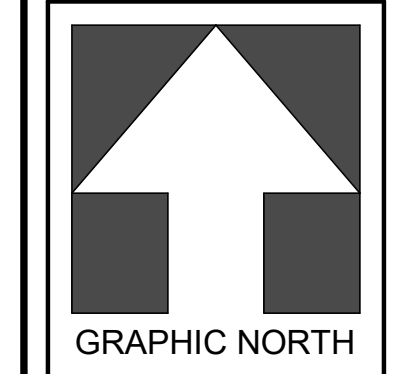


MONUMENT SIGN ELEVATION 5

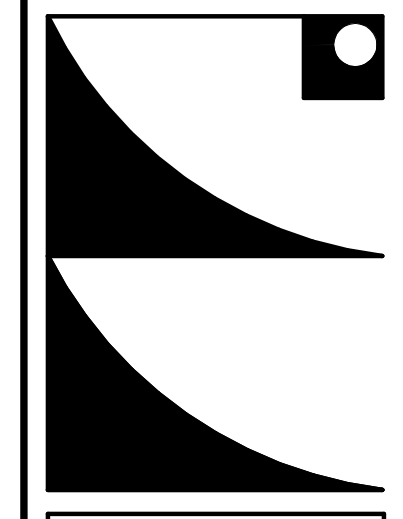
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WA No.	2024-LAB
Date	08 MARCH 2024
Drawn	JAO
Checked	MCR

NO.	DATE	DESCRIPTION

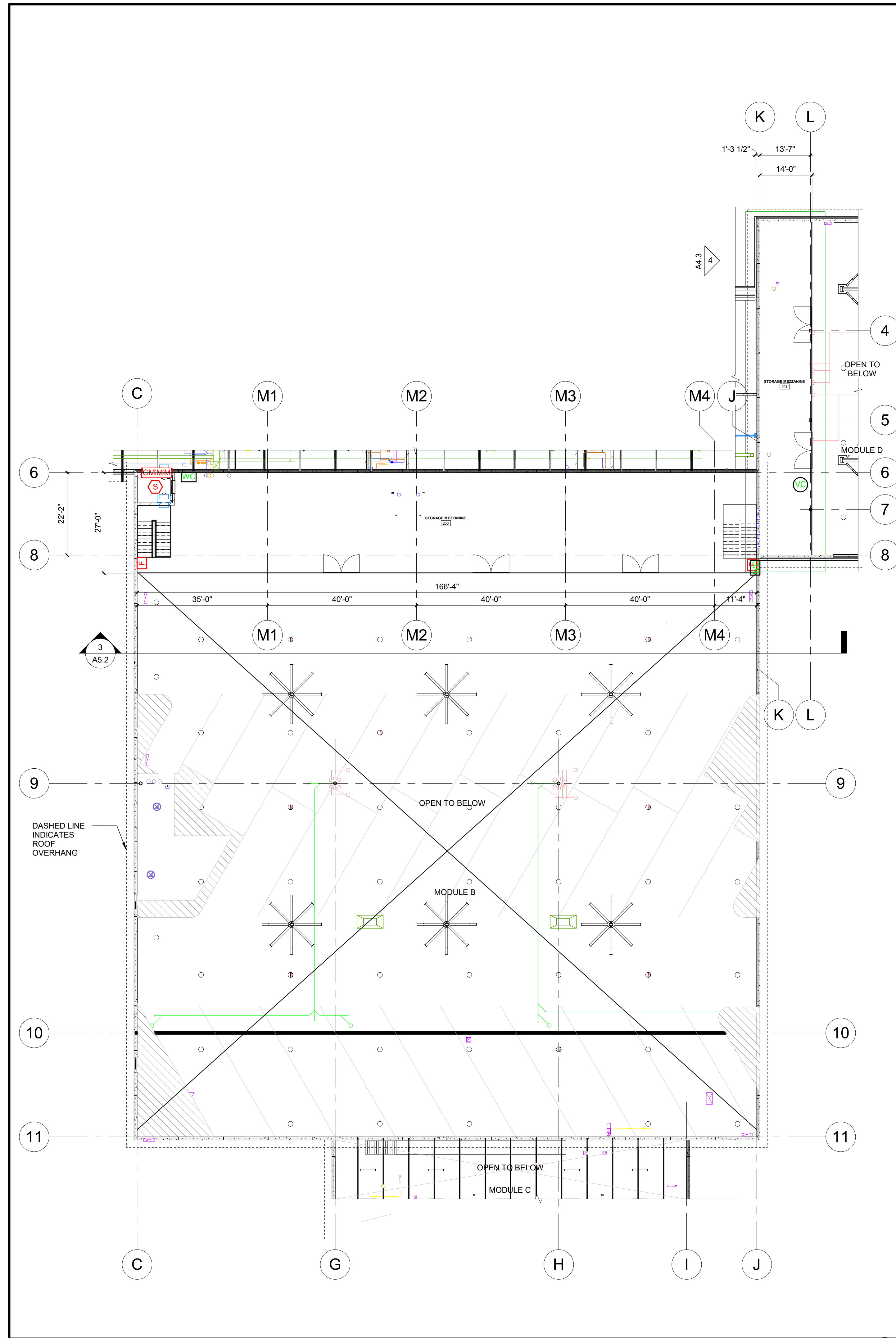


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ARCHITECTURAL SITE PLAN

AS0.1
NOT FOR CONSTRUCTION



OVERALL MEZZANINE FLOOR PLAN

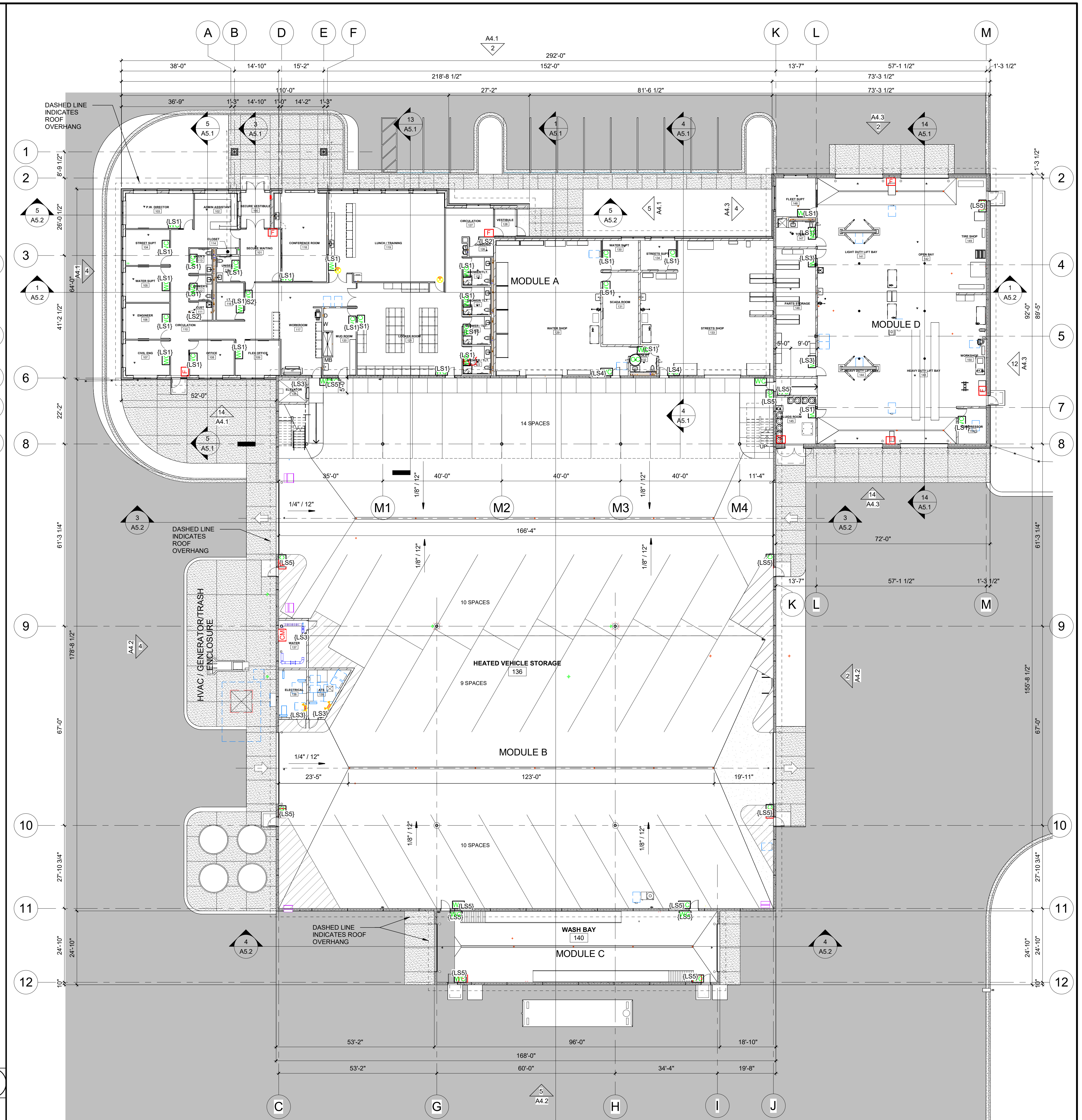
SCALE: 1/16" = 1'-0" **20**

MODULE A GROUND FLOOR	- 11,959 SF
MODULE B GROUND FLOOR	- 29,934 SF
MODULE C GROUND FLOOR	- 2,357 SF
MODULE D GROUND FLOOR	- 6,446 SF
SUBTOTAL GROUND FLOOR	- 50,696 SF
MODULE B MEZZANINE	- 4,579 SF
MODULE D MEZZANINE	- 1,292 SF
SUBTOTAL MEZZANINE	- 5,871 SF
TOTAL BUILDING AREA	- 56,567 SF

- REFER TO PROJECT MANUAL FOR ALL PRODUCTS, MATERIALS OR PROCEDURES NOT COVERED ON THESE DRAWINGS.
- REFER TO PROJECT MANUAL FOR DETAILED DESIGNATIONS OF ALTERNATE BID ITEMS.
- CONSTRUCTION MANAGER SHALL REPORT ANY DISCREPANCIES OR OMISSIONS WITH QUESTIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
- CONSTRUCTION MANAGER TO VERIFY PROPOSED LOCATIONS AT ALL VEHICLE LIFTS AND VEHICLE MAINTENANCE EQUIPMENT WITH THE OWNER PRIOR TO INSTALLATION.
- ALL ITEMS SHOWN DASHED ARE SHOWN FOR REFERENCE ONLY AND WILL BE PART OF SEPARATE AND FUTURE BID PACKAGE.
- SITE RELATED ITEMS SUCH AS CHAIN LINK FENCE, MANUAL OR ELECTRIC SLIDING GATES, GATE OPERATORS, KEY PADS, AND OTHER ITEMS ARE SHOWN ON THE CIVIL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL PARKING STRIPES SHOWN WITHIN VEHICLE STORAGE GARAGE ARE SHOWN FOR BIDDING AND PLANNING ONLY. CONSTRUCTION MANAGER TO VERIFY LAYOUT WITH VILLAGE PRIOR TO PAINTING STRIPES.
- REFER TO "EQ" SHEETS FOR ALL VEHICLE MAINTENANCE EQUIPMENT, SHOP EQUIPMENT, AND FURNISHINGS.
- VERIFY EXACT DIMENSIONS OF ELEVATOR WALLS WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION.

BUILDING AREA SUMMARY

GENERAL NOTES



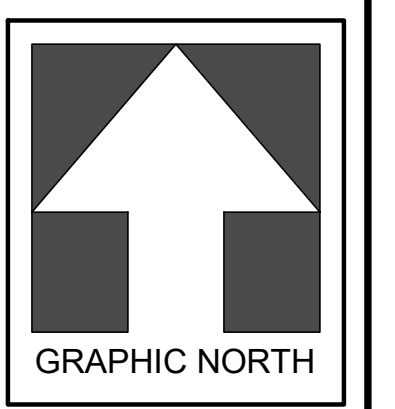
OVERALL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0" **5**

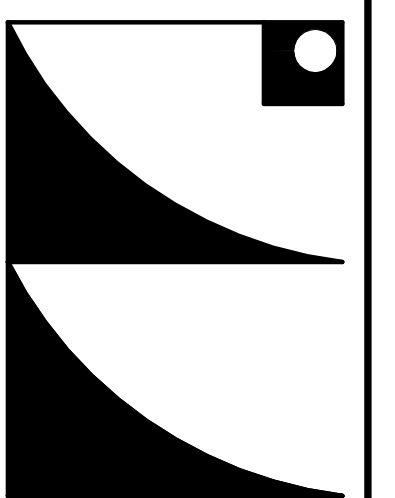
VILLAGE OF NORTH AURORA
NEW PUBLIC WORKS FACILITY
312 BUTTERFIELD ROAD
NORTH AURORA, IL, 60542

WA No.	2022-LAB
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1	17 FEB 2023	ISSUE FOR SCHEMATIC DESIGN

