



**PLAN COMMISSION AGENDA  
VILLAGE HALL BOARD ROOM  
25 E. STATE STREET  
TUESDAY, SEPTEMBER 3, 2024  
7:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated July 2, 2024.

**PUBLIC HEARING**

1. **Petition #24-15 (581 Sullivan Rd)**: The petitioner, Michaela Grant, requests a Special Use to allow a Child Daycare Center on the property located at 581 Sullivan Rd in North Aurora, Illinois.

**NEW BUSINESS**

1. **Petition #24-15 (581 Sullivan Rd)**: The petitioner, Michaela Grant, requests a Special Use to allow a Child Daycare Center on the property located at 581 Sullivan Rd in North Aurora, Illinois.

**OLD BUSINESS**

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
JULY 2, 2024**

**CALL TO ORDER**

Commissioner Mark Bozik called the meeting to order at 7:00pm.

**ROLL CALL**

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

**Not in attendance:** Chairman Mike Brackett; Commissioners Aaron Anderson and Scott Branson.

**Staff in attendance:** Community Development Director Nathan Darga.

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated April 2, 2024.

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

**PUBLIC HEARING**

1. **Petition #24-10 (119 Butterfield Rd):** The petitioner, Derek Knuth, requests a Special Use to allow Motor Vehicle Sales on the property located at 119 Butterfield Rd in North Aurora, Illinois.

Motion to open the public hearing was made by Commissioner Negro and seconded by Commissioner Botkin. **Motion approved.**

Community Development Director Nathan Darga introduced Petition #24-10 (119 Butterfield Rd). Darga shared the property is zoned I-1 Limited Industrial District and was approved for a motor vehicle service use in 2020. In 2020, the use was considered a special use, but the petitioner pursued a text amendment to allow the use as a permitted use in the I-1 district, which was ultimately approved by the Village Board. Darga said the owner would like to sell vehicles that they work on and would need a dealer's license from the State, which requires a sign off from the Village that the use is allowed in this zoning district. The sale of motor vehicles would fall under motor vehicle dealership which is a special use. Darga showed the site plan, which indicates approximately 5-9 cars a month would be parked up front and would be their sales area on site. The owners would also clean up the site by paving the rear lot with more parking spaces. The Village's parking standards require two (2) parking spaces per bay plus one (1) space per 500 square feet of office space. The sales area would require one (1) parking space per 1,000 square feet of public display area. Altogether the zoning ordinance would require 28 parking spaces. The

property currently has 34 spaces. Darga introduced the petitioner and welcomed them up to the podium.

Petitioner Derek Knuth of Red's Garage shared they would like to sell cars on top of being a full service repair shop. The idea would be to buy broken cars, repair them and sell them. Knuth said they really enjoy being in the Village and this would allow them to stay at their current location instead of opening a second location or possibly moving elsewhere to sell vehicles.

Commissioner Tuohy said the parking lot is currently really tough to maneuver and was wondering if dedicated drop off spots will be on site with the new design. Knuth said once the back lot is paved it will open spots in the front and they can reorganize the lot more efficiently. Commissioner Lenkart asked since the lot is already pretty full, where will people looking to buy a car park and when will the back lot be paved. Knuth said the plan is to pave the lot immediately or before winter at the very latest. Commissioner Lenkart asked if there will be separate office for financing. Knuth said most car sales are planned to be less than \$10,000 so there is no plan of doing any financing in house at this time. Commissioner Negro had no questions.

Commissioner Newell said his question was already answered regarding paving the rear lot. Commissioner Botkin asked how many vehicles will be parked ready to be sold and asked what happens if the whole parking lot turns into a sales lot. Knuth said service customers are the number one priority. Darga said the Ordinance will limit the number of designated spots on site for sales so they will need to be contained to that area. Commissioner Bozik asked if the site has any stormwater or other lot coverage concerns. Darga said the parking lot in the rear would not trigger a stormwater pond. Commissioner Bozik asked if there are any conditions for the Special Use. Darga said staff recommends approval and there are no conditions in the report, but the designated parking spaces for sales can be added to limit the number of parking spaces on site. Commissioner Lenkart said he would recommend adding paving the rear parking lot as a condition as well. Commissioner Tuohy asked if there were any calls from the public regarding the petition. Darga said there were none.

2. **Petition #24-11 (937 Oak St):** The petitioner, Erick Cooper, requests a Special Use to allow an Educational Facility, Commercial on the property located at 937 Oak St in North Aurora, Illinois.

Community Development Director Nathan Darga introduced Petition #24-11 (937 Oak St). Darga shared the petitioner is requesting to have a driving school for teenagers to teach them how to drive regular cars. Darga said they are looking to go into 937 Oak St, which is the Cakery's old site and the space is a 1,100 square foot unit. Darga said this is a special use is because any commercial educational facility is a special use in the B-2 zoning district. Although this particular use may not have impacts, the zoning use includes other schools such as a welding school , CDL driving schools, etc. which may have more impacts and that is why this is considered a special use. Darga said they are looking to have up to 35 people in a classroom at any given time and have four (4) vehicles on site for training. The existing parking lot has 215 parking spaces, and the code requires 18 parking spaces for this use so it will meet the parking requirements. Darga introduced the petitioner and welcomed them up to the podium.

The petitioner Erick Cooper and his wife Jennifer said they currently have a driving school in Campton Hills, which has been operating for four years. Cooper said they are looking to expand their business and move to North Aurora. Cooper said they live in the Geneva/Batavia area and believe this area is a great place to expand to since there is not another driving school in the Village. Cooper said they offer both in class instruction and behind the wheel instruction for teens along with private lessons with adults. Cooper said they are a triple A approved driving school, which is the only one in Illinois. Cooper said the curriculum is up to date and some of the best compared to what we have seen out of other driving schools. Our employee base are top quality individuals, and many have law enforcement and educators backgrounds. The business aspect follows everything the Secretary of State requires and/or mandates.

Commissioner Botkin asked how does the onsite lecturing work. Cooper said it's a mix of lecturing PowerPoints presentations and teaching the rules of the road. It's a basic classroom setting. Commissioner Newell asked if all vehicles are equipped with double brake pedals and how many cars will be on site. Cooper said each car is equipped with two brake pedals and 2 to 4 company cars will be on site at any given time. Cooper said it took a few years to get to four vehicles at their other site. Commissioner Negro asked if it is a year round operation. Cooper said it is year round and during the school year classes are taking place at night and on the weekends. In the summer, there are classes during the day. Cooper said no vehicles will be parked or idling in the rear of the building and the only time that door would be used is if an instructor is starting a behind the wheel shift.

Commissioner Lenkart asked about a dropping off area for classes. Cooper said classes are two hours long and the students would be dropped off and pick them up. Commissioner Tuohy asked if the school could administer road tests for the State and what type of cars will be used for behind the wheel instruction. Cooper said yes, the State has recently allowed private schools to do the road tests and the current vehicle types are Honda Civics and Kia Sportages, which none are electric. Commissioner Bozik had no questions. Darga said staff recommends approval with no conditions.

Motion to close the public hearing was made by Commissioner Tuohy and Commissioner Newell.  
**Motion approved.**

3. **Petition #24-09 (Amendments to Title 17 of the North Aurora Municipal Code):** The Village of North Aurora requests text amendments to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions regarding permitted and special uses and other corrections and clarifications.

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

Community Development Director Nathan Darga introduced Petition #24-09. Darga said about every 3 to 5 years the Village reviews the list of permitted and special uses to ensure they are still relevant, are located in the places the Village wants them and if anything needs to be added, removed or combined in the list. Darga said he will summarize each section. Many of the changes are combining similar, the same or all listed as special uses.



Darga said in Residential Districts, Chapter 7, assisted living, independent living and nursing homes are now one category and remain special uses while the use for hospitals was removed. In Business Districts, Chapter 8, mixed-use was added as a special use. Darga said that in the B-3 District, which includes mostly everything along 31, has some residential and mixed-uses in it and the Village is looking into pursuing a mixed use building in Block 1 in the future. However, mixed-use is currently prohibited in B-3 with the current code. Darga said Entertainment and Recreation uses have numerous categories currently. The new category combines all of those uses into Entertainment/Recreation Facility, Indoor and Entertainment/Recreation Facility, Outdoor.

Darga continued with Motor Vehicle Repair would be split into a major and minor category. Minor would be an oil change, tires and brake shops while major would be transmissions, body shops and engine repair. Also included in this text amendment is a definitions section, which will match up with many of the new uses and existing uses. Commissioner Botkin asked if this will be subjective. Commissioner Bozik asked about electric vehicles and if that would need to be separate. Darga said the definitions for both of these use types has been updated and do a good job distinguishing the two, but there is always a chance for a gray area. Darga said cannabis categories were changed to have it under C for cannabis instead of A for adult-use and the bar use was added since the current code has it under cocktail lounge. Darga added that staff brought in a lot more modern terms and definitions. Darga said it will help reorganize uses and definitions while keeping most uses the same status of permitted, special or prohibited. The names and categories of uses were also redone to have each use chapter read in the same order.

