



COMMITTEE OF THE WHOLE MEETING
MONDAY, OCTOBER 21, 2024
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. 302 Mitchell Road
2. 2024 Tax Levy Estimate
3. Veterans Memorial Concept

EXECUTIVE SESSION

ADJOURN

Initials: SB

**VILLAGE OF NORTH AURORA
BOARD REPORT**

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

FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PETITION #24-01: 302 MITCHELL ROAD PLANNED UNIT DEVELOPMENT

AGENDA: OCTOBER 16, 2024 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

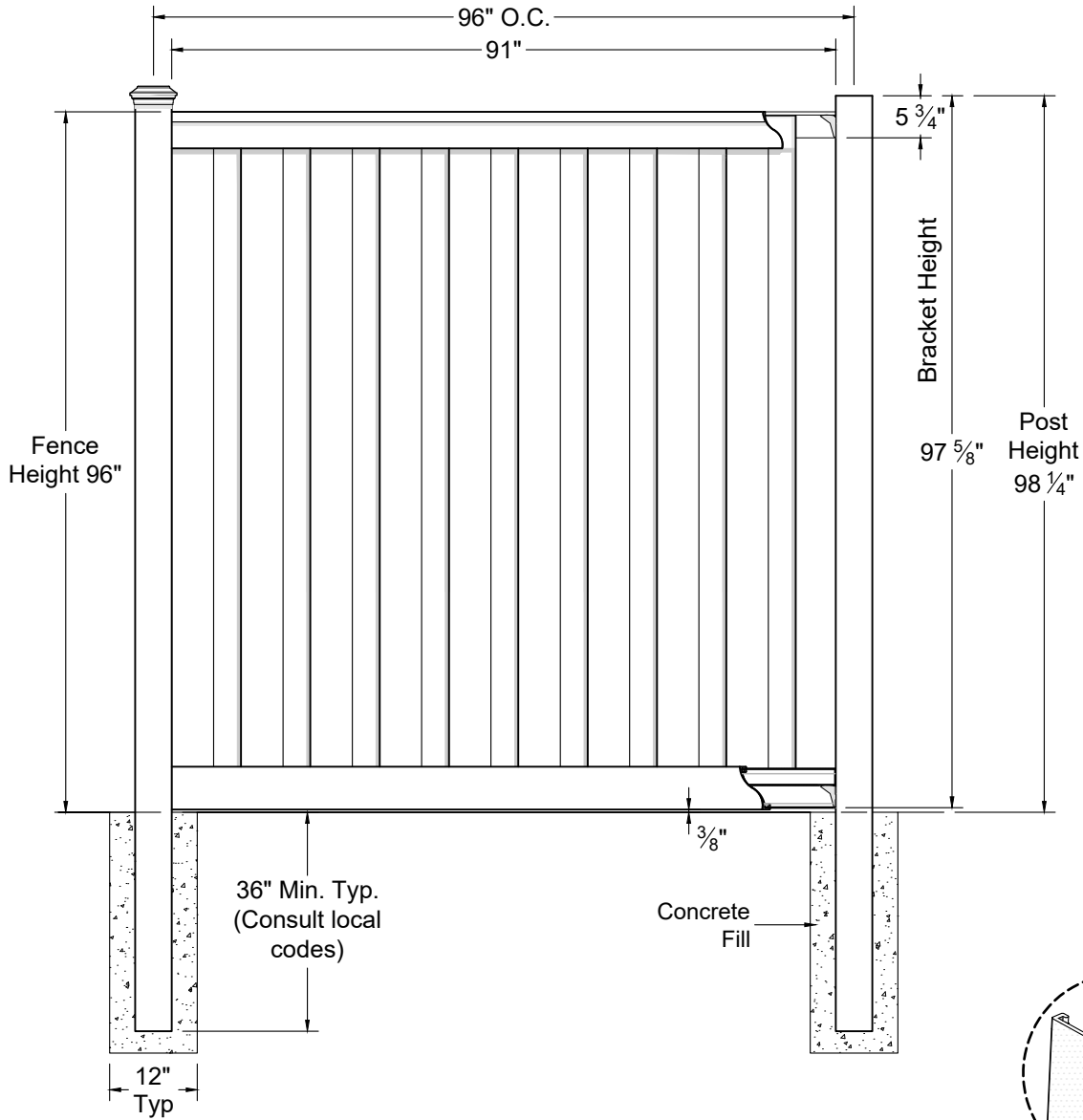
The petitioner (Prologis) is proposing to establish the property as an industrial planned unit development (“PUD”). The petitioner intends to construct a 439,380 square-foot industrial office/warehouse building on Lot 3, which consists of 23.96 acres in the Liberty Business Center. Lot 3 is located immediately west of the existing building at 300 Mitchell Road (lot 2).

This project was recommended for approval by the Plan Commission on February 6, 2024. It was first presented to the Board at the February 19, 2024, Committee of the Whole meeting. At that meeting the Board asked the developer to investigate utilizing the southern entrance for trucks and to look into fencing options for the northern property line. The project was brought back to the Committee of the Whole on August 5, 2024. The developer updated the Board on a new tenant for the existing building at 300 Mitchell (Bimbo Bakery). As part of the build out for the new tenant, the southern entrance is being reconfigured to allow full access. The southern car parking area is also being redesigned to move all of the truck stacking / staging to the south end of the building. Regarding the fence along the northern property line of both buildings, the developer requested that the Village share in the cost for the frontage of the existing building. This is because the building at 300 Mitchell is not up for approval and is already constructed. Therefore, the developer does not have this additional fencing covered in any site development budget. The Board directed the developer to provide cost estimates and come back with more detailed information.

The developer has reached out to several fencing contractors. For the 300 Mitchell frontage, the lowest cost quote for an 8’ and 10’ solid fence is listed below. Also included is a cost estimate to bolster the landscaping along this frontage.

300 Mitchell 8' Trex Fence	\$141,544
300 Mitchell 10' Trex Fence	\$180,886
300 Mitchell Additional Landscaping: ±21 Evergreen + ±15 Maple	\$35,000

If the Board decides to proceed with cost sharing for the fence, staff recommends it be in the form of a permit fee discount for the new building at 302 Mitchell. The Board could choose a percentage of cost or a flat dollar amount. For reference, a permit fee for a building of that size would be approximately \$150,000. Included in your packet are the site plan and some perspective cross sections of the screening.

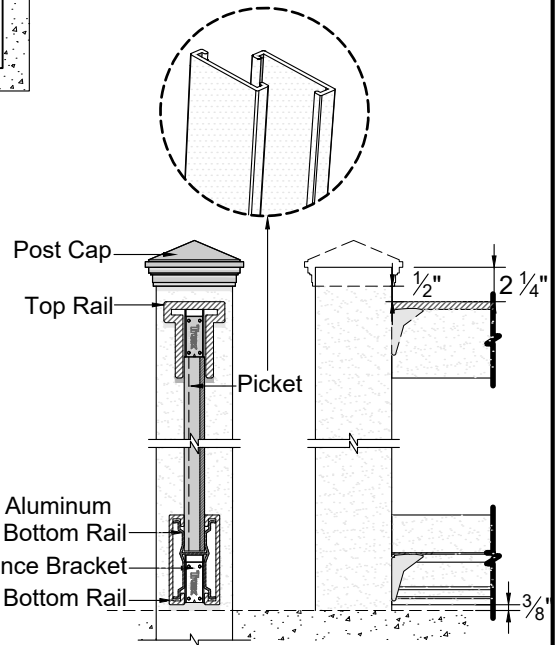


NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO YourNextFence.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
3. DRAWING NOT TO SCALE.