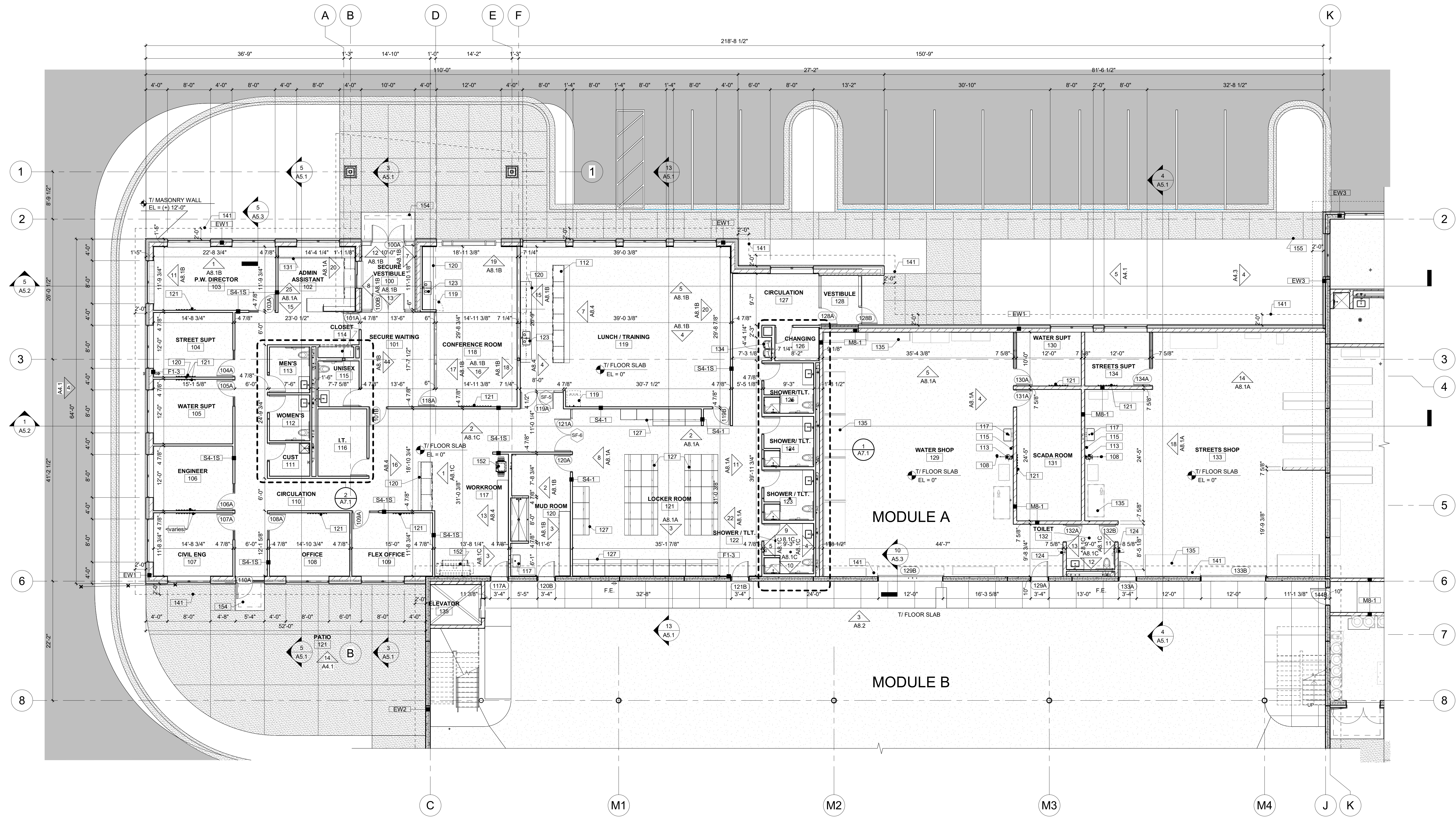


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OVERALL FLOOR PLANS

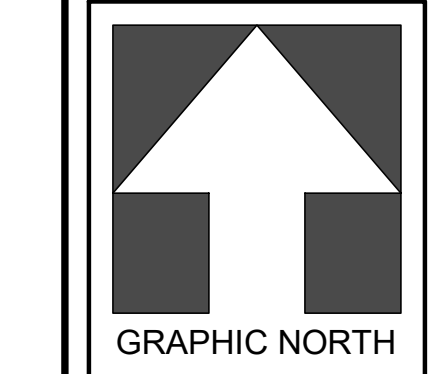
A0.1
NOT FOR CONSTRUCTION



VILLAGE OF NORTH AURORA
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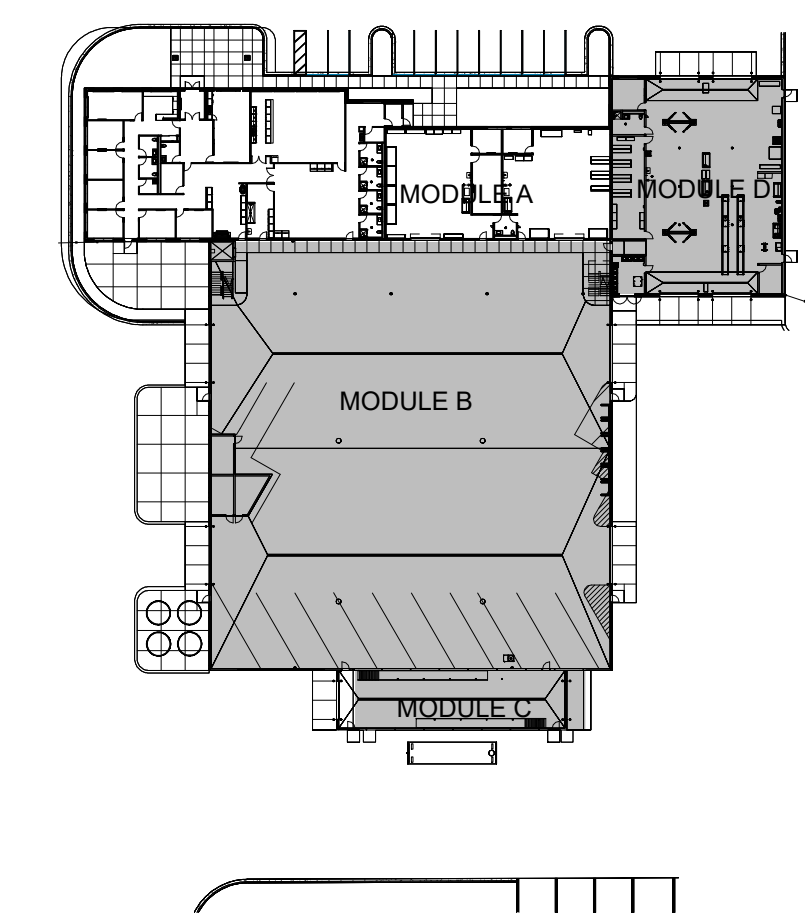


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FLOOR PLAN - MODULE A

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

4



KEYPLAN - MODULE A

SCALE: 1" = 80'-0"

25

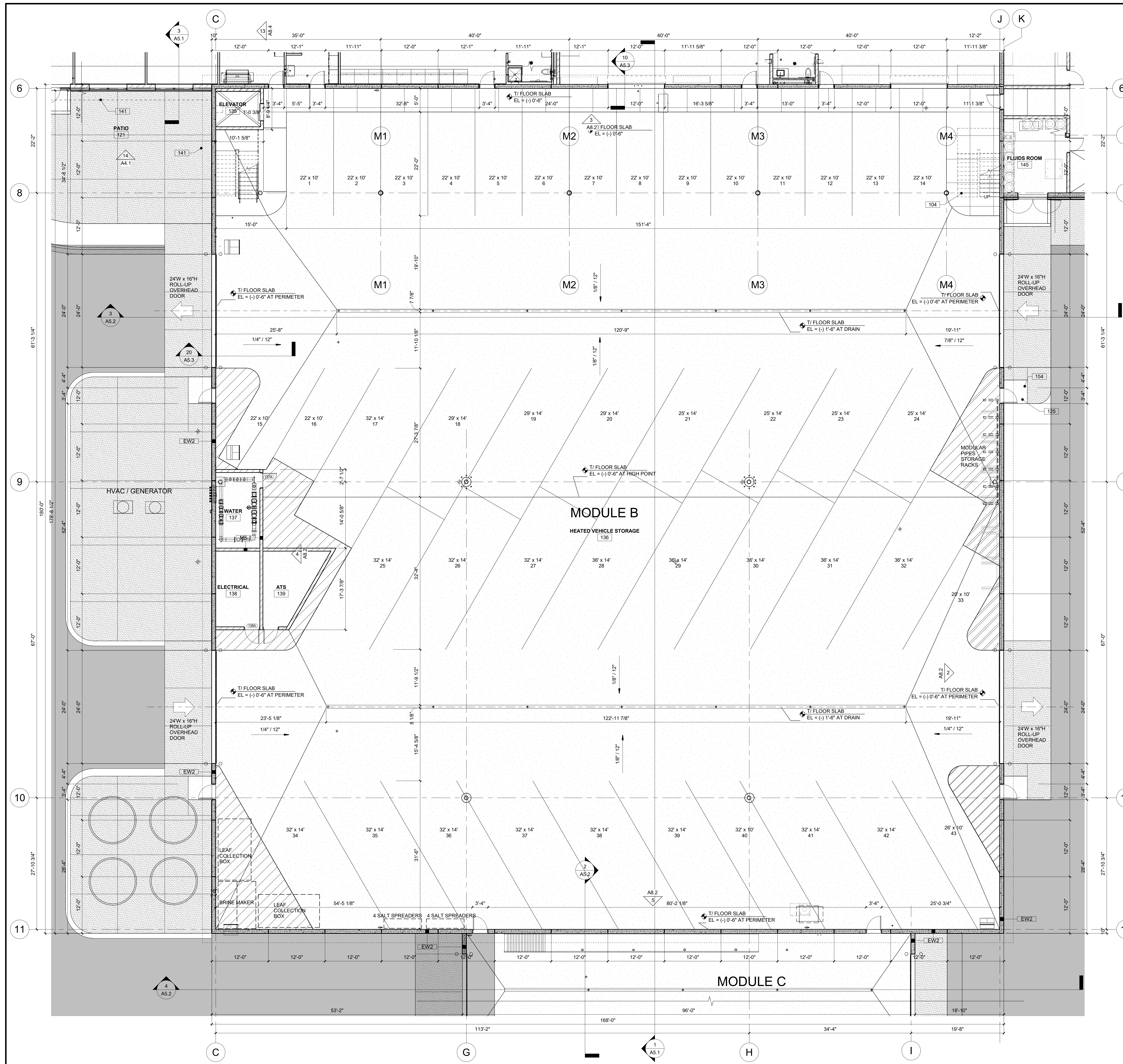
KEYNOTES LEGEND

Key Value	Keynote Text
101	TRENCH DRAIN. REFER TO PLUMBING DRAWINGS.
104	STEEL PAN STAIRS AND RAILING.
108	FLOOR DRAIN. REFER TO PLUMBING DRAWINGS.
111	FIBERGLASS CATWALK, STAIRS, AND RAILINGS. BASE BID.
112	CASEWORK ISLAND. REFER TO DETAILS AND INTERIOR ELEVATIONS.
113	EMERGENCY SHOWER/EYE WASH STATION. REFER TO PLUMBING.
115	WALL SPIGOT. REFER TO PLUMBING DRAWINGS.
117	SERVICE SINK. REFER TO PLUMBING DRAWINGS.
119	APPLIANCES. BY OWNER. REFER TO MEP DRAWINGS.
120	CASEWORK. REFER TO INTERIOR ELEVATIONS, SECTIONS OR DETAILS.
121	MONITOR OR FUTURE TELEVISION. PROVIDE AND IN WALL BLOCKING BY OWNER. SEE ELECTRICAL AND TECHNOLOGY DRAWINGS.
123	SINK. REFER TO PLUMBING DRAWINGS.
124	FIRE EXTINGUISHER CABINET. SEMI RECESSED.
125	7" CONCRETE APRON. PROVIDE CONTROL JOINTS AS SHOWN. SEE CIVIL DRAWINGS.*
127	LOCKERS (37 TOTAL). SEE SPECIFICATIONS.
128	ADA BENCH. SEE SECTION.
129	BOLLARD. STEEL PIPE. 6" DIAMETER X 6'-0" LONG WITH DOME CAP. FILL WITH CONC. 4'-0" ABOVE GRADE WITH 1'-6" DIAMETER X 4'-6" DEEP CONC. BASE. PAINT. (TYP.)
131	RECEPTION DESK. CASEWORK. REFER TO CASEWORK DETAILS.
133	1 1/2" O.D. STEEL GUARDRAIL. PAINT.
134	DRINKING FOUNTAIN WITH BOTTLE FILLER.
135	SHELVING/EQUIPMENT. BY OTHERS. SEE EQUIPMENT PLANS.

Key Value	Keynote Text
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. 6" 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 UNDERLAYMENT OVER NAILBASE INSULATION. SEE WALL SECTIONS AND ROOF PLAN FOR COMPLETE DESCRIPTION.
506	ROOF TYPE B: TPO ROOFING SYSTEM. FULLY ADHERED. OVER 6" POLYISOCYANURATE ROOF INSULATION. SEE WALL 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 GUARDRAIL. ALL PAINTED.
511	CONCRETE FILLED METAL PAN STAIRS. WITH PIPE AND TUBE GUARDRAIL AND HANDRAIL. ALL PAINTED.
<varies>	

GROUND FLOOR PLAN - MODULE A

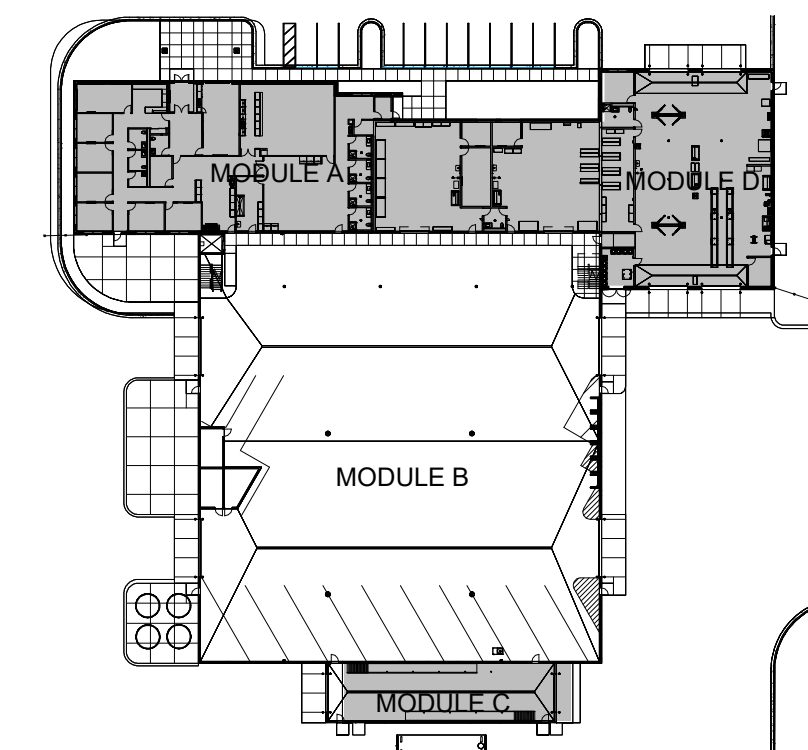
A1.1A
 NOT FOR CONSTRUCTION



KEYNOTE LEGEND	
NOTE #	PLAN NOTE
104	STEEL PAN STAIRS AND RAILING.
125	7" CONCRETE APRON. PROVIDE CONTROL JOINTS AS SHOWN. SEE CIVIL DRAWINGS.*
141	2'-0" ROOF OVERHANG ABOVE.
154	CONCRETE STOOP. REFER TO STRUCTURAL DRAWINGS.