Darga said in Industrial Districts, Chapter 9, data center use was not listed anywhere or defined. Data centers would now be listed as special uses due to the power and water demand. Light, Medium, and Heavy industrial definitions were also cleaned up. Food uses for food processing, bottling, production, and sales were combined into one category and made them all special uses due to the high water use and possible odors. In Specific Use Districts, Chapter 10, such as O-R and O-R-I districts are also reorganized, and categories match the other three previous chapters.

Darga said in Use Standards, Chapter 11, the standards have been modified. In residential use standards only, mixed-use standards were added or changed. Outdoor and Indoor recreation use standards were modified and match the use type in the use tables. New use standards for entertainment and recreation were added and include exterior lighting, live music, alcohol, etc. Another use staff modified was contractor office, which was difficult to define. Some contractor offices are well maintained with an office space and parking lot while others can have unmaintained yards and overflowing parking lots. The contractor yard use type has been removed and is now only allowed as an accessory use to a contractor office. The use standards for contractor office mention any contractor yards need to have a landscape plan, be located in rear yard, and have a screening plan.

Commissioner Lenkart asked the difference between R-3 and R-4 district. Darga said R-1 and R-2 are single family homes with larger lots and R-3 and R-4 are smaller lot sizes or higher density homes such as townhomes or apartments. Commissioner Lenkart asked about daycares and schools. Commissioner Lenkart asked the difference between O-R and O-R-I. Darga said O-R is Office Research while O-R-I is Office Research and Light Industrial. Darga said Mitchell Rd warehouses are in the O-R-I district which would be typically newer industrial buildings, but with

operations and storage inside and not outdoors. O-R is just without the light industrial and the Village has a few properties zoned O-R which are mostly located on Sullivan Rd near the hospital. Darga added many of the larger projects come in as a PUD so they will be special uses regardless. Commissioner Lenkart asked about the mixed use. Darga said standards were put in to say the Village expects some ground floor retail to be considered a mixed use building. Commissioner Lenkart asked about parking standards for residential and home based businesses. Darga said there is a home occupation use and use standards in the Village. Commissioner Tuohy said some HOA regulations also help prevent parking overflowing into the street. Darga said there are also parking standards in the Zoning Ordinance and Municipal code, which include parking on an improved surface and other location standards.

Commissioner Lenkart asked why administrative fees for cell tower antennas was removed. Darga said it was old language and all fees should be taken out of the Zoning Ordinance including in Appendix B since the fees were outdated and the Village has fees in another section of the municipal code. Darga said this admin fee has never been collected so it is being removed, but the Village has lease agreements on the water towers that generate revenue. Darga said these chapters and sections have a lot of changes since it has not been updated in a long time. One section not mentioned is Chapter 13 for parking. Parking will be changed in the near future to match the uses in this text amendment and will be a future text amendment.

Commissioner Tuohy said she likes how everything is combined with this redline and how the definitions are up to date such as laboratory and hookah lounge. Commissioners Botkin, Newell, and Negro had no questions. Commissioner Bozik had a question regarding the community residence use and how assigning the number of occupants allowed in a structure may be problematic. Darga said community residences is a state specific use and typically follow group home guidelines. Commissioner Bozik asked if the use can be a special use instead of a permitted use. Darga said the smaller community residence are allowed in lower density districts and larger community residence are allowed in high density districts. Darga said based off his experience other communities who have special uses for this use have to notify neighbors who don't want the use and it gets voted down, but the municipality tends to get sued since the use has to be allowed per state guidelines. Darga said the Village also already has use standards for this use. Commissioner Bozik said he would prefer the community residence use be a special use so additional review and conditions could be added. Commissioner Lenkart said he would be concerned of a potential lawsuit if it was a special use. Darga said he will talk to the Village Attorney regarding the topic.

Motion to close the public hearing was made by Commissioner Tuohy and Commissioner Botkin.  
**Motion approved.**

## **NEW BUSINESS**

1. **Petition #24-10 (119 Butterfield Rd):** The petitioner, Derek Knuth, requests a Special Use to allow Motor Vehicle Sales on the property located at 119 Butterfield Rd in North Aurora, Illinois.

Motion for approval of Petition #24-10, as presented by staff with the two added conditions regarding paving the rear lot and restriping the entire lot according to plan and imposing a nine (9)

car maximum for the sales area, was made by Commissioner Lenkart and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved.**

2. **Petition #24-11 (937 Oak St):** The petitioner, Erick Cooper, requests a Special Use to allow an Educational Facility, Commercial on the property located at 937 Oak St in North Aurora, Illinois.

Motion for approval of Petition #24-11, as presented by staff, was made by Commissioner Negro and seconded by Commissioner Tuohy. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved.**

1. **Petition #24-09 (Amendments to Title 17 of the North Aurora Municipal Code):** The Village of North Aurora requests text amendments to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions regarding permitted and special uses and other corrections and clarifications.

Motion for approval of Petition #24-09 with the added condition of reviewing the community residence use as a possible special use was made by Commissioner Lenkart and seconded by Commissioner Newell. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved.**

**OLD BUSINESS** – None

#### **PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

Darga shared Fortunato is almost open. The owner picked up the liquor license this week and had a final inspection this week as well. The owner said he plans to be fully open next week. Commissioner Negro asked about the Starbucks monument sign location. Darga said the owner of Fortunato told Starbucks about it when they were building it and Starbucks corporate said they needed the signage so that is why it is there. Darga added that Riverfront Ram Truck Dealership is about a month or so away from opening and selling vehicles out of that site.

Darga also added the fire station building is moving along and is hoping to be open in November. Darga said the Village has swapped deeds with the Fire District, so the Village technically owns old fire station one. Commissioner Newell asked what dictates putting a sidewalk in and referenced that along the east side of Pinecreek Dr north of Butterfield Rd does not have one. Darga said there could be a few reasons, but staff will talk to Public Works about it. Commissioner Lenkart asked about the old BestBuy site in Towne Center. Darga said Slick City should be opening soon at the old BestBuy site which is an indoor slide amusement park. Darga added Kids Empire is going in over by JCPenney which is an indoor recreational use with slides and other activities, which targets a younger age group compared to Slick City. Darga shared Crave should be ready to open soon, which is near Brother Chimp.

#### **ADJOURNMENT**

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

Respectfully Submitted,

David Hansen

DRAFT

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

**GENERAL INFORMATION**

**Meeting Date:** September 3, 2024

**Petition Number:** 24-15

**Petitioner:** Michaela Grant

**Request:** Special use to allow a Child Daycare Center

**Location:** 581 Sullivan Rd

**Parcel Number:** 15-09-251-007

**Property Size:** .582 acres

**Current Zoning:** O-R Office and Research District

**Contiguous Zoning:** O-R-I Office, Research and Light Industrial District (East), O-R-I Office, Research and Light Industrial District (West), O-R-I Office, Research and Light Industrial District (North), City of Aurora (South)

**Comprehensive Plan Designation:** Office/Industrial

**PROPOSAL**

The petitioner is proposing a Child Daycare Center at the subject property located in the O-R Office and Research District. A Child Daycare Center is classified as a special use in the O-R District. The subject property is currently improved with a multi-use commercial office building with a variety of uses including professional offices, medical offices, and other commercial office tenants. The building has two (2) symmetrical suites with Suite A having 7 tenant offices. Little Ducklings Childcare would utilize the entire southern suite, Suite B, which is approximately 2,260 square feet. Per the petitioner, Little Ducklings plans to have 28 children; 17 toddlers/preschoolers and 11 infants.

The indoor space for the proposed address is currently improved with an office space. The proposed revised floor plan shows areas for reception, a kitchen, a storage closet, dedicated infant area, dedicated preschooler toddler area, and three bathrooms. The site plan includes a fenced in playground area on the east side of the building to meet Illinois Department of Children and Family Services (DCFS) outdoor play area requirements. The daycare center will use a keyless entry system, which will allow parents to check in and out in a total of about 10 seconds using their smart phone. The same system will also only allow daycare doors to be opened with an active individual code. The petitioner anticipates parents to park their cars, go in and check in/sign-out their children. Kids will always be with a parent and staff does not bring children to vehicles.



### Hours of Operation

The anticipated hours of operation for the Child Daycare Center would be 6:00 a.m. to 6:00 p.m. Monday through Friday with the center being closed on weekends.

### Parking

The Child Daycare Center use requires two (2) off-street parking spaces per 1,000 square feet of gross floor area. According to the petitioner, the total square footage of Suite B is 2,260 square feet. Suite A square footage is 2,400 square feet and requires three (3) off-street parking spaces per 1,000 square feet of gross floor area.

As such, the Zoning Ordinance would require a total of 13 parking spaces for the entire site. The subject property currently provides a total of 23 parking spaces for the commercial office building.

### Use Standards

The Zoning Ordinance contains several use standards that are intended to specifically address operations of the Day Care Center, Adult and Day Care Center, Child.