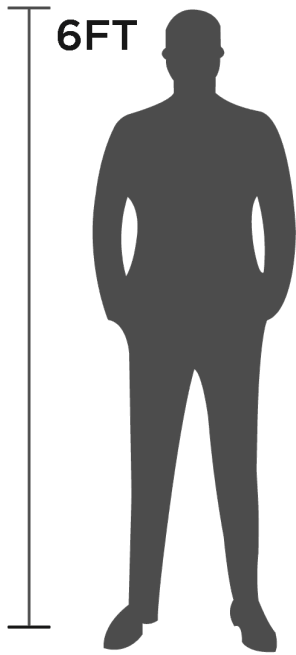
COMPONENT	QTY.	LENGTH	COMPONENT	QTY.	LENGTH
Post Cap 	1	N/A	Bottom Rail / Picket 	2	91"
Post 	1	144"	Aluminum Bottom Rail 	1	90 1/2"
Top Rail 	1	91"	Fence Bracket 	4	N/A
Bottom Rail / Picket 	19	91"	Ext. Wood Screw 	24	1 5/8"

Component lengths may vary



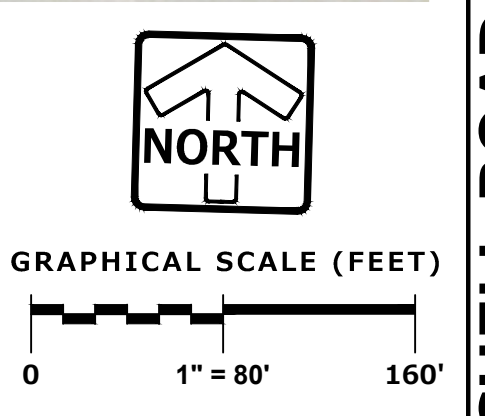
CUT VIEWS

091619



DESIGNED: 8/7/2024 3:03 PM - 7. D:\projects\2024\1960-20-ILL - ENGINEERING\FINAL\302MITCHELL\302MITCHELL.SITE.PLAN.dwg

302 MITCHELL SITE DATA TABLE	
SITE AREA:	23.963 ACRES
BUILDING FOOTPRINT:	439,380 SF.
OFFICE:	23,760 SF.
WAREHOUSE:	415,620 SF.
PARKING REQUIRED	
WAREHOUSE (1/5000 SF):	84 STALLS
OFFICE (3/1000 SF):	72 STALLS
TOTAL:	156 STALLS
PARKING PROVIDED	
TRAILER:	119 STALLS
AUTO:	200 STALLS
	(INCLUDING 7 ADA STALLS)
TRUCK DOCKS	
DOCK-HIGH DOORS:	88
GRADE-LEVEL DOORS:	4



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302 MITCHELL ROAD
 NORTH AURORA, ILLINOIS

