



COMMITTEE OF THE WHOLE MEETING
MONDAY, SEPTEMBER 16, 2024
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Class D Liquor License for MP's Liquor & Wine
2. Special Use for Little Ducklings Daycare
3. Purchasing Policy Update
4. Oak Hill Detention Basin Erosion Assessment
5. New Central Water Tower Construction
6. Text Amendments to Village's Zoning Ordinance for Permitted and Special Uses

EXECUTIVE SESSION

1. Property Acquisition

ADJOURN

Initials: JB

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: MIKE TOTH, BUSINESS SERVICES MANAGER

SUBJECT: DECREASING THE NUMBER OF CLASS D LIQUOR LICENSES AND
INCREASING THE NUMBER OF CLASS D LIQUOR LICENSES FOR
MP'S LIQUOR & WINE

AGENDA: SEPTEMBER 16, 2024 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

MP's Liquor & Wine located at 905 Oak Street is changing ownership and the new owner, Rokykumar Patel, is requesting a Class D Liquor Store Liquor License. Due to the fact liquor licenses in the Village of North Aurora do not transfer, the Village will need to decrease the number of Class D liquor licenses by one then subsequently increase the number of Class D liquor licenses by one regarding the new owner's application. There are currently a total of four Class D Licenses issued.

All appropriate paperwork for the liquor license application has been submitted. The applicant has already successfully completed a background check. Staff is soliciting feedback from the Village Board on the proposed Class D Liquor Store License.



VILLAGE OF NORTH AURORA LIQUOR LICENSE APPLICATION

Customer No. _____

APPLICATION DATE: 7/17/2024

Application for a CLASS D Liquor License

The undersigned applicant hereby applies for a Liquor License to sell alcoholic liquor, and/or beer and wine in the Village of North Aurora pursuant to the provisions of Title 5, Chapter 5.08 "Alcoholic Beverage Sales" of the North Aurora Municipal Code. For the purpose of securing said license, this application is made under oath and the facts set forth herein are true and correct:

Please check one: New Business New Owner/Existing Business New Manager

Type of Ownership: Corporation LLC Sole Proprietor Partnership Other _____

Type of Business: Liquor Store Supermarket Restaurant Drug Store Spa/Salon

Convenience Gas Station Brewpub Craft Brewery Bar/Tavern Other: _____

If you selected restaurant, brewpub, craft brewery, or bar/tavern, your business will be required to present your business plan and floor layout to the Village Board at a Committee of the Whole meeting before a subsequent Village Board meeting where increase in the number of liquor licenses available for your application may be approved. Check the box to indicate you have read and understand this obligation.

Business Name: Kayrameshua LLC / DBA: MP's Liquor & Wine

Business Address: 905 Oak St. North Aurora IL 60542
Street address City State Zip

Mailing Address (if different from above): _____

Business Phone: 630-906-1414 Business Fax: _____

Website: _____ Email Address: rdp5157@gmail.com

Will your establishment be pursuing Video Gaming at the time of this application? Yes No
Please note, Video Gaming must be approved as a supplemental license by the Village Board. This can be done in conjunction with the initial application or at a future time and will require a floor plan and description of the business.

Please describe your business plan in detail below:

Liquor Beer Wine store.

Floor Plan Attached

The Floor Plan must include the total square footage of the establishment, a detailed layout of the proposed kitchen and the total square footage of the dining room and video gaming areas. Please note, for the purposes of video gaming the building is required to provide a minimum dining/video gaming area for 50 occupants using the formula of 1 occupant per 15 square feet. If your floor plan is unable to meet this minimum requirement video gaming will not be considered.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SPECIAL USE FOR LITTLE DUCKLINGS DAYCARE AT 581 SULLIVAN

AGENDA: SEPTEMBER 16, 2024 COMMITTEE OF THE WHOLE MEETING

Little Duckling Daycare is proposing a daycare facility at 581 Sullivan Road. The subject property is in the O-R, Office Research District. The subject property is currently improved with a multi-tenant building that includes medical and professional offices. 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. This area will need a retaining wall to level it out prior to the playground being built. 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.

A public hearing was held before the Plan Commission at their September 3, 2024 meeting. The Plan Commission unanimously recommended approval of Petition #24-15 with the following conditions.

1. On-site management shall effectively monitor and regulate all on-site parking and pick-up / drop-off activities. The site shall have parking spaces clearly marked with striping and signage for safety and traffic control.
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.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #24-15. Staff has included the draft meeting minutes and packet from the September 3, 2024 Plan Commission meeting in order to provide additional context. Also included is a draft Ordinance.



25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
Website: www.northaurora.org/forms/
Email: cdinfo@northaurora.org

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.

[Signature]

8/5/2024

Applicant or Authorized Agent

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



25 East State Street, North Aurora, IL 60542
 P: 630.897.1457 F: 630.897.0269
 Website: www.northaurora.org/forms/
 Email: 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

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

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

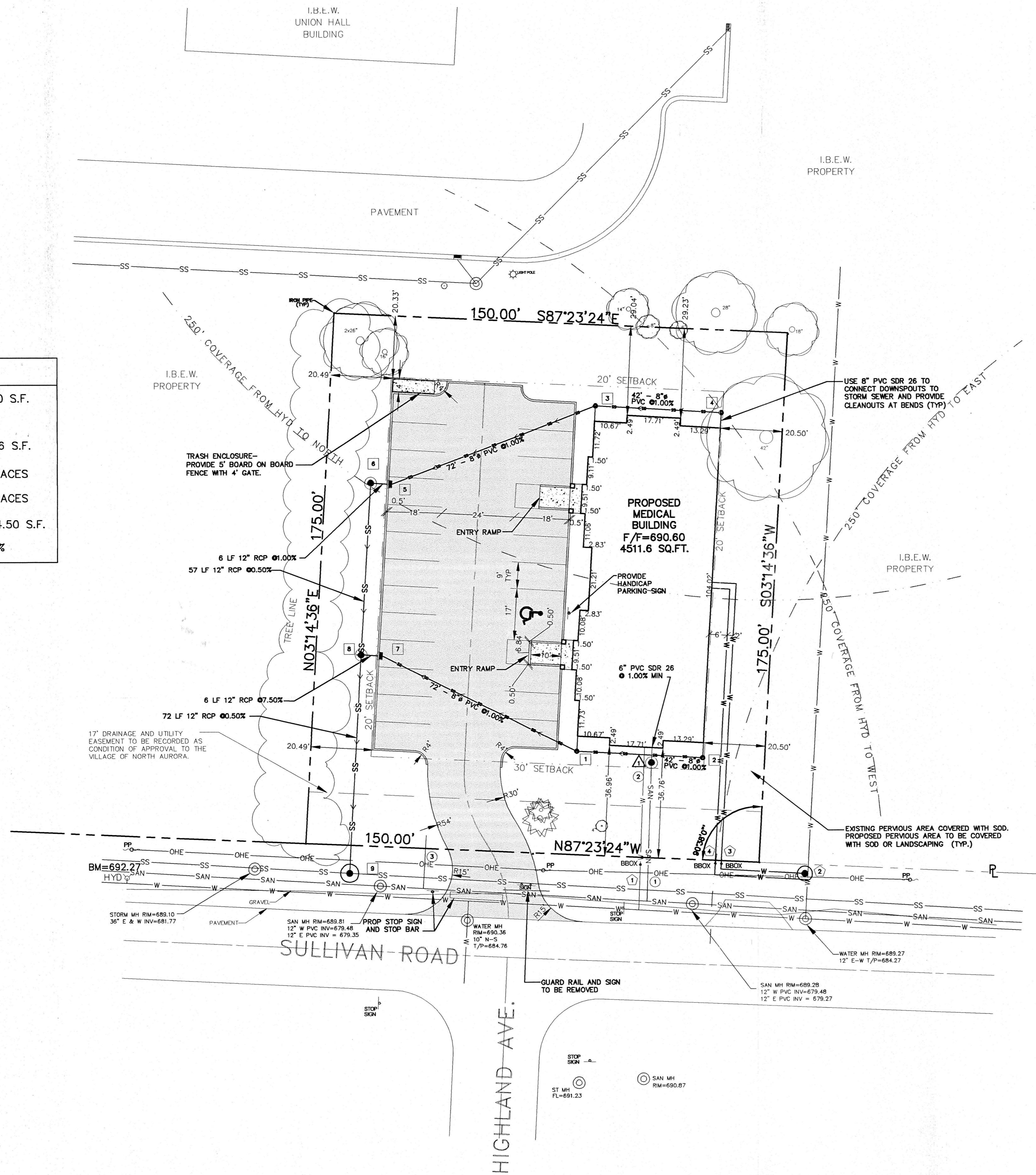
ELEV = 692.32

SITE DATA

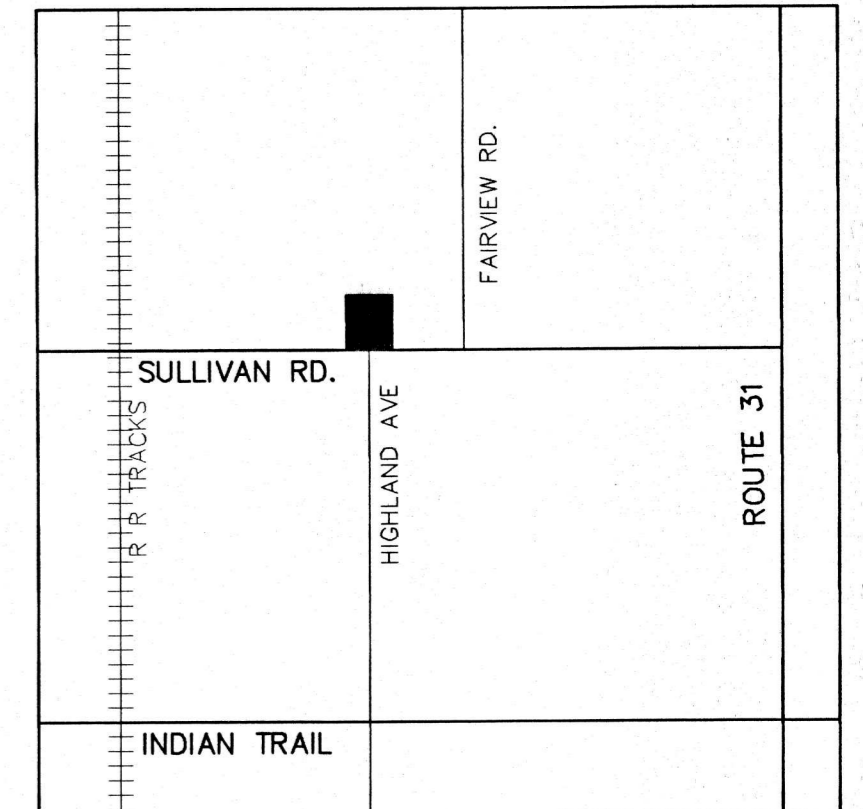
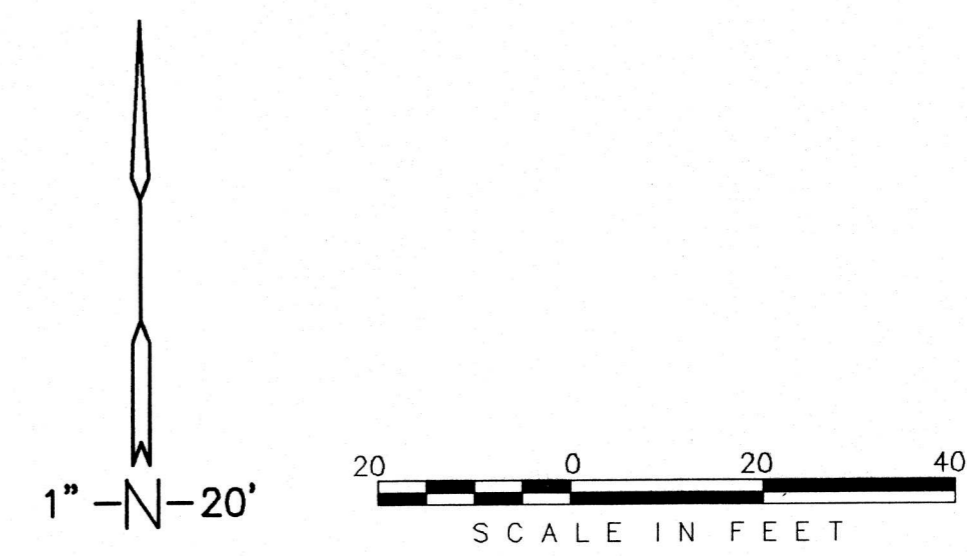
TOTAL SITE AREA	26,250 S.F.
ZONING:	M-1
PROP BLDG S.F.:	4,511.6 S.F.
PARKING REQUIRED:	24 SPACES
PARKING PROVIDED:	24 SPACES
TOTAL IMPERVIOUS AREA (BLDG & PVMT)	12,964.50 S.F.
PERCENTAGE OF LOT COVERAGE:	49.39%

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



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



VICINITY MAP
NOT TO SCALE

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.

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.

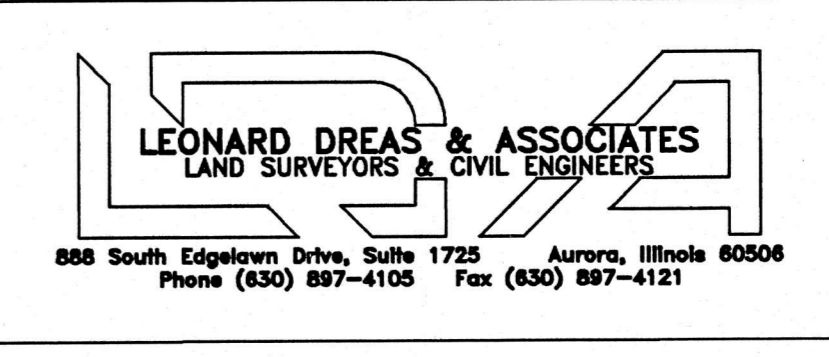
Richard A. Scheffrahn
RICHARD A. SCHEFFRAHN P.E. #062-039720
EXPIRES 11-30-2005



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

Tenant:

Little Ducklings Childcare, LLC: 203 N. Kendall St. Aurora, IL 60505. 630.340.1469,
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.

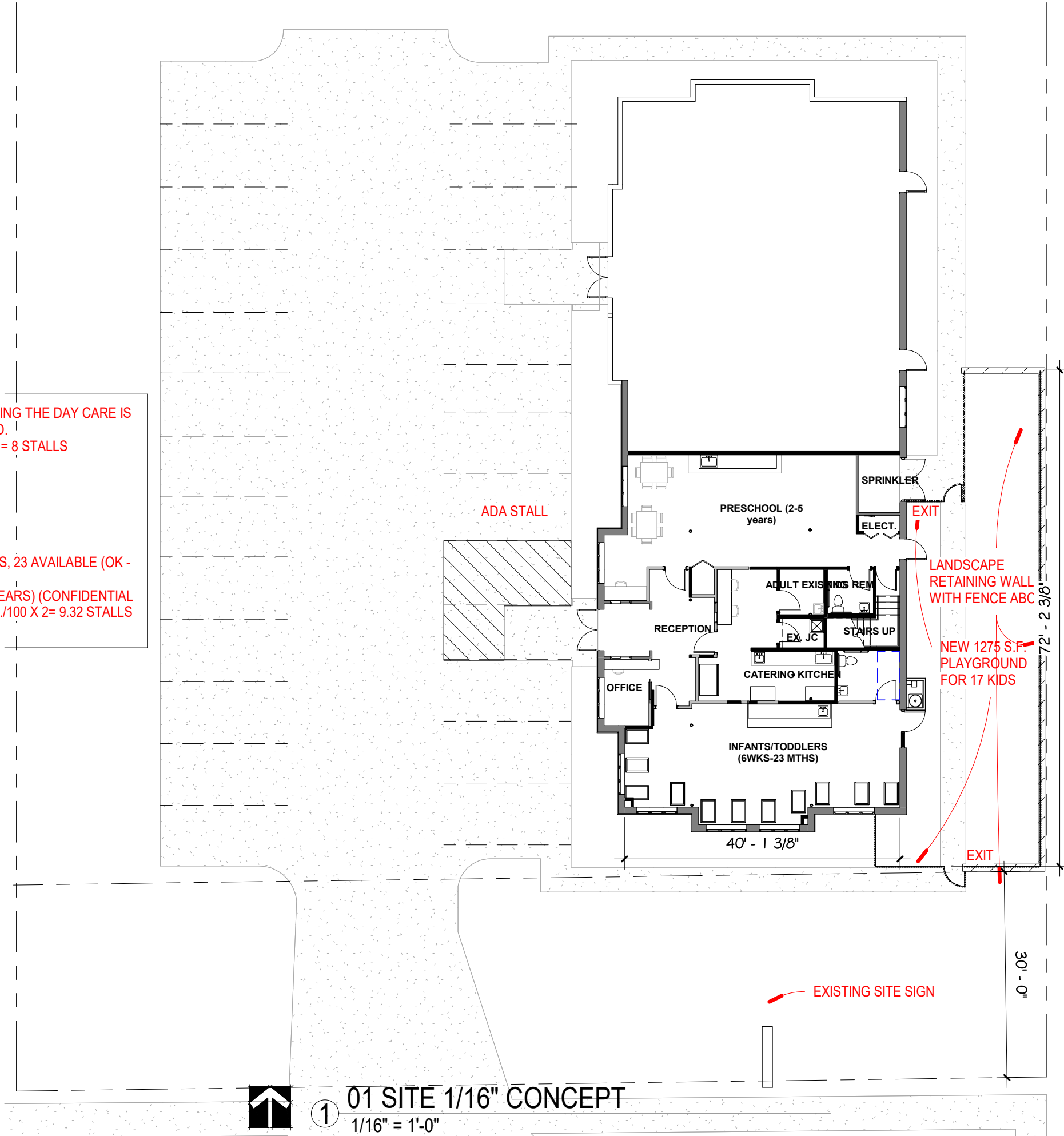
Response: We believe that our design has adequate utilities, drainage, road access, public safety, and other necessary facilities.

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.



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): 1 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+5 = 13 STALLS, 23 AVAILABLE (OK - 10 EXTRA)
 6. REQUIRED IF DAYCARE USES ENTIRE BUILDING (MAYBE IN 3 YEARS) (CONFIDENTIAL RELATIVE TO EXISTING TENANTS): 2/1000 GROSS X 2. 4,660 S.F./100 X 2 = 9.32 STALLS = 10 STALLS VS 23 (OK - 13 EXTRA).



1 01 SITE 1/16" CONCEPT
1/16" = 1'-0"

581 SULLIVAN LITTLE DUCKLINGS
581 SULLIVAN RD, NORTH AURORA, IL.

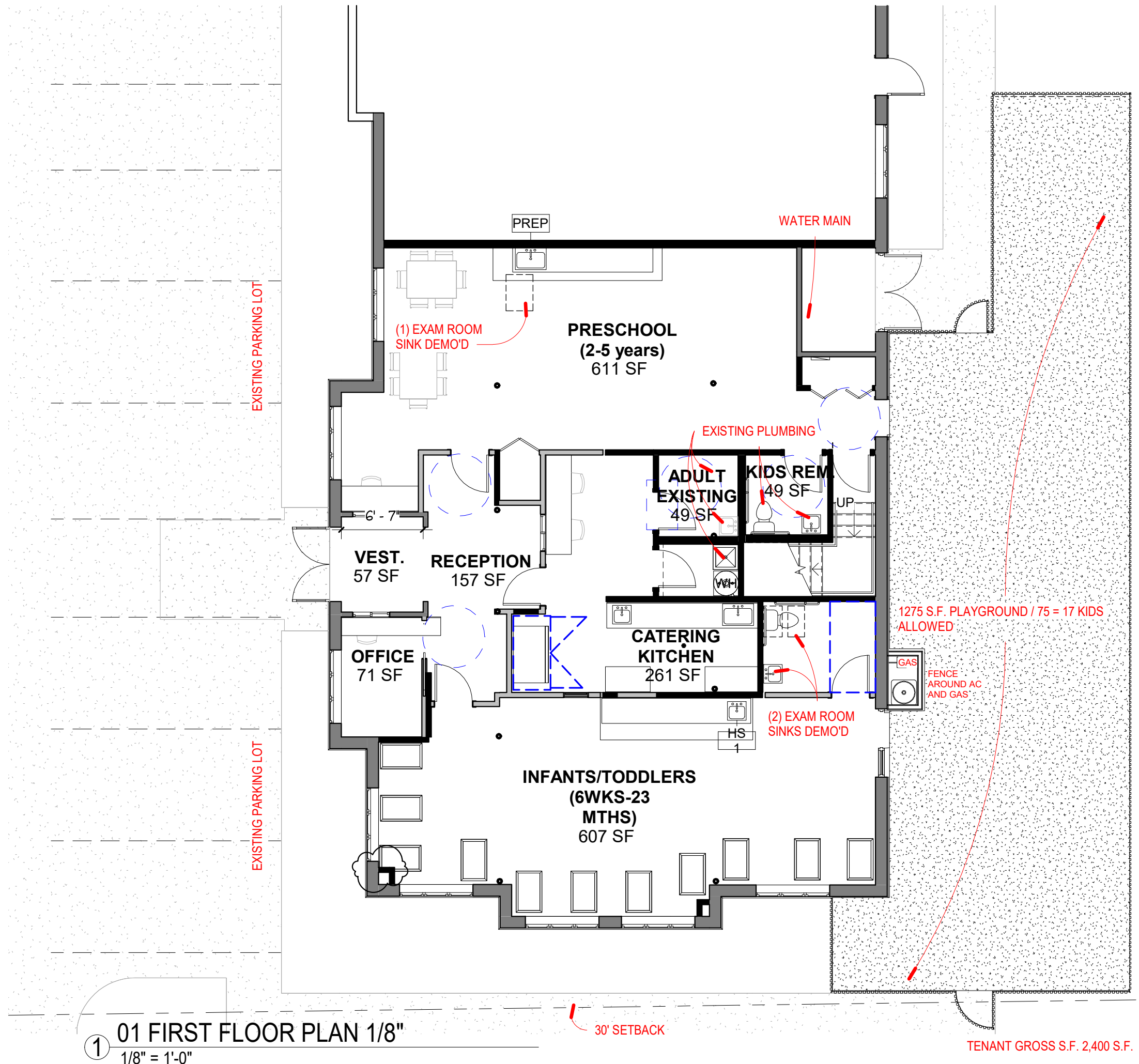
DATE:	05/15/18
DRAWN:	Author
SCALE:	1/16" = 1'-0"
PROJECT NO.:	00-000

ALLEN PEPA
ARCHITECTS

215 FULTON STREET
GENEVA, IL 60134
Ph. 630.578.1105
www.allenpepa.com

A1

09 - Room Finish - rooms areas	
Room Name	Area
COTS CLOSET	15 SF
ELECT.	17 SF
EX. JC	32 SF
COUNTERSPACE	40 SF
counter area	44 SF
KIDS REM.	49 SF
ADULT EXISTING	49 SF
VEST.	57 SF
SPRINKLER	57 SF
OFFICE	71 SF
KIDS 1 NEW	74 SF
STAIRS UP	82 SF
RECEPTION	157 SF
CATERING KITCHEN	261 SF
INFANTS/TODDLERS (6WKS-23 MTHS)	607 SF
PRESCHOOL (2-5 years)	611 SF
	2,224 SF



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

30' SETBACK

TENANT GROSS S.F. 2,400 S.F.

ALLEN + PEPA ARCHITECTS
 215 FULTON STREET
 GENEVA, IL 60134
 Ph. 630.578.1105
 www.allenpepa.com

DATE: 06/19/15
 DRAWN: Author
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 00-000

581 SULLIVAN LITTLE DUCKLINGS
 581 SULLIVAN RD, NORTH AURORA, IL.

A2
 © ALLEN + PEPA ARCHITECTS 9/10/2024 4:00:47 PM

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
SEPTEMBER 3, 2024**

CALL TO ORDER

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

ROLL CALL

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

Not in attendance: Commissioners Aaron Anderson and Anna Tuohy.

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

APPROVAL OF MINUTES

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

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

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.

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

Planner David Hansen introduced Petition #24-15 (581 Sullivan Rd). 581 Sullivan Rd is zoned O-R, which is the Office and Research District. The comprehensive plan designation for this area is office/industrial. Hansen shared the petitioner is requesting a special use for a child day care center. 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. Little Ducklings Childcare would utilize the entire southern suite, Suite B, which is approximately 2,260 square feet.

Hansen continued that 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 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. The Child Daycare Center use requires two (2) off-street parking spaces per 1,000 square feet of gross floor area. The Daycare Center would require five (5) parking spaces and Suite A on the northern end of the building would require eight (8) parking spaces. Overall, 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.

Hansen shared there are use standards for Daycare Centers. Per the Zoning Ordinance, 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 and the provision of adequate open space. The Zoning Ordinance also requires Daycare Centers to be screened from the view of adjacent uses by solid fencing to a height of six feet or by landscaping six feet high by three feet deep.

Hansen shared staff recommends approval to Petition #24-15, which meets the Standards for Specials Uses, Use Standards and Parking Standards for a Child Daycare Center as set forth in the Zoning Ordinance subject to three conditions: 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, all outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32) and all dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance. Hansen welcomed up the petitioner to answer any questions and to share their Daycare vision with the Plan Commission.