KEYNOTES LEGEND

ALTERNATE LIST



FLOOR PLAN - MODULE B

KEYPLAN - MODULE B

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

SCALE: 1" = 80'-0"

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**VILLAGE OF NORTH AURORA
NEW PUBLIC WORKS FACILITY**
312 BUTTERFIELD ROAD
NORTH AURORA, IL, 60542

WA No. 2022-LAB	Date 08 MARCH 2024	Drawn LMT	Checked MCR
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GROUND FLOOR PLAN - MODULE B

A1.1B

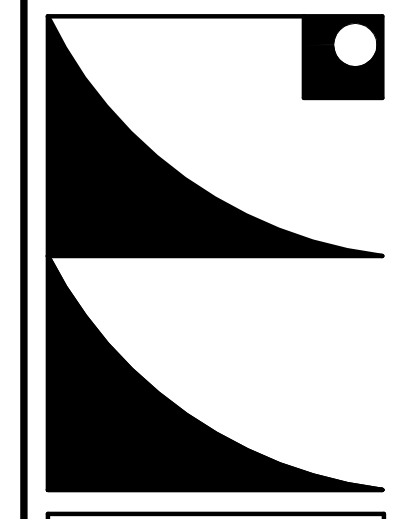
NOT FOR CONSTRUCTION

3/8/2024 2:52:25 PM

VILLAGE OF NORTH AURORA
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 312 BUTTERFIELD ROAD
 NORTH AURORA, IL, 60542

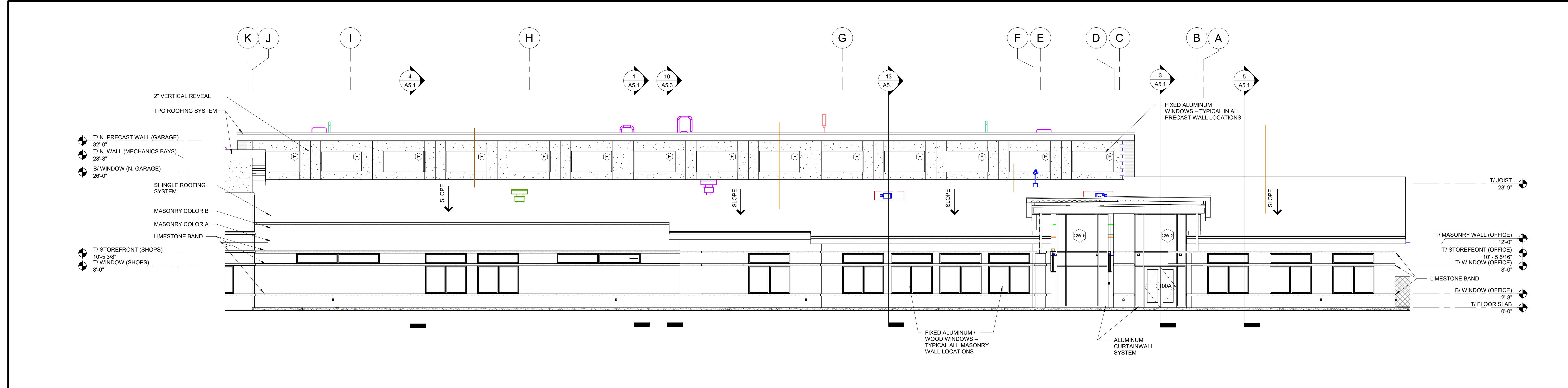
NO.	DATE	DESCRIPTION	REVISIONS

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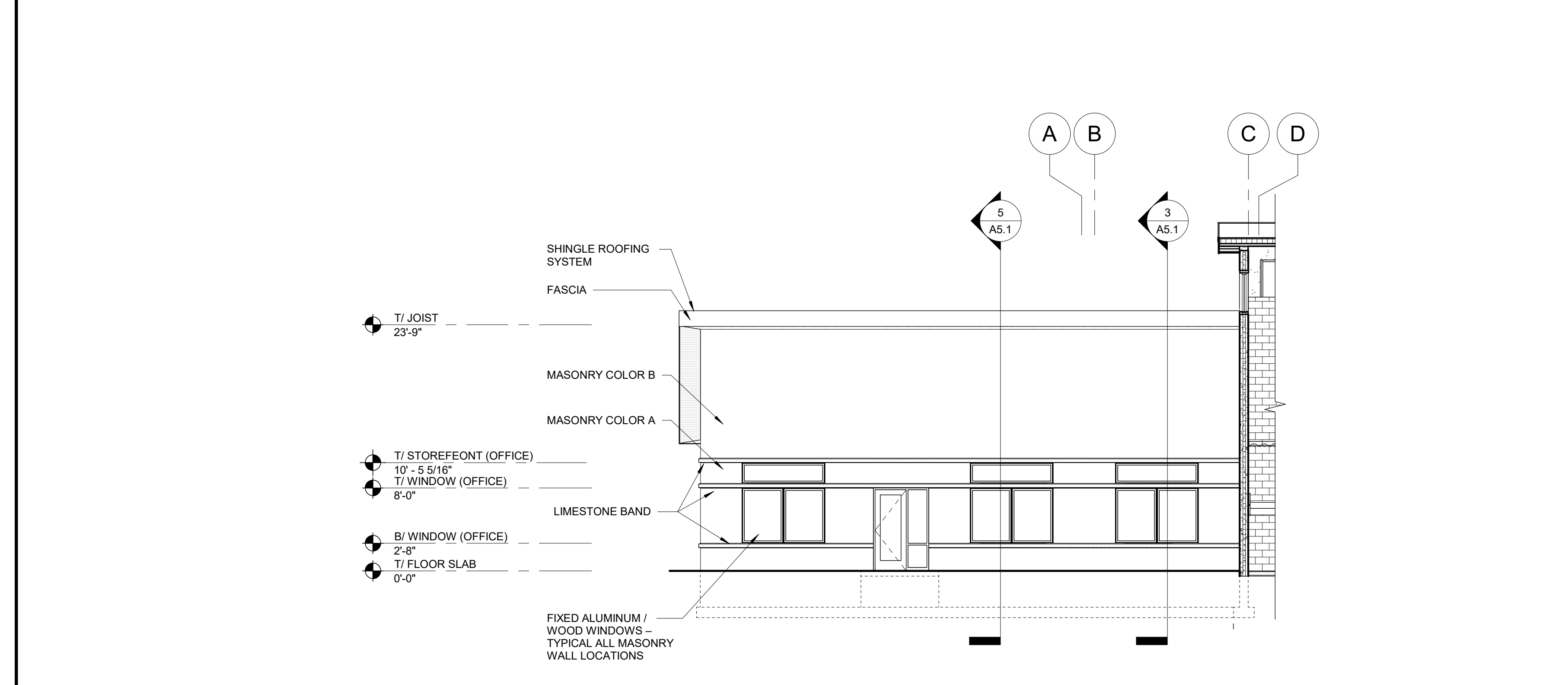


BUILDING ELEVATIONS MODULE A

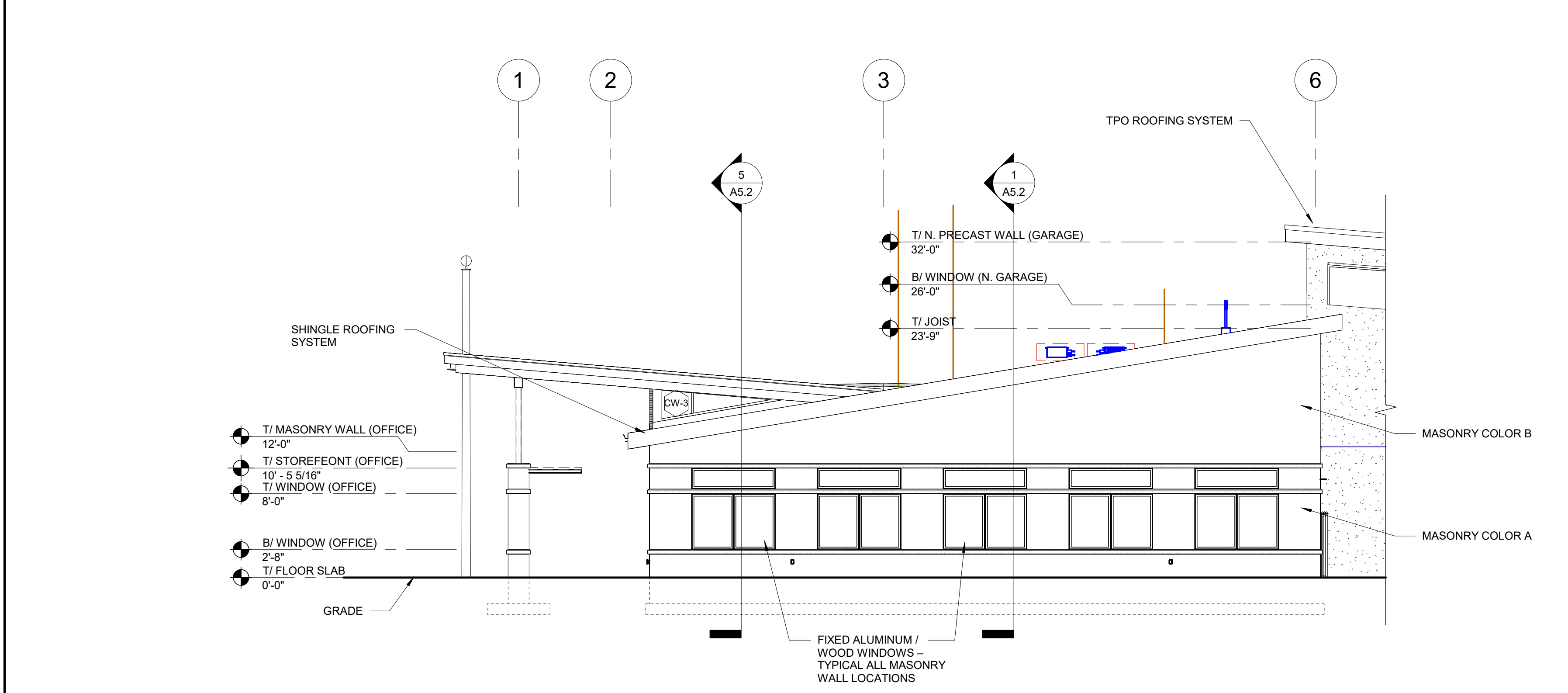
A4.1
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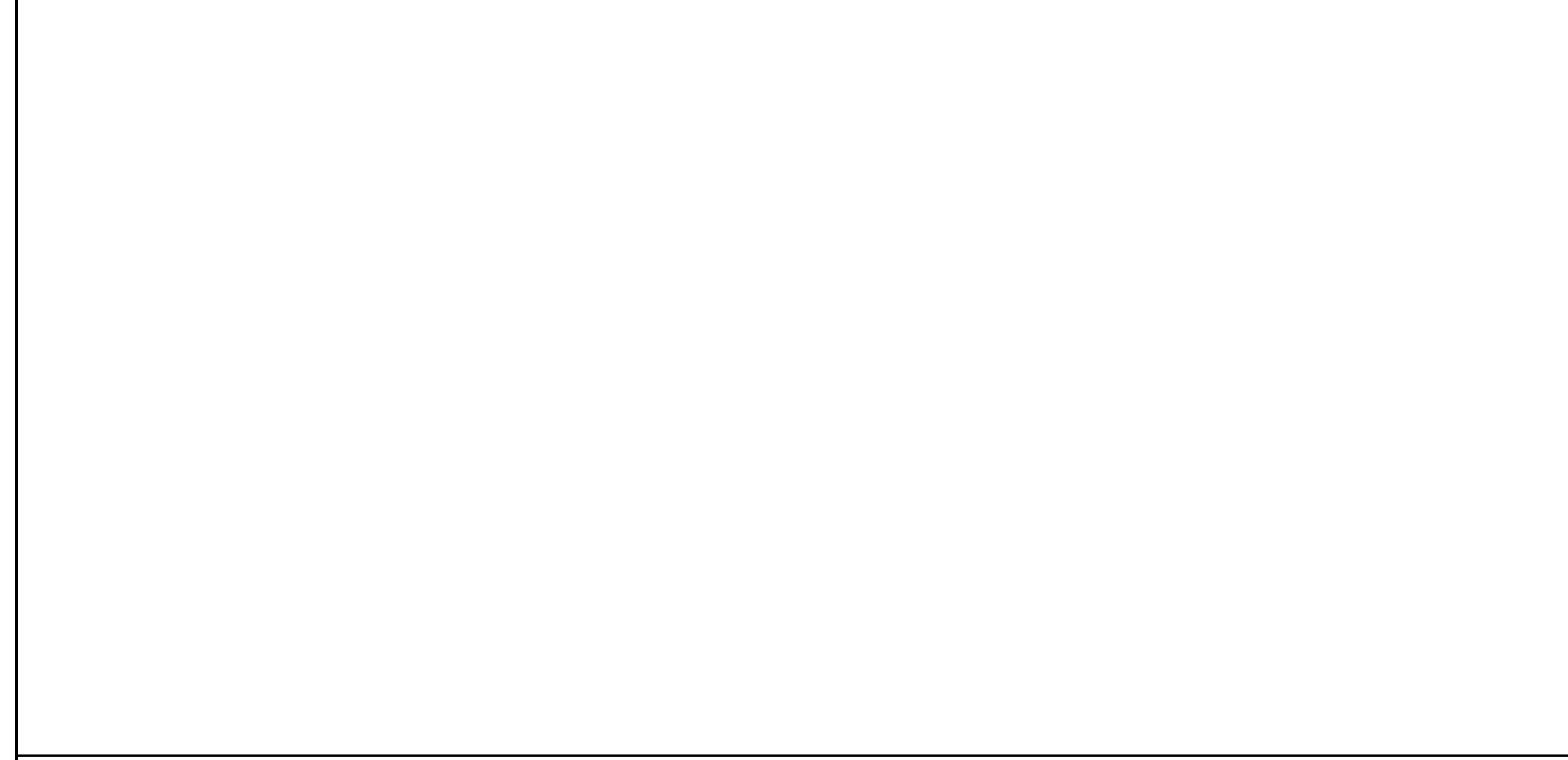
NORTH ELEVATION - OFFICE & SHOPS SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION - OFFICE SCALE: 1/8" = 1'-0" 14