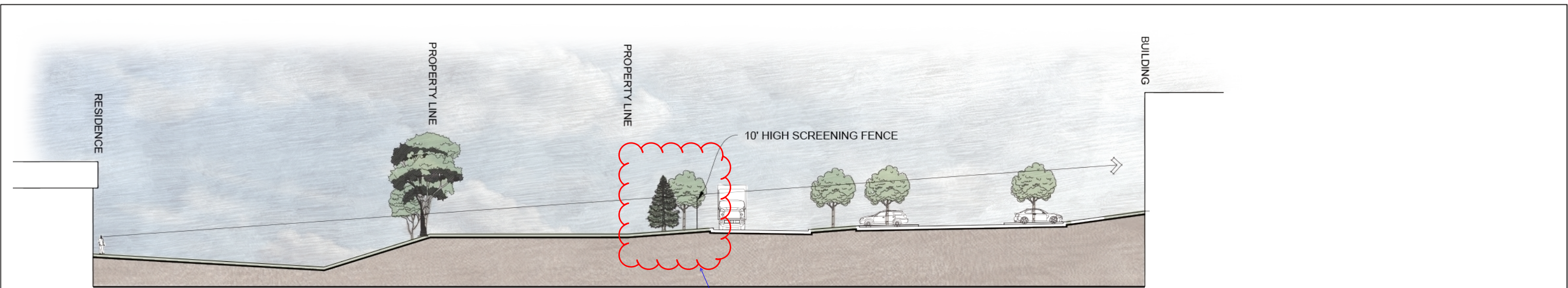
NO.	REVISIONS

SITE PLAN

PEE JOB No. 1960-20-ILL	BID	SHEET
REG. PM	START DATE 11/9/23	1
SCALE 1" = 80'		OF
		1

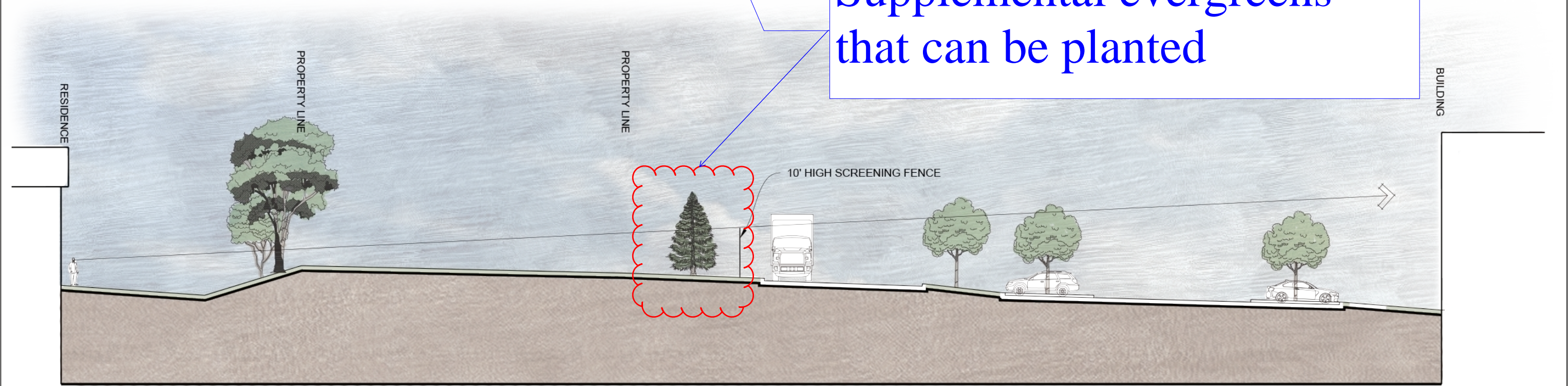
www.pinnacle-engr.com

302 MITCHELL ROAD - SITE PLAN



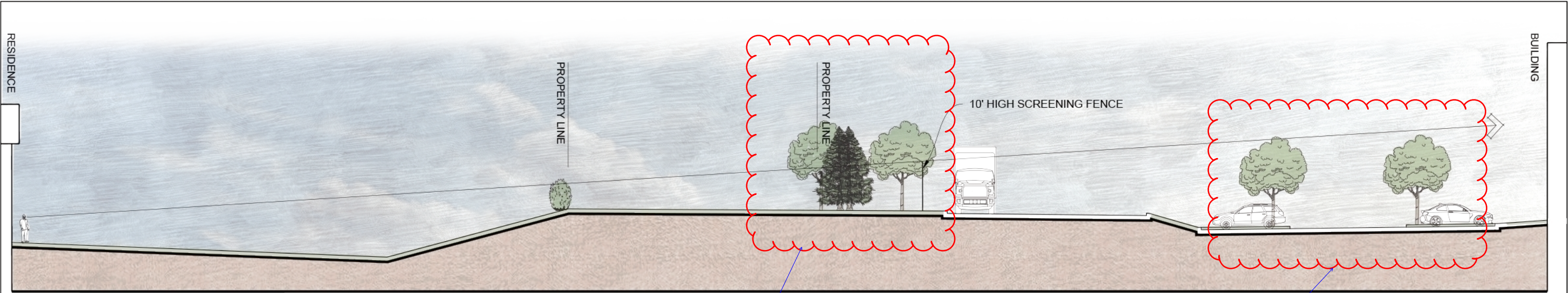
LOCATION C

Supplemental evergreens that can be planted



LOCATION D

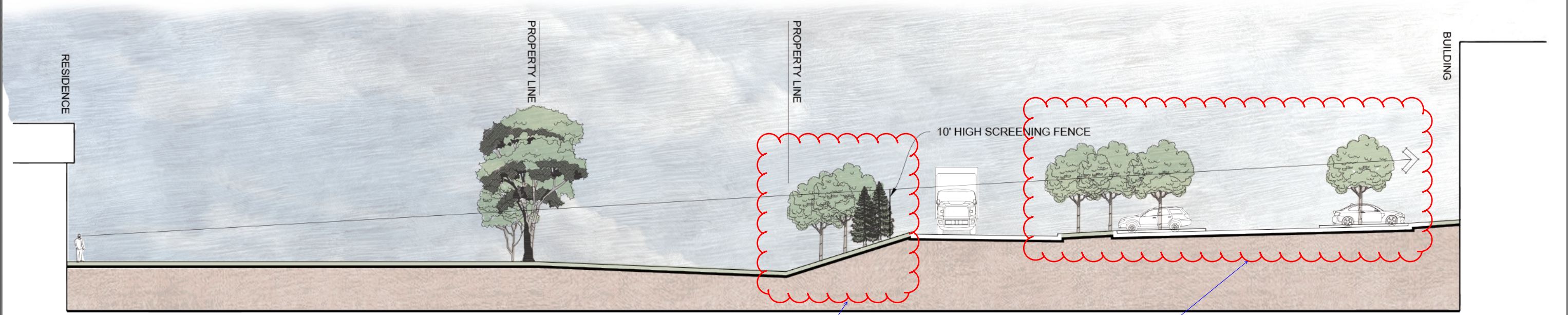
Z:\PROJECTS\2020\1960.00\1312 - ENGINEERING\FINAL EXHIBITS\1960.00 CROSS SECTIONS.DWG 9/10/2024 1:17 PM



LOCATION A

New trees - evergreens.
Can supplement with
mature trees day one as
needed

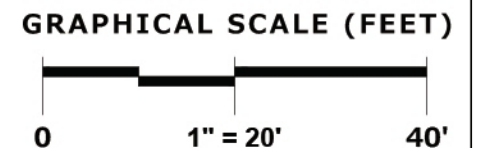
New trees - more
typical maple. etc



LOCATION B

New trees - evergreens.
Can supplement with
mature trees day one as
needed

New trees - more
typical maple. etc



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302 MITCHELL ROAD | NORTH CROSS SECTIONS (5 YEAR)

9.10.24

Village of North Aurora Memorandum

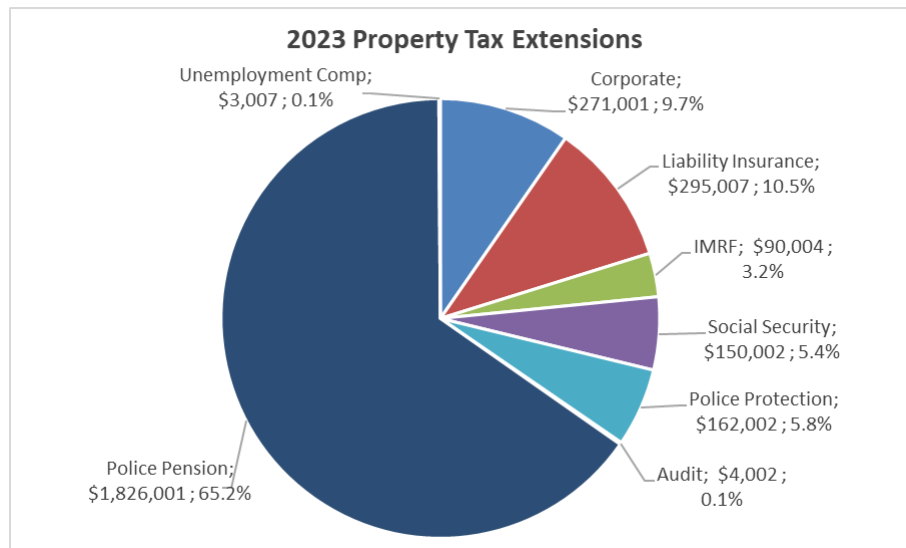


To: President and Village Board of Trustees
From: Jason Paprocki, Finance Director
CC: Steven Bosco, Village Administrator
Date: October 21, 2024
RE: Estimate of 2024 Tax Levy

Attached is a summary of information for discussion on the proposed property tax levy estimate for 2024. Village Board approval of an estimate is required for the **November 4th** Village Board meeting. The estimated 2024 tax levy will be published in a local newspaper during November, with the truth in taxation public hearing occurring **December 2nd**. Village Board approval of the final regular and special service area tax levies is scheduled for **December 2nd**.