The petitioner Michaela Grant and Architect Lane Allen introduced themselves. Grant shared she currently owns a daycare on the east side of Aurora and would like to expand her current operation. Grant said she services mostly underprivileged families and is hoping to help make daycare more affordable. Grant said she currently has a group daycare that services 16 children / 7 families, which are all government assistance families (Child Care Assistance Program – CCAP) and no private pay families. Grant said she has had her current daycare since 2019, is a mother of five and has a waitlist of six families. The building owners Summer and Herbert Zhang were in attendance. Summer Zhang shared they have owned the building for five years and the space that the daycare is proposing to go into is currently an Asthma office, but the owners of that business retired and moved out in August. The Asthma business had been in this space for the last eight years. Zhang shared the office had approximately 50-60 patients on a daily basis along with four employees. Zhang said Suite A on the northern side of the building is identical and is a mix of seven office spaces (attorney, massage, medical, etc.). Community Development Director Nathan Darga clarified that the daycare would go into the southern portion of the building.

Lane Allen provided an overview of the space including the sidewalk system and drop off areas. Allen mentioned the vestibuled area will be modified to have someone check in the children and that there is an upstairs to the building used for seasonal storage. Darga asked if there is a drop off area in the parking lot or if every parent has to bring their kid indoors. Allen said the children will be dropped off indoors and no employees will be in the parking lot. Allen added DCFS has asked them to add a little more playground area outside, which will be expanded to the north. Allen said the window on the southeast corner of the infant area will be replaced with a door to improve flow to the outside playground area. Allen added that a fence will be located around the playground area, which includes modifying the grade to be flat.

Chairman Brackett asked what is immediately east of the playground area. Darga said the land is open space and owned by the Union Hall. The Union Hall owns open space on both sides of the 581 Sullivan Rd property. Commissioner Newell asked how close the single family house to the west was to the property. Darga said the house is approximately 500 feet away.

Chairman Brackett closed the public hearing.

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.

Commissioner Botkin asked if there is any stormwater or detention area running through the proposed outdoor playground area. Darga said the playground area and area to the east is not a retention or detention pond. Herbert Zhang mentioned the water runoff from the building is run underground once it comes down the gutters on the side of the building. Commissioners Botkin asked if the fence standard is for privacy or to keep the children in. Darga said it is for both. Commissioner Botkin asked how tall the fence will be. Allen said it will be 6 feet tall and level once the area is regraded. Allen said there will be a retaining wall of some capacity as well. Commissioner Botkin asked about the infant area door that is being added and if there was another door going outdoors on the floor plan. Allen said there is an existing door in the toddler area that will remain. The sprinkler room would remain accessible from the outside and not blocked by fencing. Commissioner Botkin asked where the baby changing stations are located. Allen said the floor plan will be modified to have the ADA bathroom in the infant area and that there will be counters along the wall and two sinks for changing areas.

Commissioner Lenkart asked about the changing areas in the infant area. Grant said the architect doesn't typically get involved with this detail of organizing rooms since that is more DCFS requirements. Commissioner Lenkart said there are guidelines for number of employees per infants or toddlers. Grant said she is very well aware and ensures there will be the appropriate number of employees to meet DCFS requirements. Commissioner Lenkart asked what type of fence will be utilized. Allen said a double sided wood fence is the plan. Darga said wood or vinyl would meet code. Commissioner Lenkart asked if there is a setback requirement for fences or retaining walls. Darga said the fence can be on the property line. Depending on the front or side yard impacts the height of the fence that is allowed. Commissioner Lenkart asked about if there are any electrical panels or boxes in the playground area. Allen said there maybe some located on the outside wall but will look into the meter location to ensure no danger is present. Commissioner Lenkart asked if the vestibule doors will be locking. Grant said there will be an access code to get inside. Commissioner Lenkart had concerns about parking in the morning/evening and asked how many staff members will be at this facility. Grant said there should be at least five employees. Commissioner Lenkart mentioned 23 spaces may not be enough and that is his concern.

Chairman Brackett asked how the flow of other business throughout the day works in terms of hours of operation and traffic. Summer Zhang shared many of the business open around 9am and close at 5pm and sometimes some are open on weekends. Grant said she's been observing the property to gauge how pickup hours may work and noticed many of the businesses have left for

the day by 5pm, about 2 to 3 cars remain, and based on experience parents leave children until about closing.

Commissioner Branson asked if there are any transportation or buses that will be dropping off children. Grant said the daycare will not be for school age children (only infants and toddlers; 6 weeks to five years) so there will be no bus transportation needed. Commissioner Branson asked about security cameras on the premises. Grant said DCFS strongly recommends cameras, so we anticipate having them inside and outside.

Commissioner Bozik asked if the petitioner will be moving her entire operation to this space and no longer being doing it at her home. Grant said that is correct. Commissioner Bozik asked about the gas meter location, if the HVAC condenser will be screened and how public safety access will work. Allen said they will be updating the landscaping around the site and will be part of the landscape plan. Allen said he will speak with the fire marshal to ensure public safety access expectations are met. Commissioner Bozik asked if there will be an emergency plan for hazardous weather events. Allen and Grant said they will be creating a plan with DCFS, which will likely have everyone shelter in the center of the building.

Commissioner Newell asked where the nearest transit stop for PACE bus is and if any parents would be utilizing it to drop children off. Commissioner Newell also asked about pedestrian accessibility. Grant said currently there are no parents that drop off children in this capacity, but it could be a possibility. Darga said there are sidewalks in the area that run down Sullivan Rd. Commissioner Newell asked about what type of signage will be in the parking lot and what type of funding will be part of this daycare center. Allen said signage will be part of the permit documents. Grant said she plans on continuing the CCAP enrollment along with private pay.

Commissioner Negro asked what part of the property will be regraded. Allen said only over by the outdoor playground fence area along the east side will be. Commissioner Negro asked how many handicap spots are on site and will there be any ADA children. Allen said there are two ADA spaces in the lot, which meets ADA code. Grant said the building is ADA accessible and anticipates taking ADA children, but currently has no children that are.

Motion for approval of Petition #24-15, as presented by staff with condition one modified to say, monitor and regulate all on-site drop off activities and shall have parking spaces clearly marked with signage and striping for traffic control, was made by Commissioner Newell and seconded by Commissioner Lenkart. Vote: Lenkart – Yes, Negro – Yes, Branson– Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. Brackett – Yes. **Motion approved.**

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Darga shared a few projects that the Plan Commission may see in the near future that have gone through Village Board concept plan review. A senior residential independent living project called Clover is looking into going in behind JCPenney off of Orchard Gateway Blvd. Darga said Towne Center originally had a residential component before the warehouses were built there. Staff will be looking to amend the PUD to allow residential for this property and the property to the

west between Riverfront Ram. Darga also shared Gas N Wash is looking to go into the vacant parking lot between Route 31 and Asbury (Airport Rd to Interstate 88). There would be a gas station, car wash, drive thru restaurant, and diesel islands part of that plan. Darga said the last project would be a Scooters Coffee Shop and Blue Penguin Car Wash at the old used car lot on Route 31 between Culvers and Speedway. Darga added a retaining wall would probably be needed and a second access point would need to be approved by IDOT.

Darga provided an update on the Fire Station building and site. Chairman Brackett asked about Sage Event Space. Darga said they are close to a certificate of occupancy. Commissioner Lenkart asked about Slick City and Kids Empire. Darga said both projects are moving forward, and Slick City is closer to opening and would be Slick City's first location in the Chicago area. Darga shared 300 Mitchell Rd site has a new tenant and is reconfiguring the southern access to allow trucks to enter and stage from the south.

ADJOURNMENT

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

Respectfully Submitted,

David Hansen
Planner



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**

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 parking and pick-up / drop-off activities. The site shall have parking spaces clearly marked with striping and signage for safety and traffic control.
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

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.

Village of North Aurora Memorandum



To: President and Village Board of Trustees

From: Jason Paprocki, Finance Director

CC: Steven Bosco, Village Administrator

Date: September 16, 2024

RE: Purchasing Policy Update

At the August 19th Committee of the Whole meeting, staff presented updates to the Village's Purchasing Policy.

The first change addressed an inconsistency that was not updated when the Village Administrator's spending authority was increased from \$15,000 to \$25,000 in July 2022. In the Contract Change Orders section, the following language is included for time sensitive change orders in item #2 Change Order for \$25,000 or More:

In certain situations where it is impractical to delay a project while waiting for Village Board approval, the Village Administrator may at his discretion approve change orders up to \$25,000 with Village Board approval to follow at the next regular or special meeting.

Since the Village Administrator's spending authority is already up to \$25,000, the language in the policy should be updated to reflect change orders over \$25,000 rather than up to \$25,000. In addition, staff updated this language to model our emergency purchases language where concurrence from the Mayor is also required. Based on comments from the Village Board at the Committee of the Whole meeting, we also added that notification to the Village Board is required. The proposed language now reads:

In certain situations where it is impractical to delay a project while waiting for Village Board approval in order to prevent additional costs, extensive time delays, or impacts on adjacent properties, the Village Administrator may at his discretion approve change orders **over \$25,000 upon concurrence from the Mayor and notification to the Village Board**, with **formal** Village Board approval to follow at the next regular or special meeting.

The proposed language has been broken out of #2 Change Order for \$25,000 or More and is now stated separately in the Contract Change Orders section.

In addition, staff included language that helps define change orders and the criteria for approval:

A change order is a change in the contract terms that authorizes any increase or decrease in the cost or in the time of completion. A request for a change order shall meet the following criteria:

1. The change was not reasonably foreseeable at the time the contract was signed.
2. The change must be relevant to the original scope of the contract.
3. The change is authorized by law and is in the best interest of the Village.

Since the August 19th Committee of the Whole meeting, staff has made additional updates to the Change Orders section. For items 1. Change Orders for Less Than \$25,000 and 2. Change Orders for \$25,000 or More, we removed the language “or reducing”. Receiving approvals for reducing contract amounts is unnecessary and does not follow current practice.

Also, we added a section for projects that contain contingency or allowances:

4. **Projects With Contingency Funds:** The Village Administrator may approve change orders within the available contingency and allowances funds included as part of the approved contracts, provided that the change orders are required to complete the scope of work as presented and previously approved by the Village Board, and do not increase the total approved contract amount.

In these cases, the Village Administrator may approve a change order over his \$25,000 if it is coming out of approved contingency funds and does not increase the overall contract amount. Any change orders out of the contingency must be within the original scope of the approved project.

Staff is seeking the Village Board’s feedback on these updates to the Village’s purchasing policy.

Contract Change Orders

A change order is a change in the contract terms that authorizes any increase or decrease in the cost or in the time of completion. A request for a change order shall meet the following criteria:

1. The change was not reasonably foreseeable at the time the contract was signed.
2. The change must be relevant to the original scope of the contract.
3. The change is authorized by law and is in the best interest of the Village.

The Village must comply with 50 ILCS 525/ Public Works Contract Change Order Act which says that any change order to a contract which results in an increase of 50% or more of the original contract price or 50% or more of the original subcontract price must be rebid in the same manner as the original bid. This policy is consistent with this statute.

1. Change Orders for Less Than \$25,000. All change orders increasing ~~or reducing~~ the original contract price by less than \$25,000 must be approved by the Village Administrator, regardless of the percentage change. The Village Administrator may at his discretion require change orders less than \$25,000 to be approved by the Village Board.
2. Change Order for \$25,000 or More. All change orders increasing ~~or reducing~~ an original contract for \$25,000 or more require approval of the Village Administrator and Village Board, regardless of the percentage change.
3. **Time Sensitive Change Orders:** In certain situations where it is impractical to delay a project while waiting for Village Board approval **in order to prevent additional costs, extensive time delays, or impacts on adjacent properties**, the Village Administrator may ~~at his discretion~~ approve change orders **over up to** \$25,000 **upon concurrence from the Mayor and notification to the Village Board** with **formal** Village Board approval to follow at the next regular or special meeting.
4. **Projects With Contingency Funds:** The Village Administrator may approve change orders within the available contingency and allowances funds included as part of the approved contracts, provided that the change orders are required to complete the scope of work as presented and previously approved by the Village Board, and do not increase the total approved contract amount.
5. ~~Other Change Orders. The Village Administrator may execute change orders to extend the length of a construction contract by up to 30 days or other terms and conditions of a contract deemed necessary or in the best interests of the Village. Requests to extend the length of a contract by more than 30 days must be approved by the Village Board.~~

All change orders should be approved by the Village Administrator, or Village Board, as appropriate, prior to the work beginning.



Memorandum

To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: Brandon Tonarelli, Assistant Public Works Director / Village Engineer & Brian Richter, Public Works Director

Date: September 5, 2024

Re: Oak Hill SSA Detention Basin Erosion Assessment

Oak Hill's homeowners' association recently disbanded leaving the Village solely in charge of the common area maintenance through the enacted Special Service Area (SSA). The Village is collecting funds currently for mowing the common areas and detention basin maintenance.

Due to the erosion issues that the detention basin is experiencing, the Village hired V3 Companies to complete an erosion investigation and assessment. Additionally, as a part of the contract they were to provide recommendations for remediating the erosion and a high level estimate for the cost of the bank restoration. The full evaluation and report is attached to this memo.

V3 evaluated the approximately 2,650 linear feet of the basin shoreline, out of that it was determined approximately 600 linear feet was of high priority, 1,355 linear feet was of medium priority, and 695 linear feet was low priority. The low priority areas are not recommended to have any work done at this time as they did not demonstrate enough erosion that would benefit from erosion control measures.

V3 has determined that the best solutions for the high and medium areas would be a combination of bank reshaping (\$130 per lineal foot) and stone toe protection (\$230 per lineal foot). While bank reshaping is less costly, it requires more long term maintenance of the vegetation and offers slightly less protection against erosion from wave action.

The below table summarizes the cost of the stabilization broken down by priority and stabilization type:

	HIGH PRIORITY	MEDIUM PRIORITY
STONE TOE STABILIZATION	\$51,060 (222 feet)	\$223,100 (970 feet)
BANK RESHAPING	\$49,140 (378 feet)	\$50,050 (130 feet)
TOTAL	\$100,200	\$273,150

The total to do both high priority and medium priority within one project is estimated to cost \$374,850, which includes \$1,500 for mobilization and demobilization. Village staff is recommending performing the high and medium priority work all within one project to reduce cost without the need for additional mobilizations/demobilizations, additional restoration to turf areas for accessing the work areas, and typically receive better pricing on larger projects. Additionally, it would be less disruptive to area residents to perform all work within one project versus over smaller phases.

Once the final 2023 tax levy receipts are collected, the Oak Hill SSA is expected to have approximately \$39,436 in reserve for pond stabilization. In order to fund the high and medium priority repairs, the Village will need to increase the 2024 SSA tax levy this fall. The total estimated project cost comes to an average of \$4,074.46 per house, dependent on actual home value. Staff has discussed options to phase this levy increase over an extended period of time rather than all in one year. The chart below shows the average annual tax levy increase per house over a 10-, 15-, and 20-year period:

Average Annual Property Tax	10-Year	15-Year	20-Year
High and Medium	\$407.45	\$271.63	\$203.72
High Only	\$108.91	\$72.61	\$54.46

In this scenario, the Village would fund the entire \$374,850 or \$100,200 up front and repay itself each year once the SSA tax levy is received. The money would be borrowed from the Capital Projects Fund and would be reported as a long-term advance to the SSA Fund until repaid.

Village staff anticipates the next step for this project once a funding method is determined, is that staff would prepare a Request for Proposals utilizing the V3 evaluation and stabilization concepts. It would be a design/build contract where the selected company would finalize the design and complete permitting requirements and perform the stabilization work. Firms that submit for these types of projects are typically cooperative partnerships between engineering/construction firms where they provide a proposal for how they would recommend completing the stabilization work in the most cost-effective manner.

An informational meeting for the Oak Hill subdivision residents is anticipated to be held prior to bringing the contract to the Village Board for award. Staff would then bring forward to the Village Board the recommended proposal for award.

Should the Village Board choose to move forward with this project, staff is seeking feedback on whether to focus on the high priority areas only or both the high and medium priority areas. Staff is also seeking feedback on the length of term for the payback that would be collected through the SSA tax levy for the Oak Hill Subdivision.

MEMORANDUM



DATE: 8/19/2024
TO: Brandon Tonarelli P.E., Assistant Public Works Director / Village Engineer
FROM: Derrick Martin, V3 Companies
CC: Spencer Veltema, V3 Companies
RE: **OAK HILL DETENTION BASIN EROSION INVESTIGATION AND ASSESSMENT**

Mr. Tonarelli,

On April 19th V3 conducted a survey and erosion assessment of the Oak Hill Detention Pond in order to identify erosion problem areas. All assessed areas were classified as either low, medium, or high priority. V3 also determined two potential solutions for the eroded areas.

The locations of the low, medium, and high priority areas can be seen in Exhibit 1 that also appears with the survey data that was taken. V3 used three criteria in order to classify the areas as low, medium, or high priority; steep bank slope, healthy existing bank/vegetation, and proximity to structures or other important areas. In general, a bank slope of 1:1 or greater was used to determine a steep versus shallow slope. While photos taken during the assessment were used to determine the health of the existing bank vegetation as well as the proximity to structures and other areas of importance. If the pond banks met one or none of these criteria then the area was determined as low priority. If two criteria were met the bank was determined to be medium priority, and if all three criteria were met the area was classified as high priority.

The only problem areas that V3 recommends be addressed are ones of medium and high priority. The locations determined to be low priority did not demonstrate enough erosion, if any, that would benefit from erosion control measures. V3 determined that the best solutions for the medium and high priority areas would be either bank reshaping or stone toe protection. Details for both of these solutions have been attached to this memo, along with some photo examples of what the stabilization methods may look like.

Overall V3 evaluated almost 2,650 linear feet of pond embankment. Out of that it was determined approximately 1,355 linear feet of pond bank was of medium priority and 600 linear feet was of high priority, with the rest being of low priority. In general, the eastern and southern banks of the pond showed higher priority levels than the western or northern banks. As can be seen in the Exhibit 1, the entire length of the eastern and southern pond bank was rated as either medium or high priority while the western and northern pond bank included sections of low priority. This is likely because the Chicago region typically receives wind from the west or north which would increase wave action along the eastern and southern banks of the pond, increasing erosion. This also results in the western and northern banks of the pond having less erosion, but because the western and northern banks of the pond border the subdivision it is much more likely to be within proximity of structures or other areas of importance. Because of this V3 recommends that stone toe protection be the primary method of stabilization for the eastern and southern bank of the pond while any areas along the western and northern banks use bank reshaping for stabilization.

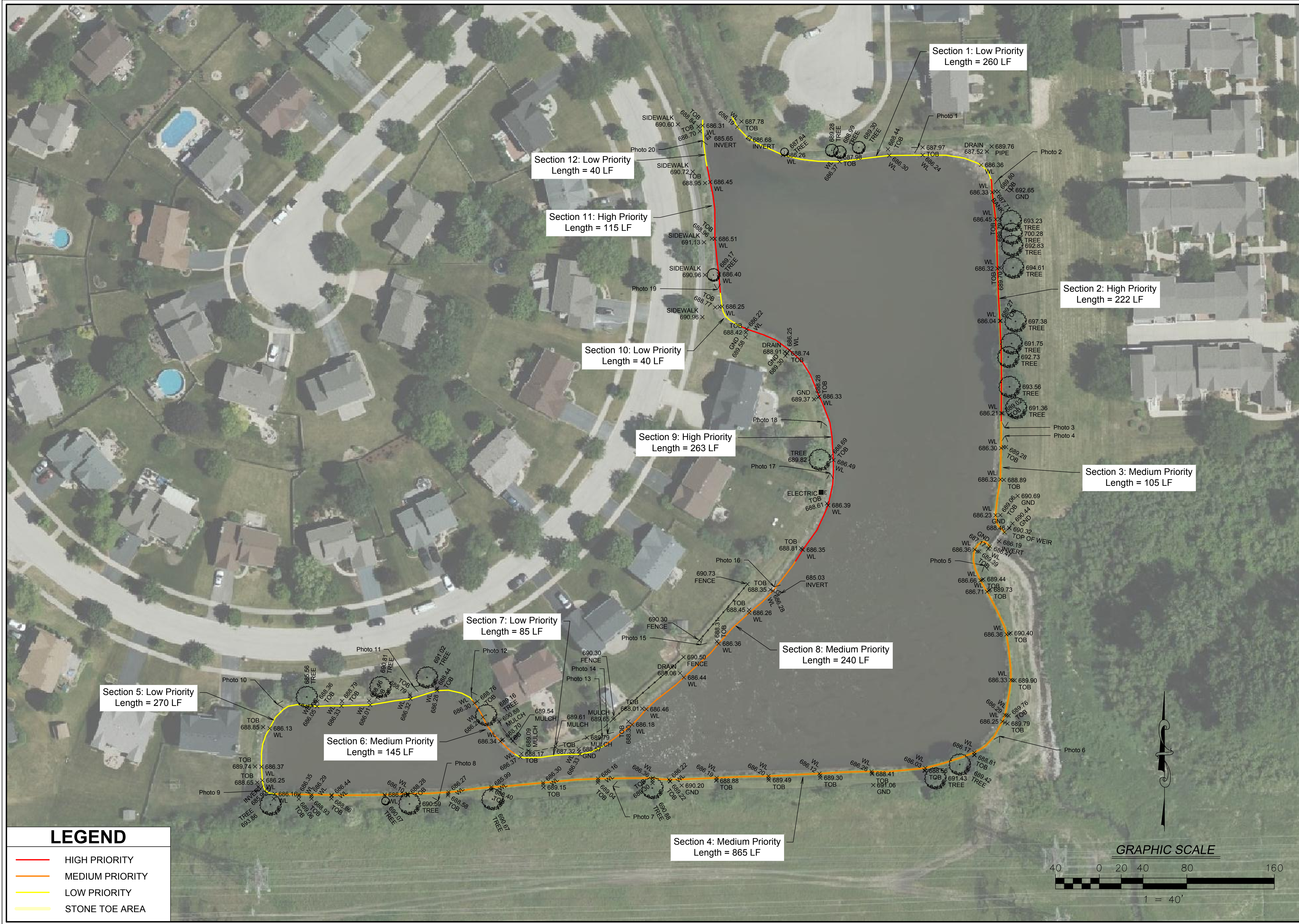
Of the two proposed solutions, the estimated cost for bank reshaping and stone toe protection are estimated at \$130 and \$230 per linear foot, respectively. A high-level engineer's opinion of probable construction cost (EOPCC) for each of the proposed stabilization methods has been attached to this memo for reference. It is important to note that the price per linear foot provided is a conceptual cost in order to give guidance in the anticipated costs for this type of work, and that a true EOPCC could be provided after a detailed design process.

It should be noted that with each stabilization method comes benefits and drawbacks. Bank reshaping has a lower upfront cost and tends to have a more natural and aesthetically pleasing appearance, but it also requires long term maintenance of the vegetation along the shoreline and offers slightly less protection against heavy wave action. Alternatively, stone toe protection has a higher upfront cost and does not have the same natural look of vegetation, but it has little to no long-term maintenance and offers better protection against heavy wave action. It is based on this information that V3 recommends that the eastern and southern banks of the pond be stabilized with stone toe protection, and the northern and western banks be stabilized with bank reshaping. However, it is ultimately at the discretion of the Village and the Community to decide what stabilization methods make sense for the pond.

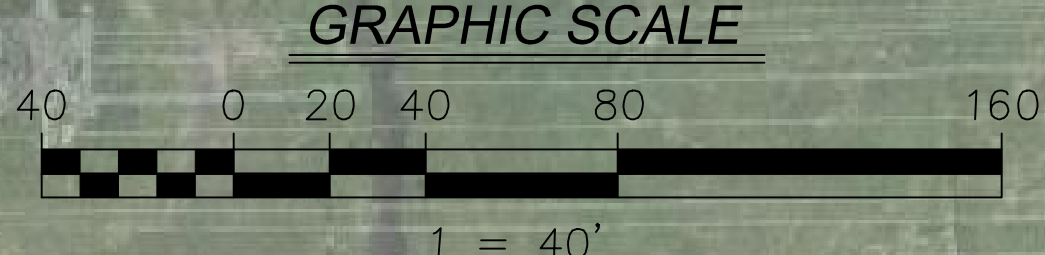
V3 recommends that at a minimum the high priority areas be addressed. This would include 222 linear feet of stone toe improvements for Section 2 and 378 linear feet of bank reshaping for Section 9 and Section 11. The estimated construction cost for the minimum recommendations would be around \$102,000. This can be seen in Exhibit 2. Based on V3's stabilization recommendations it is estimated that the maximum construction costs would be approximately \$375,000. This would involve addressing the medium priority areas, which can be seen in Exhibit 3, in addition to addressing the high priority areas.

While V3 has provided the above recommendations, it is understood that construction costs can often times be prohibitive for residential communities, and that performing the project in phases over an extended amount of time is sometimes the most feasible option. Taking this into account, along with the fact that the stabilization methods used are to be determined between the Village and the Community, V3 has included Exhibit 4 in this report. Exhibit 4 shows the cost for both stabilization methods for each medium and high priority section and splits the largest section (section 4) into three separate parts. This is so that the Village and Community can pick and choose specific pond sections to address based on what makes the most sense financially and for the wellbeing of the pond.