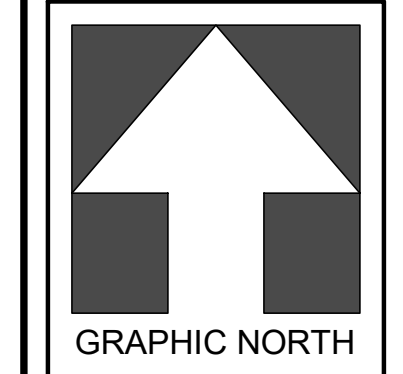
WEST ELEVATION - OFFICE SCALE: 1/8" = 1'-0" 4



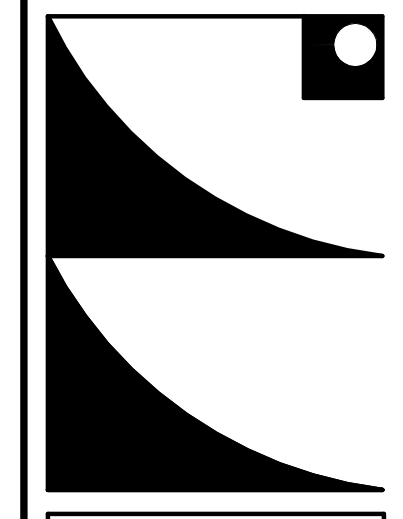
EAST ELEVATION - OFFICE SCALE: 1/8" = 1'-0" 5

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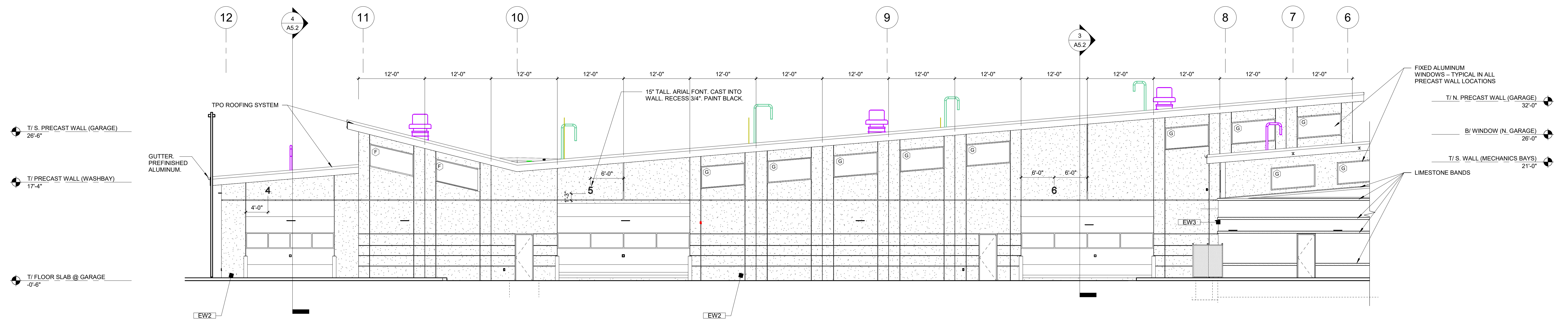


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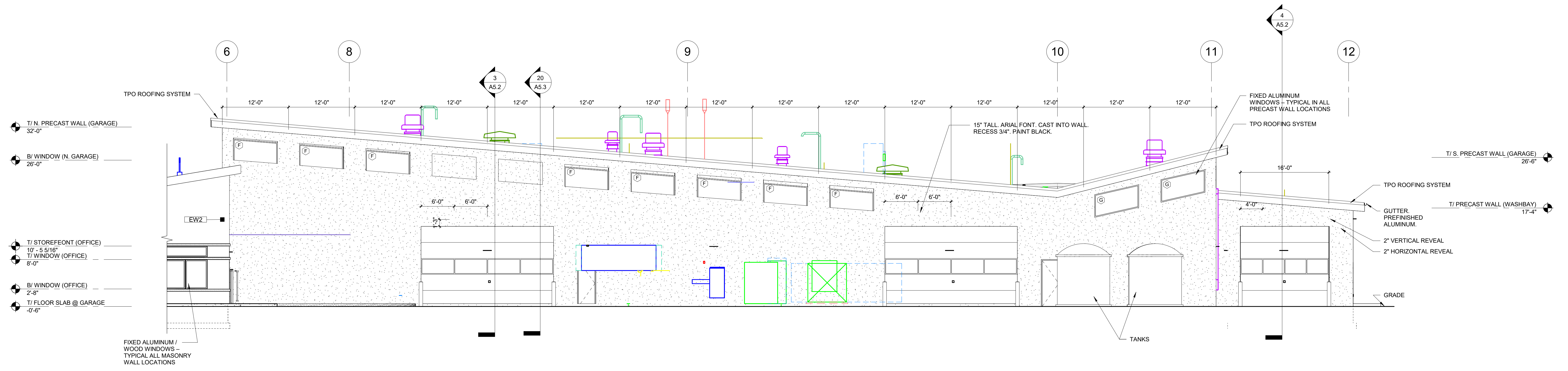


BUILDING ELEVATIONS - MODULE B&C

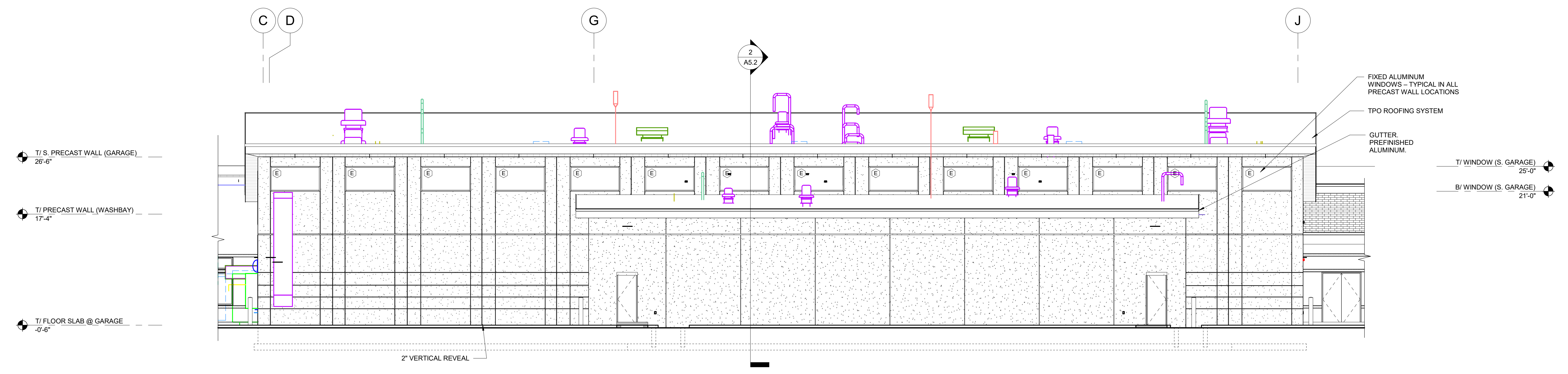
A4.2
NOT FOR CONSTRUCTION



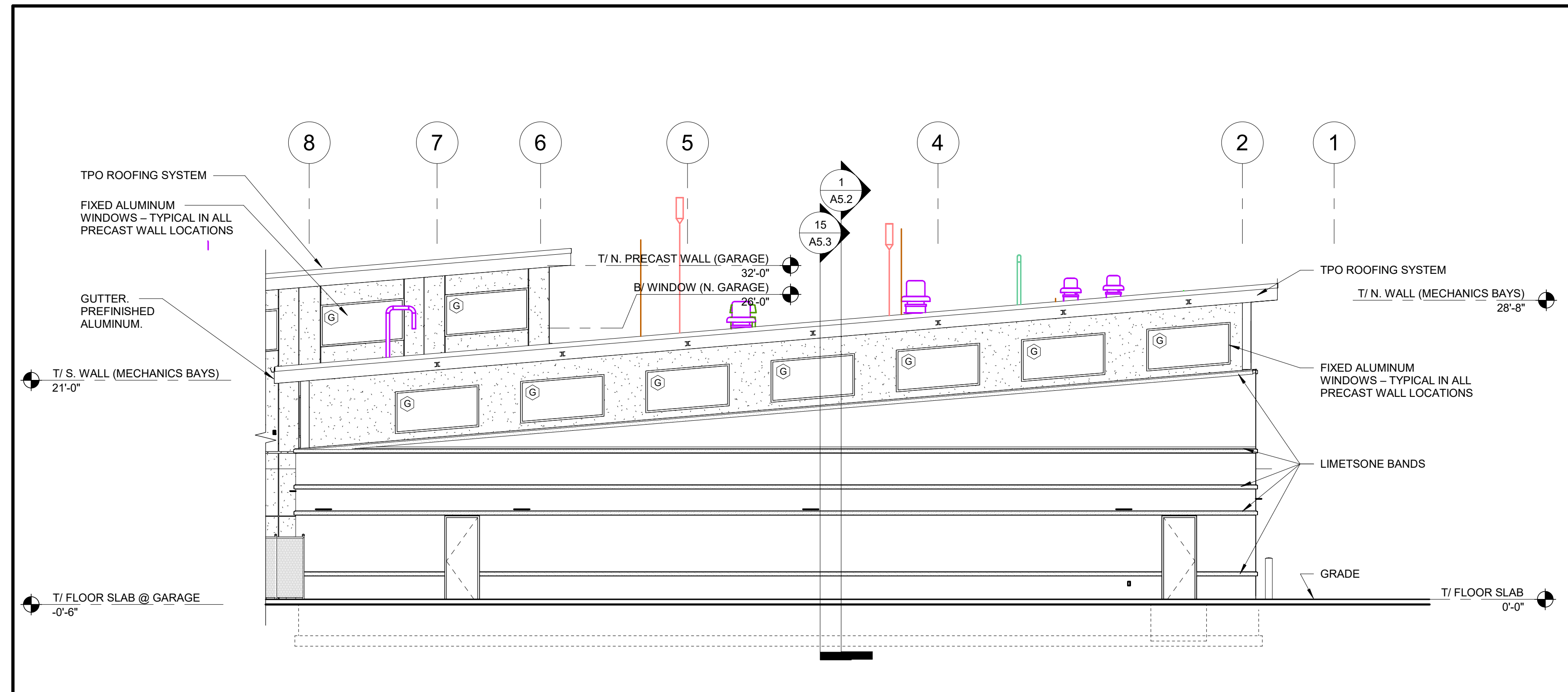
EAST ELEVATION - GARAGE & WASHBAY SCALE: 1/8" = 1'-0" 2