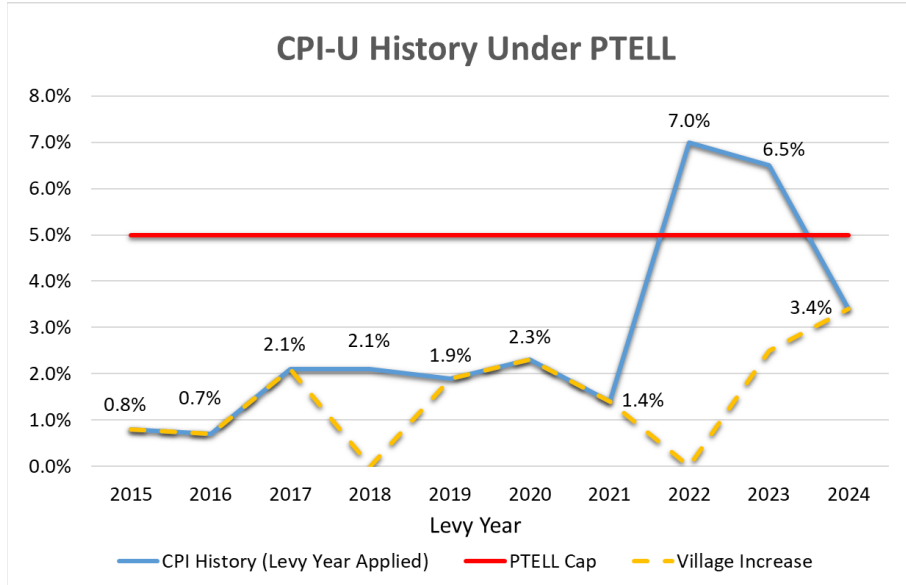
Summary

Property taxes represent approximately 16.7% of General Fund revenues and are a key revenue source to help fund Village services and pension obligations. The total 2023 property tax extensions, received during calendar 2024, were \$2,801,026. This was broken out by specific levies as follows:



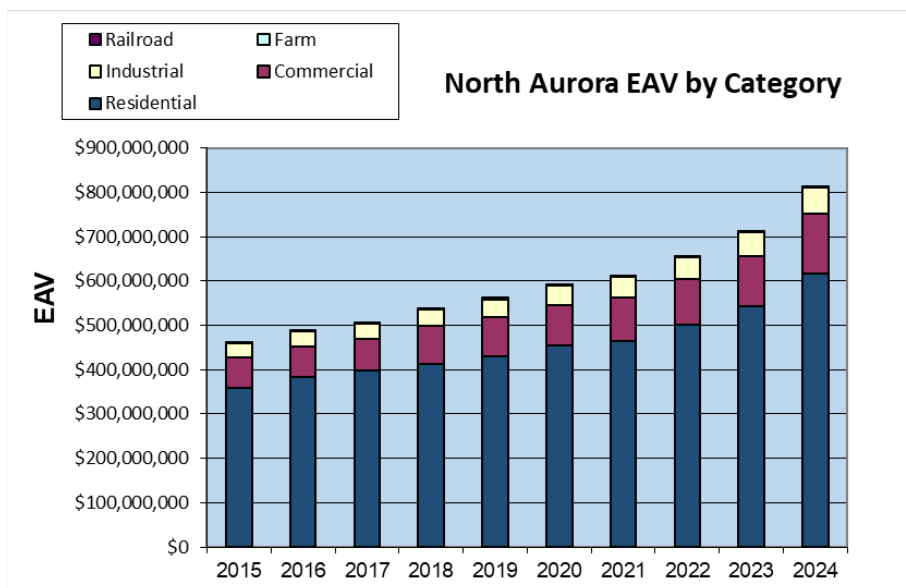
Application of Consumer Price Index

As a non-home rule community, the Village is subject to the Property Tax Extension Limitation Law (PTELL). PTELL limits the increase in the annual property tax levy (for capped funds) to the annual change in the applicable Consumer Price Index for All Urban Consumers (CPI-U) or 5.0%, whichever is less. **For tax levy year 2024, the applicable CPI is capped at 3.4%.** This was measured for the period of December 2022 to December 2023. Over the past 10 years, CPI has averaged 1.8% annually when excluding the significant 2022 and 2023 CPI increases. For the 2023 tax levy, the Village elected a 2.5% CPI increase to its levy request, in addition to the value of new construction.



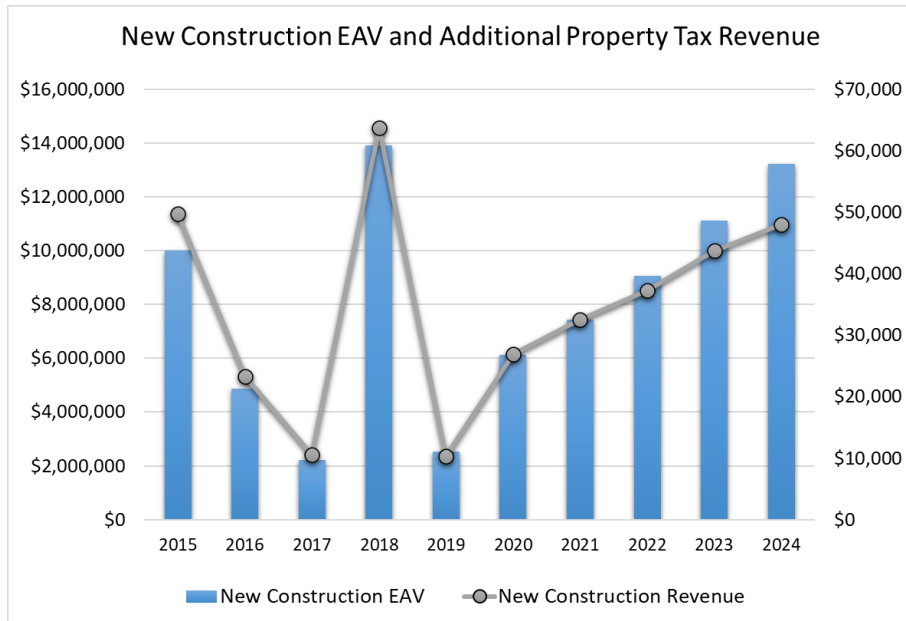
EAV Change and New Construction

The 2024 taxable EAV is currently estimated to increase \$101,535,526, or 14.3%, to \$811,364,144. The 2024 estimate is based on preliminary data from the County Clerk’s office. This number will likely change as final appeals and adjustments are made.



In addition, the Village is allowed to capture the increase in the equalized assessed valuation (EAV) of the Village that is attributable to new construction. In order to capture this new growth within its tax base, the Village has typically passed a levy higher than what is expected to be extended by the County (through the CPI and new construction increases) in order to ensure that the allowable increase due to new construction of residential, commercial and industrial growth are fully realized.

The 2024 estimated EAV includes a projected \$13,221,483 in new construction EAV, which is estimated to bring \$47,982 (depending on CPI increase used) in new revenue to the Village. The following chart shows the amount of new construction EAV over the last several years and the resulting additional property tax revenue made available as a result.



2024 Estimated Maximum Levy Extension

Based on the factors previously discussed, the following summarizes the **estimated 2024 tax extension** using a 3.4% CPI factor and new construction:

2023 Uncapped Property Tax Extension:	\$2,801,025.50
3.4% CPI Increase	\$ 95,234.87
Est. Increase Due to New Construction:	\$ 47,981.69
Total Estimated Maximum Extension:	\$2,944,242.05

The estimated 2024 tax levy request would represent a 5.1% increase over the 2023 tax levy extension. The Village Board may elect to pass a levy at less than the maximum amount.