It should be noted, however, that breaking up a project like this into smaller phases over the course of multiple years comes with the risk of increased construction prices. The estimated prices shown in this report reflect approximate construction costs for the work being performed during the summer and early fall of 2024. It is highly unlikely that the prices shown in this report will be representative of construction costs after that time. For future phases a 10% escalation per year would be a reasonable starting point for anticipated future costs, but there is no guarantee that future prices will follow that trend. Breaking up the project into smaller phases can also increase the overall cost due to the inclusion of recurrent construction costs, the most apparent of which being mobilization and demobilization fees. While mobilization and demobilization fees may not be a large contributing factor to the overall cost of an individual project, accounting for those fees multiple times for the same project can add up.



LEGEND	
—	HIGH PRIORITY
—	MEDIUM PRIORITY
—	LOW PRIORITY
—	STONE TOE AREA



REVISIONS		
NO.	DATE	DESCRIPTION

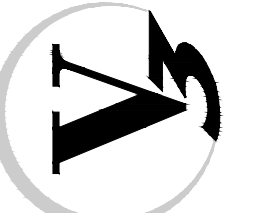
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DETENTION BASIN EROSION ASSESSMENT

OAK HILL

NORTH AURORA ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3cc.com



DRAWING NO. **1.0**

2.00 HIGH PRIORITY STABILIZATION	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.10 GENERAL CONDITIONS				
2.11 Mobilization	1.000	LSUM	\$ 750.00	\$ 750.00
2.12 Demobilization	1.000	LSUM	\$ 750.00	\$ 750.00
2.20 STABILIZATION				
2.21 Stone Toe Stabilization	222.000	LF	\$ 230.00	\$ 51,060.00
2.22 Regrade 4' Vertical Edge to a 4:1 Slope	378.000	LF	\$ 130.00	\$ 49,140.00
			SUBTOTAL	\$ 102,000.00

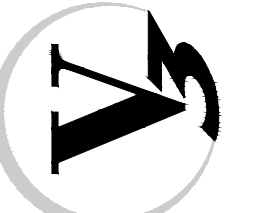


LEGEND	
—	HIGH PRIORITY
—	MEDIUM PRIORITY
—	LOW PRIORITY
—	STONE TOE AREA

REVISIONS	
NO.	DATE

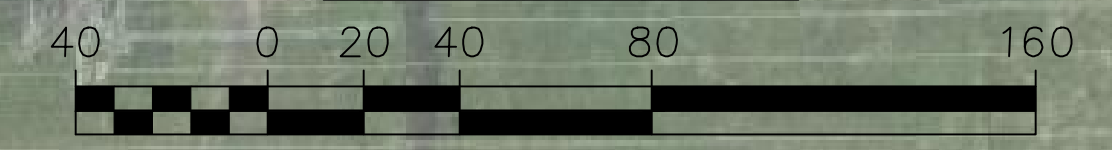
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DESIGNED BY:	DSBY	DRAWN BY:	DRBY
ILLINOIS			
DETENTION BASIN EROSION HIGH PRIORITY COSTS			
OAK HILL			
NORTH AURORA			

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3cc.com



DRAWING NO.
2.0

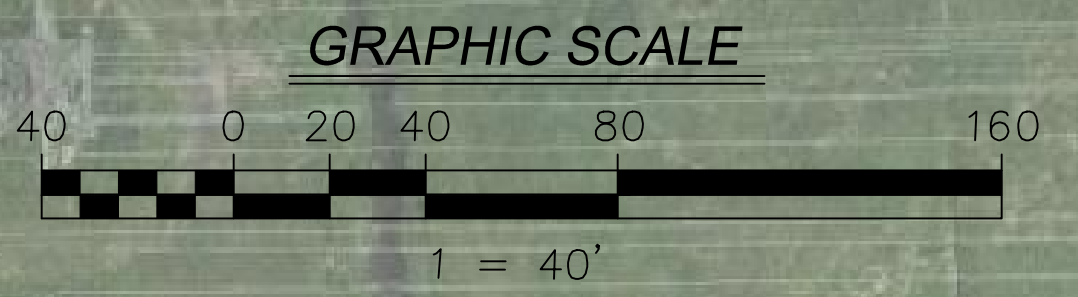
GRAPHIC SCALE



3.00 MEDIUM PRIORITY STABILIZATION	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.10 GENERAL CONDITIONS				
3.11 Mobilization	1.000	LSUM	\$ 750.00	\$ 750.00
3.12 Demobilization	1.000	LSUM	\$ 750.00	\$ 750.00
3.20 STABILIZATION				
3.21 Stone Toe Stabilization	970.000	LF	\$ 230.00	\$ 223,100.00
3.22 Regrade 4' Vertical Edge to a 4:1 Slope	385.000	LF	\$ 130.00	\$ 50,050.00
SUBTOTAL			\$	275,000.00



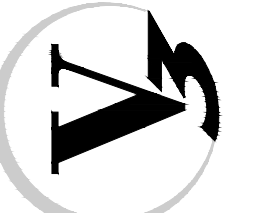
LEGEND	
—	HIGH PRIORITY
—	MEDIUM PRIORITY
—	LOW PRIORITY
—	STONE TOE AREA



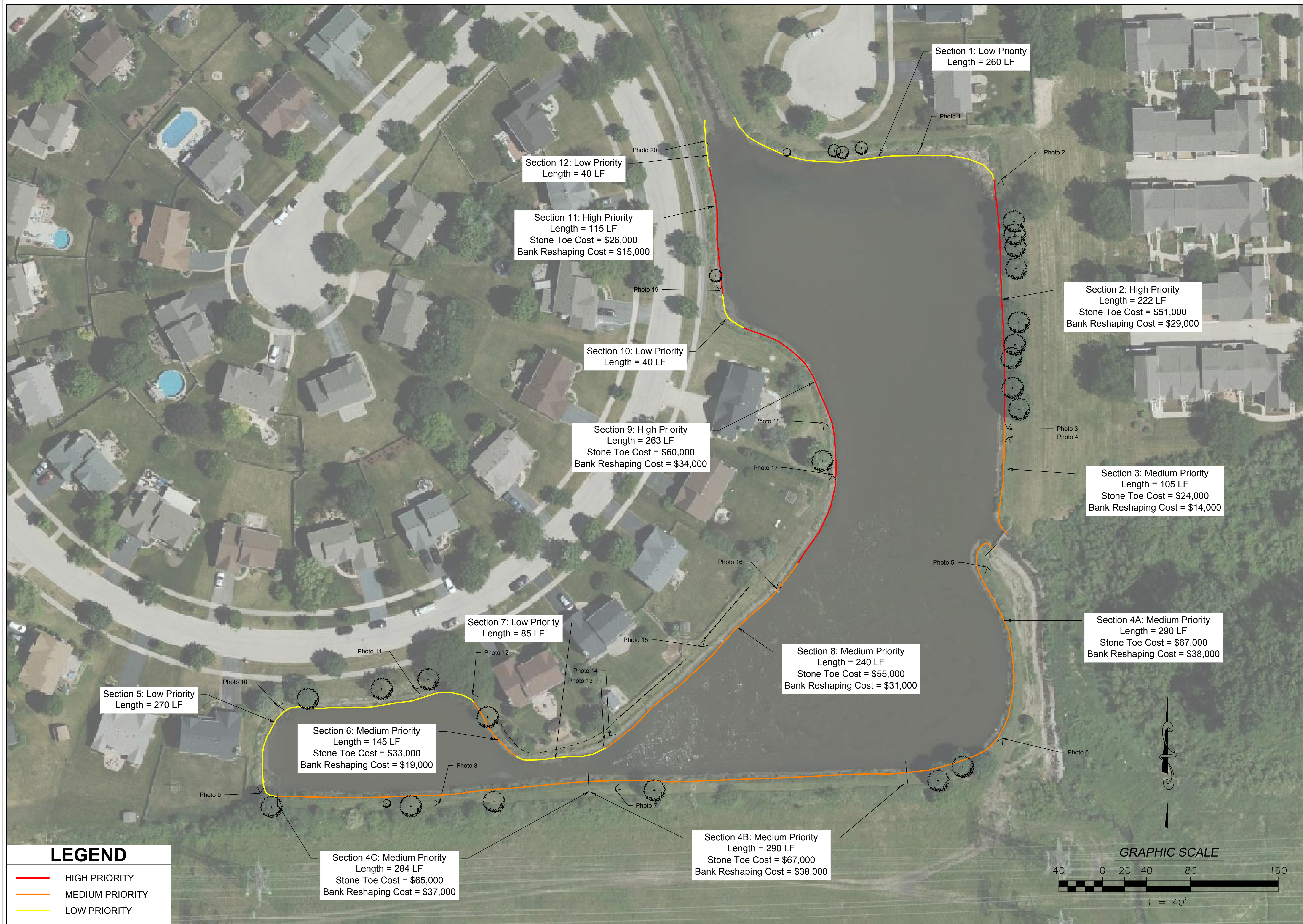
PROJECT NO.	PROJECT MANAGER	DESIGNED BY	DRAWN BY	REVISIONS	
				NO.	DATE

DETENTION BASIN EROSION
 MEDIUM PRIORITY COSTS
 OAK HILL
 NORTH AURORA
 ILLINOIS

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3cc.com



DRAWING NO.
3.0



Section 5: Low Priority
Length = 270 LF

Section 6: Medium Priority
Length = 145 LF
Stone Toe Cost = \$33,000
Bank Reshaping Cost = \$19,000

Section 7: Low Priority
Length = 85 LF

Section 8: Medium Priority
Length = 240 LF
Stone Toe Cost = \$55,000
Bank Reshaping Cost = \$31,000

Section 4A: Medium Priority
Length = 290 LF
Stone Toe Cost = \$67,000
Bank Reshaping Cost = \$38,000

Section 9: High Priority
Length = 263 LF
Stone Toe Cost = \$60,000
Bank Reshaping Cost = \$34,000

Section 3: Medium Priority
Length = 105 LF
Stone Toe Cost = \$24,000
Bank Reshaping Cost = \$14,000

Section 10: Low Priority
Length = 40 LF

Section 2: High Priority
Length = 222 LF
Stone Toe Cost = \$51,000
Bank Reshaping Cost = \$29,000

Section 11: High Priority
Length = 115 LF
Stone Toe Cost = \$26,000
Bank Reshaping Cost = \$15,000

Section 4B: Medium Priority
Length = 290 LF
Stone Toe Cost = \$67,000
Bank Reshaping Cost = \$38,000

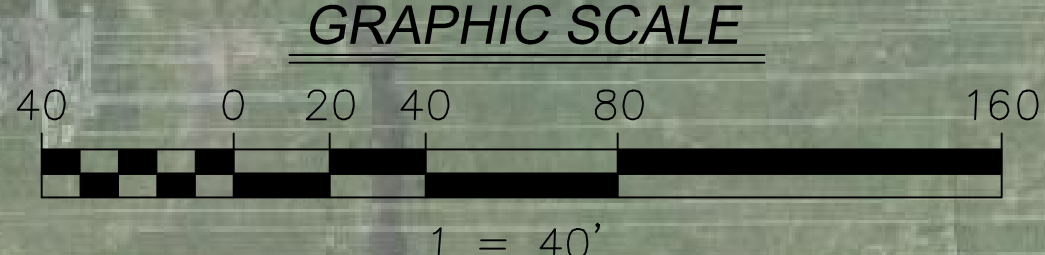
Section 4C: Medium Priority
Length = 284 LF
Stone Toe Cost = \$65,000
Bank Reshaping Cost = \$37,000

Section 1: Low Priority
Length = 260 LF

Section 12: Low Priority
Length = 40 LF

LEGEND

—	HIGH PRIORITY
—	MEDIUM PRIORITY
—	LOW PRIORITY



DETENTION BASIN EROSION STABILIZATION COSTS		OAK HILL		NORTH AURORA	ILLINOIS																						
PROJECT NO.:	PROJNUM	ORIGINAL ISSUE DATE:	OIDATE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		REVISIONS		NO.	DESCRIPTION																		
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DESIGNED BY:	DSBY																										
DRAWN BY:	DRBY																										
7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com		DRAWING NO.		4.0																							

Oak Hill Detention Basin Inspection Photos – 04/19/2024



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

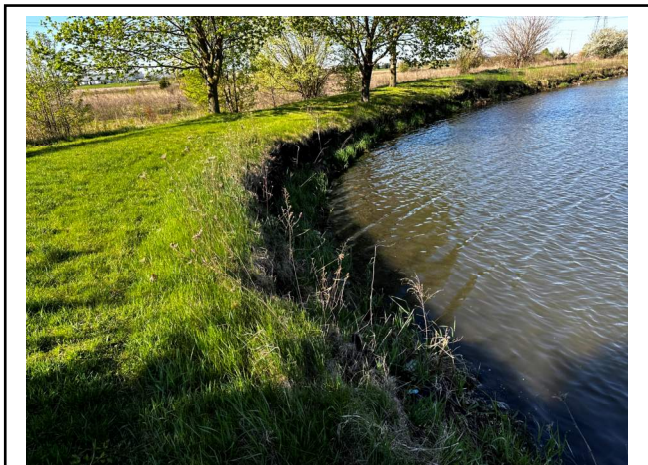


Photo 6



Photo 7

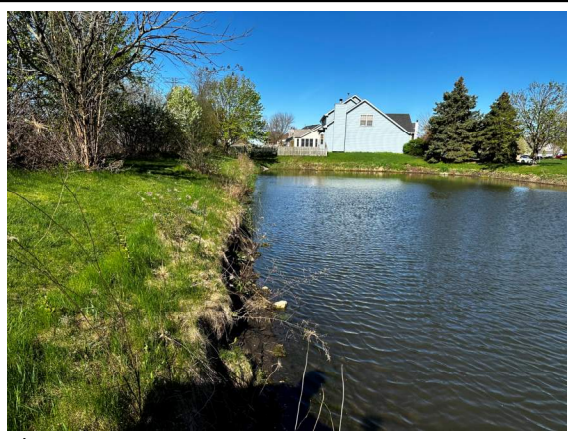


Photo 8

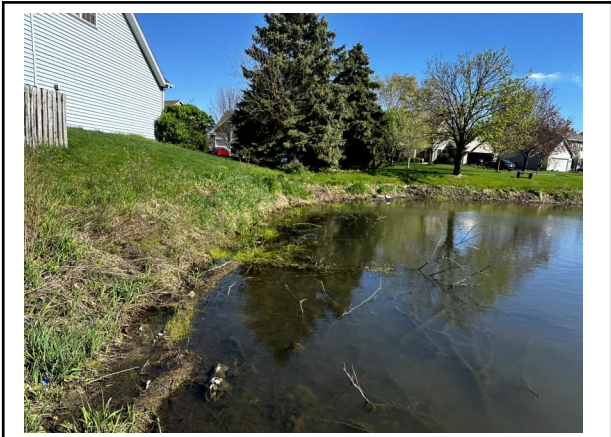


Photo 9

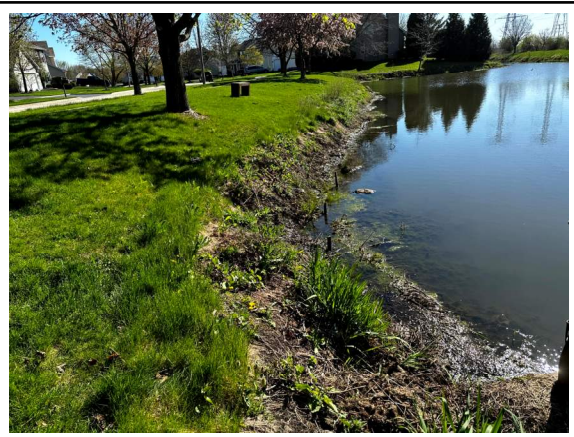


Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

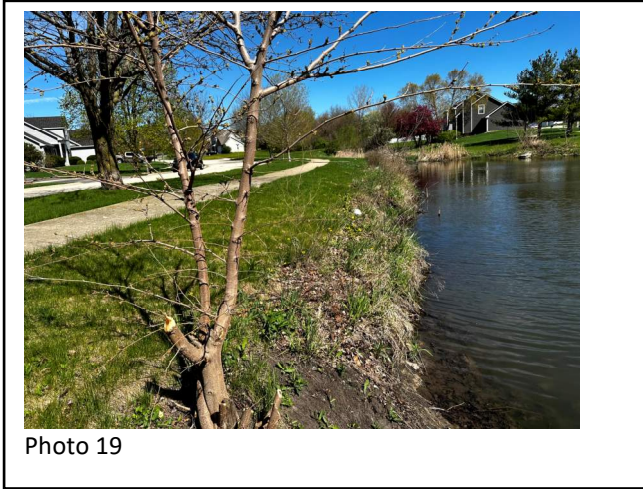
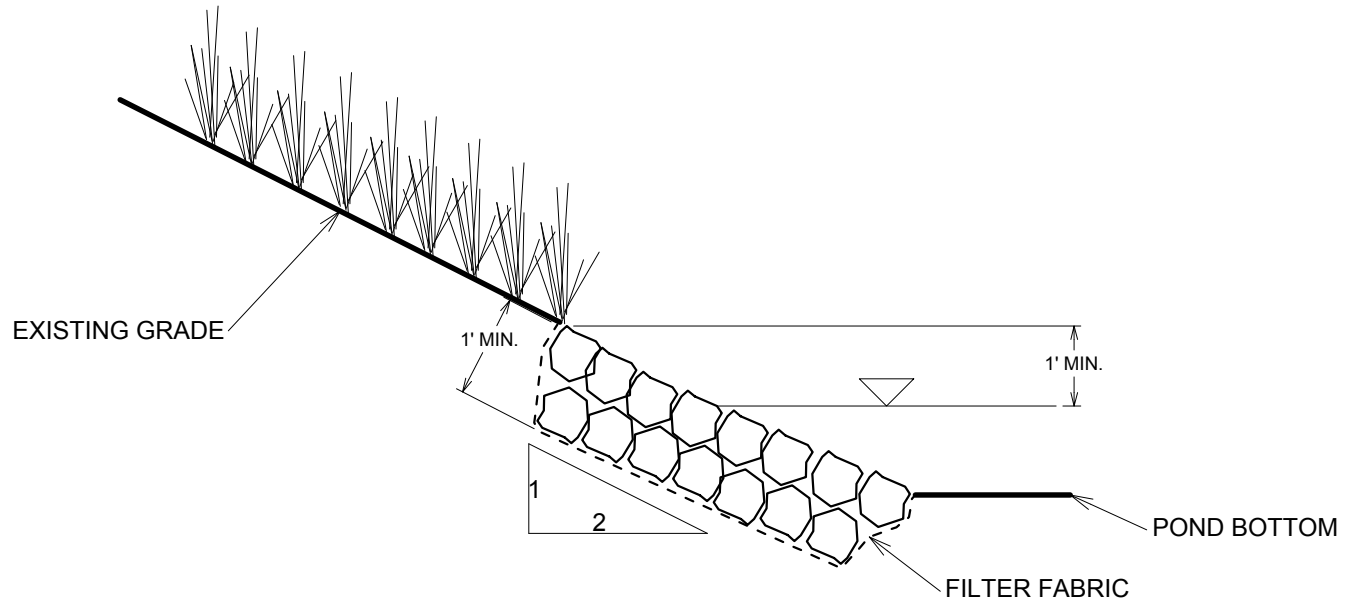


Photo 19



Photo 20



NOTES :

1. RIPRAP TO BE PLACED AT TOE OF SLOPE FROM BOTTOM OF BANK TO 1' ABOVE NORMAL WATER LEVEL.
2. ROCK SHALL BE A RR 4 RIPRAP AND SHALL COMPLY WITH SECTION 281 AND 1005 OF ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION AT THE UPSTREAM END OF THE AREA BEING DISTURBED TO MINIMIZE POTENTIAL OF FUTURE SCOUR. STONE TOE SHALL BE CONSTRUCTED AT A 2:1 SLOPE.

STONE TOE



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

NORTH AURORA

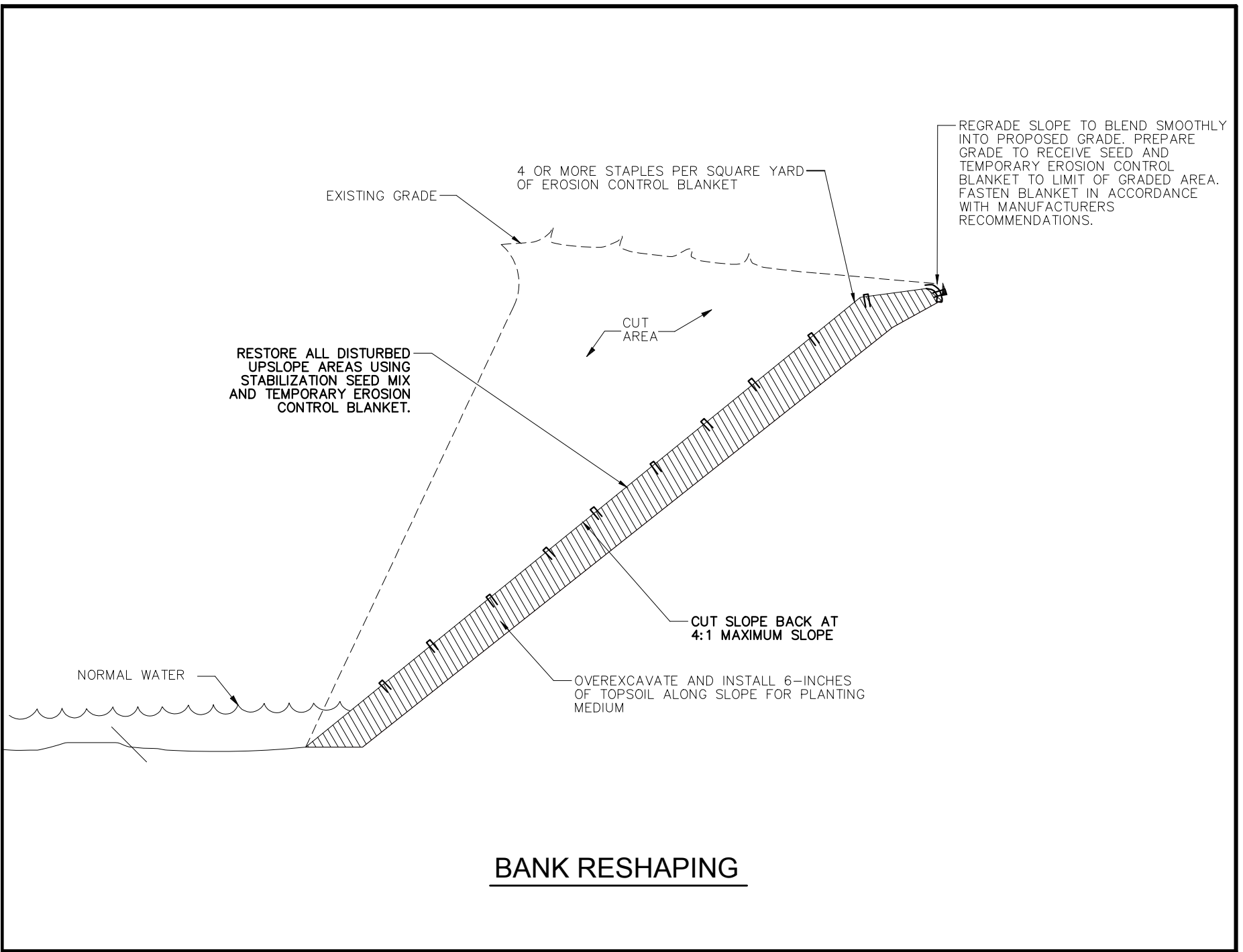
OAK HILL

ILLINOIS

STONE TOE PROTECTION
DETAIL



NTS



BANK RESHAPING

Client: Village of North Aurora - Brandon Tonarelli, PE
 25 East State Street
 North Aurora, IL 60542
Phone: (331) 385-6432

Job Name: Bank Stabilization
 North Aurora, IL
Date of Plans: N / A
Revision Date: N / A
Date of Estimate: 8/19/2024

CONCEPTUAL CONSTRUCTION COSTS FOR PLANNING PURPOSES
REGRADE 4' VERTICAL EDGE TO A 4:1 SLOPE

SCOPE ITEMS INCLUDED IN LINEAR FOOT COST:	
EXCAVATION, EROSION CNTRL & RESTORATION	
1.11	Silt Fence Installation (Standard - No Wire)
1.12	Silt Fence Removal
1.13	Excavation to Disposal (Off-Site)
1.14	Topsoil Furnish & Place
1.15	Restoration (3SY / LF)
1.16	Seed & Blanket (Broad Spectrum Seed Mix)
1.17	Tree Clearing
Approximate Per Lineal Foot Cost: \$ 130.00	

This Engineers opinion of probable construction cost (EOPCC) is based on the attached a sketch by V3 Companies Ltd. Since V3 Companies, Ltd. has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, this EOPCC is made based on V3 Companies, Ltd.'s best judgment as an experienced and qualified professional engineer, familiar with the construction industry; however, V3 Companies, Ltd. cannot and does not guarantee that proposals, bids or actual construction costs will not vary from any EOPCC prepared by V3.