Day care centers shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. Day care centers shall include facilities, other than residential dwelling units, providing care for more than three children or elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day. In addition, the following criteria shall be considered by the Plan Commission:

- *The provision of adequate on-site drop-off zones, sidewalks, and exterior lighting.*
- *The amount of traffic or noise to be generated.*
- *The provision of adequate open space.*

*Day Care Centers and Nursery Schools. The outdoor play area of a day care center or nursery school shall be screened from the view of adjacent uses by solid wood fencing to a height of six feet or by landscaping six feet high by three feet deep.*

### RECOMMENDATIONS

The Community Development Department finds that the information presented in Petition #24-15 **meets** the Standards for Specials Uses, Use Standards and Parking Standards for a Child Daycare Center 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 #24-15, subject to the following conditions:

1. On-site management shall effectively monitor and regulate all on-site drop-off activities and shall have a drop-off zone clearly marked with striping and signage.
2. All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32).
3. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.



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Website: www.northaurora.org/forms/  
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### APPLICATION FOR SPECIAL USE

Project Name:	<u>Little Ducklings Childcare LLC</u>
Subject Property/Location:	<u>581 Sullivan Rd. North Aurora, IL</u>
PIN(s):	<u>15-09-251-007</u>
Current Zoning District:	<u>ORI</u>
Present Use:	<u>Medical Office</u>
Proposed Special Use:	<u>Childcare</u>

#### CONTACT INFORMATION:

Applicant Name: Michaela Grant Phone: 630.340.1469

Applicant Address: 203 N Kendall St. Aurora, IL 60505

Applicant Email: michaela.grant@sbcglobal.net

Signature of Applicant:  Signature Date: 8/5/2024

Property Owner(s): Rui Zhang Phone: 847.208.9819

Owner Address: 1733 Robinwood Ln. Riverwood Ln

Owner Email: summerzhang100@gmail.com

Signature of Owner\*:  Signature Date: 8/5/2024

\*A signed letter by the owner authorizing the applicant to apply for a special use may be submitted in lieu of signing this form. If Applicant is other than owner, please attach letter of authorization from Owner.

#### **Instructions:**

- Please see the submittal checklist regarding required submittals for special uses.
- Provide all submitted documents electronically in PDF format.
- Provide a written letter of introduction and narrative describing the proposed special use.
- Provide the following plans for the site: site plan, building elevations, signage, and a plat of survey.
- Application shall include the submittal fee as required by Chapter 15.56 of the North Aurora Municipal Code. See submittal checklist for additional details.
- Please see Sections 4.3.F, 4.3.G, and 4.2.H of the Village’s Zoning Ordinance for additional information on special use regarding no presumption of approval, conditions on special uses and limitations special uses.
- Applicant is required to follow public hearing and notice requirements outlined in Title 17, Chapter 3.4 of the Municipal Code. Please see public hearing and notice requirements on page 5 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.



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## **REQUIRED SUBMITTAL CHECKLIST**

- Introduction Letter. Please include information relevant to the proposed use of the property and its business operations (hours of operation, number of employees, etc.). *Please note any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060 of the North Aurora Municipal Code.*
- Proof of ownership of the zoning lot in question. If applicant is not the owner, a statement signed by the owner must be submitted certifying that the owner is jointly filing the application for a special use.
- A plat of survey of the parcel or parcels of land comprising the zoning lot, drawn to scale showing the actual dimensions of said zoning lot, including all parcels or lots contained therein, and drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot. This includes any setbacks to the principal building, accessory buildings and all other relevant dimensions.
- A site location map drawn to an appropriate scale indicating existing land use and zoning of all property within two hundred (200) feet of the subject property. *Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- Filing fee in the amount of \$500.00; if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit is required per Chapter 15.56. Any unused portion of the escrow will be returned to the payer upon completion of the project. Please see the Village's Escrow Application for more info.
- Disclosure of beneficiaries of land trust, if applicable.
- A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested. See full public hearing and notice requirements on page 5.
- A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on the following page.

### **FOR OFFICE USE**

Petition Number: \_\_\_\_\_

File Name: \_\_\_\_\_

Filing Date: \_\_\_\_\_

Fee Received: \_\_\_\_\_





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## **SPECIAL USE STANDARDS**

Attach a statement indicating the manner in which the requested special use supports each of the following standards:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
  - The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
  - The proposed special use is deemed necessary for the public convenience at that location.
  - 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 use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
  - The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
  - The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
  - The proposed special use is compatible with development on adjacent or neighboring property.



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- The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
- The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
- The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.



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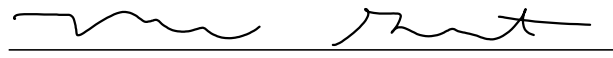
**PUBLIC HEARING AND NOTICE REQUIREMENTS**

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 sending mail notices to properties within 250 feet of the property line of the subject property, excluding street rights-of-way, and posting a sign(s) on the property advertising the public hearing. The Village will publish a legal notice in the newspaper, which the applicant shall reimburse the Village for any fees associated with it. Please see Chapter 3.3 and 3.4 of the Village Zoning Ordinance, Title 17, for all public hearing and notice requirements.

The undersigned hereby also 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 Chapter 15.56 of the North Aurora Municipal Code. 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**

8/5/2024

**Date**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

I, \_\_\_\_\_, being first duly sworn on oath depose and say that I am trust officer of \_\_\_\_\_ and that the following are all of the beneficiaries of the \_\_\_\_\_

\_\_\_\_\_  
**TRUST OFFICER**

SUBSCRIBED AND SWORN TO  
 Before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**A Notary Public in and for such County**




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 Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
 Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

Below is a template for PINs, names and mailing addresses of all property owners within 250 feet of the property in questions for which the Special Use is being requested. An attached spreadsheet or list matching the template below also is permitted.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-09-400-023	Aurora Property Holding	3450 Oakton St. Skokie, IL 60076
15-09-400-075	Kane County Facilities Management	719 Batavia Ave. Geneva, IL 60134
15-09-501--005	Burlington Northern Railroad	PO Box 961089 Fort Worth, TX 76161
15-09-251-003	Bonitas, Jeffrey Thomas	601 Sullivan Rd. Aurora, IL 60506
15-09-251-002	Internatl Brotherhood Electric works	461 591 Sullivan Rd Aurora, IL 60506
15-09-251-008	TLP-PHELAN 518 Fairview property Owner LLC	2215 York Rd STE 405 Oak Brook, IL 60523

I, Michaela Grant, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

  
 Applicant Signature

8/5/2024  
 Date



Public notices

To place a legal advertisement, email [legals@dailyherald.com](mailto:legals@dailyherald.com) or call 878-427-4671. Hours: M - F 8:30 a.m. - 4:30 p.m.

Name Changes

LEGAL NOTICE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS... Request of: Isabella Hope Kilbourne... There will be a court date on my Request to change my name from: Isabella Hope Kilbourne... To the new name of: Isabella Hope Kilbourne... The court date will be held on October 4, 2024 at 10:00 a.m. at 100 S. Third St., Geneva, Kane County, Illinois in courtroom #25A. /s/Isabella Hope Kilbourne

Name Changes

LEGAL NOTICE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS... Request of: Diana Rios... There will be a court date on my Request to Change my name from: Diana Rios... To the new name of: Diana Rios... The court date will be held on September 20, 2024, at 10:00 a.m., at 100 S. Third St., Geneva, Kane County, Illinois in courtroom #25A. /s/Diana Rios

Probate

LEGAL NOTICE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS... Request of: Patricia Rios... There will be a court date on my Request to Change my name from: Patricia Rios... To the new name of: Patricia Rios... The court date will be held on September 20, 2024, at 10:00 a.m., at 100 S. Third St., Geneva, Kane County, Illinois in courtroom #25A. /s/Diana Rios

Probate

LEGAL NOTICE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS... Request of: Patricia Rios... There will be a court date on my Request to Change my name from: Patricia Rios... To the new name of: Patricia Rios... The court date will be held on September 20, 2024, at 10:00 a.m., at 100 S. Third St., Geneva, Kane County, Illinois in courtroom #25A. /s/Diana Rios

Probate

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Public Hearings & Notices

LEGAL NOTICE VILLAGE OF LONG GROVE, ILLINOIS... NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF LONG GROVE... PLAN COMMISSION... PUBLIC NOTICE IS HEREBY GIVEN that on September 3, 2024, a public hearing will be held at the regular meeting of the Village Board of Long Grove, Illinois, on August 29, 2024, at 7:00 p.m. for the purpose of hearing and considering testimony in response to proposed zoning code text amendments...

Public Hearings & Notices

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Probate

LEGAL NOTICE IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT, DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS... ESTATE OF Charles Minard, DECEASED. Notice is given of the death of the above named decedent. Letters of office were issued to Joseph Minard, 315 Dalewood Avenue, Wood Dale, Illinois 60191, as Independent Executor, whose attorney of record is Terrence E. Davey, Malvern Law, 205 West Randolph Street, Suite 1700, Chicago, Illinois 60606. Notice is given to Irene Bembenisto and Lorraine Steele, in the above proceeding or to other persons who are interested, if their addresses are not stated in the petition to admit the will to probate, that an order was entered by the court on August 7, 2024 admitting the will to probate.