Special Service Areas (SSA)

The Village currently levy's for fix active SSA's. Below is a summary of the 2023 vs. 2024 levy request, and corresponding increases:

SSA	2023 Levy	2024 Levy	2024 Levy \$ Increase	2024 Levy % Increase	Purpose
4 - Waterford Oaks	\$ 18,600	\$ 22,190	\$ 3,590	19.30%	Mowing, pond imp.
7 - Oak Hill	25,000	46,420	21,420	85.68%	Mowing, common area, pond imp.
8 - Timber Oaks	7,500	10,225	2,725	36.33%	Mowing
9 - Pinecreek II	2,000	3,435	1,435	71.75%	Mowing
11 - Willow Lakes	10,200	10,530	330	3.24%	Mowing, fence repair
32 - North Aurora Towne Center	30,000	30,000	-	0.00%	Wetland/basin maint.

Increases in the Waterford Oaks, Timber Oaks, Pinecreek II, and Willow Lakes SSA's relate to updating the levy request to match the current landscaping contracts. These levy requests had remained the same for several years.

The increase in the Oak Hill SSA relates to repaying the Village for pond improvements and current landscaping contract changes. The pond improvements are anticipated to cost \$374,850 and will be repaid back to the Village through the SSA levy over the next 20 years.

State law requires that the Village hold a separate public hearing if an SSA levy is anticipated to increase more than 5% from last year, or if an inactive SSA is planned on being activated.

Police Pension Valuation

Another major aspect of the tax levy process is funding for the police pension fund. The May 31, 2024 police pension actuarial valuation was recently completed, which provides a recommended contribution amount to be fully funded by 2040.

For the June 1, 2024 valuation, the Village saw its recommended contribution increase from \$1,825,826 to \$1,955,917 for the 2024 tax levy, an increase of \$130,091, or 7.1%. Over the past three years, the Village has seen significant increases in its recommended contribution, increasing from \$1,443,240 for the 2021 levy to \$1,955,917 for the 2024 levy. The increase is attributable to unfavorable plan experience (more retirements than expected) and the natural increase in amortization payment due to payroll growth assumptions.

The June 1, 2024 valuation continues the Village Board's Pension Funding Policy (adopted in 2011) of a 100% funding goal by 2040. This goal is higher than the State minimum requirement, which targets a 90% funding goal by 2040.

The Village also saw its net pension liability decrease slightly from \$17,676,390 to \$17,543,968, which increased the funding ratio from 58.2% to 61.9%.

Messenger Library Estimated Levy

Anticipated Library tax levy amounts for operating purposes have been included in the attached calculations, as the Village is responsible for formally adopting those on an annual basis. The tentative 2024 Levy request for the Library is \$2,219,500, which is based off its FY 2024-25 appropriation ordinance. This request represents a \$102,593, or 4.85%, increase over the Library's 2023 final tax extension.

Summary

Due to the significant increase in estimated EAV, we are anticipating the Village's overall tax rate to decrease for the 2024 levy year. Although the Village's tax rate is projected to decrease, some taxpayers may actually see an increase in their individual tax bills. In general, this would occur if the individual property value increased more than the tax rate decreased.

As we begin to enter the planning phase of the FY 2025-26 budget in the coming months, there are a number of factors we are focusing on:

- Police Pension contributions increasing \$130,091, or 7.1%
- Normal salary and benefit increases
- Cost increases for goods and services purchased
- State grocery tax elimination on 1/1/2026.

At this time, staff is seeking feedback from the Village Board on the 2024 levy request. Based on the factors noted above, staff recommends adopting the 2024 levy with a 3.4% CPI increase and new construction. This would result in a 2024 tax levy request of \$2,944,500. This levy would at least allow the Village to keep pace with the Police Pension contribution increase.

A final recommendation will be brought back to the Village Board for approval at the November 4th meeting. As noted, an increase is needed to at least keep pace with the Police Pension contribution increase. As a reminder, the Village is allowed to capture the revenue related to new EAV from new construction. This is property that would otherwise not be included in the Village's limiting tax rate. Staff recommends the Village adds the value of new construction to the 2024 tax levy regardless of the CPI chosen.

Memorandum



To: Village President and Village Board of Trustees
From: Steven Bosco, Village Administrator
Date: 10-16-24
Re: Veterans Memorial Update Project

Under the goal of Community Vitality, the Village's Strategic Plan includes an objective to "explore opportunities to enhance the Veterans Memorial and increase its awareness". One of the action steps in the strategic plan to work towards completing this objective is to hire a company to design a concept to enhance the Veterans Memorial located on Willow Way near Farview Drive. There is currently \$50,000 in this year's capital budget for the project.

To start the concept design process, staff reached out to Teska and Associates, who has acted as a consultant to the Village for planning, TIF Districts and landscape architecture on several past Village projects. Teska provided a not-to-exceed proposal to design a concept for the Veterans Memorial in the amount of \$16,150 that included three in-person meetings as part of the process. With direction from the Mayor, a Veterans Memorial Committee was formed comprised of two residents (one of which is a military veteran), two Village employees that are military veterans and additional Village staff. The purpose of the group was to provide feedback to Teska during the design process to create a Veterans Memorial concept for the Village Board to review.

When the process started, a review of the current Veterans Memorial was conducted at which point it was determined that the current condition of the memorial should be addressed as part or prior to any expansion of the site. Teska has since completed the design concept process that includes a three-phase approach to updating and enhancing the Veterans Memorial. Phase 1 addresses the current Veterans Memorial. Phase 2 includes the expansion of the memorial by adding an artillery plaza display to the area south of the current memorial near the intersection of Willow Way and State Street. This area includes a pedestrian walkway that leads to Erickson Park. Phase 3 would be to add pedestrian friendly expansion areas with plantings, picnic tables and benches starting at Oak Street heading south on Willow

Way. The proposed concept has a total estimated cost of \$1,193,234 with estimated contingencies included in the cost. The estimated cost by phase are as follows below.

Veterans Memorial Update Project	Estimated Cost
Phase 1 – Update current site	\$671,789
Phase 2 – Create artillery display plaza	\$227,937
Phase 3 – Add pedestrian expansion areas	\$293,508
Total Estimated Cost	\$1,193,234

Should the Village Board want to move forward with the construction of any of these phases, staff would seek a proposal with Teska and Associates to prepare a proposal to create construction design documents for the project and assist with the implementation of any selected phase. It is important to note that any phase would include refining the proposed concept, including materials, installations and the layout of any features at the memorial. If the Village Board chooses to move forward, staff would bring back the final construction design to the Village Board for review and prepare the appropriate budgeting in the Village’s capital budget.

It's important to note that the current Veterans Memorial includes brick pavers purchased in the past by families and individuals to honor veterans and help support the cost of the memorial. Should any proposed concept move forward that would require the removal of the brick pavers, staff is recommending creating a program to try to return any existing brick paver to the person who ordered it. Staff also recommends redisplaying the names and/or inscriptions on the brick pavers in a respectful manner at the updated Veterans Memorial site.