Client: Village of North Aurora - Brandon Tonarelli, PE
 25 East State Street
 North Aurora, IL 60542
Phone: (331) 385-6432

Job Name: Bank Stabilization
 North Aurora, IL
Date of Plans: N / A
Revision Date: N / A
Date of Estimate: 8/19/2024

CONCEPTUAL CONSTRUCTION COSTS FOR PLANNING PURPOSES
STONE TOE STABILIZATION

SCOPE ITEMS INCLUDED IN LINEAR FOOT COST:	
EXCAVATION, EROSION CNTRL & RESTORATION	
2.11	Silt Fence Installation (Standard - No Wire)
2.12	Silt Fence Removal
2.13	Excavation to Disposal (Off-Site)
2.14	Restoration (3SY / LF)
2.15	Seed & Blanket (Broad Spectrum Seed Mix)
2.16	Tree Clearing
2.17	Supply Pulverized Topsoil
2.18	Supply Cobble Toe Material
Approximate Per Lineal Foot Cost: \$ 230.00	

This Engineers opinion of probable construction cost (EOPCC) is based on the attached a sketch by V3 Companies Ltd. Since V3 Companies, Ltd. has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, this EOPCC is made based on V3 Companies, Ltd.'s best judgment as an experienced and qualified professional engineer, familiar with the construction industry; however, V3 Companies, Ltd. cannot and does not guarantee that proposals, bids or actual construction costs will not vary from any EOPCC prepared by V3.

Example Stabilization Methods



Photo 1: Pond erosion before stone toe stabilization.



Photo 2: Stone toe stabilization.



Photo 3: Pond erosion before stone toe stabilization.



Photo 4: Stone toe stabilization.



Memorandum

To: Mark Gaffino, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: Brian Richter, Public Works Director
Brandon Tonarelli, Assistant Public Works Director/Village Engineer
Date: September 10, 2024
Re: New Central Water Tower Construction Update

Engineering discussions for building a new 750,000 gallon water tower started back in 2016 with Rempe Sharpe Engineering. On July 27, 2021, the Village received one bid from CB&I for the new water tower at a cost of \$3,900,000.00. This was well over the engineers' estimate and the company did not meet the United States' Department of Labor (USDOL) Joint Apprenticeship Program requirements, so the bid was rejected. The project was sent out to bid again and on November 30, 2021, this time the Village did not receive a bid.

A decision was made before bidding the project out for the third time to exclude the general contractor from the USDOL Joint Apprenticeship Program requirements and required them to list the trades that they were self-performing. On February 25, 2022, bids were opened for the project again and two bids were received. One base bid was received from CB&I for a water spheroid tower for \$4,119,900.00. A second company, Landmark Structures, bid based on an alternative tank style in the amount of \$5,737,000.00 which was for a composite tower (includes a concrete shaft with a steel tank). CB&I's original bid excluded boilermakers and painters; however, it was later adjusted to \$4,374,600.00 as it was determined that the painters could meet the requirements. The boilermakers are responsible for all the welding of the steel for the construction of the tower and are extremely specialized. Given the specialized nature of this work, a very limited number of boilermakers in any given state are qualified to complete the steel work related to the construction of the tanks. Therefore, the qualified boilermakers for this specialized construction typically come from all over the country to perform this work. Ultimately, the decision was tabled by the Board for further discussion, and eventually the bid was rejected.

At the Village Board meeting on December 4, 2023, Engineering Enterprises Inc. (EEI) was awarded the contract to design the new central water tower. Currently, the Village has also been working with EEI on a Water Master Plan which evaluates the Villages water system needs and deficiencies. This evaluation is still ongoing but has identified that the Village is lacking water storage. They also reviewed the original plans that were drawn up by Rempe Sharpe for the prior bidding process and have moved forward with their own set of engineering plans which includes moving the tank to the west of the water treatment plant on the same site. Also, the Village's top water user, Aurora Pack, is expanding their plant, and initial review of their water needs requires more water for their operations. EEI has determined that we need to build at a minimum an 1,000,000 gallon (1 MG) tower. The Village is also bidding an alternate for a 1,250,000 gallon (1.25 MG) tower to accommodate further future growth or additional increases from large water users. This is a change from the 750,000 MG tank that Rempe Sharpe originally designed.

Staff has met with EEI several times to discuss the Village's options moving forward on the construction of the new water tower. The discussion at these meetings included identifying the number of experienced tank builders in the country, as well as identifying the maximum sizes and styles that each of the tank builders are capable to build and have experience to construct. A total of six (6) experienced companies can potentially build at least one of the four (4) standard tank styles (spheroid, elevated fluted column, composite, and multi-legged). For reference, the Village's two current active and one inactive tower, are spheroid style tanks.

Village staff along with EEI evaluated the four tank styles and determined a spheroid tank was the preferred style due to estimated construction costs, maintenance life-cycle costs, and the footprint of the tower necessary. The number of companies that were identified as capable of building a spheroid water tower with a capacity of 1.0 MG is four (4) and with a capacity of 1.25 MG is three (3).

Another factor in determining the number of potential bidders is whether all the companies can conform to the USDOL Joint Apprenticeship Program as this is a requirement of the Village. This seems to primarily affect the boilermakers as building a water tower is extremely specialized work, and the workforce is limited. It is unclear if more than one (1) company could comply with the USDOL Joint Apprenticeship Program for all the trades. All these factors were taken into consideration when it comes to rebidding this project for a fourth time.

With the assistance of EEI, staff has identified that including a more detailed table required to be completed by the bidder as a part of the Apprenticeship and Training Program Certification within the bid documents, will help in providing more clarity to

potential bidders and help the Village with complying with verification that bidders are complying with Village requirements.

Staff is looking for feedback from the Village Board regarding how to move forward with the bidding process. Staff anticipates the bid process to begin as early as next week with the potential award of the contract anticipated for early November. The project is anticipated to take approximately 1.5 to 2 years to complete once bids are awarded.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TEXT AMENDMENTS TO VILLAGE'S ZONING ORDINANCE FOR PERMITTED AND SPECIAL USES

AGENDA: SEPTEMBER 16, 2024, VILLAGE BOARD COMMITTEE OF THE WHOLE AGENDA

ITEM

Amending Title 17 of the North Aurora Code of Ordinances Regarding Permitted and Special Uses and Other Corrections and Clarifications

BACKGROUND

The Village of North Aurora maintains a Zoning Ordinance, which is found in Title 17 of the Code Ordinances (North Aurora's Municipal Code). Staff reviews the Village's Zoning Ordinance on an ongoing basis to ensure it is consistent with how the Village enforces the Ordinance and is up to date with the best practices for planning and zoning. Included with this is a periodic review of the lists of permitted and special uses in each district. This is also identified in the Strategic Plan under the Economic Development Goal.

The Board reviewed the proposed Text Amendment at the August 19, 2024 Committee of the Whole meeting. At that meeting, the Board asked staff to review and update the rules for Home Occupations and include it in the amendment. Staff made several edits including a list of prohibited uses as home occupations. The list includes:

- i. Animal hospitals, animal boarding / kennel (more than 4 animals), and veterinary clinic;
- ii. Banquet hall;
- iii. Catering establishment
- iv. Clinics or hospitals;
- v. Clubs, lodge or hall;
- vi. Contractor yard;
- vii. Dry cleaning or laundry establishments;
- viii. Entertainment / recreation facility, indoor or outdoor;
- ix. Food store / Grocery store;
- x. Funeral homes;
- xi. Gas Station;
- xii. Machine shops;
- xiii. Motor vehicle repair, Major or Minor;
- xiv. Motor vehicle dealership or rental establishment;
- xv. Restaurants and taverns;
- xvi. Short term rentals;
- xvii. Tattoo / Body Piercing Establishment;

- xviii. Taxidermy;
- xix. Tobacco Shop;
- xx. Towing service or tow truck operator.

The Plan Commission held a Public Hearing on the topic on July 2, 2024. The minutes of the meeting are attached for your reference. Also attached is the August 19 COW memo, proposed text amendment language in redline format and the draft ordinance language. Staff is requesting the Board's feedback on this proposal.

7.2 Permitted and special uses.

Table 7-1: Residential District Permitted and Special Uses lists permitted and special uses for the residential districts. A "P" indicates that a use is considered permitted within that district. An "S" indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.3 (Special Uses). A blank space or the absence of a use from the table indicates that use is not permitted within that district. No land which is located in a residence district shall be used for driveway, walkway, or access purposes to any land which is located in a business or industrial district, or used for any purpose not permitted in a residential district.

VILLAGE OF NORTH AURORA, ILLINOIS										
TABLE 7-1: RESIDENTIAL DISTRICT PERMITTED AND SPECIAL USES										
P = Permitted Use S = Special Use Blank = Prohibited Use										
Use	Zoning District									Specific Use Standards
	R-1	R-1A	R-2	R-2A	R-3	R-4	E-R	E-1	E-3	
RESIDENTIAL USES										
Assisted Living Facility, Independent Living Facility, and/or Nursing Home					S	P S				Section 11.2.A.1
Community Residence, Large (More than 8 persons)					P	P				Section 11.2.A.2
Community Residence, Small (8 or fewer persons)	P	P	P	P			P	P	P	Section 11.2.A.2
Independent Living Facility					S	S				Section 11.2.A.1
Nursing Home					S	S				Section 11.2.A.1
Dwelling, Multiple-Family or Townhouse					P	P				Section 11.2.A.3
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	
Dwelling, Townhouse					P	P				Section 11.2.A.3
Dwelling, Two-Family	S	S	S	P	P	P				

Mobile Home						S				Section 11.2.A.4
CIVIC AND MUNICIPAL USES										
Cemetery	S	S	S	S	S	S				
Cultural Facility or Museum						P	P			Section 11.2.B.1
Hospital						S	P			
Library	P	P	P	P	P	P	P	P	P	
Park and/or Open Space	P	P	P	P	P	P	P	P	P	
Place of Worship	S	S	S	S	S	P S	S	S	S	Section 11.2.B.2
Village Office or Facility	P	P	P	P	P	P	P	P	P	
EDUCATIONAL USES										
Educational Facility, College/University						S	P S			
Educational Facility, Commercial, Vocational or Trade						S	P S			
Educational Facility, Elementary and/or Secondary (Nonresidential)	P	P	P	P	P	P	P	S	S	S
Educational Facility, Elementary and/or Secondary (Residential)						S	S			
Nursery School or Preschool						S	P			
ENTERTAINMENT AND RECREATIONAL USES										
Forest Preserve										
Golf Course	S	S	S	S			S	S	S	

Wireless Telecommunications Facility	§	§	§	§	§	§	§	§	§	Section 11.2.F.2
Wireless Telecommunications Tower	§	§	§	§	§	§	§	§	§	Section 11.2.F.2

TABLE 7-1: FOOTNOTES

¹ Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.2.F.2.l shall be considered permitted uses.

8.2 Permitted and special uses.

- A. Table 8-1 Business District Permitted and Special Uses lists permitted and special uses for the business districts. A "P" indicates that a use is considered permitted within that district. An "S" indicates that a use is considered a special use in that district and must receive special use approval as required in Section 4.3 (Special Uses). A blank space, or the absence of a in from the table, indicates that use is not allowed within that district.

VILLAGE OF NORTH AURORA, ILLINOIS				
TABLE 8-1: BUSINESS DISTRICT PERMITTED AND SPECIAL USES				
P = Permitted Use S = Special Use Blank = Prohibited Use				
Use	Zoning District			Specific Use Standards
	B-1	B-2	B-3	
RESIDENTIAL USES				
Assisted Living Facility, Independent Living Facility, and/or Nursing Home		S	S	Section 11.2.A.1
Dormitory		S		
Dwelling, Multi-Family or Townhouse	S	S	S	Section 11.2.A.3
Mixed Use Development	S	S	S	Section 11.2.A.6
CIVIC AND MUNICIPAL USES				
Community Center	S	S	S	
Cultural Facility or Museum		S	S	Section 11.2.B.1
Government Office or Facility (Non-Village)	S	S	S	
Hospital		S		
Library		S	S	
Park and/or Open Space	P	P	P	
Place of Worship	S	S	S	Section 11.2.B.2
Village Office or Facility	P	P	P	
EDUCATIONAL USES				
Educational Facility, College/University		S	S	
Educational Facility, Commercial, Vocational or Trade		S	S	

Educational Facility, Elementary and/or Secondary (Residential or Nonresidential)		S	S	
Educational Facility, Vocational School		S	S	
Nursery School or Preschool		S	S	
ENTERTAINMENT AND RECREATIONAL USES				
Amusement Park		S		
Auditorium		S	S	
Club, Lodge or Hall	S	S	S	Section 11.2.C.1
Entertainment / Recreation Facility, Indoor		P	S	Section 11.2.C.2
Entertainment / Recreation Facility, Outdoor		S	S	Section 11.2.C.3
Golf Course		S		
Golf Driving Range		S		
Recreation, Indoor	S	S		Section 11.2.C.2
Recreation, Outdoor	S	S		Section 11.2.C.3
Stadium or Arena		S		
Theater	S	S	S	
RETAIL AND SERVICE USES				
Adult Use Cannabis Dispensing Organization	S	S	S	Section 11.2.G
Air Conditioning Sales and/or Service		P	P	
Animal, Daycare Center, Training, Pound, Shelter and/or Kennel		S	S	Section 11.2.D.7
Animal, Grooming Service		P	P	
Animal, Hospital and Veterinary Clinic		S	S	Section 11.2.D.7
Animal Pound, Shelter and/or Kennel		S		Section 11.2.D.7
Antique Shop	P	P	P	
Arcade	P	P	P	
Art Gallery	P	P	P	
Artist or Photographic Studio / Art Gallery	P	P	P	

Auction House		P	S	
Bait Shop	S	S	S	
Bakery, Retail	P	P	P	
Banquet Hall		S	S	
Bar / Tavern		S	S	
Barber Shop, Beauty Shop, and/or Salon and/or Spa	P	P	P	
Bed and Breakfast Guest Home	S		S	
Bicycle Sales and/or Service	P	P	P	
Building Material and Supply Store		S	S	
Business Machine Sales and/or Service		P	P	
Butcher Shop	S	S	S	
Car Wash		S	S	
Cannabis, Dispensing Organization (Medical)	P	P	P	Section 11.2.G
Cannabis, Dispensing Organization (Recreational)	S	S	S	Section 11.2.G
Catering Establishment		P	P	
Clothing and Costume Rental Shop	P	P	P	
Cocktail Lounge, Bar, and/or Nightclub	S	S	S	
Cigar / Hookah Lounge		S	S	
Coffee Shop / Teahouse	P	P	P	
Contractor Office	P	P	P	Section 11.2.D.1
Contractor Yard		S		
Convenience Store	S P	S P	S P	
Currency Exchange, Payday or Title Loan Agency	S	S	S	
Dance and Music Studio, Academy or Conservatory	P	P	P	

Day Care Centers, Adult or Child		S	S	Section 11.2.D.2
Drive-Through Facility		S P	S P	Section 11.2.D.4
Drug Stores / Pharmacy	P	P	P	
Dry Cleaner, Retail	P	P	P	
Financial Service Establishment		P	P	Section 11.2.D.4
Fish Market	S	S	S	
Food Stores/Grocery Store	P	P	P	
Funeral Home		S	S	
Gas Station		S	S	Section 11.2.D.5
Gun Shop		S	S	
Health and Athletic Club		S P	S P	
Hotel		P	S	
Ice Cream Shop	P	P	P	
Internet Cafe	P	P	P	
Laboratory, Commercial		P	P	Section 11.2.E
Laundromat	S	S	S	
Laundry Establishment, Commercial			S	
Liquor Store	S	S	S	
Locksmith		P	P	
Massage and/or Spa Establishment		S	S	
Medical Cannabis Dispensaries	P	P	P	
Medical or Dental Laboratory		P	P	
Microbrewery / Microdistillery/ Microwinery	S	S	S	
Microdistillery	S	S	S	
Microwinery	S	S	S	
Motel		S	S	
Motor Vehicle Dealership Sales and/or Service		S		Section 11.2.D.8

Motor Vehicle Rental Establishment /Leasing Agency		S	S	Section 11.2.D.8
Motor Vehicle Repair, Major and/or Service		S	S	Section 11.2.D.9
Motor Vehicle Repair, Minor		P	P	Section 11.2.D.9
Musical Instrument Sales and/or Service		P	P	
Nightclub		S	S	
Nursery and/or Garden Store		S	S	
Off-Track Betting Establishment		P	P	
Office, Business, Medical, Dental and/or Professional	P	P	P	
Office, Medical and/or Dental	P	P	P	
Optician	P	P	P	
Outdoor Dining	S	P	P	Section 11.2.D.10
Parcel Pickup and Delivery Service		P	P	
Parking Garage/Lot, Private	S	S	S	
Parking Garage/Lot, Public	P	P	P	
Parking Lot, Private	P	S	S	
Parking Lot, Public	P	P	P	
Personal Training Establishment	P	P	P	
Photographic Studio	P	P	P	
Post Office	P	P	P	
Printing, and Photocopying Service and/or Sign Store		S P	S P	
Recording Studio		P	P	
Restaurant with/without Outdoor Dining	P	P	P	Section 11.2.D.10
Retail Goods/Services, Including Outdoor Component	S	S	S	
Retail Goods/Services, Indoor	P	P	P	

Secondhand Store or Rummage Resale Shop	S	S	S	
Self-Service Storage Facility		S	S	
Shoe and Hat Repair Shop	P	P	P	
Sign Store	P	P	P	
Tailor and Dressmaking Shop	P	P	P	
Tattoo Parlor / Body Piercing Establishment		P	P	
Tobacco Shop	P	P	P	
Warehousing and Wholesale Establishment		S		
OTHER USES				
Crematorium		S		
Planned Unit Development	S	S	S	Title 17 Chapter 5
Telephone Exchange, Relay, Switching and Transmitting Facilities		S		
Utility	S	S	S	
Water Treatment Facility	S	S	S	
Water Related : Reservoirs, Storage Facilities, Towers, Treatment Facilities and Wells		S P	P	
Wireless Telecommunications Antenna/ Facility / Tower	S, P ¹	S, P ¹	S, P ¹	Section 11.2.F.2
Wireless Telecommunications Facility	S	S	S	Section 11.2.F.2
Wireless Telecommunications Tower	S	S	S	Section 11.2.F.2

TABLE 8-1: FOOTNOTES

¹ Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.2.F.2.I shall be considered permitted uses.

9.2 Permitted and special uses.

- A. Table 9-1: Industrial Districts Permitted and Special Uses lists permitted and special uses for the industrial districts. A "P" indicates that a use is considered permitted within that district. An "S" indicates that a use is considered a special use in that district and must receive special use approval as required in Section 4.3 (Special Uses). A blank space or the absence of a use from the table, indicates that use is not permitted within that district.
- B. In all industrial zoning districts, all storage shall be confined to completely enclosed buildings, or such storage areas must be screened by a solid wall or fence, including solid entrance and exit gates, not less than six feet and not more than eight feet in height. Motor vehicles in operable condition are not subject to this standard.
- C. In the I-1 Limited Industrial District, I-2 General Industrial District and I-3 Central Industrial District all business servicing, or processing, within three hundred (300) feet of a residence or business district shall be conducted within completely enclosed buildings.

VILLAGE OF NORTH AURORA, ILLINOIS				
TABLE 9-1: INDUSTRIAL DISTRICT PERMITTED AND SPECIAL USES				
P = Permitted Use S = Special Use Blank = Prohibited Use				
Use	Zoning District			Specific Use Standards
	I-1	I-2	I-3	
RESIDENTIAL USES				
Watchmen's Dwelling		P		
TRANSPORTATION USES				
Airport	S	S		
Bus Storage Facility	S	S		
Heliport	S	S		
CIVIC AND MUNICIPAL USES				
Community Center	S	S		
Park and/or Open Space	P	S P	P	
Recycling Center		S		
Refuse Dump		S		
Village Office or Facility	P	P		
EDUCATIONAL USES				
Educational Facility, Commercial, Vocational or Trade	P	P		

ENTERTAINMENT AND RECREATIONAL USES				
Club, Lodge or Hall	S	S		
Entertainment / Recreation Facility, Indoor	S	S		Section 11.2.C.2
Entertainment / Recreation Facility, Outdoor	S	S		Section 11.2.C.3
RETAIL AND SERVICE USES				
Adult-Oriented Business		S		Section 11.2.D.11
Adult-Use Cannabis Craft Grower Organization		S		
Adult-Use Cannabis Dispensing Organization	S	S	S	11.2.G
Adult-Use Cannabis Infuser Organization		S		
Adult-Use Cannabis Processing Organization		S		
Adult-Use Cannabis Transporting Organization		S		
Building Material and Supply Store	P	P		
Cannabis, Craft Grower Organization		S		
Cannabis, Cultivation Center		S		
Cannabis, Dispensing Organization (Medical)	P	P	P	Section 11.2.G
Cannabis, Dispensing Organization (Recreational)	S	S	S	Section 11.2.G
Cannabis, Infuser Organization		S		
Cannabis, Processing Organization		S		
Cannabis, Transporting Organization		S		
Car Wash	S	S		
Contractor Office	P	P	P	Section 11.2.D.1
Crematorium		S		

Dry-Cleaning Establishment	P	P		
Feed Store	P	P		
Financial Service Establishment	S	S		Section 11.2.D.4
Gas Station	S	P		Section 11.2.D.5
Medical Cannabis Cultivation Centers		S		
Medical Cannabis Dispensaries	P	P	P	
Laundry Establishment, Commercial	P	P		
Microbrewery / Microdistillery/ Microwinery	S	P		
Motor Vehicle Dealership	S			Section 11.2.D.8
Motor Vehicle Repair, Major and/or Service	P	P		Section 11.2.D.9
Motor Vehicle Repair, Minor	P	P		Section 11.2.D.9
Office, Business and/or Professional	P	P		
Pawn Shop	S	S		
Personal Training Establishment	P	P		
Printing, and -Photocopying Service and/or Sign Store	P	P		
Restaurant	P	P		
Self-Service Storage Facility	P	P		
Tattoo Parlor / Body Piercing Establishment	P	P		
MANUFACTURING, RESEARCH AND STORAGE USES				
Bottling Facility		P		Section 11.2.E
Bus Storage Facility	S	S		
Data Center	S	S		Section 11.2.E
Food or Beverage Production and Sales , Processing, or Bottling	S	S	S	Section 11.2.E
Freight Terminal	S	S		Section 11.2.E

Greenhouse and Nursery	P	P		
Industrial, Light	P	P	P	Section 11.2.E
Industrial, Medium	S	P		Section 11.2.E
Industrial, Heavy		S		Section 11.2.E
Junk Yard / Scrap Yard		S		Section 11.2.E
Laboratory Commercial, Research, Scientific	P	P		
Laboratory, Commercial	P	P		Section 11.2.E
Mail Order Service	P	P		Section 11.2.E
Meat Packing, Including Slaughtering		S	P	Section 11.2.E
Mining		S		Section 11.2.E
Outdoor Storage	S	S		
Warehousing, Storage, and Distribution Facility including Ecommerce Fulfillment Centers	P	P	P	Section 11.2.E
OTHER USES				
Indoor Sports Facility	S	S		
Planned Unit Development	S	S	S	Title 17 Chapter 5
Recreation, Indoor	S	S		
Stadium or Arena	S	S		
Use Not Specifically Identified		S		
Utility	P	P	P	
Water Related: Reservoirs, Storage Facilities, Towers, Treatment Facilities and Wells	P	P	P	
Wireless Telecommunications Antenna/Facility/Tower	S, P ¹	S, P ¹	S, P ¹	Section 11.2.F.2
Wireless Telecommunications Facility	P	P		Section 11.2.F.2
Wireless Telecommunications Tower	P	P		Section 11.2.F.2

TABLE 9-1: FOOTNOTES

¹Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.2.F.2.l shall be considered permitted uses.

10.2 Permitted and special uses.

Table 10-1: Specific Use Districts Permitted and Special Uses lists permitted and special uses for the specific use districts. A "P" indicates that a use is considered permitted within that district. An "S" indicates that a use is considered a special use in that district and must receive special use approval as required in Section 4.3 (Special Uses). A blank space or the absence of a use from the table, indicates that use is not permitted within that district.