WEST ELEVATION - GARAGE & WASHBAY SCALE: 1/8" = 1'-0" 4

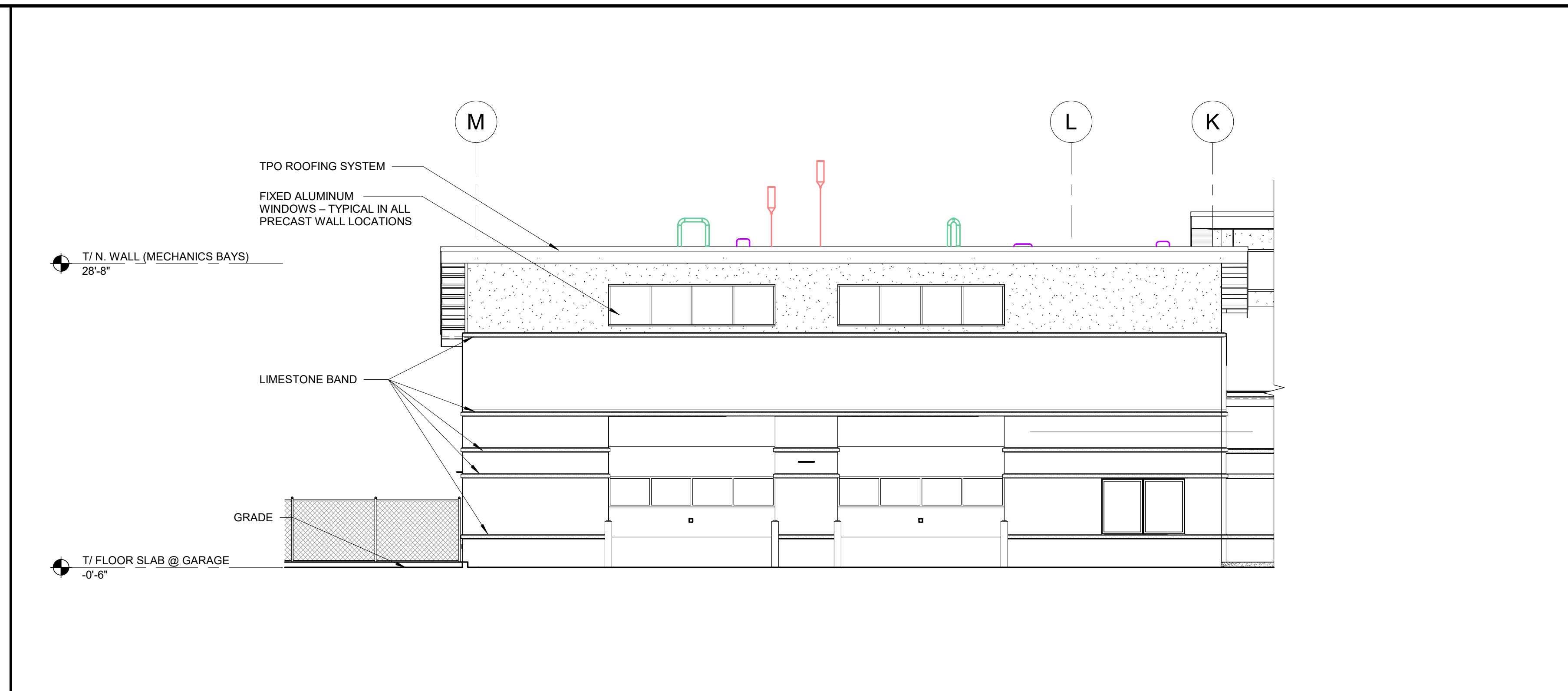


SOUTH ELEVATION - GARAGE & WASHBAY SCALE: 1/8" = 1'-0" 5



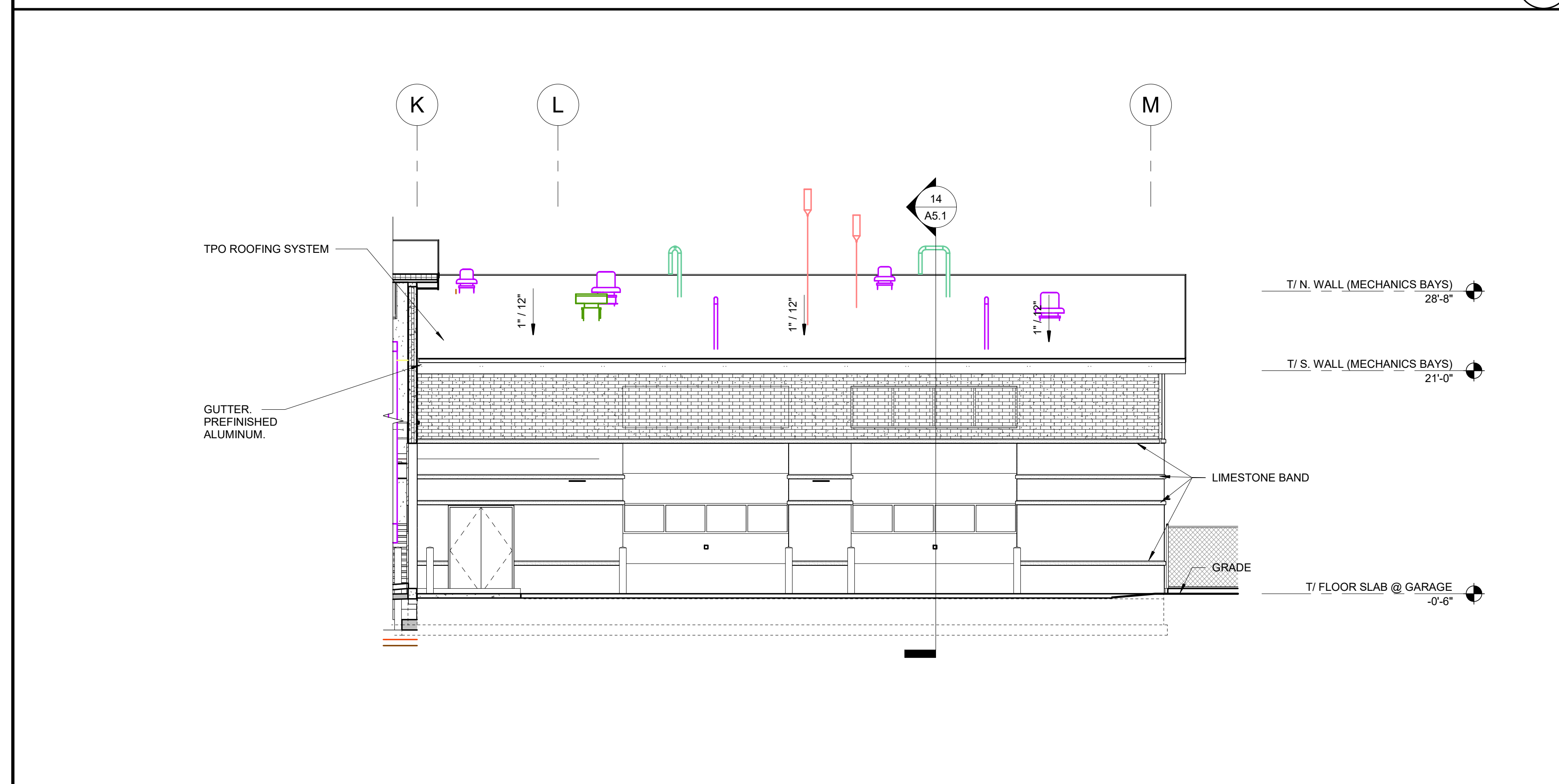
EAST ELEVATION - MAINTENANCE GARAGE

SCALE: 1/8" = 1'-0" 12



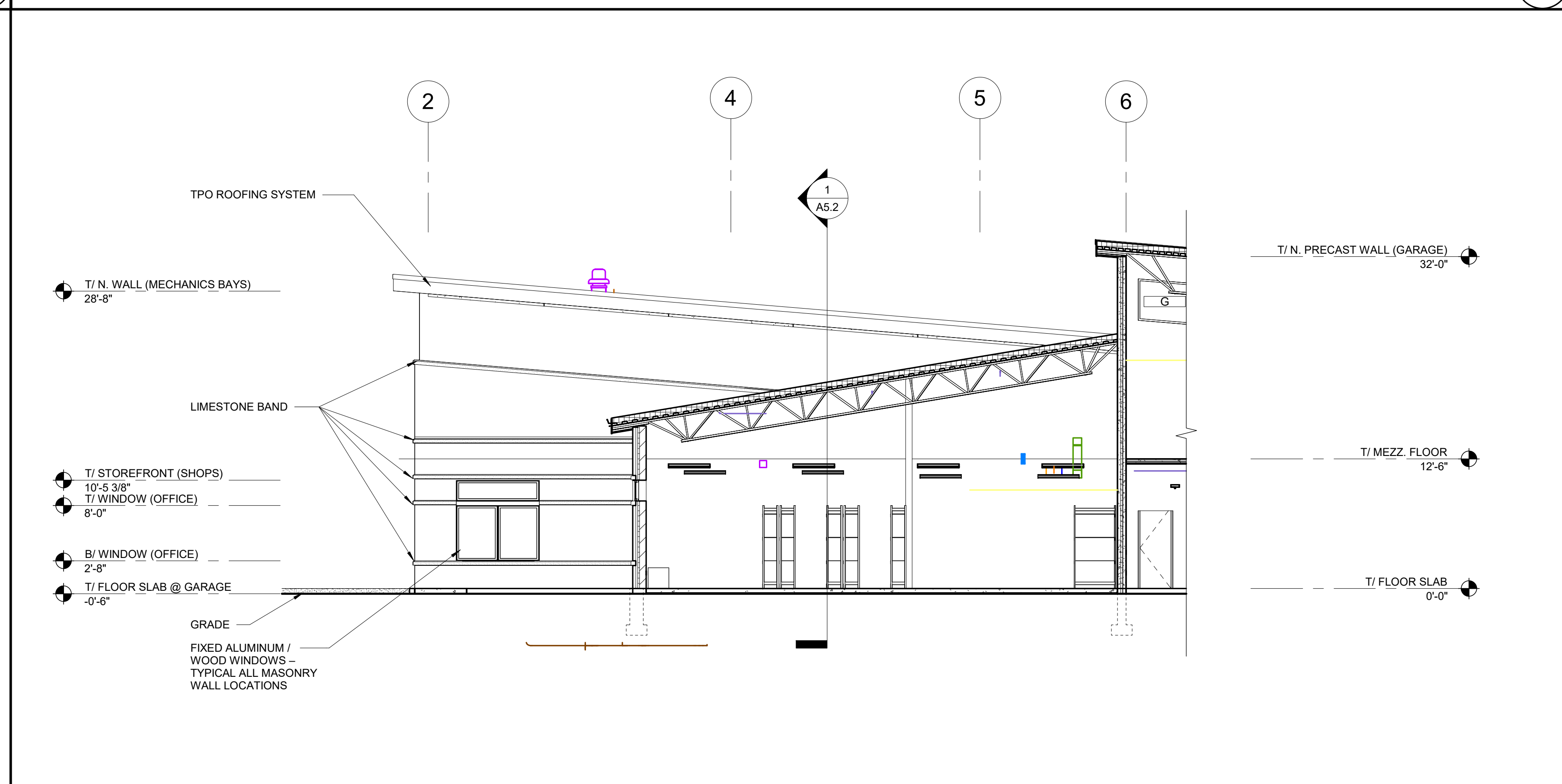
NORTH ELEVATION - MAINTENANCE GARAGE

SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION - MAINTENANCE GARAGE

SCALE: 1/8" = 1'-0" 14



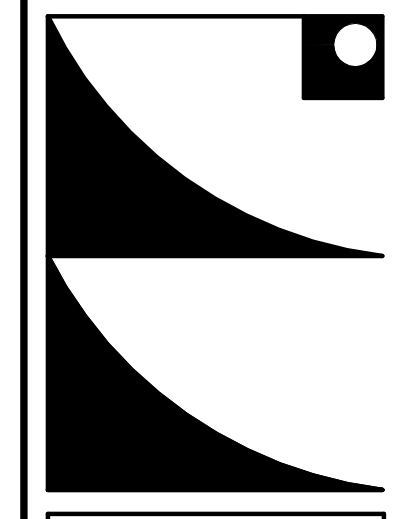
WEST ELEVATION - MAINTENANCE GARAGE

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

VILLAGE OF NORTH AURORA
NEW PUBLIC WORKS FACILITY
312 BUTTERFIELD ROAD
NORTH AURORA, IL, 60542

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BUILDING ELEVATIONS - MODULE D

A4.3
NOT FOR CONSTRUCTION



STREET VIEW



13 AERIAL VIEW



GARAGE VIEW

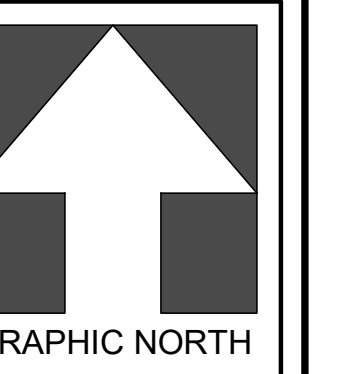


15 OFFICE ENTRANCE VIEW

VILLAGE OF NORTH AURORA
NEW PUBLIC WORKS FACILITY
312 BUTTERFIELD ROAD
NORTH AURORA, IL, 60542

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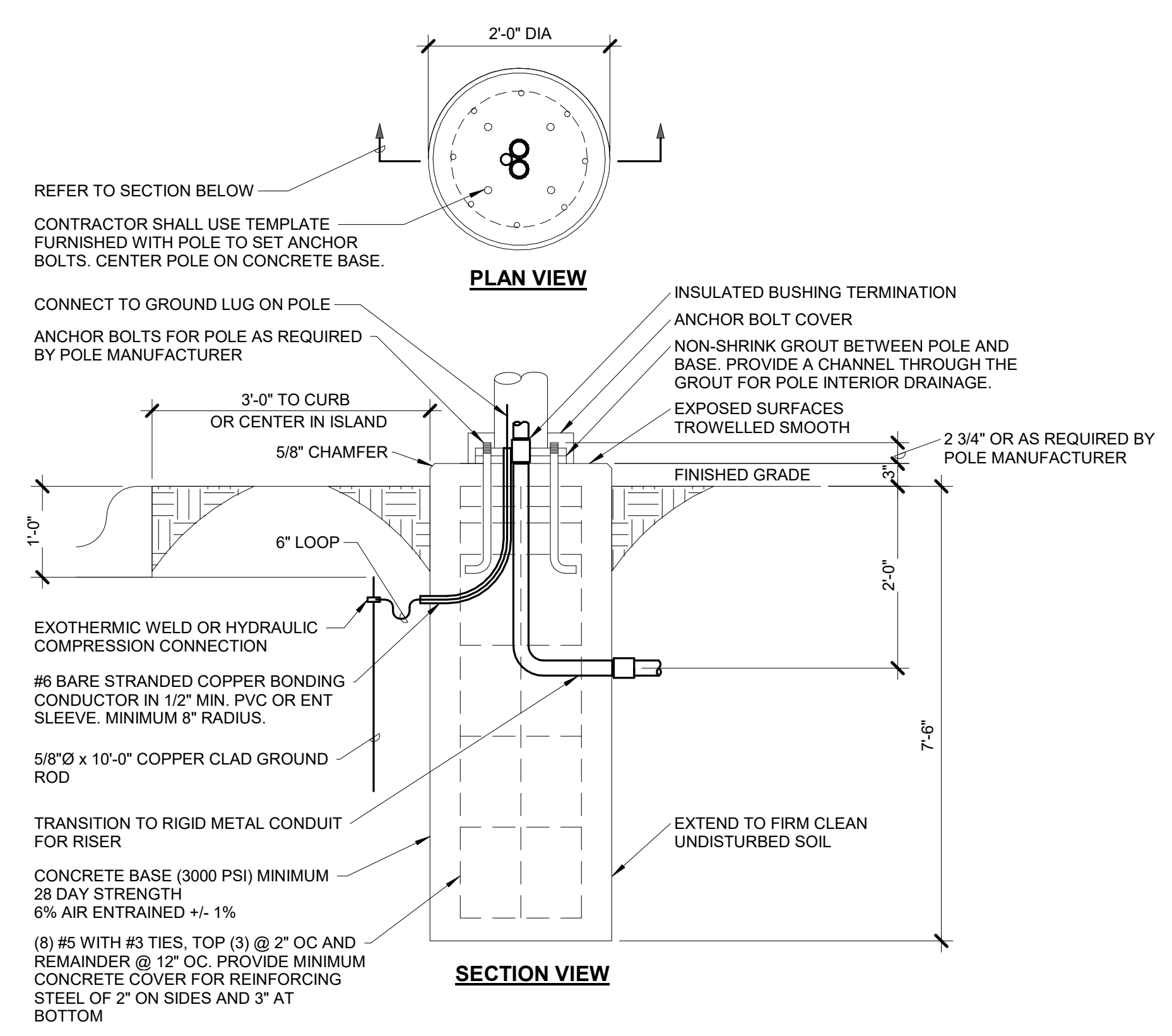
WILLIAMS ARCHITECTS
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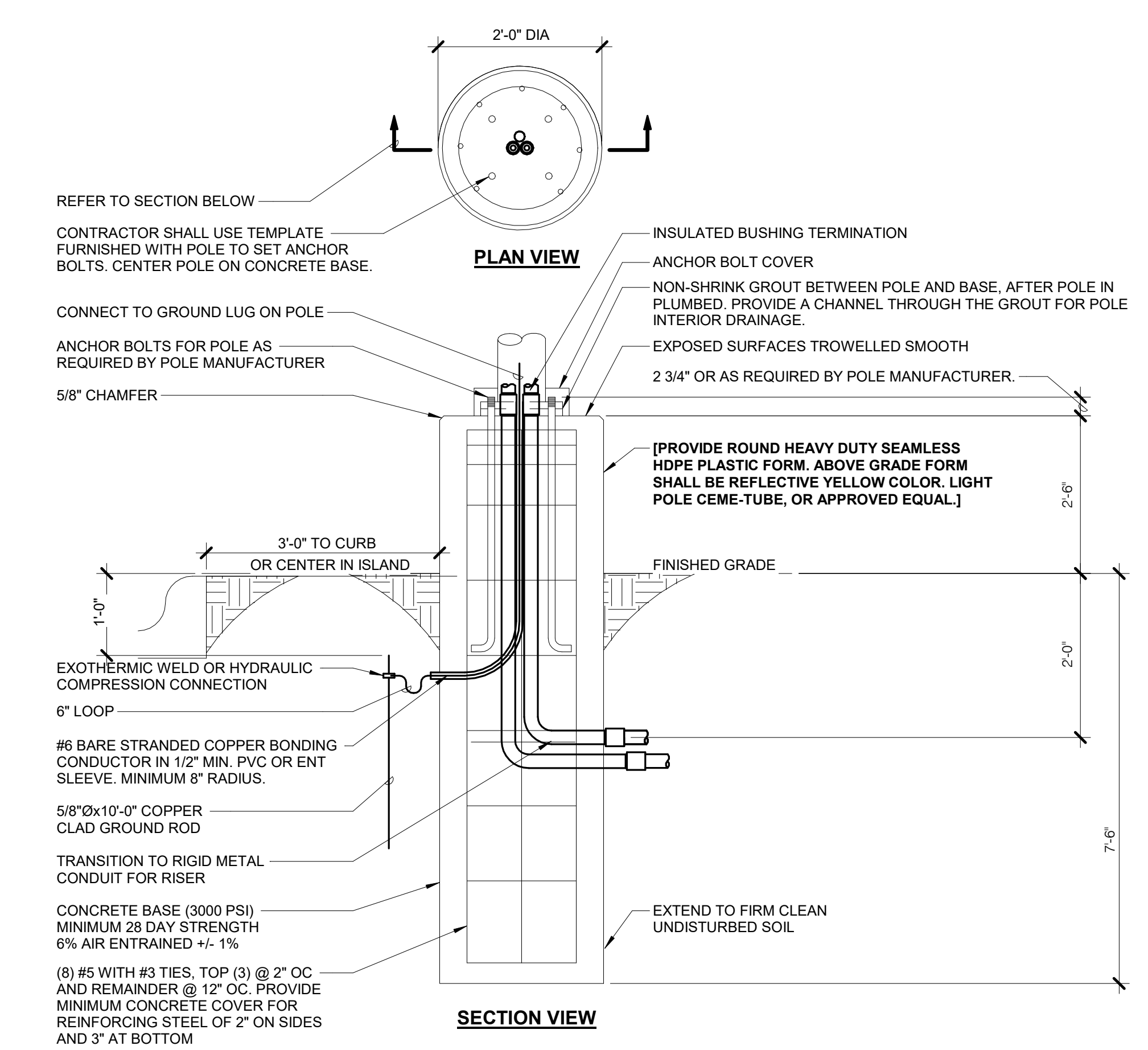
EXTERIOR PERSPECTIVES