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Public Hearings & Notices

LEGAL NOTICE CITY OF WEST CHICAGO... NOTICE OF PUBLIC HEARING... PUBLIC HEARING... The City of West Chicago is currently in the process of reviewing a proposed Special Use Permit for a motor vehicle service station (gas station) in accordance with Sections 5.5 and 10.3-4(G) of the West Chicago Zoning Ordinance...

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Did You Know That All Real Estate Advertisements Can Also Be Found Online? Just Go To: marketplace.dailyherald.com Then Click on the Homes For Sale or Rentals Links Under the Heading to Find All of Your Local Real Estate. Classified For FAST ACTION Ads

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Little Ducklings Childcare LLC  
203 N Kendall St.  
Aurora, IL 60505  
Tel: 630.3401469  
Fax: 630.907.7187



## LITTLE DUCKLINGS CHILDCARE LLC, LOVE • LAUGHTER • LEARNING

06/23/2024

Subject: Introductory Letter

To whom it may concern,

I take immense pleasure in introducing you to Little Ducklings Childcare. We are currently a home daycare operating on the east side of Aurora, IL. Over the past six years we have successfully served over 25 children and 15 low-income families. As the need for childcare increases, our goal is to expand to 581 Sullivan Road to meet the needs of even more families.

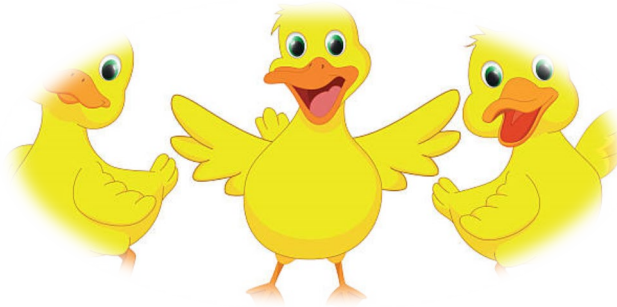
I am Michaela Grant, the owner and founder of Little Ducklings Childcare LLC, I am dedicated and passionate about providing the best care and learning for children. I have over 10 years' experience working in a childcare environment with children of various background and needs.

Little Ducklings will provide creative learning as well as playtime for children 6-weeks-3 years of age. Our goal is to services at least 28 children. At this facility we will be able to handle 17 toddlers and preschoolers along with 11 infants. I will work closely with qualified teachers and staff to craft a center and curriculum that will help develop the foundation for generations to come.

I do believe this location would serve our purpose perfectly. Our center will ensure a safe and secure environment for children, parents, teachers and staff with Entergrity Smart system. Our daycare keyless entry system will allow parents to check in and out in a total of about 10 seconds using their smart phone. This same system will also only allow daycare door to be opened with an active individual code. Staff will ensure daily that all codes are active and current for teachers, staff and parents.

We understand the importance of recreation to the development of children. At Little ducklings' safety is our number one concern. We will have a 6- ft fenced in playground for children creativity. We will have age-appropriate equipment, all children will also be supervised by an adult at all times while using any outside equipment.

Little Ducklings Childcare LLC  
203 N Kendall St.  
Aurora, IL 60505  
Tel: 630.3401469  
Fax: 630.907.7187



## LITTLE DUCKLINGS CHILDCARE LLC, LOVE • LAUGHTER • LEARNING

06/23/2024

Subject: Introductory Letter Continued

Our center hours will be 6am-6pm, giving the families we serve enough time to beat high traffic hours. We estimate that the majority of our daycare parents will arrive before 830am. Eighty-five percent arriving between 3:30pm-6:00pm for pick-up allowing for the heavy school and work traffic to pass.

Daycare centers are important to our community, they provide children a safe, stimulating and nurturing environment while parents' work. They offer numerous benefits, including socialization, learning and development, routine, and preparation for school. A daycare center is a haven for young children whose parents cannot care for them during the day due to work or other commitments.

We know that the need for childcare is at an all-time high driven by the increased demand due to more parents returning to offices, advancements in learning technologies, and government funding, specifically for single and working mothers.

Childcare is a growing necessity and Little Ducklings is prepared to help meet the needs of the families in our community.

Kind Regards,

Michaela Grant

A handwritten signature in black ink, appearing to read "Michaela Grant".

Little Ducklings Childcare LLC,

## Northerly Tenants notes from Building Owner

Rui Zhang

1733 Robinwood Ln

Riverwoods, IL 60015

(847)208-9819

[summerzhang100@gmail.com](mailto:summerzhang100@gmail.com)

Subject: 581 Sullivan Rd, Aurora IL current tenants and parking lot usage

To whom it may concern:

The building has 2 symmetry suites. Suite A has 7 tenants occupied by its own individual office. But 3 tenants (1 attorney, 1 big box dumpster company, 1 IT staff) are renting the office for branching out their main office for physical location, but not physically use the office space.

4 tenants (1 attorney, 1 massager, 2 estheticians) are actively using the office spaces.

All visitors are by appointments. Their business hours during weekday are from 10am to 4:30pm. For the massager and estheticians have more clients on weekends than the weekdays.

Suite B - the Fox Valley Allergy and Asthma Clinics is open 3 half days – Tuesday morning, Thursday afternoon, and Saturday morning. They are all walk-in with no appointments, and on average about **50 – 60** patients during their half-day business hours. On average the patient stays in about 10 minutes to take shots. They have 4 staff members on duty during their operation hours. They have no issues with current shared parking lot.

Any further questions, please feel free to reach out.

Sincerely,

*Rui Zhang*



TOLL FREE 1-800-892-0123

CALL 48 HOURS BEFORE YOU DIG  
(Two working days)



JULIE, INC.

Operates 24 hours  
365 days a year

**SITE BENCHMARKS:**

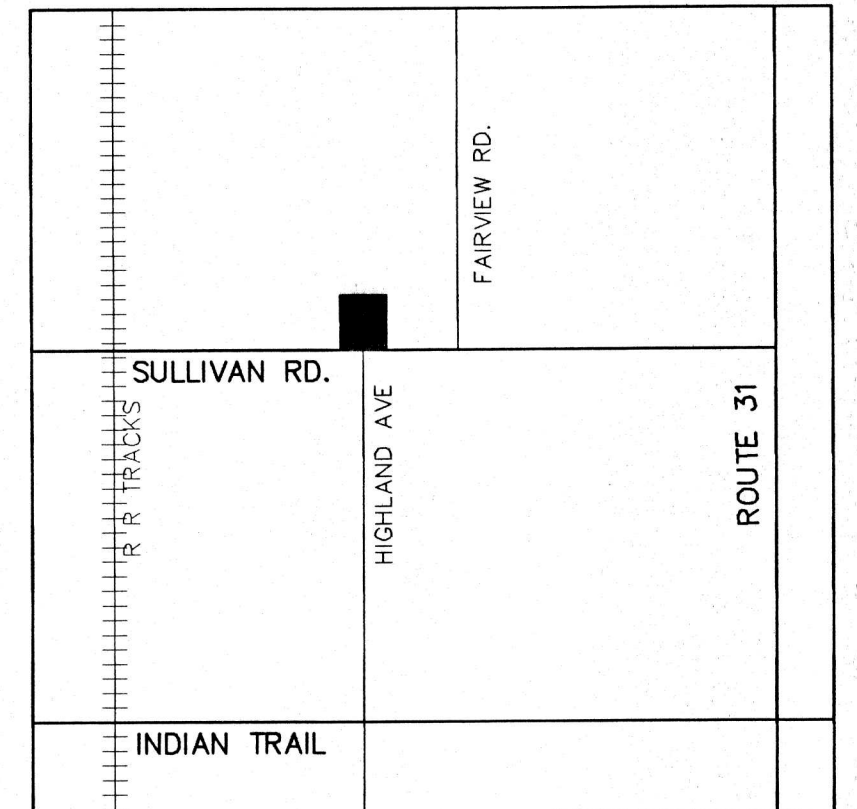
1) NORTHWEST BONNET BOLT OF FIRE HYDRANT AT THE NORTH EAST CORNER OF THE INTERSECTION OF SULLIVAN RD & FAIRVIEW DRIVE

ELEV = 690.82

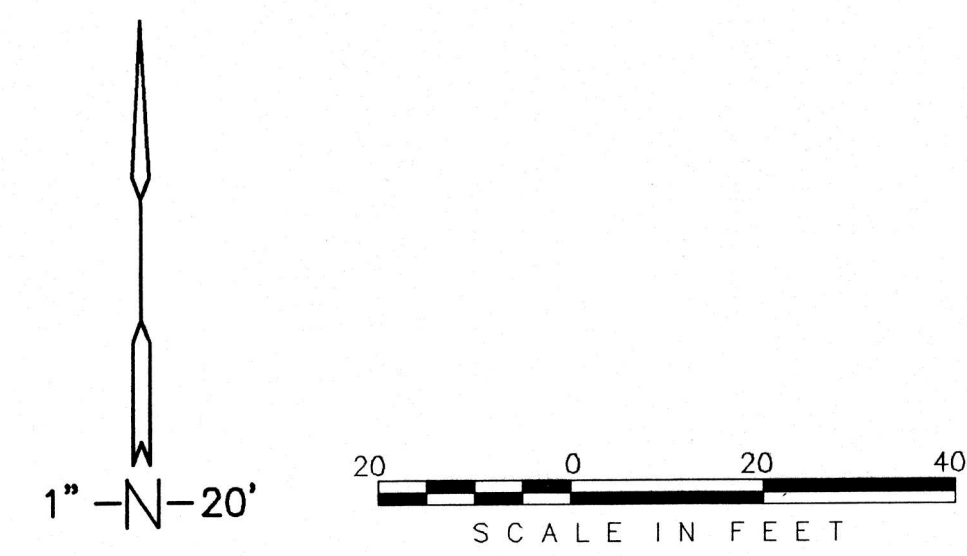
2) NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF SULLIVAN RD APPX 125' WEST OF THE INTERSECTION OF SULLIVAN RD & HIGHLAND AVE