Staff is looking for feedback from the Village Board on whether to proceed with any of the Veterans Memorial concept phases.

North Aurora: Veterans Park Expansion

Concept Plan Budget Analysis | 08 October 2024

Budgeting assumes a general contractor form of project delivery and prevailing wage rates.

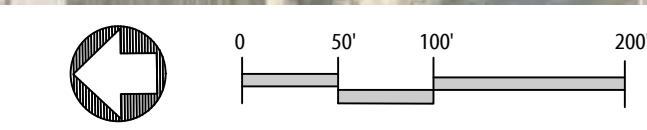
VETERANS MEMORIAL PLAZA	FINAL CONCEPT
Demo + Site Preparation <i>(mobilization, tree protection fence, construction fence, remove + salvage materials, saw cut pavement, remove walls + elements, earth excavation, pavement removal, lawn removal)</i>	\$39,004
Walls, Hardscape + Paving <i>(memorial walls, concrete curbs, concrete paving, landscape boulders)</i>	\$70,637
Fountain + Furnishings <i>(shade structure, fountain feature, benches, bike racks, trash / recycling receptacles, planter pots, lighted bollards, uplights, wall coping lights, bronze plaques + military service seals)</i>	\$371,850
Landscape Plantings <i>(trees, shrubs, perennials, groundcover, soil mixes, soil amendments, mulch, sod restoration)</i>	\$43,344
SUBTOTAL	\$524,835
Contingencies <i>(15% contingency, 8% final engineering, 5% construction phase)</i>	\$146,954
TOTAL	\$671,789

ARTILLERY PLAZA	FINAL CONCEPT
Demo + Site Preparation <i>(mobilization, tree protection fence, construction fence, remove + salvage materials, saw cut pavement, remove walls + elements, earth excavation, pavement removal, lawn removal)</i>	\$21,504
Hardscape + Paving <i>(concrete curbs, concrete paving, landscape boulders)</i>	\$46,335
Furnishings <i>(benches, picnic tables, bike racks, trash / recycling receptacles, planter pots, lighted bollards, uplights, reinstall memorial boulder)</i>	\$82,825
Landscape Plantings <i>(trees, shrubs, perennials, groundcover, soil mixes, soil amendments, mulch, sod restoration)</i>	\$27,412
SUBTOTAL	\$178,076
Contingencies <i>(15% contingency, 8% final engineering, 5% construction phase)</i>	\$ 49,861
TOTAL	\$227,937

EXPANSION AREAS	FINAL CONCEPT
Demo + Site Preparation <i>(mobilization, tree protection fence, construction fence, remove + salvage materials, earth excavation, pavement removal, lawn removal)</i>	\$17,391
Walls, Hardscape + Paving <i>(concrete curbs, concrete paving, landscape boulders)</i>	\$45,803
Furnishings <i>(benches, picnic tables, bike racks, trash / recycling receptacles, planter pots, lighted bollards, uplights)</i>	\$115,845
Landscape Plantings <i>(trees, shrubs, perennials, groundcover, soil mixes, soil amendments, mulch, sod restoration)</i>	\$50,264
SUBTOTAL	\$229,303
Contingencies <i>(15% contingency, 8% final engineering, 5% construction phase)</i>	\$ 64,205
TOTAL	\$293,508