A4.5
NOT FOR CONSTRUCTION

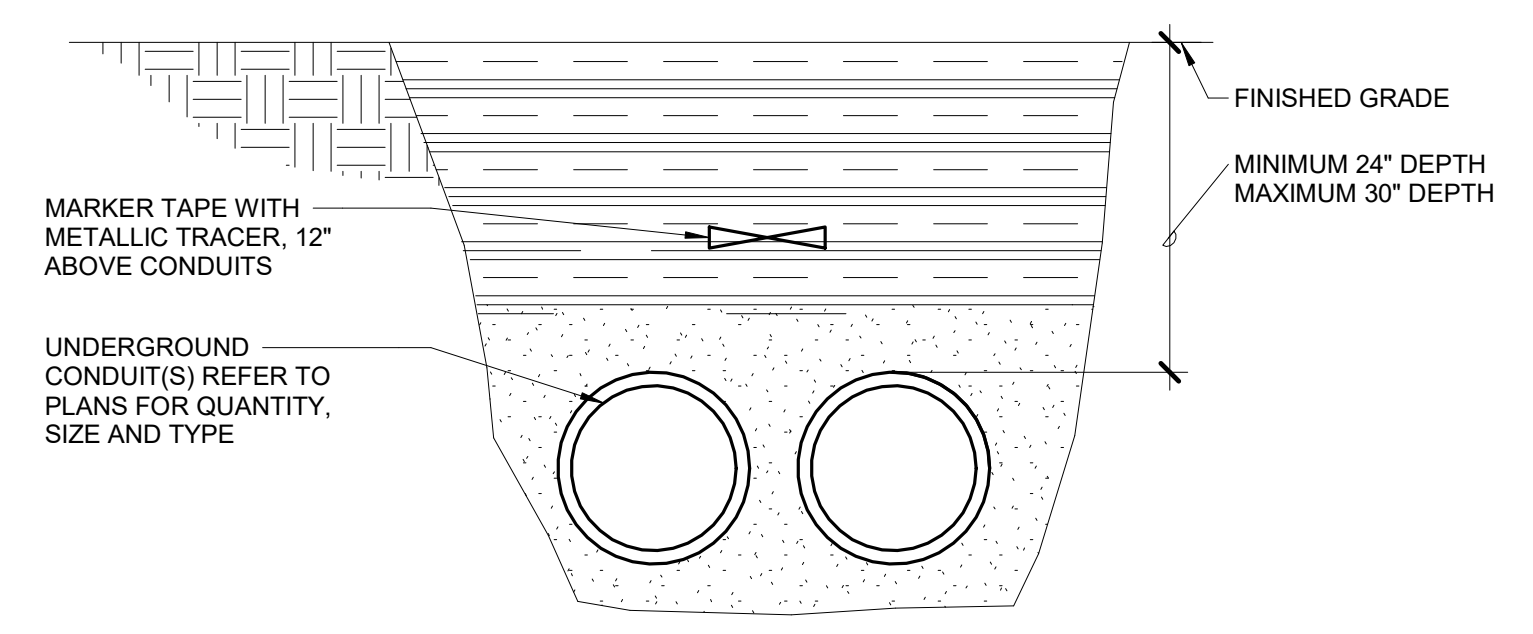
- BRANCH CIRCUIT NOTES:**
- ALL 480/277V SITE LIGHTING CIRCUITS SHALL BE CIRCUITED TO PANEL 'LP-2', UNO.
- KEYNOTES:** (E)
- PROVIDE (2) 4" SCHEDULE 40 PVC FOR COMED PRIMARY FEEDERS. CONTRACTOR TO COORDINATE WITH COMED FOR FINAL ROUTE AND LOCATION.
 - PROVIDE POWER FOR SIGNAGE.



2 POLE BASE DETAIL
 NO SCALE

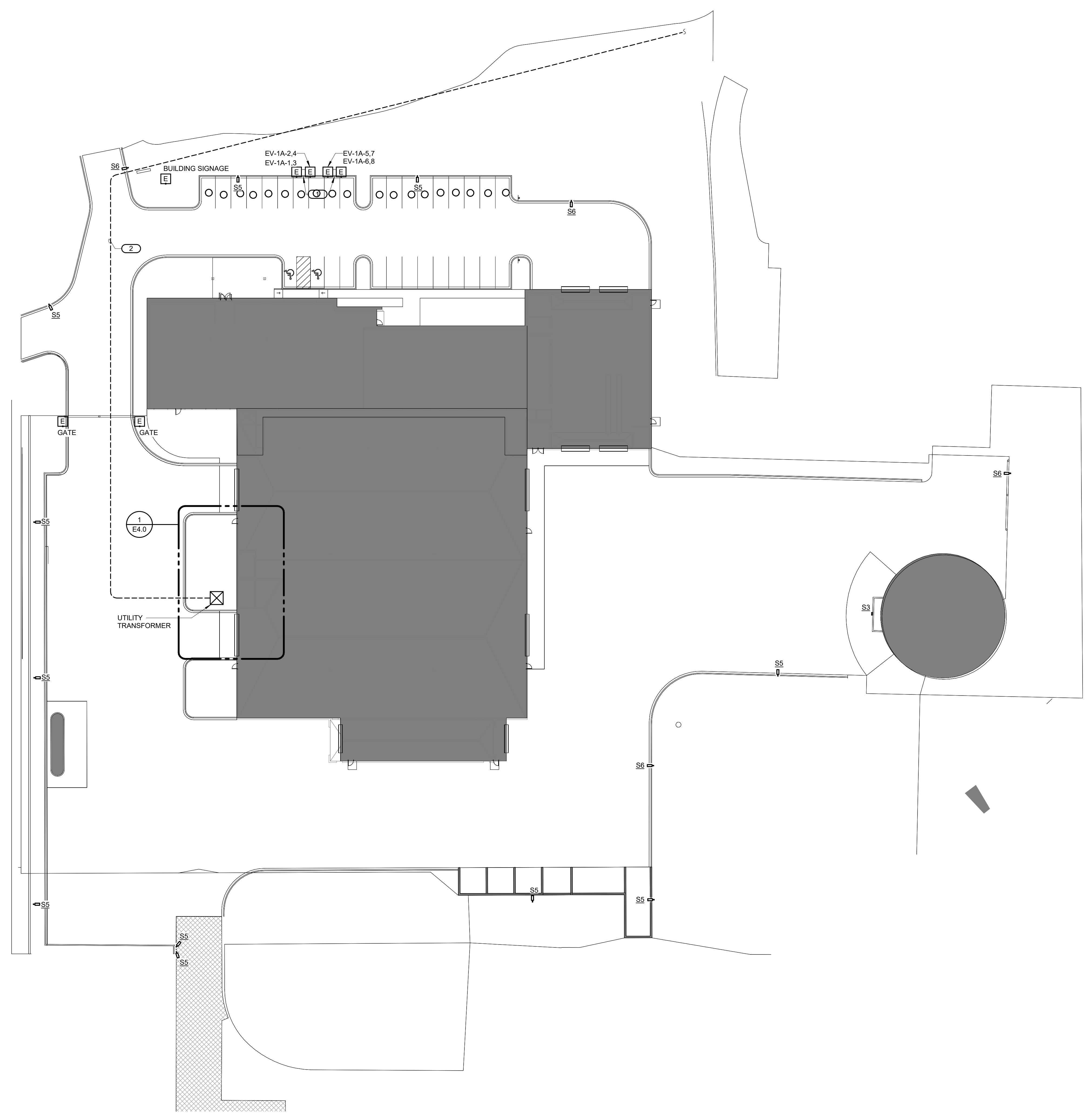


3 EXTENDED POLE BASE DETAIL
 NO SCALE



- NOTES:**
- INSTALL 2000 LB TENSILE STRENGTH PULL ROPE IN ALL EMPTY CONDUITS.
 - TRENCHING AND BACKFILL ACCORDING TO SPECIFICATION SECTION 28.05.00.

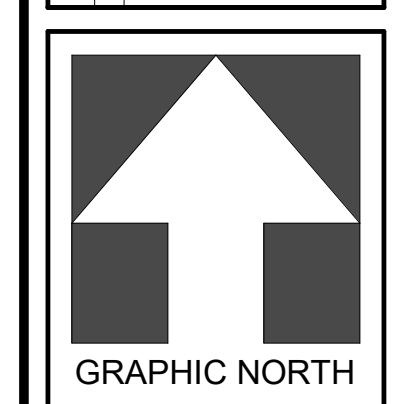
4 UNDERGROUND CONDUIT DETAIL
 NO SCALE



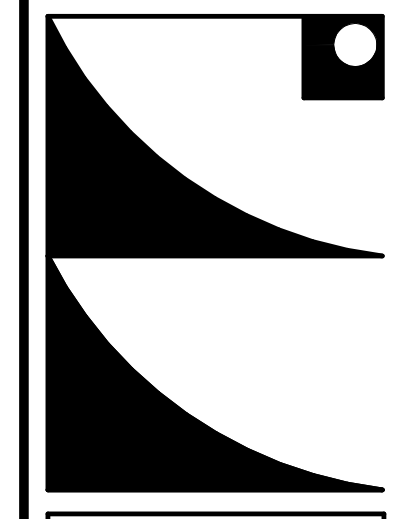
1 ELECTRICAL SITE PLAN
 1" = 30'-0"

**PUBLIC WORKS FACILITY
 VILLAGE OF NORTH AURORA
 312 BUTTERFIELD ROAD
 NORTH AURORA, IL, 60542**

NO.	DATE	DESCRIPTION



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ELECTRICAL SITE PLAN

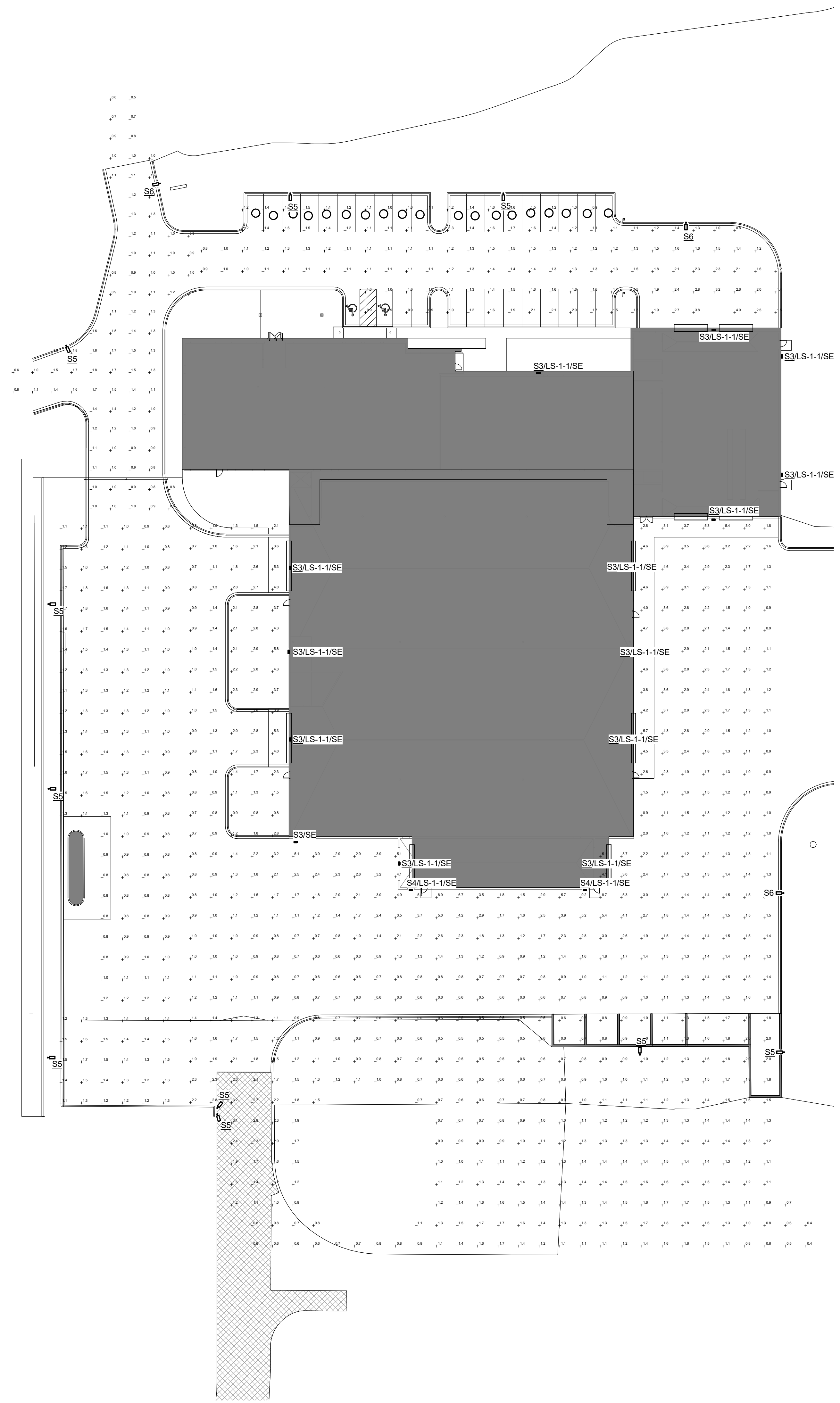
E0.1
 50% CD

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 Issue Design Firm Registration #154.007637-0014