VILLAGE OF NORTH AURORA, ILLINOIS			
TABLE 10-1: SPECIFIC USE DISTRICT PERMITTED AND SPECIAL USES			
P = Permitted Use		S = Special Use	
Blank = Prohibited Use			
Use	Zoning District		Specific Use Standards
	O-R	O-R-I	
RESIDENTIAL USES			
Assisted Living Facility, Independent Living Facility, and/or Nursing Home	S		
CIVIC AND MUNICIPAL USES			
Cemetery	S	S	
Community Center	P		
Cultural Facility or Museum	P	S	Section 11.2.B.1
Hospital	P		
Park and/or Open Space	P	P	
Place of Worship	P	P	Section 11.2.B.2
Post Office	P		
Village Office or Facility	P	P	
EDUCATIONAL USES			
Educational Facility, College/University	P	P	
Educational Facility, Commercial, Vocational or Trade	P	P	
TRANSPORTATION USES			
Heliport		S	
ENTERTAINMENT AND RECREATIONAL USES			

Club, Lodge, or Hall	S	S	
Entertainment / Recreation Facility, Indoor	S	S	Section 11.2.C.2
Entertainment / Recreation Facility, Outdoor	S	S	Section 11.2.C.3
RETAIL AND SERVICE USES			
Adult-Use Cannabis Dispensing Organization	S	S	11.2.G
Cannabis, Dispensing Organization (Medical)	P	P	Section 11.2.G
Cannabis, Dispensing Organization (Recreational)	S	S	Section 11.2.G
Contractor Office	S	P	Section 11.2.D.1
Day Care Center, Adult or Child	S P	S	Section 11.2.D.2
Financial Service Establishment	S P	S	Section 11.2.D.4
Employment Agency		S	
Gaming Establishment		S	
Health and Athletic Club	P	P	
Hotel/ Motel	P	P	
Medical Cannabis Dispensaries	P	P	
Medical/Dental Office	P	P	
Microbrewery / Microdistillery/ Microwinery		S	
Motor Vehicle Repair, Major and/or Service		S	Section 11.2.D.9
Motor Vehicle Repair, Minor		S	Section 11.2.D.9
Office, Business and/or Professional	P	P	
Office, Medical and/or Dental	P	P	
Personal Training Establishment	P	P	
Printing, and Photocopying Service and/or Sign Store		P	
Restaurant with/without Outdoor Dining	P	P	Section 11.2.D.10
MANUFACTURING, RESEARCH AND STORAGE USES			
Data Center		S	Section 11.2.E

Food or Beverage Production, Processing, or Bottling	S	S	Section 11.2.E
Industrial, Light		P	Section 11.2.E
Laboratory, Commercial, Research, Scientific	P	P	Section 11.2.E
Warehousing, Storage, and Distribution Facility		P	Section 11.2.E
OTHER USES			
Indoor Sports Facility	S	S	
Planned Unit Development	S	S	Title 17 Chapter 5
Recreation, Indoor	S	S	Section 11.2.C.2
Utility	S	S	
Wireless Telecommunications Antenna/Facility/Tower	S, P ¹	S, P ¹	Section 11.2.F.2
Wireless Telecommunications Facility	P	P	Section 11.2.F.2
Wireless Telecommunications Tower	P	P	Section 11.2.F.2

TABLE 10-1: FOOTNOTES

¹ Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.2.F.2.I shall be considered permitted uses.

11.2 Use standards.

In addition to the use standards below, all uses are required to comply with the provisions of this Ordinance including, but not limited to, Chapter 12: Site Development Standards, Chapter 13: Off-Street Parking and Loading, and Chapter 14: Landscaping and Screening, as well as all applicable Village ordinances.

A. Residential Uses.

1. Assisted Living Facility, Independent Living Facility, and Nursing Home. Assisted living facilities, independent living facilities, and nursing homes shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be considered:
 - a. The facility shall be harmonious with surrounding buildings with respect to scale, architectural design, and building placement.
 - b. The street network shall be capable of accommodating the traffic generated by the facility.
2. Community Residence. Community residences shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be considered.
 - a. The cumulative affect of such uses will not alter the residential character of the neighborhood.
 - b. The facility shall retain a residential, rather than institutional, character.
 - c. The operation of the facility shall not adversely impact surrounding properties.
3. Dwelling, Multiple-Family and Dwelling, Townhouse.
 - a. All townhouse developments and multiple-family dwellings shall be designed with the front facade facing the street. When the side walls of a townhouse development and multiple-family dwelling also face the street, building facades shall be designed with elements of a front façade, including doors and/or windows, to avoid the appearance of blank walls.
 - b. There shall be a minimum separation of twenty (20) feet between sidewalls among rows of townhouse developments and multiple-family dwellings. (See Figure 11-1: Sidewall Separation) Where the front or rear wall of a row of townhouse developments and multiple-family dwellings faces the front or rear wall of another row of townhouse developments and multiple-family dwellings, the minimum required separation between such buildings shall be a minimum of thirty (30) feet. Driveways and parking areas may be located within this minimum separation area. The minimum separation at the ground-floor may be reduced to twenty (20) feet for interior drives with garage doors facing garage doors, provided that the upper-story living spaces comply with the thirty-foot separation requirements. (See Figure 11-2: Upper-Floor Separation)

FIGURE 11-1: SIDEWALL SEPARATION

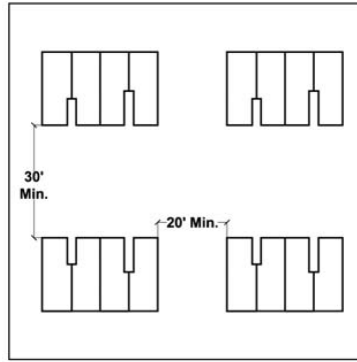
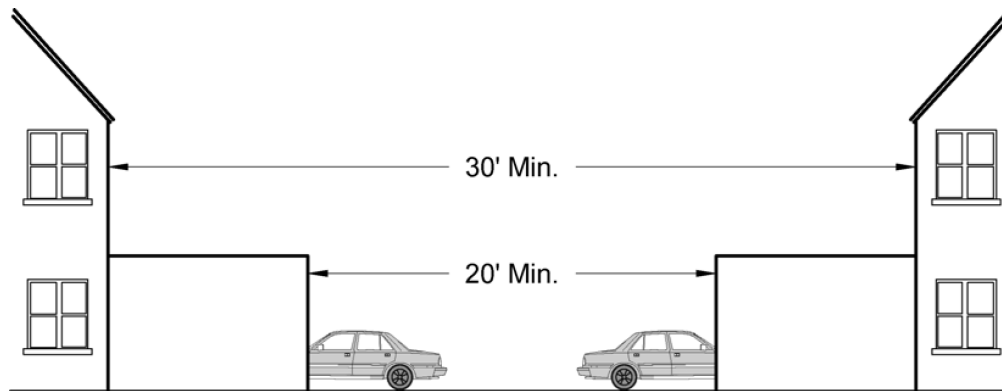


FIGURE 11-2: UPPER-FLOOR SEPARATION



- c. No more than six townhouse dwelling units shall be attached to one another in a single structure.
 - d. Townhouses shall be designed with either detached garages located in the rear yard, or attached garages oriented to the rear or side of the units.
 - e. Private yards a minimum of two hundred (200) square feet in area shall be required for each townhouse dwelling unit. This private yard may be located adjacent to a front wall, rear wall, or side wall, provided that it is immediately adjacent to the townhouse unit it serves and directly accessible from the townhouse unit by way of a door or stair. Required private yards must be at-grade or, if located on a terrace or patio, within two feet of grade. All private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, including hardscape such as patios or terraces.
4. Mobile Homes. Mobile homes, modular housing and prefabricated housing shall be allowed only in the R-4 General Residence District as a special use.
 5. Tents. Tents may be erected for up to ten (10) days for the purposes of temporary carnivals, places of worship, charitable uses, and revival meetings which are not detrimental to the public health, safety, morals, comfort, convenience, or general welfare, provided however, that such tents or operations are in conformance with all other Village ordinances and codes.
 6. Mixed Use Development. Uses allowed to be mixed in one development are limited to residential, office, retail, educational and civic. When uses are mixed in a single building, a minimum of 50% of the ground floor shall be office or retail uses. Mixed use buildings

shall be designed so that the location of entrances and exits to the office or retail uses shall front a public street. Service areas and parking and loading facilities shall be located to the rear of the building and designed to minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.

B. Cultural and Religious Uses.

1. Cultural Facility or Museum. Cultural facilities and museums shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.
2. Place of Worship. Places of worship shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.

C. Recreational and Entertainment Uses.

1. Club, Lodge or Hall.

- a. Clubs, lodges or halls shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.
- b. No more than twenty (20) percent of the gross floor area may be used as office space.
- c. Clubs, lodges or halls are permitted to serve food and meals on the premises provided that adequate dining room space and kitchen facilities are available.
- d. The sale of alcoholic beverages to members and their guests is permitted provided it is secondary and incidental to the promotion of some other common objective by the organization, and further provided that such sale of alcoholic beverages is in compliance with all applicable federal, state and local laws.

2. Entertainment / Recreational Facility, Indoor.

- a. Entertainment and recreational uses shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.
- b. Live music is permitted in compliance with Title 5 Chapter 5.2 and Title 8 Chapter 8.2.
- c. Entertainment and recreational uses are permitted to serve food and meals on the premises provided that adequate dining room space and kitchen facilities are available.
- d. The sale of alcoholic beverages is permitted provided it is secondary and incidental to the sale of food, and further provided that such sale of alcoholic beverages is in compliance with all applicable federal, state and local laws.

3. Entertainment / Recreational Facility, Outdoor.

- a. Entertainment and recreational uses shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities

will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.

- b. Live music is permitted in compliance with Title 5 Chapter 5.2 and Title 8 Chapter 8.2.
 - c. Outdoor uses shall be effectively screened from adjacent residential uses with a buffer yard in compliance with Title 17 Chapter 14.11.C.
 - d. Entertainment and recreational uses are permitted to serve food and meals on the premises provided that adequate dining room space and kitchen facilities are available.
 - e. The sale of alcoholic beverages is permitted provided it is secondary and incidental to the sale of food, and further provided that such sale of alcoholic beverages is in compliance with all applicable federal, state and local laws.
4. ~~Indoor Recreation. Indoor recreation facilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.~~
 5. ~~Outdoor Recreation. Outdoor recreation facilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.~~
- D. Retail and Service Uses.
1. Contractor Office. The parking of contractor vehicles or equipment or the outdoor storage of materials in a contractor storage yard are accessory to the use of a contractor office. If these items exist, the following must be submitted:
 - a. Site plan detailing the location of all parking and outdoor storage. Parking shall comply with Title 17 Chapter 13.
 - b. Landscape plan detailing screening in accordance with Title 17 Chapter 14.
 - c. Contractor offices and storage yards shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.
 12. 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.
 - b. The amount of traffic or noise to be generated.
 - c. The provision of adequate open space.

23. Day Care Home, Adult and Day Care Home, Child. Day care homes shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. Day care homes shall include residential dwelling units providing care for up to twelve (12) children or elderly and/or functionally impaired adults in a protective setting who do not spend the night at the dwelling. The number counted includes the family's natural or adopted children and all other persons under the age of twelve (12). 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.
 - b. The amount of traffic or noise to be generated.
 - c. The provision of adequate open space.
 - d. The day care home shall retain a residential character and the affect of the day care home will not alter the residential character of the neighborhood.
 - e. The operation of the day care home shall not adversely impact surrounding properties.
34. Drive-Through Facility. A drive-through facility is considered an accessory use to the principal use on the zoning lot. A drive-through facility must meet the following standards in addition to the special use standards found in Section 4.3, Special Use. For the purposes of this Ordinance, car washes, gas stations and motor vehicle service and repair facilities shall be exempt from the following standards.
 - a. Drive-through facilities shall provide adequate stacking spaces, in accordance with Chapter 13: Off-Street Parking and Loading.
 - b. All drive-through lanes must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
 - c. The volume on all intercom menu displays shall be maintained at a level so as not to create a public nuisance for adjoining residential districts.
 - d. The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and shall provide daily litter clean-up along the rights-of-way abutting the property.
- ~~4. Financial Service Establishments. Financial service establishments shall not be located within two hundred fifty (250) feet of the road right-of-way along Illinois Route 56, Oak Street, Orchard Road, Randall Road and Tanner Road.~~
5. Gas Station.
 - a. Gas station canopies shall be designed with luminaires recessed under the canopy to minimize light pollution. Light intensity directly under the canopy shall not exceed twenty (20) footcandles at any location. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over the pumps shall be included in the twenty (20) footcandle limit.
 - b. All gas station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
 - c. Gas stations may offer a car wash and/or convenience store. ~~convenience items for sale as a secondary activity and may also include an automatic car wash.~~

- d. ~~In addition, gas stations may be included as part of a minor motor vehicle repair and service shop. These gas stations shall be subject to the provisions of paragraph 9 of this section (Motor Vehicle Repair and/or Service).~~

6. Home Occupation.

- a. Purpose. The purpose of the home occupation standards and requirements is to allow a home occupation to be conducted in a dwelling unit that is compatible with the neighborhood in which it is located.
- b. Standards. The following standards apply to all home occupations conducted in a dwelling unit, provided that the home occupation must be compatible with the neighborhoods in which they are located, and must not interfere with the rights of surrounding property owners to enjoy the established character of the neighborhood:
 - i. The home occupation shall be conducted entirely **indoors on the premises.** ~~within the dwelling unit.~~
 - ii. A home occupation shall not be established prior to the member(s) of the family conducting the home occupation take possession of, and reside in, the dwelling unit in which the home occupation is located.
 - iii. Only one nonresident of the premises may be employed to work at or from the premises, such person shall not be employed more than twenty-five (25) hours within any one-week period.
 - iv. The home occupation shall not generate excessive vehicular or pedestrian customer traffic.
 - v. A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors, water use, or electrical interference beyond what normally occurs in a residential use.
 - vi. No outside storage or display of materials, merchandise, inventory or heavy equipment shall be permitted.
 - vii. No exterior signs shall be permitted.
 - viii. Day care homes are not considered a home occupation and are subject to the standards of paragraph 3 (Day Care Home, Adult and Day Care Home, Child) above.
 - ix. No wholesale or retail business shall be permitted unless it is conducted entirely by mail, telephone or small package delivery, except for the sale of items made on the premises or incidental to a service provided.
 - x. The receipt or delivery of merchandise, goods, or supplies for use in a home occupation shall be limited to the United States mail, similar parcel delivery service, or private passenger automobile.
 - xi. No permanent or temporary alterations of the principal or accessory buildings shall be made which change the residential character of the structure.

- xii. No more than twenty (20) percent of the area of any residential dwelling shall be devoted to the home occupation.
 - xiii. No mechanical or electrical equipment or chemicals may be used or stored except such types as are customary for purely domestic, household, or hobby purposes. No home occupation shall be permitted which requires the use of toxic, hazardous or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to property.
 - xiv. There may be more than one home occupation permitted per dwelling unit; however, the total combined home occupations for any single dwelling unit may not exceed any of the standards set forth in this section.
 - xv. A home occupation that services customers or clients at the dwelling unit may attract no more than eight customers or clients per day but not between the hours of 9:00 p.m. and 8:00 a.m.
 - xvi. A home occupation is subject to the commercial vehicle standards in section 13.11.
 - xvii. A home occupation conducted in a rental unit must have written permission from the property owner.
- c. Uses. The uses listed below are expressly prohibited as home occupations except that a home office for any use is permitted.
- i. Animal hospitals, animal boarding / kennel (more than 4 animals), and veterinary clinic;
 - ii. Banquet hall;
 - iii. Catering establishment
 - iv. Clinics or hospitals;
 - v. Clubs, lodge or hall;
 - vi. Contractor yard;
 - vii. Dry cleaning or laundry establishments;
 - viii. Entertainment / recreation facility, indoor or outdoor;
 - ix. Food store / Grocery store;
 - x. Funeral homes;
 - xi. Gas Station;
 - xii. Machine shops;
 - xiii. Motor vehicle repair, Major or Minor;
 - xiv. Motor vehicle dealership or rental establishment;
 - xv. Restaurants and taverns;

- xvi. Short term rentals;
- xvii. Tattoo / Body Piercing Establishment;
- xviii. Taxidermy;
- xix. Tobacco Shop;
- xx. Towing service or tow truck operator.

d. ~~For each home occupation, it is required that an affidavit be completed and kept on file in the Community Development Department.~~

7. Animal Daycare Center, Training, Pound, Shelter and/or Kennel.
 - a. Floors of runs shall be made of impervious material to permit proper cleaning and disinfecting.
 - b. All animal quarters and runs are to be kept in a clean, dry, and sanitary condition.
 - c. The perimeter of such structures must be at least one hundred fifty (150) feet from any residential zoning districts.
 - d. Outdoor areas are restricted to use during daylight hours.
8. Motor Vehicle ~~Sales and/or Service Dealership~~ and Motor Vehicle Rental Establishment/~~Leasing Agency~~. Motor vehicle dealership ~~sales and/or service establishments~~ or rental establishment/~~leasing agencies~~ shall have a minimum lot size of fifteen thousand (15,000) square feet.
9. Motor Vehicle Repair Major and/or Minor Service.
 - a. Motor vehicle repair ~~and/or service~~ shops may not store the same vehicles outdoors on the site for longer than five days unless fully screened and enclosed.
 - b. All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
 - c. All repair operations shall be fully enclosed. Wrecked or junked vehicles shall not be stored for longer time periods than those specified above and shall be screened from the public right-of-way and any adjacent residential districts.
10. Outdoor Dining.
 - a. Outdoor dining is considered accessory to the principal use.
 - b. Outdoor dining shall be limited to a designated outside area.
 - c. The designated outside area shall be contiguous to the building.
 - d. The designated outside area may not be located on any portion of a public road, public sidewalk or bike path or similar public way.
 - e. The designated outside area shall not obstruct vehicular or pedestrian traffic or be in violation of any North Aurora codes or ordinances.
 - f. There shall be no entertainment with the use of amplified sound in the designated outside area except in conformance with the requirements of the North Aurora Code.

g. The operation and use shall be carried on so as not to create a health or safety hazard, to create a nuisance or to interfere with the use and enjoyment of surrounding property.

h. Any designated outside area adjacent to or within five hundred (500) feet of the lot line of residential property shall require screening and/or buffering in a way as to reduce noise.

11. Adult-Oriented Business. Adult uses shall be subject to the following standards:

a. No adult use shall be located within one thousand (1,000) feet of any residential district, school, place of worship, or other adult use.

b. The adult use shall be so designed, located and proposed to be operated so that the public health, safety, comfort, convenience and general welfare will be protected.

c. It shall not cause substantial injury to the value of other property in the neighborhood in which it is located.

d. It shall not unduly increase traffic congestion in the public streets and highways in the area in which it is located.

e. It shall not cause additional public expense for fire or police protection.

f. No adult use shall be conducted in any manner that permits the observation of any material depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" from any public way or from any adjacent property. This provision shall apply to any display, decoration, sign, show window or door.

E. Manufacturing, Storage, Food Production and Research Uses.

1. All manufacturing activities shall be conducted within completely enclosed buildings.

2. Any use projected to use more than 5,000 gallons of water per day shall follow the guidelines in Title 13 Chapter 24.060.

3. Manufacturing, Storage, Food Production and Research Uses shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties. Truck entrances, truck courts, and trailer parking shall be designed to avoid stacking or idling of trucks in street right of way or drive aisles.

F. Utilities.

1. Amateur Radio Operations/Receive Only Antennas. Any tower or antenna that is under forty-five (45) feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas is permitted as an accessory use. No receive-only antenna shall exceed the highest point on the nearest residential rooftop of a dwelling by more than ten (10) feet. Existing towers and existing antennas which predated this Ordinance shall not be required to meet the requirements of this chapter.

2. Wireless Telecommunications Antenna, Facility and Tower.

a. Purpose. The following standards for wireless telecommunications antennas, facilities, and towers are intended to:

- i. Ensure public health, safety, convenience, comfort, and general welfare.
 - ii. Ensure access to reliable wireless telecommunications services throughout all areas of North Aurora.
 - iii. Encourage the use of existing towers and other structures for the co-location of wireless telecommunications antenna.
 - iv. Encourage the location of towers, to the extent possible, in areas where the adverse impact on the Village will be minimal and preferably in nonresidential districts, as opposed to residential districts.
- b. Application Requirements. In addition to the requirements for a special use permit, all applications to erect, construct, or modify any part of a wireless telecommunications antenna, facility, or tower shall include the following items, unless waived by the Village:
- i. A site plan showing:
 - (A) The location, size, screening, and design of all buildings and structures, including fences.
 - (B) The location and size of all outdoor equipment.
 - (C) The location, number, and species of proposed landscaping.
 - ii. A maintenance plan, and any applicable maintenance agreement, designed to ensure long-term, continuous maintenance to be determined by the Community Development Director.
 - iii. A disclosure of what is proposed, demonstrating the need for the proposed wireless telecommunications tower to be located as proposed based upon one or more of the following factors:
 - (A) Proximity to a major thoroughfare.
 - (B) Areas of population concentration.
 - (C) Concentration of commercial or other business centers.
 - (D) Areas where signal interference has occurred due to buildings, masses of trees, or other obstruction.
 - (E) Topography of the proposed facility location in relation to other facilities with which the proposed facility is to operate.
 - iv. The reason or purpose for the placement, construction or modification with specific reference to the provider's coverage, capacity, and/or quality needs.
 - v. The service area of the proposed wireless telecommunications facility.
 - vi. The nature and extent of the provider/applicant's ownership, easement or lease interest in the property, building or structure upon which facilities are proposed for placement, construction or modification.

- vii. The identity and address of all owners and other persons with a real property interest in the property, building, or structure upon which facilities are proposed for placement, construction, or modification.
 - viii. A map showing all existing and proposed wireless telecommunications, antennas, facilities and towers within the Village, and one and one-half miles from the Village jurisdictional boundary.
 - ix. Certification by a State of Illinois licensed and registered professional engineer as to structural integrity. The certification may be utilized, along with other criteria, in determining if additional setback should be required for the structure and other facilities.
 - x. The Village Board shall have the discretion to require the applicant to provide a visual simulation or rendering of the proposed support structure that illustrates the relationship between the height and the visual appearance of the structure. If required, the visual simulation shall be provided from two different perspectives and accurately depict the scale of the proposed structure in the context of the surrounding area.
 - xi. Co-location shall be deemed to be feasible for purposes of this section where all of the following are met:
 - (A) The wireless telecommunications provider under consideration for co-location will provide fair compensation for co-location.
 - (B) The site on which co-location is being considered, taking into consideration reasonable modification or replacement of a facility, is able to provide structural support.
 - (C) The co-location being considered is technologically feasible, where the co-location will not result in unreasonable interference, given appropriate physical and other adjustments in relation to the tower, antenna and the like.
 - (D) The height of the structure necessary for co-location shall not exceed the maximum height allowed by this section.
- c. Location. Wireless telecommunications antennas, facilities and tower antennas shall be designated as special uses in the zoning districts in which they are allowed in the following locations:
- i. On property owned, leased, or otherwise controlled by the Village provided that a lease has been approved by the Village.
 - ii. On the Commonwealth Edison easement parallel to Oak Street and the East-West Tollway (Interstate 88).
 - iii. On the Northern Illinois Gas Company easement and property located north of the Commonwealth Edison easement, west of Randall Road, and south of Oak Street.
 - iv. On property in the O-R zoning district that is owned by a governmental body other than the Village that is located east of Randall Road, but does not abut or adjoin property which is zoned for residential use.

- d. Setback.
 - i. Wireless telecommunications towers shall be set back from all property lines a distance equal to their height as measured from the base of the structure to its highest point.
 - ii. Wireless telecommunications facilities shall be setback from all property lines in accordance with the minimum setback requirements in the zoning district.
- e. Height. The maximum height of a wireless telecommunications tower shall not exceed one hundred fifty (150) feet, including all attachments (antennas, lightning rods, arrays, etc.). A special use application for approval of a wireless telecommunications tower shall demonstrate that the tower does not exceed the minimum height requirement necessary to function satisfactorily.
- f. Lighting and Marking. Wireless telecommunications antennas, towers and facilities shall not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
- g. Landscaping. Landscaping is required to enhance compatibility with adjacent land uses. Opaque screening six feet in height equipped with an appropriate anti-climbing device must be erected around the wireless telecommunications tower and/or facility. Landscaping shall be installed on the outside of fencing in accordance with the following:
 - i. One shade tree shall be provided for every twenty-five (25) feet of fence length, not including gates or other fence openings.
 - ii. One shrub for every five linear feet of fence length, not including gates or other fence openings.
 - iii. The landscaping may be flexible in its arrangement by appropriately aggregating the required plant materials and maintaining open areas around gates or other fence openings so long as it provides.
- h. Access. All sites on which wireless telecommunications antennas, facilities and tower antennas are located must have a hard surfaced driveway of asphalt or concrete.
- i. Additional Standards for Wireless Telecommunications Antennas.
 - i. Wireless telecommunications antennas do not include satellite dishes, as regulated in Section 12.3.G (Satellite Dish Antenna) of this Ordinance.
 - ii. Antennas shall be of a color that is identical or similar to the color of the supporting structure to make the antenna visually unobtrusive.
 - iii. No antenna shall increase the height of any structure on which it is mounted by more than ten (10) percent, or ten (10) feet, whichever is less.
- j. Additional Standards for Wireless Telecommunications Facilities.
 - i. Any buildings, cabinets, or shelters shall only house equipment and supplies for operation of the wireless telecommunication tower. Any

equipment not used in direct support of such operation shall not be stored on the zoning lot.