ELEV = 692.32

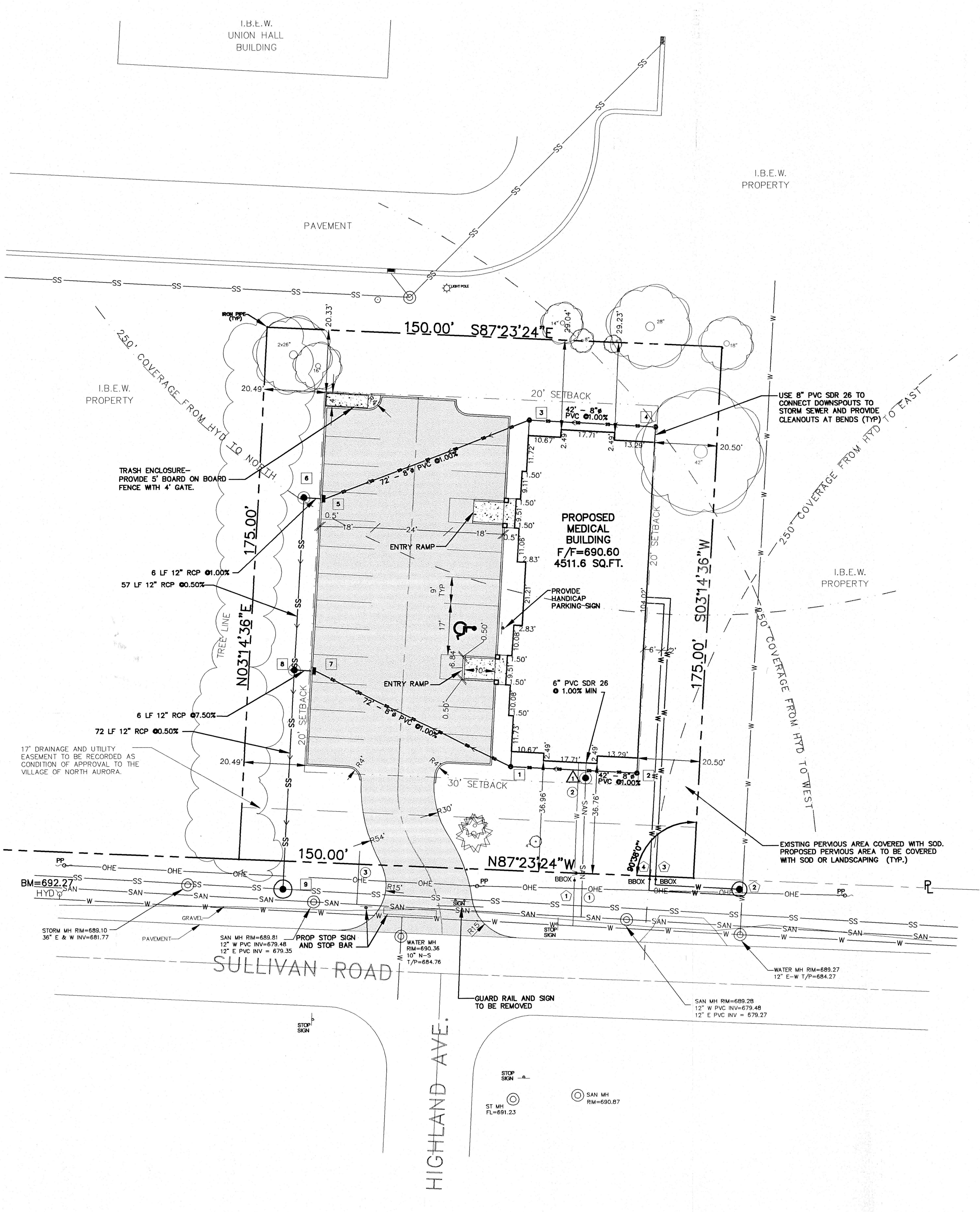
# SITE PLAN FOR MAHKRI MEDICAL CLINIC 581 SULLIVAN RD. - NORTH AURORA, IL



VICINITY MAP  
NOT TO SCALE



SITE DATA	
TOTAL SITE AREA	26,250 S.F.
ZONING:	M-1
PROP BLDG S.F.:	4,511.6 S.F.
PARKING REQUIRED:	24 SPACES
PARKING PROVIDED:	24 SPACES
TOTAL IMPERVIOUS AREA (BLDG & PVMT)	12,964.50 S.F.
PERCENTAGE OF LOT COVERAGE:	49.39%



**LEGAL DESCRIPTION**

PARCEL ONE:  
THAT PART OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH EAST 1/4 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 265 FEET FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET; ;THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH EAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH LINE OF SAID NORTH EAST 1/4; THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:  
THAT PART OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH EAST 1/4 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 340 FEET FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH EAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH LINE OF SAID NORTH EAST 1/4; THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

**LEGEND**

- STORM LABEL
- SANITARY LABEL
- WATER LABEL
- CROSSING LABEL
- PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK
- EXISTING CONTOUR LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER LINE
- EXISTING WATERMAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS SERVICE
- EXISTING TELEPHONE
- PROPOSED CONTOUR LINE
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING FENCELINE
- PROPOSED FENCELINE
- PROPOSED SILT FENCE
- EXISTING SPOT SHOT
- PROPOSED SPOT GRADE

**STORM SEWER**

- 1 PROVIDE CLEANOUT  
RIM = 690.00  
INV = 686.12
- 2 PROVIDE CLEANOUT  
RIM = 690.00  
INV = 686.54
- 3 PROVIDE CLEANOUT  
RIM = 690.00  
INV = 686.12
- 4 PROVIDE CLEANOUT  
RIM = 690.00  
INV = 686.54
- 5 CB 3" W/ T/C=689.10  
12" INV=685.10 W/SNOUT (W)  
8" INV=685.40 (E)
- 6 MH 4" W/R-1530  
RIM=688.60  
INV=685.04(E)  
INV=684.94
- 7 CB 3" W/ T/C=689.10  
12" INV=685.10 W/SNOUT (W)  
8" INV=685.40 (E)
- 8 MH 4" W/R-1530  
RIM=688.60  
INV=684.65(N/E)  
INV=684.55(S)
- 9 MH 6" W/R-1530  
RIM=688.60  
12" N INV=684.19  
36" E-W INV=681.82

**WATER SERVICE**

- 1 DISCONNECT EXISTING WATER SERVICE AT MAIN AND REMOVE B-BOX
- 2 PROP 4" PRESSURE TAP WITH 5" VALVE  
RIM = 688.40
- 3 132 LF. 1-1/2" X-COPPER WATER SERVICE WITH B-BOX 1' SOUTH OF PROPERTY LINE
- 4 132 LF. 4" D.I.P. CLASS 52 FIRE SERVICE PROTECTION LINE WITH B-BOX 1' SOUTH OF PROPERTY LINE

**SANITARY SEWER**

- 1 CONTRACTOR TO CONFIRM LOCATION AND CONDITION OF EXISTING SANITARY SERVICE LINE AND RE-USE OR REPLACE AS REQUIRED
- 2 INSPECTION MANHOLE 4" DIA W/R-1530  
RIM = 690.10  
INV = 680.10 \*
- \*CONTRACTOR TO CONFIRM
- 3 REMOVE EXIST SANITARY SERVICE LINE & PLUG AT MAIN

**UTILITY CROSSINGS**

- 1 PROP STM INV 686.37  
PROP SAN INV 680.1\*
- \*CONTRACTOR TO CONFIRM

**DRAWING INDEX**

1. GEOMETRY & UTILITY PLAN
2. GRADING & EROSION CONTROL PLAN
3. GENERAL NOTES & DETAILS
4. DETAILS & SPECIFICATIONS
5. SANITARY NOTES FOR FOX METRO

STATE OF ILLINOIS )  
SS )  
COUNTY OF KANE )

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN CONFORMANCE WITH ACCEPTED ENGINEERING PRACTICE.