1 PROJECT LOCATION PLAN
SCALE: 1" = 100'



NORTH AURORA VETERANS PARK EXPANSION | EXISTING CONDITIONS

VILLAGE OF NORTH AURORA
October 8, 2024

L-1





① EXISTING PLAZA OVERVIEW



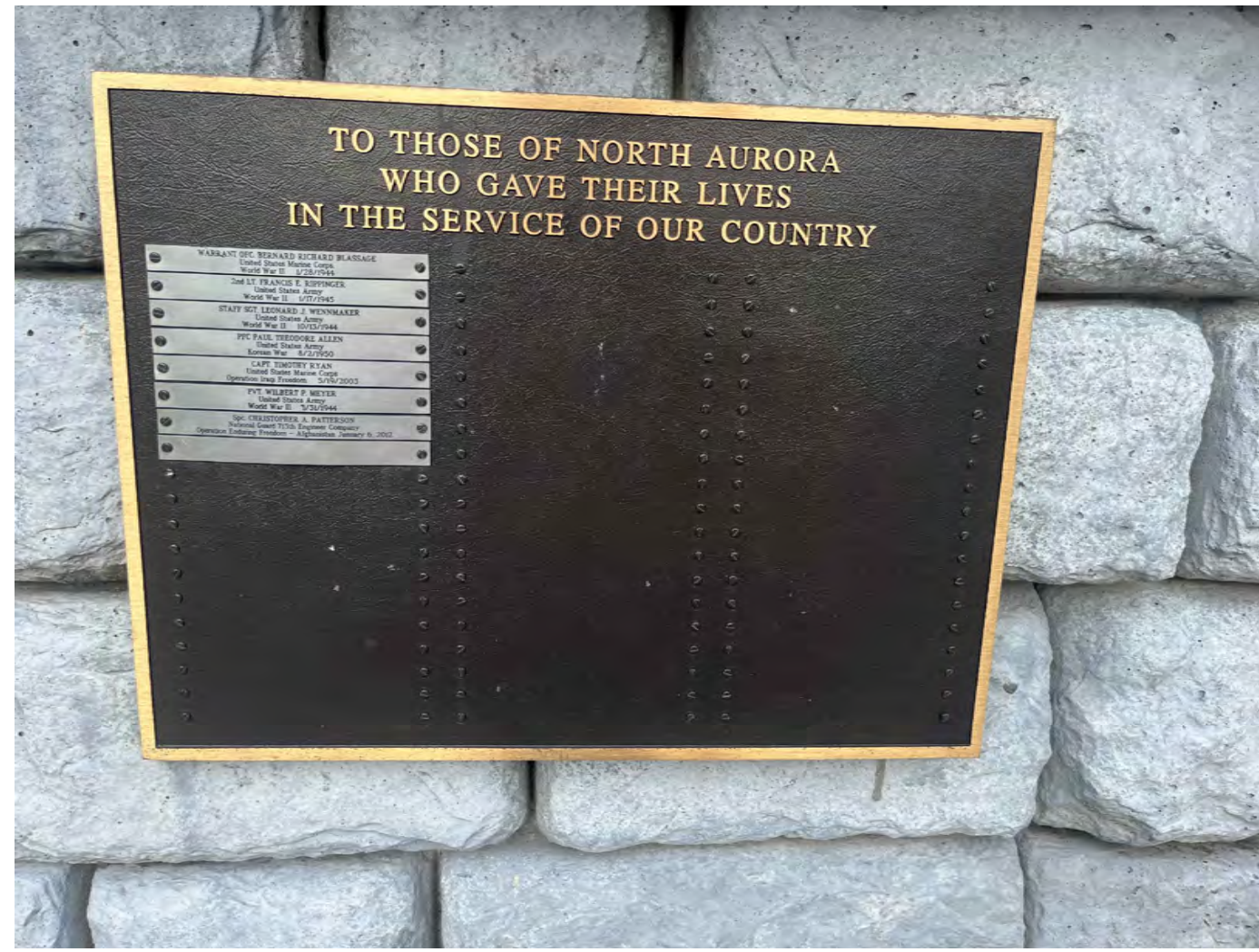
② PLAZA ENTRANCE



③ MILITARY SEALS



④ FOUNTAIN



⑤ MEMORIAL PLAQUE



⑥ RELIEF MEMORIAL PLAQUE



⑦ VIEW SOUTH OF SIDEWALK, LIMESTONE OUTCROPPING, AND SMALL PLAZA



⑧ STONE PLANTER WALL



⑨ SMALL PLAZA WITH BIKE RACK, WATER FOUNTAIN, AND MEMORIAL BOULDER



⑩ MEMORIAL BOULDER AND STONE WALL



⑪ MEMORIAL BOULDER AND PLAQUE



⑫ WATER FOUNTAIN AND BIKE RACK