- ii. Signs for the wireless telecommunications facility shall be limited to ownership and contact information, FCC antenna registration number (if required), and any other information required by government regulation. Commercial advertising is strictly prohibited.
 - k. Additional Standards for Wireless Telecommunications Towers.
 - i. Wireless telecommunications towers shall be designed to accommodate at least three telecommunications providers.
 - ii. The area surrounding a tower must be of a sufficient size to accommodate wireless telecommunications facilities for at least three telecommunications providers.
 - iii. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the Village, towers shall have a galvanized silver or gray finish.
 - l. Stealth Design for Wireless Telecommunication Antennas. Stealth design for wireless antennas is encouraged and shall be considered a permitted use in all districts, subject to site plan review. All applications for site plan review shall include all information required by this section. In addition to the standards of this section for wireless telecommunications antennas, stealth design shall comply with the following regulations:
 - i. To qualify as a stealth design, wireless telecommunications antennas and towers must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.
 - ii. Antennas located on structures already permitted within zoning districts, such as flagpoles, bell towers, clock towers, crosses, monuments, smoke stacks, parapets and steeples, and designed to blend in to the structure are considered stealth design.
 - iii. Setbacks for the any stealth design tower shall be governed by the setback requirements of the zoning district.
 - iv. Stealth design shall accommodate the co-location of other antenna where economically and technically feasible or aesthetically appropriate, as determined by the Village Board.
 - m. Abandonment. Any wireless telecommunications tower or facility that is not operated for a period of twelve (12) consecutive months shall be considered abandoned. The owner shall remove the tower or facility within six months of its abandonment.
 - ~~n. Annual Administrative Fee and Certifications. Each owner and/or operator of a wireless telecommunications antenna, facility or tower antenna shall be required to pay an administrative fee as set forth in Appendix B (Fee Schedule) and to provide the following certifications in writing by a certified engineer:~~

- ~~i. That the owner or operator's antenna, antenna structure or tower has been inspected and is in compliance with all state and local building codes and standards published by the Electronic Industry Association or successor governing body; and~~
- ~~ii. That the owner and/or operator's antenna is in compliance with the Federal Communications Commission's Radio Frequency Emissions Standards.~~

~~A separate administrative fee shall be paid by each user or co-locator on a tower.~~

- ~~o. Required Permit Fee. Prior to the construction of a wireless telecommunications antenna, facility or tower antenna the provider of the radio, television, or telecommunications services shall obtain a special use permit and shall pay the Village a fee of one and one-half percent of the estimated total construction costs at the time of application as well as a fee of two percent of the estimated construction costs plus any reasonable legal, engineering, or consulting fees at the conclusion of the review.~~

G. ~~Adult Use Cannabis.~~ Cannabis, Dispensing Organization

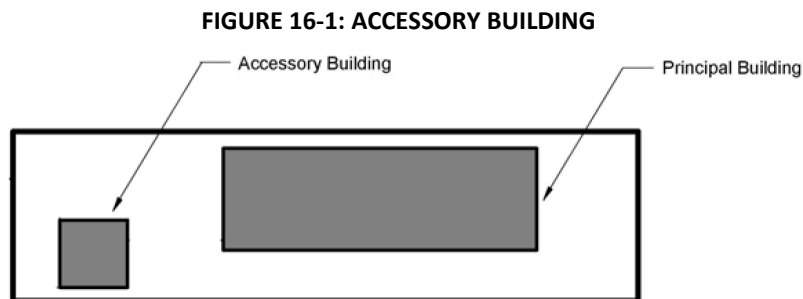
1. Purpose and Applicability. It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis 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.
2. There shall be a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.
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.
4. On-site consumption of cannabis shall be prohibited.
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.

16.3 General terms.

Aboveground Utility Cabinet or Cabinet. An aboveground structure, used by a service entity to provide communication service to the public, which has a volume above ground of greater than twenty-four (24) cubic feet, or linear size greater than four feet in any one dimension.

Abut. To have a common district boundary or zoning lot boundary. The terms "adjacent" and "adjoining" shall have the same meaning as abutting.

Accessory Building. A building located on the same lot as, and of a nature customarily incidental and subordinate in area, extent or purpose to, the principal building, the use of which is clearly incidental and subordinate to the principal building and not used for human habitation. Accessory Buildings may include (but not limited to) a detached garage, workshop, shed or pool house. (See Figure 16-1: Accessory Building)



Accessory Structure. A structure located on the same lot as, and of a nature customarily incidental and subordinate in area, extent or purpose to, the principal building, the use of which is clearly incidental and subordinate to the principal building. Accessory Structures may include (but not limited to) a gazebo, pergola, deck, patio or swimming pool.

Accessory Use. A use that is customarily incidental and subordinate to the principal use of a lot or building and located on the same lot as the principal use or building.

Addition or Enlargement. Any construction that increases the size of a building or structure in terms of site coverage, height, length, width or floor area.

Adult-Oriented Business. "Adult-Oriented Business" shall include the following, as defined by this section and this Ordinance: adult bookstores, adult entertainment cabarets, adult hotel/motel, adult motion picture theaters, adult novelty stores, and other similar uses.

- A. **Adult Bookstore.** An establishment having at least twenty-five (25) percent of its sales or display area devoted to books, magazines, films for sale or for viewing on premises by use of motion picture devices or by coin-operated means, and periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Anatomical Activities" or "Specified Anatomical Areas." This shall include any establishment with a segment or section devoted to the sale or display of such materials, or an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of video preview or coin-operated booths or any other factors showing the establishment's primary purpose is to purvey such material.
- B. **Adult Entertainment Cabaret.** A public or private establishment which features topless dancers, strippers, go-go dancers, male or female impersonators, lingerie or bathing suit fashion shows, not infrequently features entertainers who display "Specified Anatomical Areas." Included are those uses which feature entertainers who, by reason of their appearance or conduct, perform in a manner which is designed primarily to appeal to the prurient interest of the patron or features entertainers who engage in explicit simulation of "Specified Sexual Activities."

- C. **Adult Health Spa/Sauna.** A health spa, sauna or massage parlor that provides steam baths, heat bathing, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, and is distinguished or characterized by an emphasis on "Specified Sexual Activities" or "Specified Anatomical Areas."
- D. **Adult Hotel/Motel.** A hotel, motel or similar commercial establishment offering public accommodations for any form of consideration that provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes or video cassette recorders, DVDs or DVD players, slides, or other photographic reproductions for viewing or recording, characterized by an emphasis upon the depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas" and/or rents, leases or lets any room for less than a six-hour period, or rents, leases or lets any single room more than twice in a twenty-four-hour period.
- E. **Adult Motion Picture Theater.** A building or area used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."
- F. **Adult Novelty Store.** An establishment having a substantial or significant portion of its sales or stock in trade consisting of toys, devices, clothing novelties, lotions and other items distinguished or characterized by their emphasis on or use for "Specialized Sexual Activities" or "Specified Anatomical Areas" including adult displays and adult products as defined in Chapter 5.52 of the North Aurora Municipal Code, Adult Products. This includes an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales or any other factors showing the establishment's primary purpose is to purvey such material.
- G. **Specified Sexual Activities.** For the purpose of this Ordinance, "Specified Sexual Activities" means: 1) human genitals in a state of sexual stimulation or arousal; 2) acts of human masturbation, sexual intercourse or sodomy; and 3) fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts.
- H. **Specified Anatomical Areas.** For the purposes of this Ordinance, "Specified Anatomical Areas" means: 1) less than completely and opaquely covered human genitals, pubic region, buttocks or female breasts below a point immediately above the top of the areola; and 2) human genitals in a discernable turgid state, even if completely and opaquely covered.

~~**Adult Use Cannabis Business Establishment.** An adult use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.~~

~~**Adult Use Cannabis Craft Grower.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time to time, and regulations promulgated thereunder.~~

~~**Adult Use Cannabis Cultivation Center.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time to time, and regulations promulgated thereunder.~~

~~**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.~~

~~**Adult Use Cannabis Infuser Organization or Infuser.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a~~

~~product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time to time, and regulations promulgated thereunder.~~

~~**Adult Use Cannabis Processing Organization or Processor.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time to time, and regulations promulgated thereunder.~~

~~**Adult Use Cannabis Transporting Organization or Transporter.** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time to time, and regulations promulgated thereunder.~~

Alley. A public or private right-of-way that normally affords a secondary means of access to abutting property. A street shall not be considered an alley.

Alteration. Any change in the size, shape, character, occupancy or use of a building or structure.

Alternative Tower Structure. Manmade trees, clock towers, bell steeples, light poles and similar alternative design mounting structures that camouflage or conceal the presence of antennas and towers.

Animal Hospital. An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence. An "Animal Hospital" shall not include "Kennel."

Antenna. Any structure or device used to receive or radiate electromagnetic waves as defined by the FCC or any successor agency.

Antenna Structure. A structure which includes the radiating and/or receive system, its supporting structures, and any appurtenance mounted on them as defined by the FCC.

Arbor. A freestanding structure to support vines or climbing plants; also called a "Trellis."

Architectural Feature. A part, portion or projection that contributes to the aesthetics of a structure, exclusive of signs, that is not necessary for the structural integrity of the building or to make the structure habitable.

Arrays. A group of antennas arranged by a wireless telecommunications service provider and placed on a tower, structure or building at a given height and location to provide desired directional characteristics.

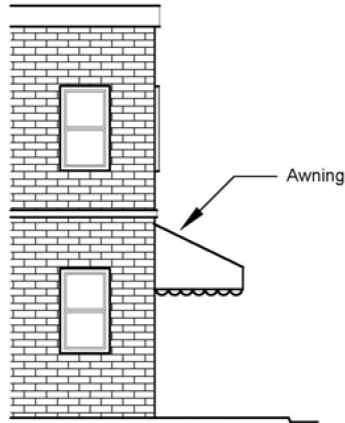
Art Gallery. A commercial establishment engaged in the sale, loan and/or display of paintings, sculpture, video art or other works. "Art Gallery" does not include "Cultural Facility," such as a library, museum or noncommercial gallery that may also display paintings, sculpture, video art or other works.

Assisted Living Facility. A licensed facility that provides daily assistance and long-term residence for disabled or elderly individuals. This includes a combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming, bathing, etc. An "Assisted Living Facility" shall not include "Independent Living Facility," or "Community Residence". Any such facility must have a Certificate of Need from the State of Illinois.

Attic. An unfinished space below the roof of a structure.

Awning or Canopy. A structure constructed of canvas, canvas-like or other materials that is supported by the exterior wall of a building and constructed on a supporting framework. Such a structure may be either a retractable or fixed structure. (See Figure 16-2: Awning or Canopy)

FIGURE 16-2: AWNING OR CANOPY



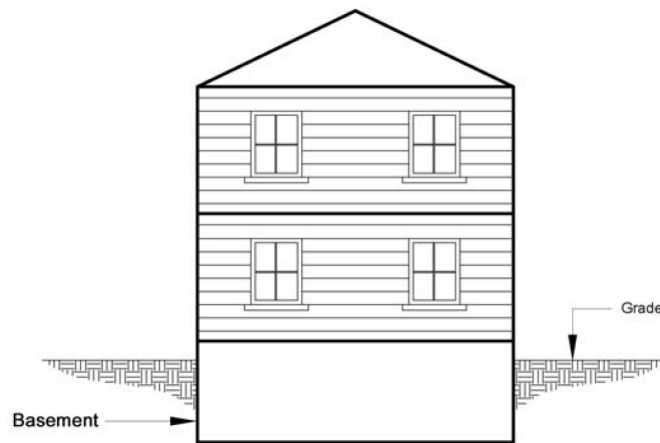
Back Haul Network. The lines that connect a telecommunication provider's cell site, or tower, to one or more cellular telephone switching offices, public telephone networks, or long distance providers.

Balcony. A platform which projects from the exterior wall of a building above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Bar / Tavern. Any public place that engages in the retail sale of alcoholic liquors for consumption on the premises with or without food and where the sale and consumption of liquor predominates the sale and consumption of food.

Basement. That portion of a building located partly underground, but having one-half or more of its clear floor-to-ceiling height below the average grade of the adjoining ground, which shall not count as a story. A basement with more than one-half of its clear floor-to-ceiling height above the average grade of the adjoining ground shall count as a story. (See Figure 16-3: Basement)

FIGURE 16-3: BASEMENT



Bay Window. A window which projects outward from the building that does not rest on the building foundation or on the ground.

Bed and Breakfast Guest Home. A residential building containing an aggregate of not more than five lodging rooms offered for rent to transient guests for a continuous period of thirty (30) days or less, and containing the owner's principal residence. Food may be served only to overnight guests, exclusively between the hours of 5:00

a.m. and 10:00 a.m. only if the kitchen facilities adhere to the regulations set forth by the Kane County Health Department.

Berm. An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or fulfill other such purposes.

Block. A tract of land bounded by streets or by a combination of one or more streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines, shorelines of waterways or corporate boundary lines.

Body Piercing. To make a hole in the body or oral cavity in order to insert or allow the insertion of any ring, hoop, stud, or other object for the purpose of ornamentation of the body, but specifically excluding the standard transverse piercing of the ear lobe that is commonly performed in retail establishments in conjunction with the sale of earrings.

Bowling Alley. Indoor recreation facility for the sport of ten-pin or duck-pin bowling.

Buildable Area. The area of a lot remaining after the minimum yard and open space requirements of the Ordinance have been subtracted.

Buildable Lot. A lot on which a building or other structure may be erected in conformity with this Ordinance and other Village regulations.

Building. A structure enclosed on all sides with exterior walls, built, erected and framed by a combination of materials and having a roof to form a shelter of persons, animals or property.

Building, Attached. A building which has at least part of a wall in common with another building, or which is connected to another building by a roof.

Building, Detached. A building surrounded by open space on the same lot as another building. A building connected to another building only by an unenclosed structure, shall be deemed to be a separate detached building.

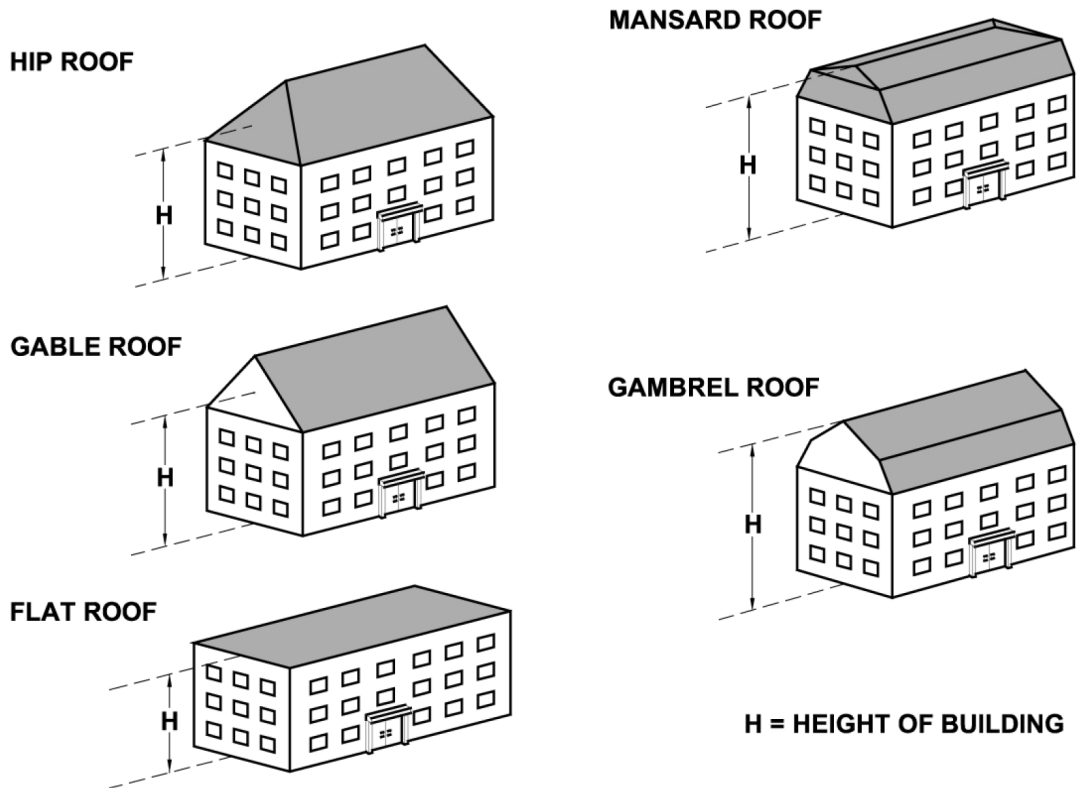
Building, Principal. A building on a zoning lot in which the principal use is conducted.

Building, Residential. A building which is arranged, designed, used or intended to be used for residential occupancy by one or more families or households. This shall include, but is not limited to, the following types: single-family dwellings, two-family dwellings, townhouse dwellings and multifamily dwellings.

Building, Temporary. Any building not designed to be permanently located, placed or affixed in the place where it is or where it is intended to be placed.

Building Height. The vertical distance measured from grade, as defined by this ordinance, to the highest point of the roof or the highest point of the structure, except for hip and gable roofs, where height will be measured at half the distance between the ridge and the eave. (See Figure 16-4: Building Height)

FIGURE 16-4: BUILDING HEIGHT



Building Line. The inner edge of any required yard or setback, and the corresponding outer edge of the buildable area.

Building Permit. An official document issued by the Village which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure.

Bulk. A term encompassing the regulation of the size, height and location of a structure as it relates to its zoning lot and to other structures.

Bus Storage Facility. An establishment used for the storage or layover of passenger buses or motor coaches.

Business. An enterprise that occupies time, attention, labor and materials, or where merchandise is exhibited or sold, or where services are offered.

Cannabis Business Establishment. An adult-use cannabis craft grower, cultivation center, dispensing organization, infuser organization, processing organization or transporting organization.

Cannabis, Craft Grower. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Cannabis, Cultivation Center. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

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.

Cannabis, Infuser Organization or Infuser. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Cannabis, Processing Organization or Processor. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Cannabis, Transporting Organization or Transporter. An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Car Wash. A commercial establishment engaged in the washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment, whether automatic or by hand, within an enclosed, or partially enclosed, building.

Carnival. Any aggregation of four or more attractions whether shows, acts, games of chance or skill, rides or amusement devices.

Cemetery. Land used or dedicated for the burial of the dead, including crematoriums, mausoleums, and necessary sales and maintenance facilities. Mortuaries may be included when operated within the boundary of such cemetery.

Chimney. A vertical shaft of reinforced concrete, masonry, or other material enclosing one or more flues, for the purpose of removing products of combustion from solid, liquid or gaseous fuel.

Christmas Tree Sales Lot. A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, Christmas trees and related holiday items such as wreaths and Christmas tree stands.

Cigar / Hookah Lounge. A business or establishment that caters to patrons who smoke cigars or use smoking devices such as hookah pipes, water pipes, or vaping devices on the premises.

Circus. Any display of wild animals, spectacles made up of acts of physical skill and daring, acts with trained wild animals, displays of elaborate and colorful costumes and trappings, and comedy by clowns, sideshows, rides, amusement devices, games of chance or skill, and concession stands.

Club, Lodge or Hall. A membership organization which caters exclusively to members and their guests for social, intellectual, recreational or athletic purposes. A "Club, Lodge or Hall" may, subject to other regulations controlling such uses, maintain dining facilities, possess a liquor license, or engage professional entertainment for the enjoyment of dues-paying members and their guests. "Club, Lodge or Hall" shall not include "Country Club."

Co-location. Placement of wireless telecommunications equipment from more than one service or service provider on a single tower or site.

Commercial Motor Vehicle. For the purposes of Title 17, commercial vehicles shall be any self-propelled or towed vehicle that meets one of the following categories:

- A. Has a gross vehicle weight, a gross vehicle weight rating, a gross combination weight, or a gross combination weight rating of 12,001 or more pounds (F Plate or greater).
- B. Is a box truck or cutaway (with any plate) where the passenger compartment is completely separate from the cargo area with seating for the driver and no more than one or two passengers.
- C. Has a gross vehicle weight, a gross vehicle weight rating, a gross combination weight, or a gross combination weight rating of 10,001 pounds to 12,000 pounds (D Plate) AND any one of the following characteristics: contains a bucket, lift, towing, dump bed, ladder storage or other similar equipment; is taller than ninety inches (90") in height; is designed to carry more than fifteen passengers.

Common Ownership. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which one or more stockholder, partner, or principal owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Community Residence. A group residence consisting of a group home or specialized residential care home licensed, certified or accredited by the appropriate state or federal agencies, and serving as a single housekeeping unit for the housing of unrelated persons with functional disabilities who share responsibilities, meals, recreation, social activities and other aspects of residential living. "Community Residence" does not include a residence which services persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance or alcohol abuse, nor does it include a nursing or medical facility.

- A. **Community Residence, Large:** A community residence providing living accommodations for more than eight residents, including live-in staff. Visiting staff who do not reside within the community residence shall not be counted for purposes of establishing the number of residents.
- B. **Community Residence, Small:** A community residence providing living accommodations for no more than eight residents, including live-in staff. Visiting staff who do not reside within the community residence shall not be counted for purposes of establishing the number of residents.

Compost Pile. An enclosed or partially enclosed collection of decaying plant product for the purpose of producing a stabilized humus-like material that is potentially beneficial to plant growth and usable as a soil conditioner, top soil, growing medium additive or other similar use.

Comprehensive Plan. The Comprehensive Plan of the Village of North Aurora, as adopted and amended by the Village Board.

Conforming Structure. Any structure that complies with all the regulations of this Ordinance for the zoning district in which such structure is located or is designed or intended for a conforming use.

Contractor Office. An establishment used for a contractor's business office and may include the repair, maintenance, or storage of a contractor's vehicles, equipment, or materials. Contractor office may include a contractor storage yard as an accessory use.

Contractor Storage Yard. ~~Any~~ Land used primarily for the storage of equipment, vehicles, machinery, building materials, paints, pipe, or electrical components used by the owner or occupant of ~~the premises~~ a contractor office in the conduct of any building trades or building craft. Contractor storage yards are accessory to a contractor office.

Contractor Trailer. This use includes security trailers, construction equipment sheds, contractor trailers and similar uses incidental to a construction project and sales of homes within a newly constructed development.

Convenience Store. A small retail establishment with a floor area of 5,000 square feet or less that sells a limited line of food and beverages, groceries, and household items intended for the convenience of the neighborhood or travelers.

~~**Country Club.** A club organized and operated primarily for social and outdoor recreation purposes with recreation facilities for members, their families and invited guests.~~

Crematorium. A facility for reducing corpses to ash. Crematoriums do not include incinerating establishments used to dispose of toxic or hazardous, infectious or narcotics materials.

Cultural Facility. A use that is open to the public and provides cultural services and facilities including, but not limited to, museums, cultural centers, historical societies, aquariums and libraries operated by a public, private or nonprofit organization.

Data Center. A building or part of a building containing a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data.

Day. When used in this Ordinance, "Day" shall mean one calendar day

Day Care Center, Adult. A facility, other than within a residential dwelling unit, providing care for elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day. "Adult Day Care Center" does not include a program operated by a "Place of Worship," that provides care for elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day.

Day Care Center, Child. A facility, other than within a residential dwelling unit, providing care for children in a protective setting for less than twenty-four (24) hours per day. "Child Day Care Center" does not include a program operated by an "Educational Facility" (all types) or "Place of Worship," that provide care for children three years of age or older for less than twenty-four (24) hours per day.

Day Care Home, Adult. A residential dwelling in which a permanent occupant of the dwelling provides care in a protective setting for elderly and/or functionally impaired adults who do not spend the night at the dwelling.

Day Care Home, Child. A residential dwelling in which a permanent occupant of the dwelling provides care in a protective setting for children who do not spend the night.

Deck. A raised platform structure built above grade on supporting posts or columns, which is open to the sky and attached to the principal building. "Deck" shall not include "Balcony."

Density. The number of dwelling units per net acre or applicable portion of an area counted for density limitation purposes as more specifically prescribed for particular zoning districts.

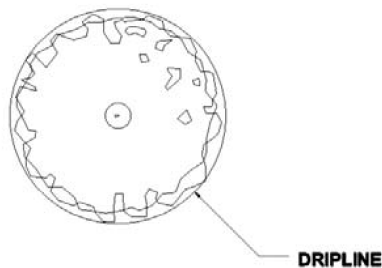
District. A contiguous portion of the Village within which certain uniform regulations and/or requirements, apply under the provisions of this Ordinance.

Dog House. An accessory structure designed for the containment of dogs and other domesticated animals.

Dog Run. An enclosed outdoor area intended for the exercising and/or containment of dogs and other domesticated animals.

Drip Line. An imaginary line encircling a tree corresponding to the furthest extension of the tree foliage. (See Figure 16-5: Drip Line)

FIGURE 16-5: DRIP LINE



Drive-Through Facility. Premises used to provide or dispense products or services through an attendant, window or automated machine, to persons remaining in motor vehicles in a designated stacking aisle. A "Drive-Through Facility" often exists in combination with other uses.

Driveway. A paved strip of land designed and intended for providing vehicular access between the street and a parking space or garage of private or public property.

Driving Range. An area equipped with distance markers, clubs, balls and tees for practicing the striking of golf balls. Miniature golf courses are considered an "Outdoor Recreation Facility" and not a "Driving Range."

Dry Cleaner, Retail. An establishment which launders or dry cleans articles dropped off on the premises directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere.

Dwelling. A building, or portion of a building, designed or used exclusively for residential purposes, including single-family, two-family, townhouse and multifamily dwellings, but not including trailers, "Hotel/Motels," "Bed and Breakfast Guest Homes" or automobiles.

Dwelling, Above the Ground Floor. Dwelling units within multi-story buildings located above nonresidential uses on the ground floor.

Dwelling, Attached. A single structure containing more than one dwelling unit, each of which is designed to be occupied as a separate permanent residence for one household or family, including residential units in condominiums, townhomes, duplexes and similar multifamily buildings. Each dwelling is separated from the other by a wall extending from the ground to the roof or a ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling, Duplex. See Dwelling, Two-Family.