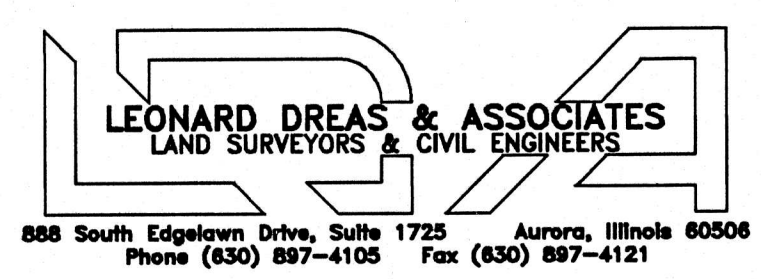
*Richard A. Scheffrahn*  
RICHARD A. SCHEFFRAHN P.E. #062-039720  
EXPIRES 11-30-2005



NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
0	5-6-05	INITIAL SUBMITTAL						
1	5-20-05	VARIOUS REVISIONS PER COMMENTS						

TITLE: GEOMETRY AND UTILITY PLAN  
MAHKRI MEDICAL CLINIC  
NORTH AURORA, ILLINOIS

CLIENT: DR. MAHKRI  
581 SULLIVAN ROAD  
NORTH AURORA, ILLINOIS



DRAWN BY:	SLL	DWG. NO.	3956
CHECKED BY:	RAS	SCALE:	1" = 20'
DATE:	MAY 20, 2005	SHEET:	1 OF 5



**Date:** July 26, 2024

**Project:** Little Duckling Child Care

**RE:** City of North Aurora Special Use Response

**Project:** **Building Remodeling of 581 Sullivan Road, North Aurora, IL  
Little Ducklings Child Care. Michaela Grant, Tenant**

**Building Owner:**

Summer Zhang: 1733 Robinwood Lane, Riverwoods, IL 60016, [summerzhang100@gmail.com](mailto:summerzhang100@gmail.com)

**Tenant:**

Little Ducklings Childcare, LLC: 203 N. Kendall St. Aurora, IL 60505. 630.340.1469,  
[michaelagrants@littleducklingschildcare.org](mailto:michaelagrants@littleducklingschildcare.org)

**General Preface:**

1. Daycare Parents coming and Going:
  - a. The Daycare facility expects to open their doors at 6 am and close at 6 pm. The kids ages are infants, and Preschool age. Of course, the parents have very varying time table, but from Michaela's experience she has found that 50% are before 8:30 and 85% are from 3:30 to 6:00.
  - b. The parents are required to park their cars, go in and officially sign-out their children and head back to their cars. So the kids will always be with a parent. The Staff do not bring children to the cars.
2. Many of the questions below question of this use is appropriate for the area:
  - a. Day Care is in great demand. We have found this site and the nicely detailed building suits our purposes very well and is centrally located and across from many medical facilities, whose workers are looking for their kids' daycare. We have adequate parking, a controlled access point, good lighting, and good signage that enhances our ability to succeed, and be a benefit to the community.
  - b. On 3 sides the IBEW owns large yards that separate our building from any adjacent buildings, so there is no way for those neighbors to complain about this use.
3. **Use Standards (11.2.D.1)- Retail and Service Uses.** 1. Day Care Center, Adult and Day Care Center, Child. Day care centers shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. Day care centers shall include facilities, other than residential dwelling units, providing care for more than three children or elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day. In addition, the following criteria shall be considered by the Plan Commission:
  - a. The provision of adequate on-site drop-off zones, sidewalks, and exterior lighting:



i. People will Park and enter the south entry to get their kids and back into their cars. Note the wall-pack exterior lighting that is in place.

b. The amount of traffic or noise to be generated will be minimal.



- i. As there is adequate green space around the building and only cars or personal trucks, traffic noises will not be a problem.
- ii. We believe the traffic circle works well as a entry and exit point as people can manage their vehicle in a controlled manner.

- c. The provision of adequate open space: As per the requirements of DCSF, we are adding a new playground on the East side. A retaining wall and backfill will be required relative to the grading and a 6' Fence with (2) gates.

**4. Parking:**

- a. Parking Calculations per Zoning Code:
  - i. Existing Medical Office (Previous Use of South half of building the Day care is occupying):  
1.5 per Exam Room X 4 = 6 Stalls minimum required.
  - ii. Office: Northern unit: 3/1000 gross s.f.: 2400 s.f./1000 = 7.2 = 8 stalls
  - iii. Daycare: 2/1000 gross s.f. 2260 s.f. = 4.52 = 5 stalls
  - iv. Existing spaces:
    - 1. ADA stalls (includes marked off stalls): 1 Stalls
    - 2. West stalls: 13 Stalls
    - 3. East stalls (non ADA): 9 Stalls
    - 4. Existing Total Stalls: 23 Stalls available
    - 5. Required: for Daycare for half building: 8+5 = 13 stalls (OK - 10 extra)

**Attach a statement indicating the manner in which the requested Special Use supports each of the following standards:**

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.

**Response: We believe our proposed design is to the benefit of the community as we are providing a valuable service to the North Aurora community.**

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.

- **Response: As the surrounding spaces are open spaces of enclosed buildings we find Child Care is a compatible use.**
- **Official Neighbors:**
  - 15-09-400-023, **AURORA PROPERTY HOLDINGS LLC** CASCADE CAPITAL GROUP, DANIEL GARDEN 3450 OAKTON ST. SKOKIE, IL, 60076-2951
  - 15-09-400-075, **KANE COUNTY FACILITIES MANAGEMENT** 719 BATAVIA AVE GENEVA, IL, 60134-3077
  - 15-09-501-005, **BURLINGTON NORTHERN RAILROAD** - PROPERTY TAX DEPARTMENT PO BOX 961089 FORT WORTH, TX, 76161-0089
  - 15-09-251-003, BONITAS, JEFFREY THOMAS **601 SULLIVAN RD** AURORA, IL, 60506-1407
  - 15-09-251-002, **INTERNATL BROTHERHOOD ELECTRIC WORKS, TRUST: TR# 461 591 SULLIVAN RD** AURORA, IL, 60506
  - 15-09-251-008, TLP-PHELAN **518 FAIRVIEW** PROPERTY OWNER LLC 2215 YORK RD STE 405 OAK BROOK, IL, 60523-4008

3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.

- **Response: We believe a local daycare facility in this area will be appreciated by the neighbors: Electrical Union, Hospital related services, Dental Office and therefore in the spirit of the zoning Ordinance and Comprehensive Plan.**

4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.

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

**Response:** The proposed special use is located in "ORI :Office Research/ Light Industrial" Zoning area".

B. 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.

**Response: We are not asking for any additional financial assistance to build out this project.**

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

**Response: We believe we are meeting the intent of the Comprehensive Plan and we will be submitting Architectural and Engineered Permit Construction Documents to verify our conformance.**

D. 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.

**Response: The building is very nice already and we expect both the Owner and Tenant will be making appropriate upgrades to enhance its interior use and clean up the landscaping for its exterior appearance.**

E. 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.

**Response: There will be no impact on the adjacent neighbor's property.**

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

**Response: Daycare will not impact the neighbors use.**

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

**Response: We believe the traffic circle works well as a entry and exit point as people can manage their vehicle in a controlled manner.**

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

**Response: As noted above the north portion of the building needs 8 spaces and the Daycare needs 5 for a total of 13 parking spaces. There are a total of 23 parking installs including (1) HC stall.**