REF. SCALE IN INCHES PROJECT #22003480.00



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	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	51.1717
	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	87.8914
	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	138.16
	S6	4	Lithonia Lighting	DSX1 LED P3 35K 80CRI TSM	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Type 3 Medium Full Cutoff	1	12381	0.8	102.17

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

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

1 ELECTRICAL SITE PLAN - PHOTOMETRIC
 1" = 30'-0"

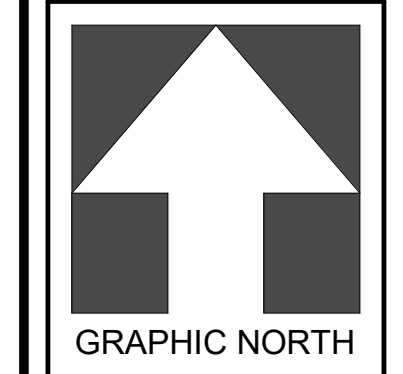
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 REF. SCALE IN INCHES PROJECT #22003480.00

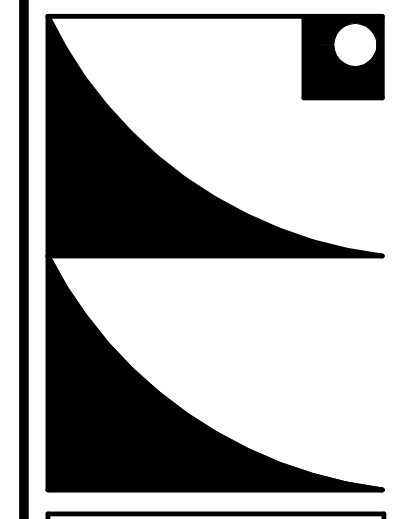
**PUBLIC WORKS FACILITY
 VILLAGE OF NORTH AURORA
 312 BUTTERFIELD ROAD
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2024-LAB	8 MARCH 2024	JNU	JL



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ELECTRICAL SITE
 PLAN -
 PHOTOMETRIC

E0.2
 50% CD

FINAL PLAT OF SUBDIVISION THE VILLAGE SUBDIVISION

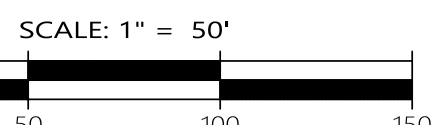
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE NORTH AURORA
ADDRESS: 25 EAST STATE STREET
NORTH AURORA, IL 60542
PHONE: 630.897.8228

GROSS LAND AREA:
588,344 SQ. FEET OR
OR 13.507 ACRES
MORE OR LESS

PIN NO.: 15-03-176-006
PIN NO.: 15-03-176-013
PIN NO.: 15-03-176-012

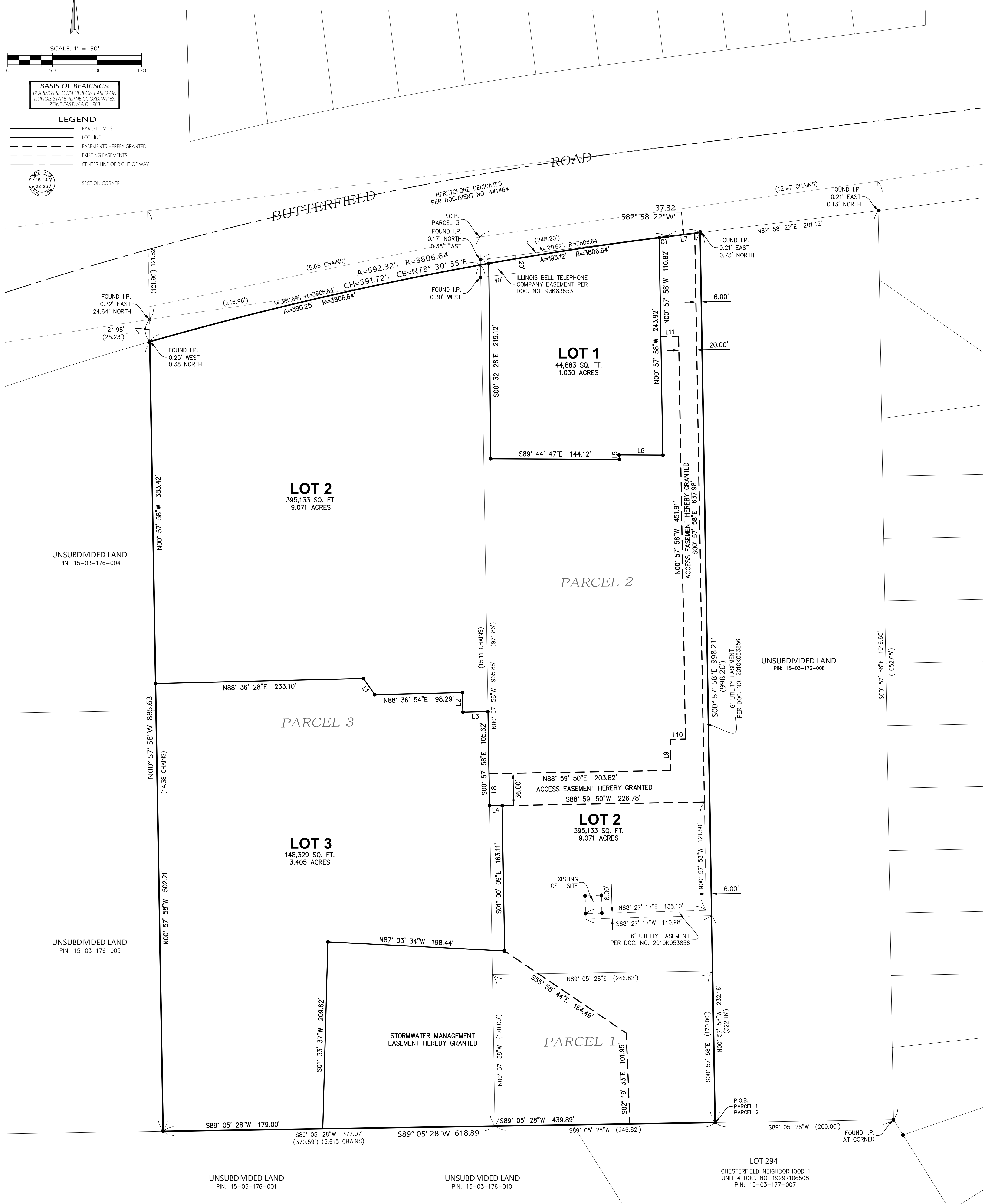
5/8" X 24" REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND

- PARCEL LIMITS
- LOT LINE
- - - EASEMENTS HEREBY GRANTED
- - - EXISTING EASEMENTS
- - - CENTER LINE OF RIGHT OF WAY
- ⊙ SECTION CORNER



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S35° 05' 14"E	22.21'
L2	S01° 23' 06"E	22.04'
L3	N88° 36' 20"E	28.07'
L4	S88° 59' 50"W	14.04'
L5	N00° 12' 24"W	5.00'
L6	S89° 45' 19"E	48.87'
L7	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'

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

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

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 PARENTHESES ARE NOT 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
C CHORD BEARING
R RADIUS
B.B.D. BUILDING
C.L.F. CHAIN LINK FENCE
W.D.F. WOOD FENCE
F.F.P. FIBERGLASS FENCE
W.F. WROUGHT IRON FENCE
A.L.F. ALUMINUM FENCE
F.P. OR S.P. FOUND OR SET IRON PIPE
F.B. OR S.B. FOUND OR SET IRON ROD
F.C.N. OR S.C.N. FOUND OR SET CROSS NOTCH
F.P.K. OR S.P.K. FOUND OR SET MAGNETIC P.K. NAIL

REV	DESCRIPTION	DATE
0	ISSUED	3/20/2024

PROJECT NUMBER: 240137	DRAWN BY: RWJ
SCALE: 1" = 50'	CHECKED BY: RPD
ORDERED BY: VINCE DI PRIMA	FIELD WORK COMPLETED DATE: 3/12/2024
PROPERTY ADDRESS: 300-318 BUTTERFIELD ROAD NORTH AURORA, IL	

DRAWING NUMBER:
PLAT

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

I, _____, 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

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 _____

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 _____

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.

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 SOUTH 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.

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 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 1052.65 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 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 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.

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 _____, A.D., 2024

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 035-003832

LICENSE EXPIRES NOVEMBER 30, 2024



DRAWING NUMBER PLAT	SHEET 2 OF 2	DATE 3/20/2024	PROJECT NUMBER 240137	REGIONAL LAND SERVICES 9512 FOWLER ROAD ROCHELLE, ILLINOIS 61068 PHONE: (618) 559-2260	WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755	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 PARENTHESES 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 C/C CHORD BEARING R RADIUS B/B BUILDING C/L CHAIN LINK FENCE W/F WOOD FENCE F/F FIBERGLASS FENCE W/F WROUGHT IRON FENCE A/L ALUMINUM FENCE FIP OR SIP FOUND OR SET IRON PIPE FIB OR SIF FOUND OR SET IRON ROD FCN OR SCN FOUND OR SET CROSS NOTCH FKC OR SKC FOUND OR SET MAGNETIC P.K. NAIL	0	ISSUED	3/20/24	PROJECT NUMBER 240137	DRAWN BY: RWH DATE: 3/20/2024
								REV	DESCRIPTION	DATE	SCALE 1" = N/A	CHECKED BY: RPD DATE: 3/20/2024
PROPERTY ADDRESS 300-318 BUTTERFIELD ROAD NORTH AURORA, IL												

**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

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:

VILLAGE OF NORTH AURORA

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 COMPANY 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.

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

VILLAGE OF NORTH AURORA

Exhibit A

Application Submittal Package

DRAFT

**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. **Petition #24-08 (161 S Lincolnway):** 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.

2. **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 County 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, Special 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 Brackett 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. **Petition #24-08 (161 S Lincolnway)**: 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 on site currently, which meets code, however not all of the 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.**

2. **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.

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)

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

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO. 24-08

FILE NAME 161 S Lincolnway - Cannabis Dispensary Special Use

DATE STAMP 2.15.24

I. APPLICANT AND OWNER DATA

Name of Applicant CW Dispensary 1, LLC

Applicant Address 3700 Sandra Street, Franklin Park, IL 60131

Applicant Telephone # (773) 255-3375

Email Address dave@connectwellness.com

Property Owner(s) 161 Lincolnway GCCP, LLC

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 87,120 approx ft.

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

Present Zoning District B3 - Central Business District
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Adult-Use Cannabis Dispensing Organization
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Title 17.8.2

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? No

If 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? _____

Uses of existing property in the area are other medical and general office uses, commercial uses and the Village police department.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) _____

There is a need and demand for an adult-use cannabis dispensary in this particular location. The proposed site is well-suited for cannabis dispensary operations as the same space was previously used for the same use. It is also in close 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 to the following standards:

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

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

IV CHECKLIST FOR ATTACHMENTS

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

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

2/12/2024
Date



Owner

2/12/2024
Date

PROPERTY OWNER'S
AUTHORIZATION

PROPERTY OWNER'S AUTHORIZATION

The undersigned, on behalf of **161 LINCOLNWAY GCCP, LLC** (the "Property Owner"), the legal titleholder of certain real property located at 161 South Lincolnway, North Aurora, IL 60542 (the "Subject Property"), 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

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 replace the existing Verilife dispensary 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 COMPANY 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

ALTA/NSPS LAND TITLE SURVEY

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.

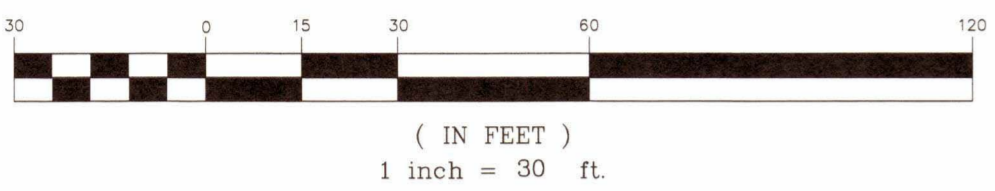
PARCEL 2:

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 COMPANY 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.