Dwelling, Multifamily. A building designed as a single structure containing three or more individual dwelling units where each dwelling unit has an individual entrance to a common hallway or the outdoors. "Dwelling, Multifamily" shall not include "Dwelling, Townhouse."

Dwelling, Single-Family. A building containing one individual dwelling unit, which is located on an individual zoning lot and is not attached to any other dwelling unit.

Dwelling, Townhouse. A building designed as a single structure consisting of no less than three dwelling units, with no other dwelling, or portion of other dwelling, directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening.

Dwelling, Two-Family. A building designed as a single structure, containing two attached dwelling units, each of which is designed to be occupied as a separate permanent residence for one household or family. Each dwelling is separated from the other by a wall extending from the ground to the roof extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. Each dwelling unit shall have an individual entrance.

Dwelling Unit. A dwelling unit consists of a room or group of rooms, which include permanently installed bathroom and kitchen facilities, and are arranged, designed and used as living quarters for one family or household.

Easement. An interest in land that provides for a specified use of that land by a person(s) other than the fee owner.

Eave. The projecting edges of a roof overhanging the wall of a building.

Educational Facility, College/University. A post-secondary institution for higher learning that grants associate or bachelor degrees. The institution may also have research facilities, and/or professional schools that grant master and doctoral degrees. "Educational Facilities, College/University" also includes post-secondary

theological schools for training ministers, priests or rabbis. "Educational Facilities, College/University" shall not include "Educational Facilities, Commercial, Vocational, or Trade."

Educational Facility, Commercial, Vocational or Trade. A school established to provide for the teaching of industrial, trade, clerical, managerial or artistic skills. This definition applies to schools ~~that are owned and operated privately for profit and~~ that do not offer a complete educational curriculum ~~that grants associate or bachelor degrees.~~ "Educational Facilities, Commercial or Trade School" shall not include "Educational Facilities, College/University."

Educational Facility, Elementary and/or Secondary (Nonresidential). A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels. "Educational Facilities, Primary/Secondary" also includes secondary theological schools for training ministers, priests or rabbis.

Educational Facility, Elementary and/or Secondary (Residential). A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels that includes residential boarding facilities for its students.

EME/RF Study. A study of the amount of electromagnetic energy (EME) and radiofrequency (RF) emitted by a wireless telecommunications antenna.

Encroachment. The extension or placement of any structure or component of a structure into a required yard.

Entertainment / Recreation Facility, Indoor. An establishment that provides specialized indoor facilities for spectator or participant uses. Typical uses include, but are not limited to, arcades, arenas, auditoriums, ball courts, billiard halls, bowling alleys, gymnasiums, laser tag, miniature golf courses, pools, skating rinks, theaters, trampoline parks, water slides, and other similar facilities. Incidental sales of food and beverages is permitted.

Entertainment / Recreation Facility, Outdoor. An establishment that provides facilities for spectator or participant uses conducted outdoors in open or only partially enclosed facilities. Typical uses include, but are not limited to, amusement parks, ball fields, fairgrounds, miniature golf courses, music arenas, outdoor stadiums, outdoor theaters, raceways, rodeos, skateboard parks, swimming pools, theme parks, tennis courts, and other similar facilities. Incidental sales of food and beverages is permitted.

Erect. To build, construct, attach, hang, place, suspend or affix.

Exception. Modification to existing zoning and/or subdivision control standards within a zoning district granted as part of the special use or planned unit development application process.

Exterior Kitchenette. A complete cooking facility located outdoors typically involving a sink, stove or similar cooking range appliance and a food preparation counter.

Fall Zone. The area within a prescribed radius around the base of a wireless telecommunications tower. This is the area within which there is a potential hazard from falling debris, such as ice, collapsing material or the collapse of the tower itself.

Family. One or more persons related by blood, marriage, or adoption, who are living together in a single dwelling and maintaining a common household. A "Family" includes any domestic servants and not more than one gratuitous guest residing with such "Family." This definition does not include convents, rectories, sororities, fraternities or similar uses.

Farm Stand. A structure for the seasonal display and sale of agricultural products.

Farmer's Market. The offering for sale of produce or processed, packaged or prepared food, subject to the procedures and regulations set forth in the Village of North Aurora Municipal Code.

Fence. An artificially constructed barrier of wood, masonry, stone, wire, metal or other combination of materials of thirty (30) inches or more in height erected to enclose, screen or separate areas. Artificial barriers of less than thirty (30) inches shall be considered a landscape feature.

Fence, Open. A fence, including any gates, designed and constructed so that the surface area of any segment of such fence contains at least fifty (50) percent open space as compared to solid materials.

Fence, Solid. A fence, including gates, made entirely of opaque material.

Financial Service Establishment. Institution that provides personal, commercial, and retail money holding, investment and lending services, with or without walk-up only automatic teller machines. This classification includes establishments such as banks, savings and loans, mortgage lending offices, credit unions, securities and brokerage offices. A "Financial Institution" shall not include a currency exchange, payday or title loan agency.

Floor Area, Gross. The sum of the gross horizontal area of the plans of the several floors of a building, as measured from the outside face of the walls.

Floor Area Ratio (FAR). The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located, as measured from the outside face of the walls.

Food or Beverage Production, Processing or Bottling. Any use involving the preparation, production, processing, canning, or bottling of items meant for human consumption.

Footcandle. A unit of illumination equivalent to the light intensity at all points a distance of one foot from the power of one candle.

Frequency. The number of oscillations per second in a sound wave and an index of the pitch of the resulting sound.

Funeral Home. A building used for the preparation of the deceased for burial, display and rituals before burial or cremation. A "Funeral Home" includes chapels located within the building used for the display of the deceased and the conducting of rituals before burial or cremation.

Garage. A building, either attached or detached, used or designed to be used for storage of vehicles, equipment boats and accessory storage related to the use of the principal dwelling.

Gas Station. A business facility which is primarily distinguished by the retail sale of gasoline and related petroleum products necessary for the day-to-day operation of motor vehicles and commonly referred to as a "gas station." Such a facility may, in addition, offer ~~maintenance and repair services for motor vehicles~~ a car wash and/or convenience store.

Gazebo. A freestanding outdoor structure that is open-sided and designed for recreational use and not for habitation.

Glare. Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, or, in extreme cases, causing momentary blindness.

Golf Course. A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms and shelters as accessory uses. A "Driving Range" may be included as part of a "Golf Course."

Grade. The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Green Roof. The creation of contained green space on the roof of a structure, where plants are not planted in the ground but applied as another layer of the roofing system.

Guest House. A detached accessory building located on the same zoning lot as the principal building and containing living quarters for temporary guests.

Guest, Permanent. A person who occupies or has the right to occupy a hotel or apartment hotel accommodation as his or her domicile and place of permanent residence.

Health and Athletic Center. An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and other related accessory uses.

Hedge. A row of closely planted shrubs, bushes or other kind of plant forming a boundary or fence.

Home Occupation. An occupation carried on in a dwelling unit by the resident, where the use of the dwelling unit for the occupation is secondary to and coextensive with the use of the dwelling unit for residential purposes.

Hospital. An institution providing health services primarily for inpatient, or medical or surgical care for the sick or injured, and including the related facilities located within a "Hospital," such as laboratories, outpatient departments, training facilities and classrooms, central service facilities and staff offices that are integral to the facility.

Hot Tub. An artificial container of water designed with a mechanical air injection system and/or circulating device for recreational use.

Hotel. An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, bars and recreational facilities.

~~**Hotel/Motel.** An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, bars and recreational facilities.~~

Household. The person or persons living together in a dwelling unit.

Impervious Surface. The portion of a site occupied by structures, pavement or other surfaces that do not allow for the absorption of water.

Independent Living Facility. A residential complex containing dwellings where the occupancy is limited to persons who are fifty-five (55) years of age or older or, if two persons occupy a unit, at least one shall be fifty-five (55) years or older. Such facilities may include common areas for meals and socializing, offer minimal convenience services, but exclude institutional care such as medical or nursing care. An "Independent Living Facility" shall not include "Assisted Living Facility," "Community Residence" or "Nursing Home."

Indirect Light. Direct light that has been reflected or has scattered off of other surfaces.

~~**Indoor Sports Facility.** A specialized indoor facility providing, but not limited to, ball courts, gymnasiums, pools, fields or arenas for the prearranged league play or tournament athletics. Incidental sales of food, beverages and athletic equipment permitted. "Indoor Athletic Facility" shall not include "Health and Athletic Center" or "Personal Training Establishment" as a principal use.~~

Industrial, Heavy. The manufacturing or compounding of raw materials, which may include the storage of large volumes of highly flammable, toxic matter or explosive. This manufacturing may involve outdoor operations as part of their manufacturing process. Typical heavy industrial uses include, but are not limited to: concrete batch plants, concrete, tile, or brick manufacturing, motor vehicle, and tire assembly, chemical processing, metal casting or foundries, gas manufacturing, grain milling or processing, refining, smelting, or alloying, petroleum or petroleum products. Heavy manufacturing processes ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare or health and safety hazards.

Industrial, Light. The manufacturing, ~~sorting, from previously prepared materials of finished products or parts,~~ including processing, fabrication, assembly, treatment, ~~and or~~ packaging of ~~such products~~ ~~previously prepared materials, finished products or parts,~~ and incidental storage, sales, and distribution of such ~~materials, products, or parts,~~ provided all industrial activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building.

Industrial, Medium. The manufacturing, ~~sorting, of products from processed or unprocessed raw materials,~~ including processing, fabrication, assembly, treatment, ~~and or~~ packaging of ~~such products from processed or unprocessed raw materials,~~ and incidental storage, sales, and distribution of such products. ~~This manufacturing~~ Such activities may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users but is not offensive or obnoxious.

Industrial Park. A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services. Industrial parks may be promoted or sponsored by private developers, community organizations, or government organizations.

Intensity of Use. Any factor such as square feet of gross floor area, number of dwelling units or number of employees used as a basis for requiring parking or loading facilities.

Junk Yard/Scrap Yard. An establishment used for the storage, disassembly, processing, or salvage of equipment, machinery, motor vehicles, or similar material.

Kennel. An establishment where pet animals owned by another person are temporarily boarded for pay or remuneration of any sort. "Kennel" shall include those facilities where pet animals are boarded for the day. "Kennel" shall not apply to zoos or animal hospitals operated by veterinarians duly licensed under the law where the boarding of animals is accessory to medical treatment.

Laboratory, Commercial. Facilities for research, development, analyzing, and testing of products but not primarily facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. Such facilities may include, but are not limited to, technology-intensive fields such as chemical, biological, pharmaceutical, environmental, electronics, building materials and genetic research.

Land Banking. Designating land on a site to be held and preserved for an identified future purpose, such as additional parking. See "Parking, Land Banked."

Laundromat. A facility where patrons wash and dry clothing or other fabrics in machines operated by the patron.

Laundry Establishment, Commercial. A building, portion of a building, or premises used for cleaning clothing, fabrics, textiles, or articles of any sort in bulk. Such facilities are generally not open to the public and take delivery of items to be cleaned from trucks or vans.

Lighting, Shielded. A fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Lighting, Unshielded. A fixture that allows light, either directly from the lamp or indirectly from the fixture or a reflector, to be emitted above the horizontal plane running through the lowest point on the fixture where light is emitted.

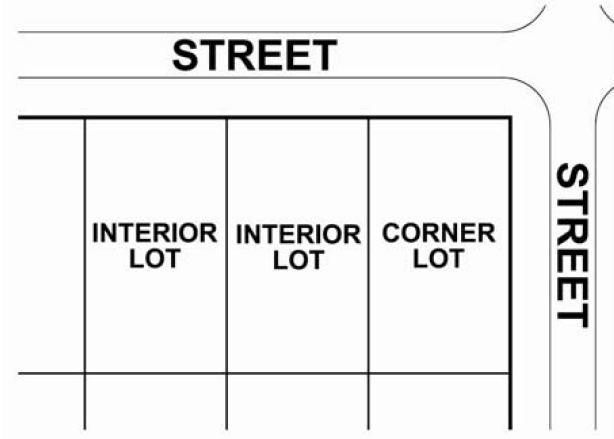
Loading Spaces. A location within a loading facility exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscaping areas, office and work areas for the temporary parking of a commercial vehicle while loading or unloading goods or materials.

Lot. A parcel of property that has been identified separately from other parcels of property through the formal subdivision or resubdivision process.

Lot Area. The computed area contained within the boundary lines of a lot.

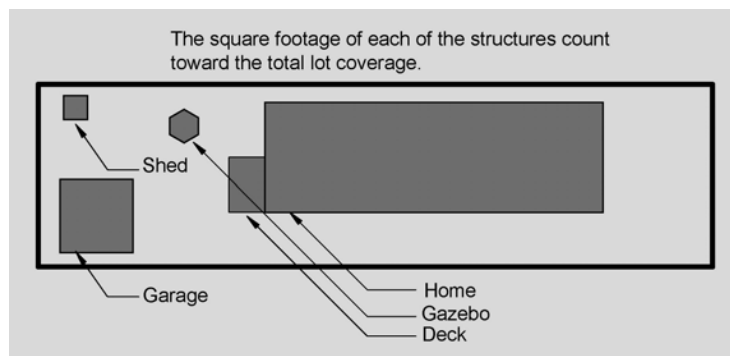
Lot, Corner. A lot situated at the junction of, and abutting on, two or more intersecting streets. (See Figure 16-6: Corner and Interior Lots)

FIGURE 16-6: CORNER AND INTERIOR LOTS



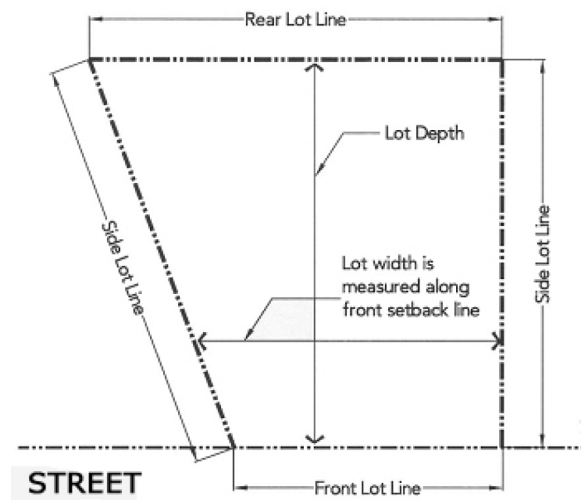
Lot Coverage. The portion of a lot that is occupied by buildings or structures, including accessory structures buildings, expressed as a percentage of total lot area. Lot coverage shall not include accessory structures driveways, parking spaces, patios, sidewalks, swimming pools or water gardens and other similar impervious or semi-impervious surfaces (See Figure 16-7: Lot Coverage)

FIGURE 16-7: LOT COVERAGE



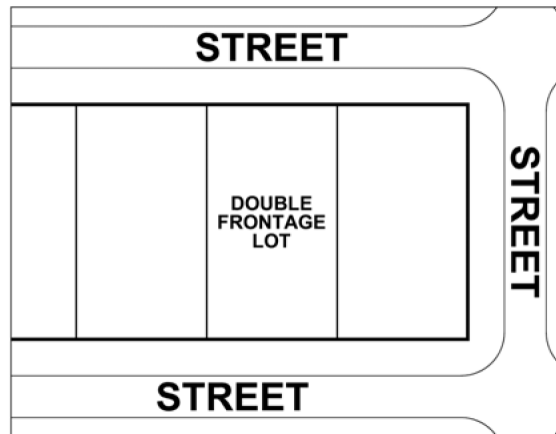
Lot Depth. The distance between the front lot line and the rear lot line of a lot, determined by measuring from the deepest point of the rear lot line to the front lot line. (See Figure 16-8: Lot Width and Lot Depth)

FIGURE 16-8: LOT WIDTH AND LOT DEPTH



Lot, Double-Frontage. A lot, sometimes referred to as a "through lot," having frontage on two streets at opposite ends of the lot, which is not a "Corner Lot." (See Figure 16-9: Double-Frontage Lot)

FIGURE 16-9: DOUBLE-FRONTAGE LOT



Lot, Interior. A lot other than a corner lot or a double-frontage lot. (See Figure 16-6: Corner and Interior Lots)

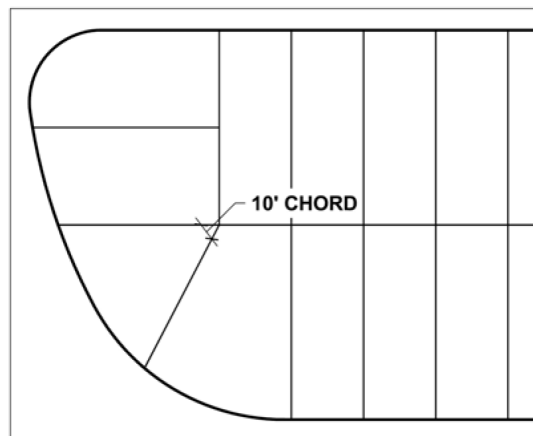
Lot Line. A property boundary line of any lot.

Lot Line, Front. The lot line which abuts an existing or dedicated street. For the purposes of this Ordinance, the "Front Lot Line" of a "Corner Lot" or a "Reverse Corner Lot" shall be the shortest street frontage of the lot.

Lot Line, Interior. A lot line which does not abut a street or alley.

Lot Line, Rear. The boundary of a lot which is most distant from and is, or is approximately, parallel to the front lot line. In the case of an irregular or triangular shaped lot and for purposes of determining the rear yard dimension, the rear lot line shall be deemed to be a line ten (10) feet in length, within the lot, which is parallel to and at a maximum distance from the front lot line. The ten-foot chord for an irregular lot is shown in Figure 16-10: Rear Lot Line Chord for Irregular Lots.

FIGURE 16-10: REAR LOT LINE CHORD FOR IRREGULAR LOTS

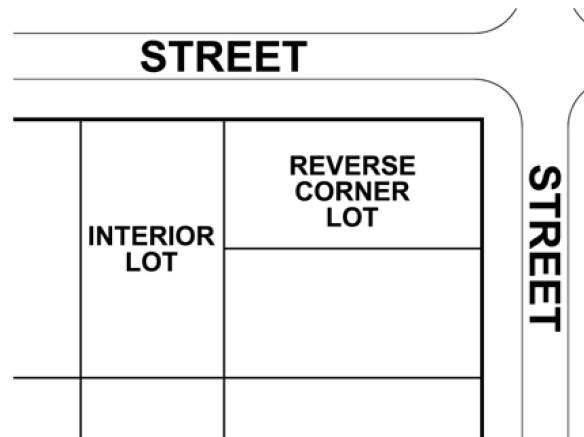


Lot Line, Side. Any boundary of a lot that is not a front lot line or a rear lot line.

Lot of Record. A single lot which is part of a subdivision or resubdivision which has been recorded in the Office of the Register of Deeds of Kane County, Illinois.

Lot, Reverse Corner. A "Corner Lot" where the side lot line adjoining a street is substantially a continuation of the front lot line of the first lot to its rear. (See Figure 16-11: Reverse Corner Lot)

FIGURE 16-11: REVERSE CORNER LOT



Lot Width. The minimum horizontal distance between the side lot lines of a lot measured at the required front yard setback line. (See Figure 16-8: Lot Width and Lot Depth)

Lot, Zoning. A single tract of land located within a single block which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control. A "Zoning Lot" may or may not coincide with a "Lot of Record."

Luminaire. A complete lighting unit extending from a support structure, parallel to the ground, consisting of a light source and all necessary mechanical, electrical and decorative parts. A "Luminaire" does not include a pole or other support.

Marquee. A permanent structure constructed of durable material extending perpendicular from part of the wall of a building but not supported by the ground.

Maximum Permissible Exposure (MPE). A standard devised by the FCC to calculate safe levels of exposure of persons to radiofrequencies, such as those emitted by wireless telecommunications antennas.

~~**Medical/Dental Office.** A facility operated by one or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. "Medical Office" shall also include alternative medicine clinics, such as acupuncture.~~

Microbrewery / Microdistillery/ Microwinery. An Establishment where beer, wine, or spirits are manufactured by the holder of a state craft brewery or craft distillery license. As a principal use, the establishment may include a taproom which is open to the public primarily for the sale of beer, wine, and/or spirits manufactured on-site for on-site and/or off-site consumption. As an accessory use, Microbrewery shall be permitted only in conjunction with a Restaurant.

Mixed Use Development. The development of a tract of land or building or structure with two or more different uses in a compact urban form. Uses are limited to residential, office, retail, educational and civic.

Mobile Home. A structure on wheels designed and constructed for dwelling purposes which contains cooking, sanitary and electrical facilities and has a gross area of three hundred (300) square feet or more, and which conforms to ICC code requirements for residential uses.

Motel. An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service in which the rooms are primarily accessible from an outdoor parking area.

Motor Vehicle. Any self-propelled wheeled vehicle designed primarily for transportation of persons or goods along public streets.

Motor Vehicle Repair, Major. Such use includes everything in Motor Vehicle Repair, Minor and, ~~but shall not be limited to,~~ establishments involved in engine or transmission rebuilding or reconditioning, collision service, painting, repair or replacement of major vehicle systems. ~~cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing.~~ "Motor Vehicle Repair" does not include establishments where ~~gasoline and/or fuel oil, grease, batteries, tires and motor vehicle accessories are sold in addition to the repair facilities.~~

Motor Vehicle Repair, Minor. Such use includes the repair and replacement of cooling, electrical, fuel and exhaust systems, brake replacements and adjustments, tire replacement and repairs, wheel servicing, oil changes, battery replacements, repair and replacement of shock absorbers and suspension systems, and repair and installation of radio and entertainment systems.

Motor Vehicle Dealership. Any business establishment that sells or leases new or used motor vehicles, A "Motor Vehicle Dealership" may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Motor Vehicle Rental Establishment. Rental of motor vehicles, trailers and vans, including incidental parking and servicing of rental vehicles.

Nightclub. An establishment serving food and/or liquor and providing music and space for dancing by patrons only. A nightclub shall not include an adult business.

Nonconforming Lot. A lot of record that does not meet the lot area or lot width requirements of this Ordinance for the zoning district in which it is located.

Nonconforming Structure. An existing structure that does not meet the requirements of this Ordinance.

Nonconforming Use. An existing use that does not meet the requirements of this Ordinance.

Nursery School or Preschool. A facility for the education of five or more children of pre-elementary school age.

Obscene. Any material or performance if: 1) the average person, applying contemporary adult community standards, would find that, taken as a whole, it appeals to prurient interest; and 2) the average person, applying contemporary adult community standards, would find that it depicts or describes, in a patently offensive way, ultimate sexual acts or sadomasochistic sexual acts, whether normal or perverted, actual or simulated, masturbation, excretory functions or lewd exhibition of the genitals; and 3) taken as a whole, it lacks serious literary, artistic, political or scientific value.

Occupancy Certificate. A certificate that permits the use and/or occupancy of a structure or portion of a structure after it is constructed, reconstructed, remodeled or moved, indicating that the proposed occupancy or use complies with all the provisions of the Zoning Ordinance.

Octave Band. Dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

Off-Track Betting Establishment. A building in which patrons may wager on horse, harness or greyhound racing that is not located within a race track.

Office Park. A zoning lot that has been planned, developed and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics and compatibility.

Office, Business and/or Professional. A use that engages in the processing, manipulation or application of business information or professional expertise. Such an office may or may not offer services to the public. A "Professional Office" is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. It is characteristic of a "Professional Office" that goods are not manufactured, assembled or shown or sold on the premises to a customer. Examples include, but are not limited to, professional offices for nonprofit organizations,

advertising, accounting, investment services, insurance, contracting, architecture, engineering, legal services, planning and real estate services. "Professional Office" does not include government offices.

Office, Medical and/or Dental. An outpatient facility operated by one or more licensed physicians, dentists, chiropractors or other licensed practitioners of the healing arts. "Medical Office" shall also include alternative medicine clinics, rehabilitation centers, imaging centers, testing centers, as well as medical and dental laboratories incidental to the medical office use.

Open Space (Bulk Regulation). Land within a zoning lot devoted to landscaping, lawns and other similar uses. Open space shall not include structures, driveways, streets, parking lots or spaces, sidewalks, plazas, terraces, patios, swimming pools, decks or other similar impervious or semi-impervious surfaces.

Open Space (Permanent Common). Any land held and developed as permanent open space or any land dedicated to the public as parks, playgrounds, parkway medians, landscaped green space, conservation easement, schools, community centers or other similar areas held in public ownership or covered by an open space easement.

Ordinance. This Zoning Ordinance, as from time to time amended.

Outdoor Dining. A seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area.

~~**Outdoor Entertainment Facility.** Predominantly spectator uses conducted outdoors in open or only partially enclosed facilities. Typical uses include, but are not limited to, fairgrounds, outdoor stadiums, outdoor theaters, raceways, rodeos, music arenas, theme parks and amusement parks.~~

Outdoor Lighting. The nighttime illumination of an outside area or object by any manmade device located outdoors that produces light by any means.

Outdoor Lighting, Temporary. The specific illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than seven days, with at least one hundred eighty (180) days passing before being used again.

~~**Outdoor Recreation Facility.** Predominantly participant uses that take place outside of a building including, but not limited to, miniature golf courses, swimming pools, tennis courts, ball fields, skateboard parks, and other similar facilities. "Outdoor Recreation Facilities" shall include accessory uses, such as snack bars or refreshment stands that are designed and intended primarily for the use of patrons.~~

Outdoor Sales and Display. The outdoor sale and/or display of goods, accessory to the principal use.