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

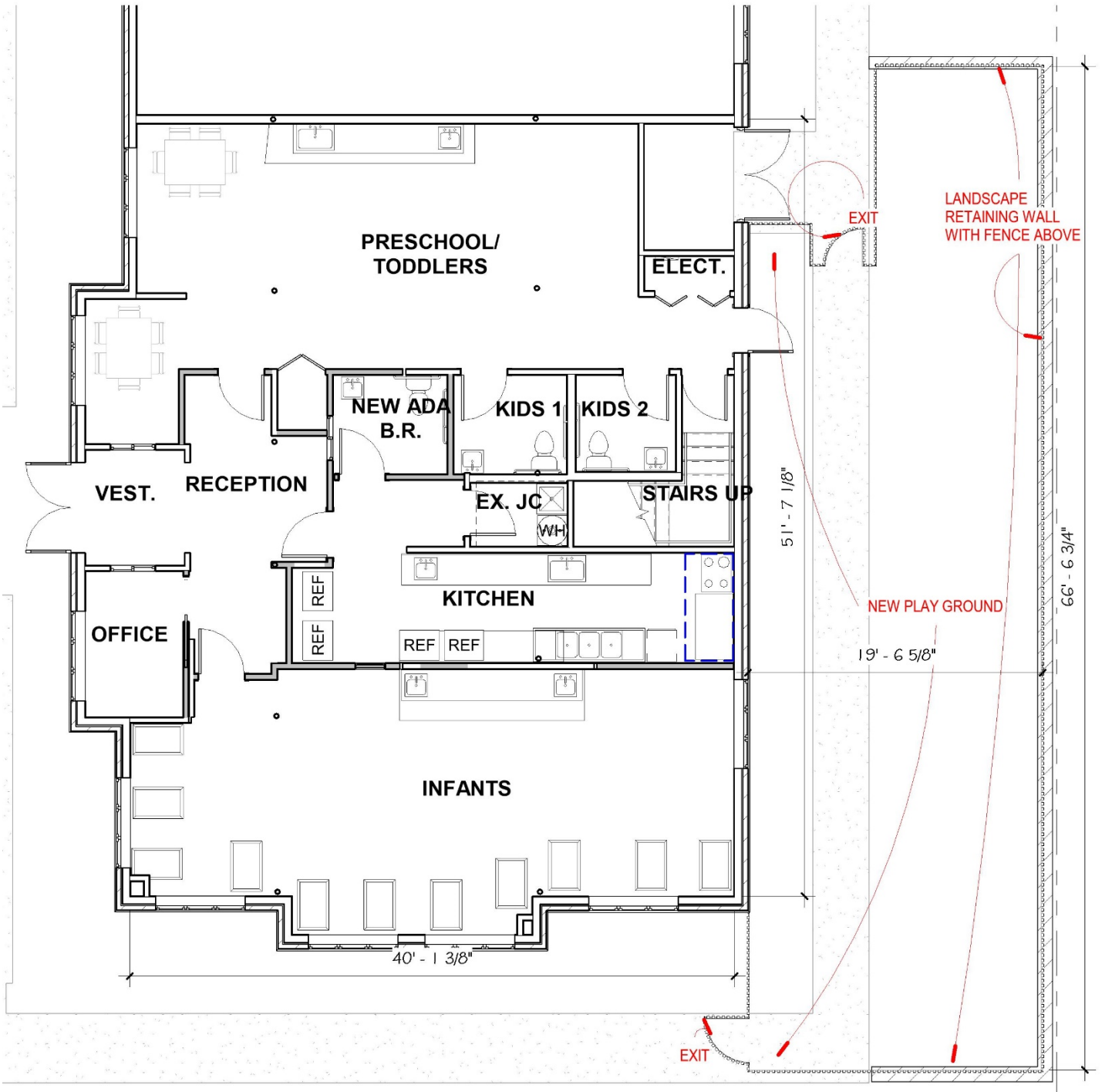
**Response: We believe that our design has adequate utilities, drainage, road access, public safety, and other necessary facilities.**

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

**Response: We believe that our design conforms with the requirements of this Ordinance and other applicable regulations.**





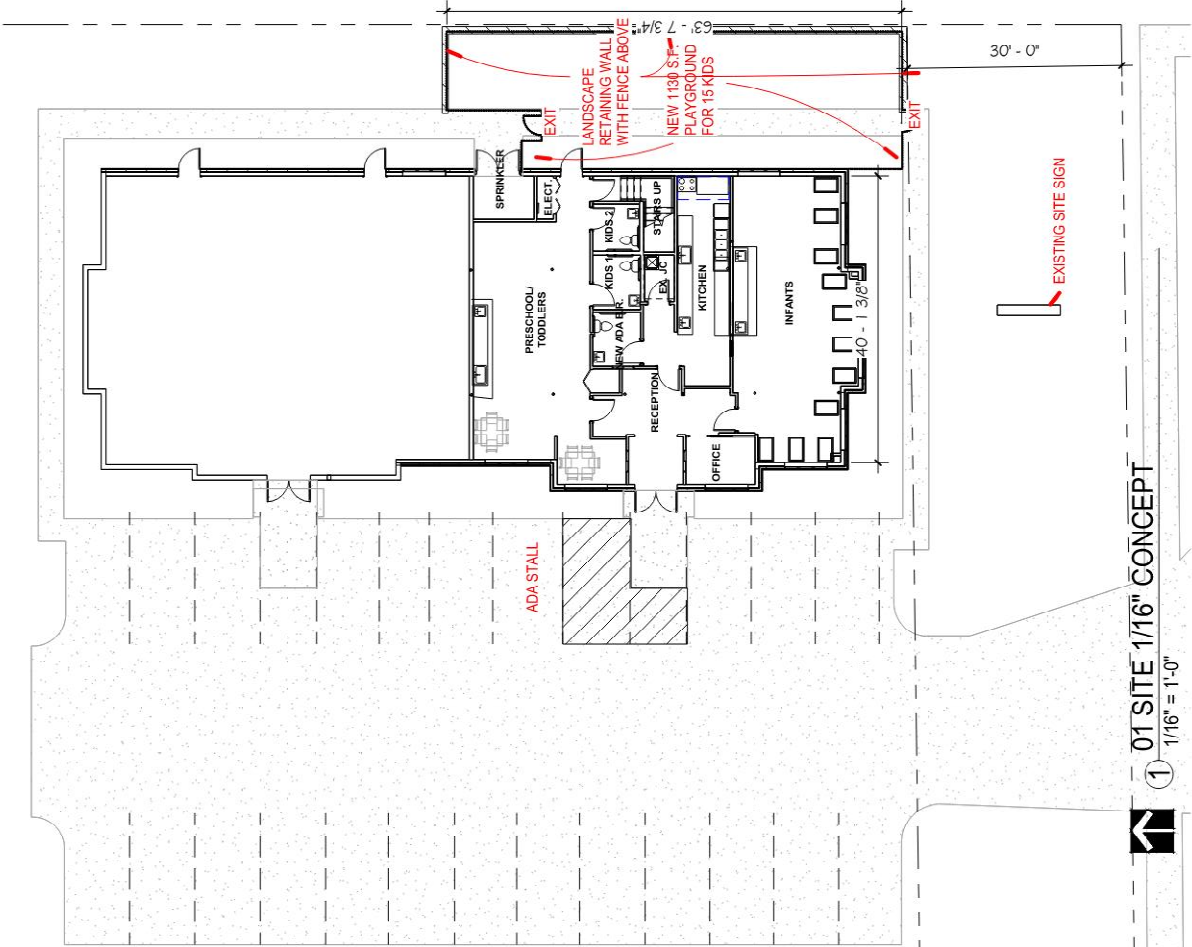


*Lane Allen* 7/31/24

Lane Allen, Allen+Pepa Architects Aurora Studio, Inc.

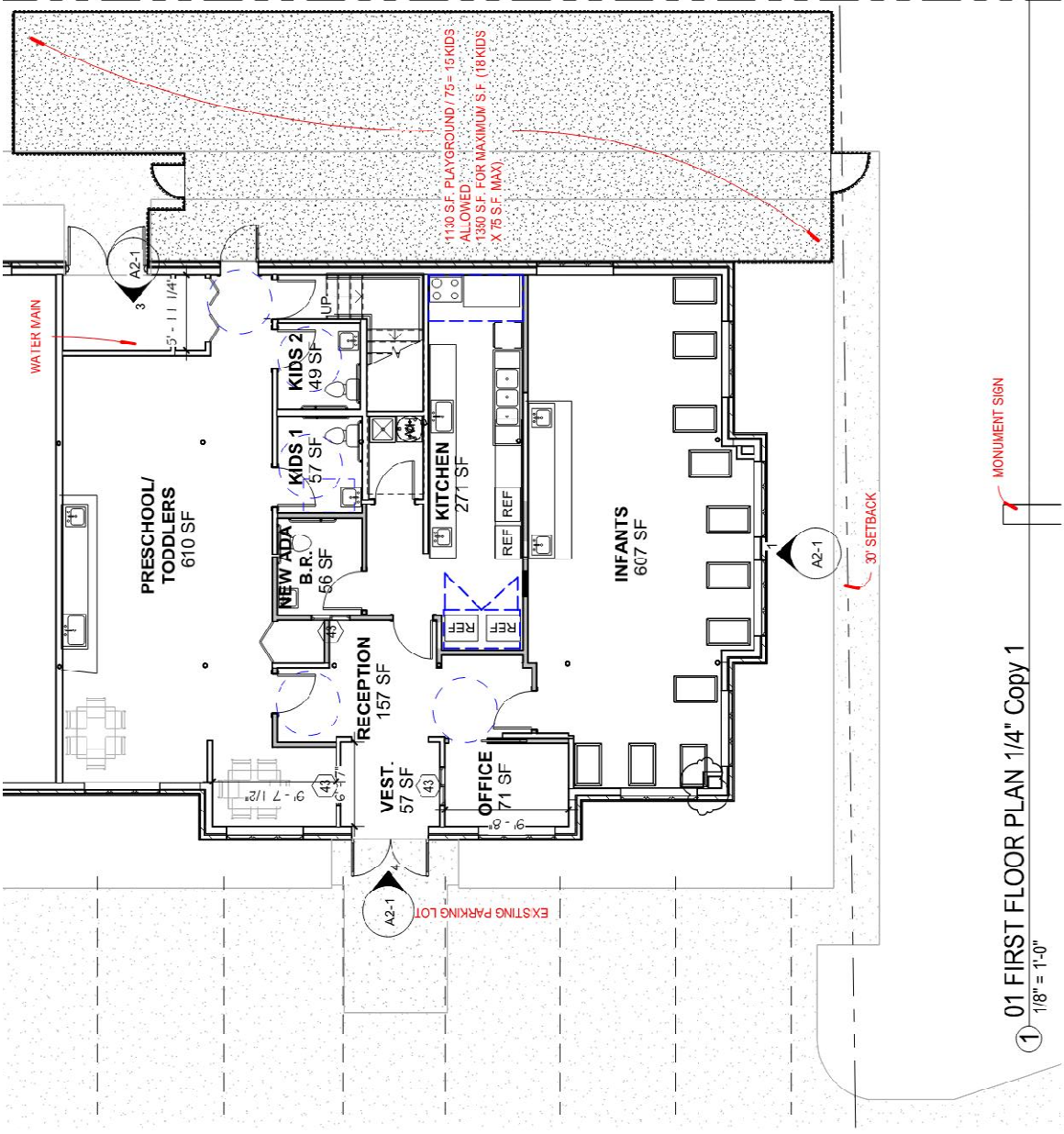
I:\2024\2024 projects\2024-08 little ducklings day care\g-zoning and building code\p little ducklings special use statement response incomplete 7-26-24.docx