GRAPHIC SCALE



BASIS FOR BEARINGS ON SURVEY IS THE ILL. STATE PLANE COORDINATE SYSTEM

LEGEND

- = BITUMINOUS PAVEMENT
- = CONCRETE PAVEMENT
- = BRICK PAVERS
- = CATCH BASIN
- = STORM MANHOLE
- = SANITARY MANHOLE
- = WATER VALVE VAULT
- = B-BOX
- = FIRE HYDRANT
- = SIGN
- = LIGHT
- = BOLLARD
- = TELEPHONE PEDESTAL
- = CLEAN-OUT
- = ITEM IN SCHEDULE "B" OF TITLE COMMITMENT
- = SURVEYOR'S NOTES IN SCHEDULE "B" NOTES
- = VERI LIFE PARKING SPACE (8)
- = VETRANS ADMIN. PARKING SPACE (16)
- = "BRIGHTSIDE" PARKING SPACE (4)
- (209.60') = DEED DISTANCE WHERE IT DIFFERS FROM MEASURED DISTANCE



ZONING RESTRICTIONS

TABLE B-2: BUSINESS DISTRICT YARD AND BULK REGULATIONS	
YARD & BULK REGULATIONS	ZONING DISTRICT
	B-3
BULK REGULATIONS	
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 B.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

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 OF NORTH AURORA, FILED AUGUST 13, 1929 IN THE COUNTY COURT OF KANE 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 RECORDED DECEMBER 20, 1938 AS DOCUMENT 430688.
[SURVEYORS NOTES: THE LOCATION OF THE SEWER EASEMENT IS NOT SPECIFIC ACROSS THE EAST 200 FEET OF LOT 1. THEREFORE, WE KNOW SOMEWHERE ACROSS THE EAST 200 FEET OF LOT 1 THE SEWER LINE LIES BURIED RUNNING FROM LOT 1 (EXCEPT THE EAST 200 FEET THEREOF) TO THE EAST.]
DOC. 430688 ALSO GRANTS AS EASEMENT 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 THEREFORE, 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 PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING 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 EASEMENT 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 ENCLOSES 30.00' INTO EASEMENT & S.E. CORNER OF BLDG. ENCLOSES 20.47' INTO ESMT.]
34. ENCROACHMENT OF 3 STORY MASONRY BUILDING, ECT.
[SHOWN ON PLAT ~ N.E. CORNER OF BLDG ENCLOSES 30.00' INTO EASEMENT & S.E. CORNER OF BLDG. ENCLOSES 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]

- 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)
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(c), 7(c), 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.



William C. Doland, II
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 04/30/2021

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 DISTRICT" 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 CURRENT ZONING IS PLOTTED ABOVE ON DRAWING.
- 12.) SIDE YARD SETBACKS PER CURRENT ZONING IS 0 FT. - THEREFORE 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.

PROJECT NO.: 21-112

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

Legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4677 hours: M - F 8:30 a.m. - 4:30

Public Hearings & Notices

LEGAL NOTICE
NOTICE OF PUBLIC HEARING BEFORE THE CITY OF ST. CHARLES PLANNING AND PRESERVATION COMMISSION

Notice is hereby given that a public hearing will be held by the Historic Preservation Commission of the City of St. Charles, Illinois on Wednesday, April 3rd, 2024 at 7:00 P.M. in the City Council Chambers of the Municipal Building at 2 East Main Street, St. Charles, Illinois. The purpose of this public hearing is to hear testimony and make a recommendation to the City Council concerning the eligibility of a property commonly known as the "Old St. Charles, Illinois, for landmark designation pursuant to Chapter 17-32 entitled "Historic Preservation" of Title 17, Article 1, Section 3 of the City of St. Charles, Illinois. The property proposed to be designated as a landmark is legally described as follows:

Parcel 1: Lot 5 (except the northerly 13 feet) and lot 6 (except the northerly 13 feet and except the easterly 28 feet) in block 33 of the original town of St. Charles, Kane County, Illinois.

Parcel 2: The easterly 28 feet of lot 6 (except the northerly 6.5 feet) in block 33 of the original town of St. Charles, Kane County, Illinois.

PIN #09-27-336-007

The public hearing will be held at the location identified above. Participation instructions will be posted the Monday before the public hearing at www.stcharles.il.gov. All persons who want to attend the public hearing to observe, ask questions, or offer testimony are welcome to do so. Anyone wishing to be added to the agenda of the public hearing should contact the Planning and Preservation Commission at 2 East Main Street, St. Charles, Illinois, or by email at planning@stcharles.il.gov. Dated this 18th day of March, 2024.

Kimberly Malvey, Chairman
Published in Daily Herald March 18, 2024 (46132753)

Public Hearings & Notices

PUBLIC HEARING NOTICE
MONDAY, APRIL 1, 2024

On Monday, April 1, 2024 at 7:00 pm, at Village Hall, 10 N. Water Street, Elgin, Illinois, the Planning and Zoning Board of Trustees of the Village of South Elgin will hold a public hearing to discuss the tentative Annual Operating and Capital Improvements Budget for the fiscal year beginning May 1, 2024 and ending April 30, 2025. Members of the public may participate in the hearing through attending the meeting at Village Hall, 10 N. Water Street, South Elgin, Illinois.

A copy of the tentative Village of South Elgin Operating and Capital Improvements Budget has been made available for examination in the Office of Administration of 10 North Water Street, South Elgin, Illinois and on the Village's website at www.southelgin.com beginning March 15, 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
Village Clerk
Published in Daily Herald March 18, 2024 (4612956)

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Published in Daily Herald March 18, 2024 (4613296)

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Published in Daily Herald March 11, 2024 4612816

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Published in Daily Herald March 11, 2024 4612816

All Other

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL DISTRICT DUPage COUNTY, ILLINOIS

WHEATON, IL 60189
HEATHER LEAS SIMMS, Petitioner

vs.

CHRISTOPHER COLBERT, Respondent

CASE NUMBER: 2023 OP 1840 DOMESTIC RELATIONS PUBLICATION

The requisite affidavit of publication having been filed:

NOTICE IS HEREBY GIVEN TO YOU CHRISTOPHER COLBERT, Respondent, that a petition has been filed in the Eighteenth Judicial District Court of DuPage County of DuPage County, Illinois, by the Petitioner, CHRISTOPHER COLBERT, and an ORDER OF PROTECTION and for other relief; that summons was duly issued against you provided by law, and such petition is still pending. NOW THEREFORE, unless you appear in person or by counsel on or before April 20, 2024 at the Court of the Judicial Clerk, 505 North County Farm Road, Wheaton, Illinois on or before April 20, 2024, a default will be entered against you at any time or from time to time. An ORDER OF PROTECTION is being entered against you in accordance with the prayer of said petition.

Dated: 3/8/2024
Honorable Judge
Clerk of the Circuit Court
6212-940483 (4613045)

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Published in Daily Herald March 18, 2024 (4613296)

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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 E. 124th St., Tinian, IL 60089 to satisfy a lien on April 2, 2024 at approx. 2:00 PM at www.storageexpress.com; Cube #132, George J. Kieba; Cube #887, Omar Delacruz; Cube #888, Omar Delacruz.

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC, #624, 1004 S. Milwaukee Ave., Wheeling, IL 60090 to satisfy a lien on April 2, 2024 at approx. 4:00 PM at www.storageexpress.com; Cube #156, Stanislov Lemberski; Cube #251, Areek D. Jones; Cube #252, Areek D. Jones; Cube #475, Crystalmaria Pabon; Cube #578, Keith E. Hunter; Cube #640, Gonzo Terry; Cube #645, Terry Roger.

Published in Daily Herald March 11, 2024 4612816

Storage

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC, #607, 3501 Washington St., Gurnee, IL 60031 to satisfy a lien on April 2, 2024 at approx. 12:00 PM at www.storageexpress.com; Cube #606E, Paul E. Northam; Cube #606A, Amela B. Hutter; Cube #606B, Gustavo A. Cuevas; Cube #228, Robert J. Hokim Hamad; Cube #258B, Paul E. Northam; Cube #404A, Angel Castellanos; Cube #679, Sharicka Benjamin; Cube #678, Joshua W. Kirkwood; Cube #519, Mark Edward Miller.

NOTICE OF PUBLIC SALE: The following self-storage 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. 12:00 PM at www.storageexpress.com; Cube #296, Joshua A. Kiernan; Cube #449, James C. Chesner; Cube #605, Nelson Vera; Cube #642, Erlange Nicole Williams; Cube #621, Angela J. Winder.

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC, #614, 3301 W. Algonquin Rd., Mount Prospect, IL 60056 to satisfy a lien on April 2, 2024 at approx. 1:00 PM at www.storageexpress.com; Cube #314, Matthew Jones; Cube #341, Brenda Ann Williams; Cube #298, Joshua W. Kirkwood.

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be 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. 2:00 PM at www.storageexpress.com; Cube #252, Steven Demeter; Cube #253, Steven Demeter; Cube #447, Alvaro Mercado;

Affidavit of Notice Compliance

Applicant: CW Dispensary 1, LLC

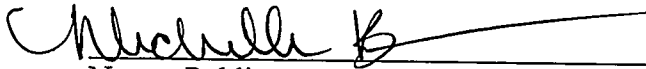
Subject Property: 161 South Lincolnway, Suite 301, 302 and 304

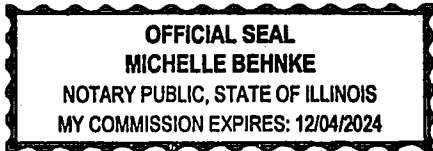
This is to certify that notice of the above-referenced application and public hearing was sent via regular US mail to the property owners identified on the attached map and list on March 18, 2022. Public notice signs were installed on the subject property on March 15, 2024.



Katriina McGuire

Subscribed and Sworn to before me this
25th day of March, 2024.



Notary Public

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

15-04-401-019
NORTH AURORA VILLAGE
25 E STATE ST
NORTH AURORA, IL 60542

15-04-426-020
DB C HOMES INC.
46 MARINA DRIVE
OSWEGO, IL 60543

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

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

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

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

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

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

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

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

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

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

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

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

15-04-401-013
LOTUS PACIFIC HOLDING LLC
1540 TAYLOR WAY
WEST VANCOUVER BC V7S-1N4
CANADA

15-04-401-013
LOTUS PACIFIC HOLDING LLC
1100 SHERMAN AVE, #115-A4
NAPERVILLE, IL 60563

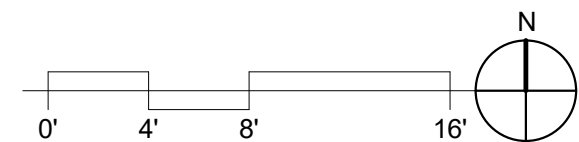
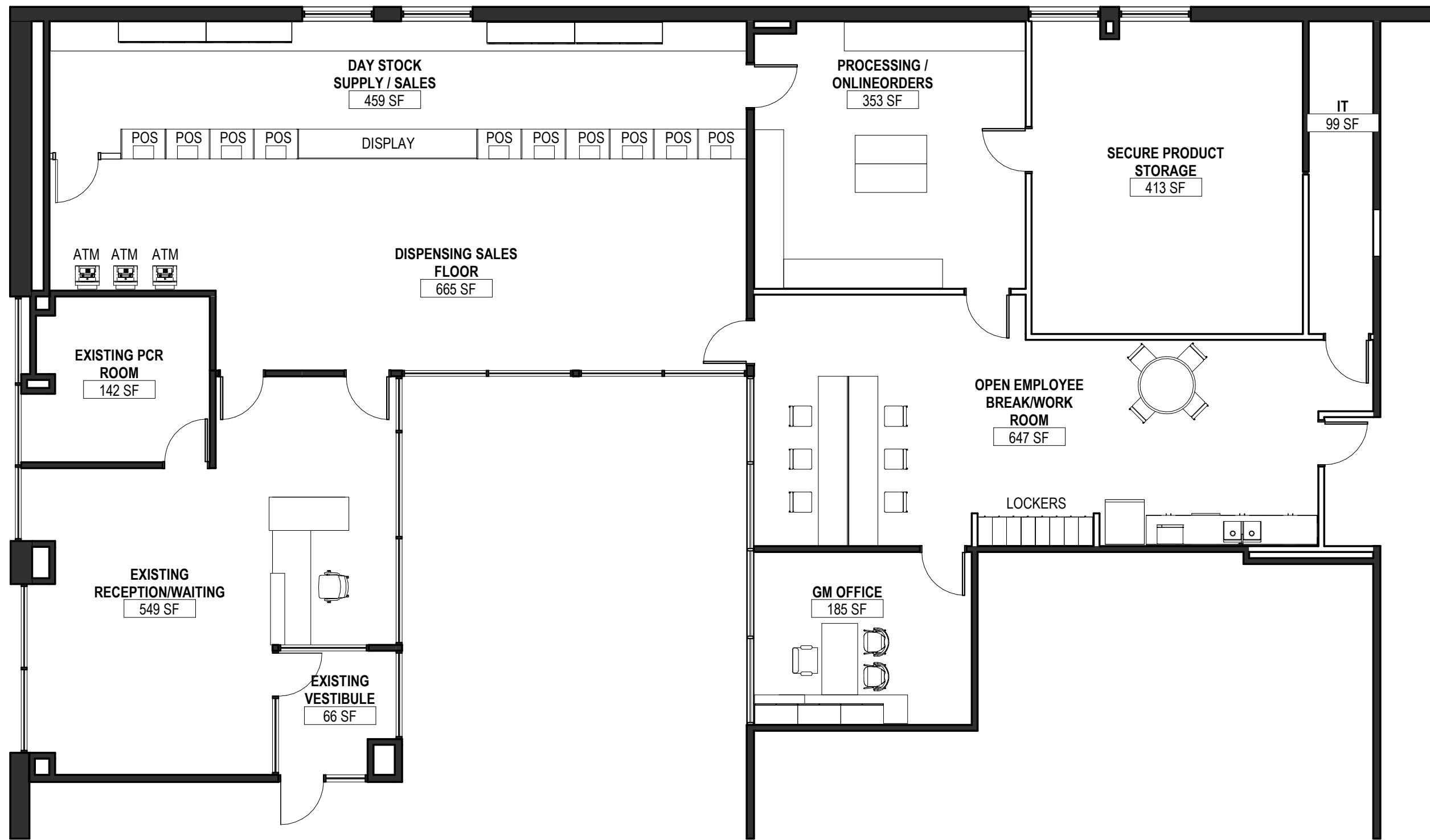


SITE PLAN

INITIAL DISPENSARY SPACE

(1,749 sq. ft.)

SITE PLAN
EXPANSION AREA
(3,578 sq. ft.)



CW Dispensary 1, LLC
 Dispensary Floor Plan with Expansion Area