Outdoor Storage. The keeping of any goods, material, merchandise or equipment outside of an enclosed building. An item shall be deemed to be in storage if it is being maintained or repaired on the premises. **Outdoor storage is an accessory use.**

Owner. A titleholder of record, or if title is held in trust, the beneficiary of the trust. A long-term lessee may also be deemed an owner, provided that at time of application, not less than twenty (20) years remain on the lease.

Particulate Matter. Dust, smoke, or any other form of airborne pollution in the form of minute separate particles.

Parapet Wall. That portion of a wall which extends above the roof line.

Parcel. A tract or plot of land of any size that may or may not be subdivided or improved.

Park. A noncommercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. "Parks" include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities.

Parking, Land Banked. Land designated on a zoning lot or part of a zoning lot to be held and preserved for an additional parking at a future time.

Parking, Off-Street. The storage space for vehicles that is located on a zoning lot.

Parking, Tandem. A parking space within a group of two or more parking spaces arranged one behind the other.

Parking Lot (Principal Use). A zoning lot that is an open, hard-surfaced area, other than street or public way, available to the public, designed and intended primarily for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles. Such storage may be for compensation, free or as an accommodation to residents of a multifamily dwelling, or clients and customers of a business.

Parkway. The area between the property line and the curb or, in the absence of a curb, between the property line and the nearest edge of the street paving.

Party Wall. A wall starting from the foundation and extending continuously through all stories to or above the roof, that separates one building from another, but is in joint use by each building.

Patio. An impervious, or semi-impervious, surface at finished grade designed and intended for recreational use by people and not as a parking space.

Pawn Shop. An establishment that lends money on the deposit or pledge of physically delivered personal property, and who may also purchase such property on the condition of selling it back again at a stipulated price. "Pawn Shop" shall include establishments that buy personal property, such as jewelry or artwork made of gold or other valuable metals for refining.

Payday or Title Loan Agency. An establishment providing loans to individuals in exchange for receiving personal checks or titles to the borrowers' motor vehicles as collateral. A "Payday or Title Loan Agency" shall not be considered a "Financial Institution."

Performance Standards (Environmental). A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare of heat generated by or inherent in use of land or buildings.

Pergola. A freestanding structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters. A "Pergola" is built as an outdoor structure with lattice or open slat roof for partial shade.

Permitted Use. A use permitted in a zoning district upon satisfaction of the standards and requirements of this Ordinance. A permitted use does not require special administrative review and approval.

Person with a Disability. A person has a "disability" for purposes of the Americans with Disabilities Act (ADA) if she or he: 1) has a physical or mental impairment that substantially limits a major life activity; 2) has a record of such an impairment; or 3) is regarded as having such an impairment. A person must satisfy at least one of these three parts of the definition to be considered an individual with a disability.

Personal Training Establishment. An indoor facility providing instructional athletics including but not limited to aerobic exercise, weightlifting activities or martial arts in a class setting or individual training format.

Place of Worship. A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.

Planned Unit Development. The subdivision and/or development of a land area as a single unified development, where certain Zoning Ordinance regulations, such as bulk and use standards, may be modified to allow for more flexible planning in conformance with the planned unit development standards and approval processes.

Principal Building. A building in which a primary use of the lot on which it is located is conducted.

Principal Use. The main use of land or buildings as distinguished from an accessory use.

Property Line. The lines forming the boundary of a lot, parcel, or zoning lot.

Public Way. Any sidewalk, street, alley, roadway, highway, or other public thoroughfare within a public right-of-way.

~~**Recreation, Indoor.** Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity including but is not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, and billiard halls. Incidental sales of food and beverages is permitted.~~

Retail Goods/Services. A commercial establishment that provides physical goods, products, merchandise, or provides a service directly to the consumer for purchase. Retail Goods/Service establishments may include but are not limited to appliances stores sales and service, bicycle stores, clothing stores, dry goods stores, florist, hardware stores, hobby shops, leather goods, locksmiths, music stores, office supply stores, shoe sales or repair, sporting goods stores, toy stores, and other similar uses provided they are not specifically listed as a permitted or special use in any other section.

Recreational Vehicle. A vehicle, or similar means of human transportation, used primarily for recreational purposes, which shall include, but is not limited to, the following:

- A. **Boat/Raft.** Any unit that is used for water travel.
- B. **Camper Trailer.** A non-self-propelled motor vehicle designed to be towed and designed to be used as a temporary dwelling for travel or recreational use.
- C. **Motor Home.** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- D. **Pickup Coach.** A structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational or vacation uses.
- E. **Snowmobile.** A motorized vehicle used for travel over snow or ice.
- F. **Utility Trailers.** A vehicle, enclosed or non-enclosed, without its own motive power (excluding semitrailers) that is designed and constructed to transport another vehicle, such as a car, boat, motorcycle, or snowmobile, or to transport equipment and/or tools, such as lawn mowers, etc., and that is eligible to be licensed or registered and insured for highway use.

Real Estate Model Unit. A residential unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development. Model units may also incorporate sales or rental offices for dwellings within the development.

Recycling Center. A facility in which recyclable material is collected, separated, processed, baled, or otherwise prepared prior to shipment to another facility for remanufacture into new materials.

Refuse Dump. Land used for the disposal of waste matter and related material.

Rehabilitation Facility. Structures and land used for the treatment of alcohol, drug abuse, or other addictions, where one or more patients are provided with care, meals and lodging.

~~**Research and Development Facility.** An establishment where research and development is conducted and no manufacture, fabrication, processing or sale of products takes place.~~

~~**Reservoir Parking Facilities.** Those off street parking spaces allocated to vehicles for passengers awaiting entrance to a particular establishment.~~

Restaurant. A structure in which the principal use is the preparation and sale of food and beverages for consumption on the premises or for carry-out. "Restaurant" shall not include accessory restaurants, snack bars or refreshment stands accessory to other principal uses. A "Restaurant" with live performances (music, theater, etc.) shall be considered live entertainment.

Ringelmann Chart. A chart described by the U.S. Bureau of Mines used to estimate the light-obscuring capacity of smoke and smoke density.

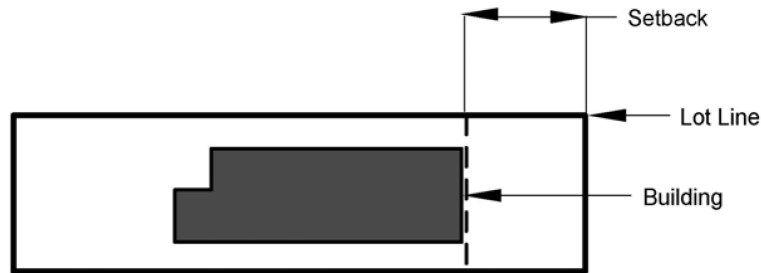
Ringelmann Number. A figure from the Ringelmann Chart that coincides most nearly with the light-obscuring capacity of smoke.

Satellite Dish Antenna. A dish antenna designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication or other signals from other antennas, satellites, or other services.

Self-Service Storage Facility. A facility used only for the storage of personal property or commercial inventory where individual renters control individual storage spaces.

Setback. The minimum distance by which any building or structure must be separated from a property line. (See Figure 16-12: Setback)

FIGURE 16-12: SETBACK



Shade Tree. A deciduous tree planted primarily for its high crown of foliage or overhead canopy. A large shade tree is over forty (40) feet in height. Medium shade trees are between twenty-five (25) and forty (40) feet in height. Small shade trees reach up to twenty-five (25) feet in height.

Shed. A relatively small accessory building often purchased pre-built or as a kit in pre-fabricated sections not designed to be served by heat or plumbing. A "Shed" is typically intended to store lawn, garden or pool care equipment.

Shopping Center. A group of retail and other commercial units that is planned, owned and managed as a single property.

Short Term Rental. A dwelling used as a primary residence that is either wholly or partially rented for a short period of time (less than thirty (30) days at a time) to transients or temporary guests. Short Term Rentals shall not include "Hotels", "Motels," or "Bed and Breakfast Guest Homes".

Sign. A name, identification, description, display, illustration or attention-getting device which is affixed to or painted or represented directly or indirectly upon a building or other outdoor surface or lot, and which directs attention to a person, business, product, service, place, organization, thought, expression or entertainment. "Sign" shall not include the flag of any nation, state or governmental entity. Additional definitions related to "Sign" can be found in Chapter 15.48 of the North Aurora Municipal Code, Signs.

Site Plan Review. The formal review of a site plan to assist in determining the manner in which an applicant intends to make use of property whereby the Plan Commission deliberates each plan and forwards a recommendation to the Village Board for final approval.

Small Wind Energy System. A mechanism or device that converts wind energy into electrical power, including windmills and residential wind turbines, towers and supporting structures and such directly connected facilities as generators, alternators, inverters, batteries and associated control equipment.

Solar Panel. A device that collects and converts sunlight as a source of energy for purposes such as heating or cooling a structure, heating or pumping water, or generating electricity.

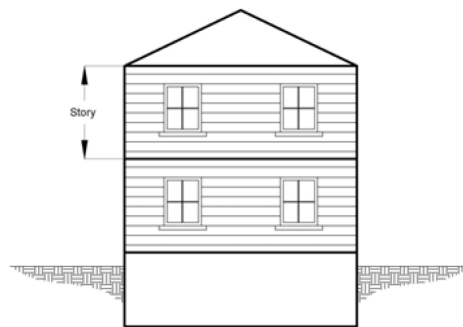
Special Use. A use that owing to some special characteristics attendant to its operation or installation is permitted in a zoning district only after review by the Plan Commission, and approval by the Village Board, which may be conditioned. A use is a special use if it is designated as such in this Ordinance.

Stacking Space. A space specifically designated as a waiting area for vehicles patronizing a drive-through facility.

Stoop. An exterior floor typically, but not necessarily, constructed of concrete and/or masonry, with a finished floor elevation higher than the adjacent ground level. A "Stoop" typically has steps leading up to it and is utilized primarily as an access platform to a building.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A basement with less than one-half of its clear floor-to-ceiling height below the average grade of the adjoining ground shall count as a story. The floor of a story may have split levels provided that there is not more than a four-foot difference in elevation between the different levels of the floor. A mezzanine floor shall be counted as a story when it covers over one-third of the area of the floor next below it, or if the vertical distance from the floor next below it to the floor next above it is more than twenty-four (24) feet. (See Figure 16-13: Story)

FIGURE 16-13: STORY



Story, Half. A story located directly under a sloping roof where the area that has a ceiling height of at least seven feet is less than two-thirds of the area of the story below.

Street. A permanent public or private right-of-way or easement which is platted for common use as the primary means of access for motor vehicles to properties adjoining it.

Street, Frontage. All of the property fronting on one side of a street between two intersecting streets, or in the case of a dead-end street, all of the property along the side of the street between an intersecting street and the end of such dead-end street.

Street Level. The story of a building that has its floor at the closest level to the street, with direct pedestrian access to that story from the outside.

Street Line. The street right-of-way line abutting a property line of a lot.

Strip Center Development. A pattern of commercial development comprised of two or more separate businesses, generally one lot in depth with commercial activity arranged in a line, usually along an arterial street.

Structural Alteration. Any change in the exterior supporting members of a structure, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or exterior walls.

Structure. Anything constructed or erected that requires location on the ground or attached to something having location on the ground.

Swimming Pool. A private receptacle for water and/or an artificial pool of water over twenty-four (24) inches in depth designated for recreational or fitness.

Tattoo Parlor. Establishments where services offered are tattooing, body piercing and nonmedical body modification. This definition does not include establishments that offer ear piercing as an accessory use.

Thoroughfare. An arterial or collector street as designated in the Comprehensive Plan.

Temporary Storage Containers. A portable or readily movable and self-contained container or trailer designed or used for the purpose of storage.

Temporary Storage Structure. An accessory structure without foundation or footing designed for the purpose of storage on a nonpermanent basis.

Tent. Any temporary structure or enclosure, the roof of which or one-half or more of the sides are constructed of silk, cotton, canvas, fabric, or similar pliable material.

Three-Component Measuring System. Instrumentation which can measure earth-borne vibrations in three directions, in a horizontal as well as vertical plane.

Tobacco Shop. Retail establishment that sells tobacco related paraphernalia, cigarettes, cigars, or tobacco in any other form, including smokeless tobacco and vaping products.

Trailer. Any nonself-propelled, wheeled vehicle, designed for carrying persons or property when drawn by a motor vehicle.

Transition Yard. Land area with landscape plantings and other components used to visibly separate one use from another, or one zoning district from another, or to shield or block noise, lights, or other nuisances. A designated portion of a transition area in which landscaping, open space or other requirements are imposed for the purpose of minimizing the potential adverse effects of two different zoning uses, classifications, or districts that are contiguous or proximate to each other.

Trellis. A freestanding structure used in the garden to support vines or climbing plants; also called an "Arbor."

Use. The purpose or activity for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

Use Not Specifically Identified. A purpose or activity which is not explicitly classified or described by this Ordinance.

Use, Accessory. A use that is customarily incidental and subordinate to the principal building, structure, or use, and located on the same zoning lot.

Use, Principal. The dominant use of land or a structure as distinguished from a "Use, Accessory."

Use, Temporary. Any use designated, operated, built or occupied for short, thirty (30) days or less, and/or intermittent periods of time and may include tents, trailers and other structures on wheels or other supports for business, educational or recreational purposes.

Veterinary Clinic. An organization of one or more veterinarians who have their offices in a common building and who provide in-patient and out-patient care to animals.

Vibration. The periodic displacement of earth as measured by designated frequency-cycles per second.

Village Office or Facility. A building or structure owned, operated and/or occupied by the Village of North Aurora to provide a governmental service to the public. "Village Office or Facility" does not include park district field houses, recreation centers, or school buildings.

Wall. An upright structure of building material, such as masonry or plaster, serving to enclose, divide or protect an area.

Warehousing, Storage, and Distribution Facility. The storage, wholesale and distribution of manufactured products, supplies and equipment including ecommerce fulfillment centers.

Wetlands. Transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land and is often covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: a) At least periodically, the land supports predominantly hydrophytes; b) The substrate is predominantly undrained hydric soil; c) The substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Window Light Well. An enclosure installed below grade that: retains the earth around a window that is either entirely or partially below grade, and is constructed for the primary purpose of providing light and ventilation to a basement.

Window Well, Escape. An enclosure installed below grade that: retains the earth around a window that is either entirely or partially below grade, and is constructed for the primary purpose of egress from a below grade space during an emergency.

Wireless Telecommunications Antenna. A specific device, the surface of which is used to transmit and/or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas. "Wireless Telecommunications Antenna" does not include "Satellite Dish Antenna."

Wireless Telecommunications Facility. An unstaffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators.

Wireless Telecommunications Tower. A structure designed and constructed to support one or more "Telecommunications Antennas" and including all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction.

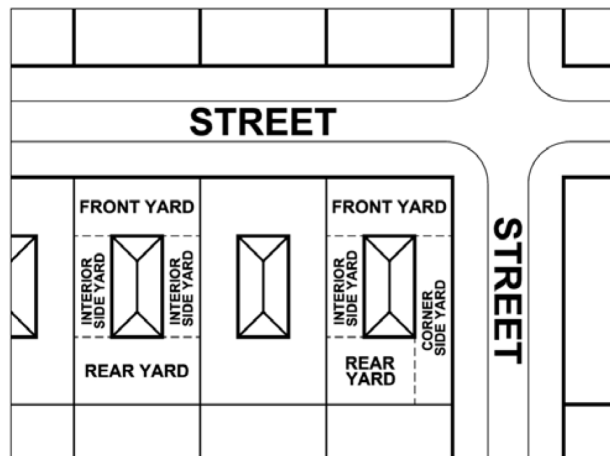
Yard. An area on a lot which is unoccupied and unobstructed from its lowest level to the sky, except for obstructions specifically permitted by this Ordinance. A yard extends along a lot line for a depth specified by the zoning district in which such lot is located. (See Figure 16-14: Yards)

Yard, Corner Side. A side yard on a corner lot which abuts a public street. (See Figure 16-14: Yards)

Yard, Front. A yard extending the full width of the lot between side lot lines for the required minimum depth, as specified by the zoning district in which such lot is located, measured perpendicular to the front lot line. (See Figure 16-14: Yards)

Yard, Interior Side. A side yard that does not abut a street right-of-way. (See Figure 16-14: Yards)

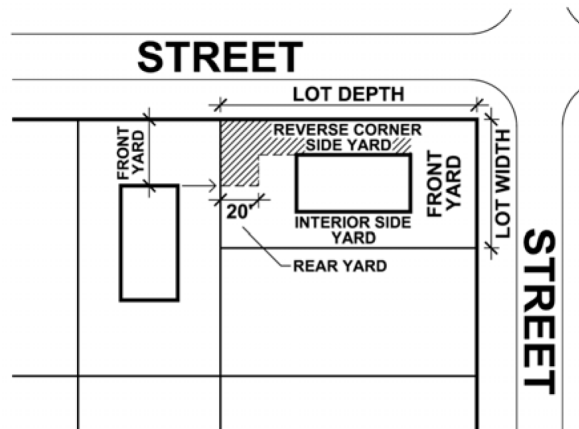
FIGURE 16-14: YARDS



Yard, Rear. A yard extending between the side lot lines for the required minimum depth, as specified by the zoning district in which such lot is located, measured perpendicular to the rear lot line. (See Figure 16-14: Yards) In the case of an irregular or triangular shaped lot, the rear lot line shall be deemed to be a line ten (10) feet in length, within the lot, which is parallel to and at a maximum distance from the front lot line. (See Figure 16-10: Rear Lot Line Chord for Irregular Lots)

Yard, Reverse Corner Side. A side yard of a reverse corner lot which abuts a public street. (See Figure 16-15: Reverse Corner Side Yard)

FIGURE 16-15: REVERSE CORNER SIDE YARD



Yard, Side. A yard extending along a side lot line between the front and rear yard, for the required minimum depth, as specified for the district in which such lot is located, measured perpendicular to the side lot line. (See Figure 16-14: Yards)

Zoning Amendment, Text. A change in the wording, context, or substance of this Zoning Ordinance.

Zoning Amendment, Map. A change in the zone boundaries or area district boundaries upon the Zoning Map.

Zoning Appeal. A request for a review of the Community Development Director interpretation of any provision of this Ordinance.

Zoning Certificate. A written declaration that verifies that buildings, structures, or uses are consistent with the terms of this Zoning Ordinance for the purpose of carrying out and enforcing its provisions.

Zoning Districts. The districts into which the Village of North Aurora, Illinois, has been divided as set forth on the Official Zoning Map.

Zoning Interpretation. An interpretation of the specific provisions of the zoning code by the Community Development Director or other officer or employee having authority to make or implement zoning interpretations, in light of the general circumstances that the specific provision was intended to address.

Zoning Map. A map entitled the "Official Zoning Map of North Aurora, Illinois," which is incorporated into this Ordinance, as part thereof, for the purpose of designating zoning districts.

Zoning Variance. A decision of the community development director or plan commission that, if approved by the village board, permits an applicant to depart from the precise regulations of this ordinance. A variance may be granted only in accordance with the standards of this ordinance.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TEXT AMENDMENTS TO VILLAGE'S ZONING ORDINANCE FOR PERMITTED AND SPECIAL USES

AGENDA: AUGUST 19, 2024, VILLAGE BOARD COMMITTEE OF THE WHOLE AGENDA

ITEM

Amending Title 17 of the North Aurora Code of Ordinances Regarding Permitted and Special Uses and Other Corrections and Clarifications

BACKGROUND

The Village of North Aurora maintains a Zoning Ordinance, which is found in Title 17 of the Code Ordinances (North Aurora's Municipal Code). Staff reviews the Village's Zoning Ordinance on an ongoing basis to ensure it is consistent with how the Village enforces the Ordinance and is up to date with the best practices for planning and zoning. Included with this is a periodic review of the lists of permitted and special uses in each district. This is also identified in the Strategic Plan under the Economic Development Goal.

The tables were all updated to have consistent terms and order of uses. Listed below are the highlights of the changes for each district:

- Chapter 7.2 (residential) – Updated residential use list to combine assisted living, independent living, and nursing home. Added home occupations to the list and removed hospitals.
- Chapter 8.2 (business) – Updated commercial use list to add multi-family and mixed use development as special use, combined multiple recreation categories into Entertainment / Recreation Facility Indoor or Outdoor, and combined multiple retail categories into Retail Goods / Services. Additionally, motor vehicle repair was divided into major and minor categories and the cocktail lounge / bar / tavern / nightclub uses were cleaned up.
- Chapter 9.2 (industrial) – Updated industrial use list to add data centers as a special use. Cleaned up description and definitions for light, medium, and heavy industrial as well as food users.
- Chapter 10.2 (specific districts) – Updated specific use lists for data centers, food processing, and contractor's office.
- Chapter 11.2 (use standards) – Updated use standards for entertainment / recreational facilities, contractor's offices, and gas stations.

- Chapter 16.3 (definitions) – General update of definitions to remove unused terms, and add new terms to match the updates use lists and define uses that were listed previously but never defined.

The Plan Commission held a Public Hearing on the topic on July 2, 2024. The minutes of the meeting are attached for your reference. Also attached is the proposed text amendment language in redline format and the draft ordinance language. Staff is requesting the Board's feedback on this proposal.

**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

VILLAGE OF NORTH AURORA



VILLAGE OF
NORTH
AURORA

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**AN ORDINANCE AMENDING TITLE 17 OF THE NORTH AURORA CODE OF
ORDINANCES REGARDING PERMITTED AND SPECIAL USES AND OTHER
CORRECTIONS AND CLARIFICATIONS**

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. _____

VILLAGE OF NORTH AURORA

AN ORDINANCE AMENDING TITLE 17 OF THE NORTH AURORA CODE OF ORDINANCES REGARDING PERMITTED AND SPECIAL USES AND OTHER CORRECTIONS AND CLARIFICATIONS

(Petition #24-09; Text Amendments to the Zoning Ordinance)

WHEREAS, the Village of North Aurora maintains a Zoning Ordinance which is found in Title 17 of the Code of Ordinances North Aurora, Illinois; and,

WHEREAS, the Community Development Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of North Aurora Plan Commission on July 2, 2024 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees adopt the findings and recommendations of the Plan Commission as reasonable, consistent with the general goals and purposes of the Zoning Code and determine they are 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 adopted and incorporated herein as the material findings of the President and Board of Trustees.

SECTION 2: Title 17, Chapter 7, Section 7.2 – Permitted and Special Uses, of the Code of North Aurora, Illinois is hereby amended to read as provided in Exhibit A attached hereto and made a part hereof by this reference.

SECTION 3: Title 17, Chapter 8, Section 8.2 – Permitted and Special Uses, of the Code of North Aurora, Illinois is hereby amended to read as provided in Exhibit B attached hereto and made a part hereof by this reference.

SECTION 4: Title 17, Chapter 9, Section 9.2 – Permitted and Special Uses, of the Code of North Aurora, Illinois is hereby amended to read as provided in Exhibit C attached hereto and made a part hereof by this reference.

SECTION 5: Title 17, Chapter 10, Section 10.2 – Permitted and Special Uses, of the Code of North Aurora, Illinois is hereby amended to read as provided in Exhibit D attached hereto and made a part hereof by this reference.

VILLAGE OF NORTH AURORA

SECTION 6: Title 17, Chapter 11, Section 11.2 – Use Standards, of the Code of North Aurora, Illinois is hereby amended to read as provided in Exhibit E attached hereto and made a part hereof by this reference.

SECTION 7: Title 17, Chapter 16, Section 16.3 – General Terms, of the Code of North Aurora, Illinois is hereby amended to read as provided in Exhibit F attached hereto and made a part hereof by this reference.

SECTION 8: Title 17, Appendix B – Fee Schedule, of the Code of North Aurora, Illinois is hereby amended to delete in its entirety.

SECTION 9: All references to “Appendix B” in Title 17 of the Code of North Aurora, Illinois are hereby amended to read “Title 15, Chapter 15.56” Such references are located in the following sections: 3.1.C; 4.1; 4.2; 4.3; 4.4; 4.5; 4.6; 4.7; 5.9; 11.3.A.1; 11.3.C.8.m; 11.3.C.9.g; 11.3.C.10.d

SECTION 10: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 11: This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required 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.

VILLAGE OF NORTH AURORA

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

VILLAGE OF NORTH AURORA

Exhibit A

Text of Tile 17, Chapter 7, Section 7.2

Permitted and Special Uses in Residential Districts

VILLAGE OF NORTH AURORA

Exhibit B

Text of Tile 17, Chapter 8, Section 8.2

Permitted and Special Uses in Business Districts

VILLAGE OF NORTH AURORA

Exhibit C

Text of Tile 17, Chapter 9, Section 9.2

Permitted and Special Uses in Industrial Districts

VILLAGE OF NORTH AURORA

Exhibit D

Text of Tile 17, Chapter 10, Section 10.2

Permitted and Special Uses in Specific Use Districts

VILLAGE OF NORTH AURORA

Exhibit E

Text of Tile 17, Chapter 11, Section 11.2

Use Standards

VILLAGE OF NORTH AURORA

Exhibit F

Text of Tile 17, Chapter 16, Section 16.3

General Terms