A1	ALLEN + PEPA ARCHITECTS 216 PULTON STREET GENEVA, IL 60134 PH. 630.678.1106 WWW.ALLENPEPA.COM	DATE: 05/15/16 DRAWN: AUTHOR SCALE: 1/16" = 1'-0" PROJECT NO.: 00-000	581 SULLIVAN RD, NORTH AURORA, IL.
	ALLEN PEPA ARCHITECTS		581 SULLIVAN LITTLE DUCKLINGS



1. EXISTING MEDICAL OFFICE (PREVIOUS USE OF SOUTH HALF OF BUILDING THE DAY CARE IS OCCUPYING); 1.5 PER EXAM ROOM X 4 = 6 STALLS MINIMUM REQUIRED.
2. OFFICE: NORTHERN UNIT: 3/1000 GROSS S.F.; (2400 S.F./1000) X 3 = 7.2 = 8 STALLS
3. DAYCARE: 2/1000 GROSS S.F. (2260 S.F./1000) X 2 = 4.52 = 5 STALLS
4. EXISTING SPACES:
  1. ADA STALLS (INCLUDES MARKED OFF STALLS) 11 STALLS
  2. WEST STALLS: 13 STALLS
  3. EAST STALLS (NON ADA): 9 STALLS
  4. EXISTING TOTAL STALLS: 23 STALLS
  5. TOTAL REQUIRED: FOR OFFICE AND DAYCARE: 8+8 = 13 STALLS. 23 AVAILABLE (OK - 10 EXTRA)
  6. REQUIRED IF DAYCARE USES ENTIRE BUILDING (MAYBE IN 3 YEARS) (CONFIDENTIAL RELATIVE TO EXISTING TENANT S): 2/1000 GROSS S.F. 4.660 S.F./1000 X 2 = 9.32 STALLS = 10 STALLS VS 23 (OK - 13 EXTRA)





1 01 FIRST FLOOR PLAN 1/4" Copy 1  
 1/8" = 1'-0"

Room Name	Area
09 - Room Finish - rooms areas	
COTS CLOSET	15 SF
ELECT.	17 SF
EX. JC	32 SF
COUNTERSPACE	40 SF
counter area	44 SF
KIDS 2	49 SF
NEW ADA B.R.	56 SF
VEST.	57 SF
KIDS 1	57 SF
SPRINKLER	57 SF
OFFICE	71 SF
STAIRS UP	82 SF
RECEPTION	157 SF
KITCHEN	271 SF
INFANTS	607 SF
PRESCHOOL/ TODDLERS	610 SF
	2,224 SF



# EXACTA

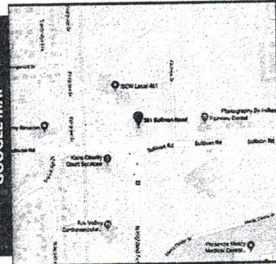
## LAND SURVEYORS, LLC

FIELD WORK DATE: 8/7/2019

REVISION DATES: (REV.1 8/16/2019) (REV.1 8/9/2019)

IL1907.1199  
BOUNDARY SURVEY  
KANE COUNTY

PROPERTY ADDRESS SURVEY NUMBER  
581 SULLIVAN ROAD, AURORA, ILLINOIS 60542 IL1907.1199



PROPERTY PICTURE

GOOGLE MAP

**CLIENT ORDER NUMBER:** 70786 **DATE:** 08/09/19

**BUYER:** XIN WU & RUI ZHANG

**SELLER:** M INVESTMENTS LLC

**CERTIFIED TO:**  
XIN WU & RUI ZHANG; FIDELITY NATIONAL TITLE; FNBC BANK & TRUST; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

**LEGAL DESCRIPTION**

PARCEL ONE: THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 265 FEET FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE POINT OF BEGINNING EXCEPT THEREFROM THAT PART FALLING IN THE HIGHWAY, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 265 FEET FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE POINT OF BEGINNING EXCEPT THEREFROM THAT PART FALLING IN THE HIGHWAY, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

**POINTS OF INTEREST**  
NONE VISIBLE

**FLOOD INFORMATION**

**ADVISOR NOTES**

PARCEL ONE: THAT PART OF THE NORTHEAST 1/4 OF SECTION RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF : THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, I RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID Q FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL WITH NORTHEAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARALLEL OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH I THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE THEREFROM THAT PART FALLING IN THE HIGHWAY, IN THE TO COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF THE NORTHEAST 1/4 OF SECTIO RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBE COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, RAILROAD COMPANY (FORMERLY THE OTTAWA, OSWEGO AND COMPANY); THENCE EAST ALONG THE SOUTH LINE OF SAID C FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH RAILROAD RIGHT OF WAY 208 FEET; THENCE EAST PARALLEL NORTHEAST 1/4 AFORESAID 75 FEET; THENCE SOUTH PARAL OF SAID RAILROAD RIGHT OF WAY 208 FEET TO THE SOUTH THENCE WEST ALONG THE SAID SOUTH LINE 75 FEET TO THE THEREFROM THAT PART FALLING IN THE HIGHWAY), IN THE TC COUNTY, ILLINOIS.

TOTAL AREA OF PROPERTY SURVEYED 26247 SQ.FT. ±

NOTE:  
V/V = VALVE VAULT  
G/M = GAS METER  
E/M = ELECTRIC METER  
C/I = CURB INLET  
⊙ = LIGHT POST

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF AUGUST, 2019 AT 312 S. HALF STREET IN WHEATON, IL 60187.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2020  
EXACTA LAND SURVEYORS  
PROFESSIONAL DESIGN FIRM 184008059-0008

Use of this Survey other than Intended, without Written Verification

- The legal description used to perform this survey was supplied by others. The survey does not determine any ownership.
- This survey only shows improvements located above ground. Underground utilities, ditches, and easements are not located on this survey map.
- If there is a utility tank, well or drain field on the survey, the location of such items was shown to us by others and are not verified.
- This survey is exclusively for the use of the parties to whom it is certified.
- Any additions or deletions to this single survey document are strictly prohibited.
- Measurements are in feet and decimals thereof.
- Due to varying construction standards, bearing dimensions are approximate.
- Any FEMA Flood Zone data contained on this survey is for informational purposes only. Searches to obtain such data was performed at www.flood.gov.
- All pipes marked on lot are 1/2" diameter, 15' intervals.
- Unless specifically stated otherwise, an examination of the abstract of title was not performed, by the signing surveyor to determine all encumbrances, ditches, and easements on the survey.
- Unless otherwise noted, all measurements are in feet and decimals thereof.
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VILLAGE OF  
**NORTH**  
AURORA

VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

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

---

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CHILD DAYCARE CENTER IN  
THE O-R OFFICE AND RESEARCH DISTRICT FOR THE PROPERTY LOCATED AT  
581 SULLIVAN RD, NORTH AURORA, ILLINOIS**

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

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

Signed \_\_\_\_\_

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

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CHILD DAYCARE CENTER IN  
THE O-R OFFICE AND RESEARCH DISTRICT FOR THE PROPERTY LOCATED AT 581  
SULLIVAN RD, NORTH AURORA, ILLINOIS**

**(Petition #24-15; 581 Sullivan Rd)**

**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 (the “Code”); and,

**WHEREAS**, an application has been filed by Michaela Grant (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance (the “Code”) to allow for a Child Daycare Center located at 581 Sullivan Rd, North Aurora, Illinois (the “Property”) in the O-R Office and Research District as described in the application materials attached as Exhibit A; and,

**WHEREAS**, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on September 3, 2024, pursuant legal notice as required by State law and the Code; and,

**WHEREAS**, the Plan Commission has 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 consistent with the criteria for special use approval and is in the best interest 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:** The application for special use for a Child Daycare Center is hereby approved for the Property, subject to the following conditions:

1. On-site management shall effectively monitor and regulate all on-site drop-off activities and shall have a drop-off zone clearly marked with striping and signage.
2. All outdoor lighting shall follow the Village’s Outdoor Lighting Ordinance (Chapter 8.32).
3. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.

**SECTION 3:** That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 581 Sullivan Rd, North Aurora, Illinois and legally described as follows:

PIN 15-09-251-007: PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS AS DESCRIBED IN DOCUMENT 98K052621.

**SECTION 4:** 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 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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

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

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

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

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

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

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

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

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

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

ATTEST:

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

Exhibit A

Application Materials