⑬ LIGHT POLE



⑭ MEMORIAL BENCH, 1 OF 2



⑮ SWALE LINE AND DRAINAGE



⑯ VIEW NORTH OF DETENTION BASIN



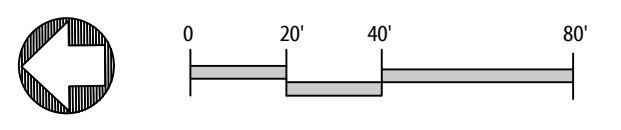
⑰ DETENTION BASIN

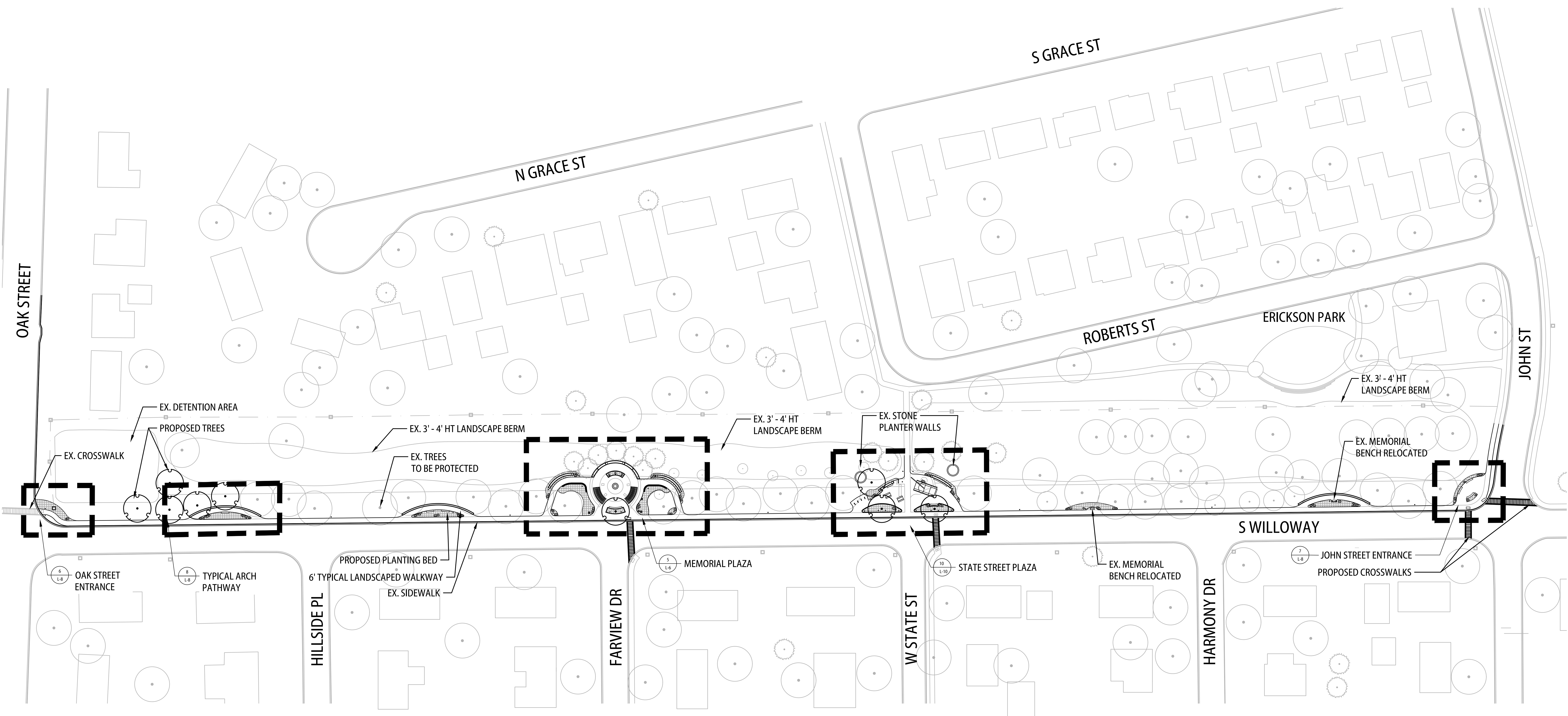


⑱ CORNER OF OAK STREET AND N WILLOWAY

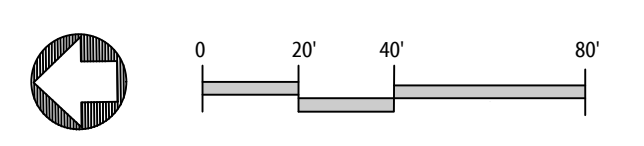


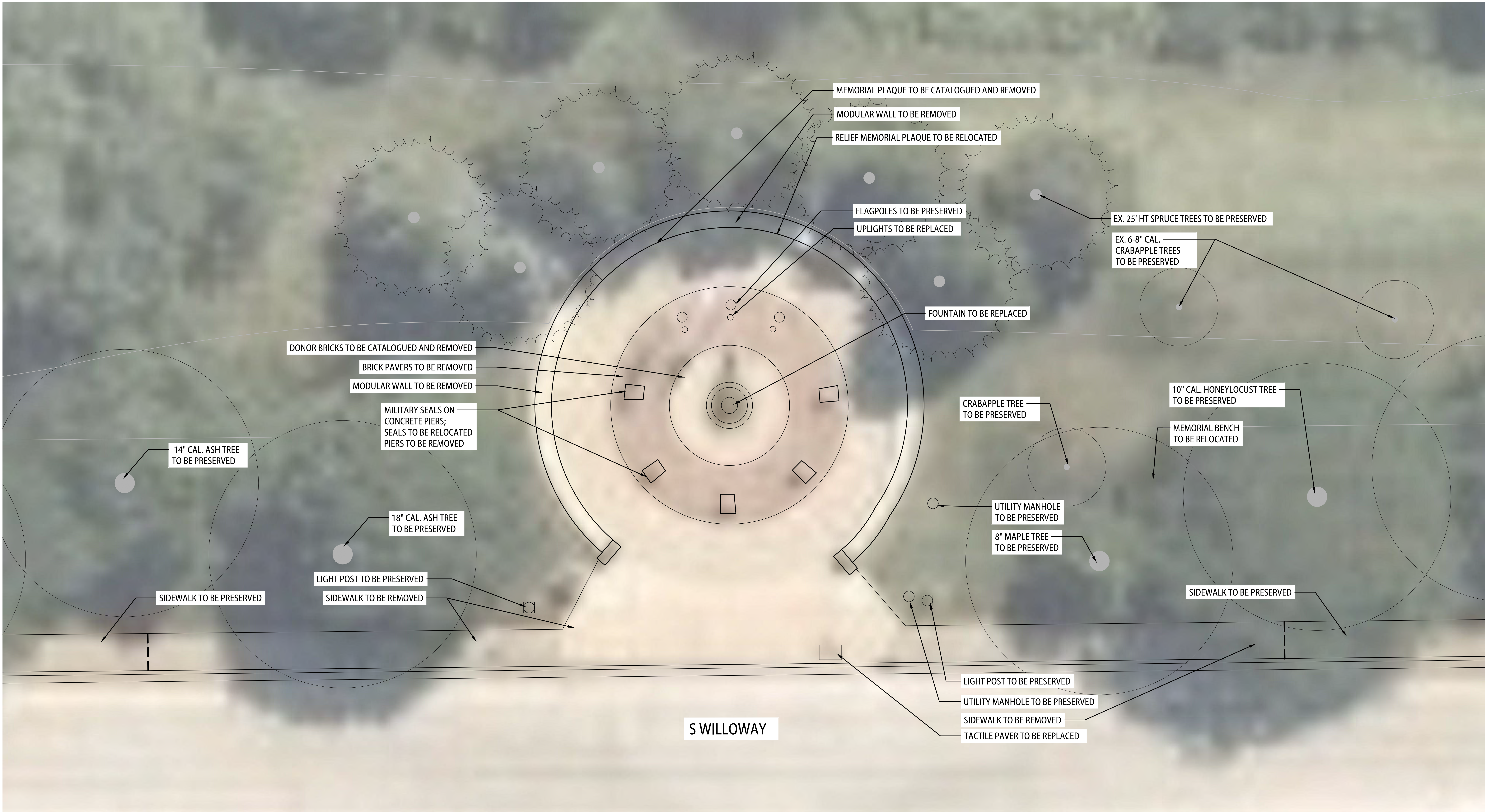
2 EXISTING CONDITIONS
SCALE: 1" = 40'



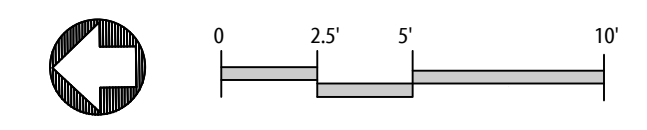


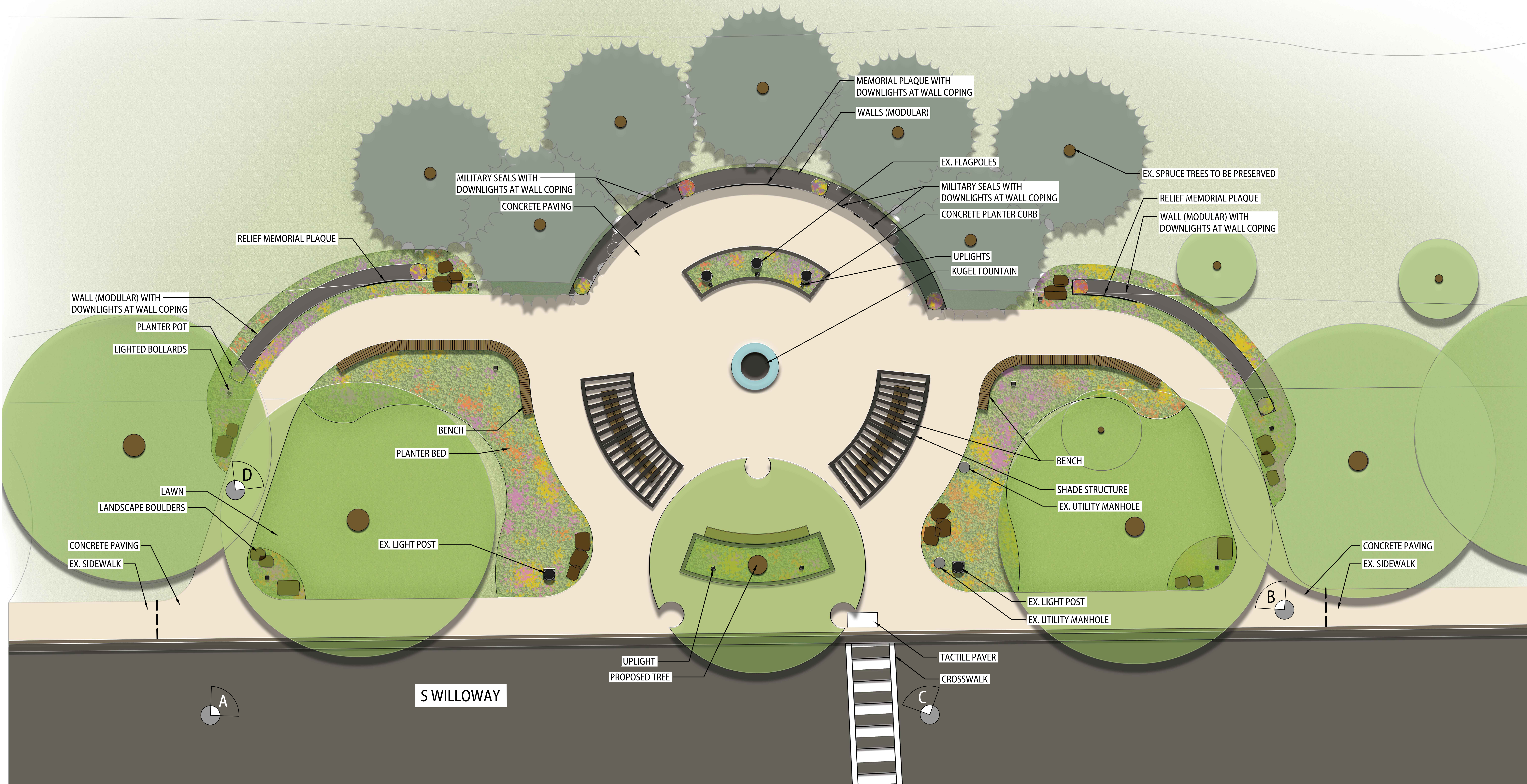
3 CONCEPT PLAN
 SCALE: 1" = 40'



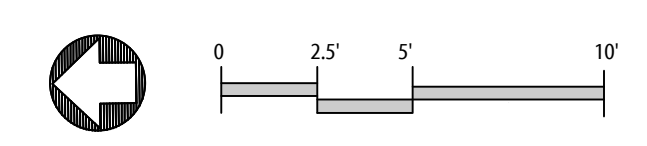


4 MEMORIAL PLAZA
SCALE: 1" = 5'



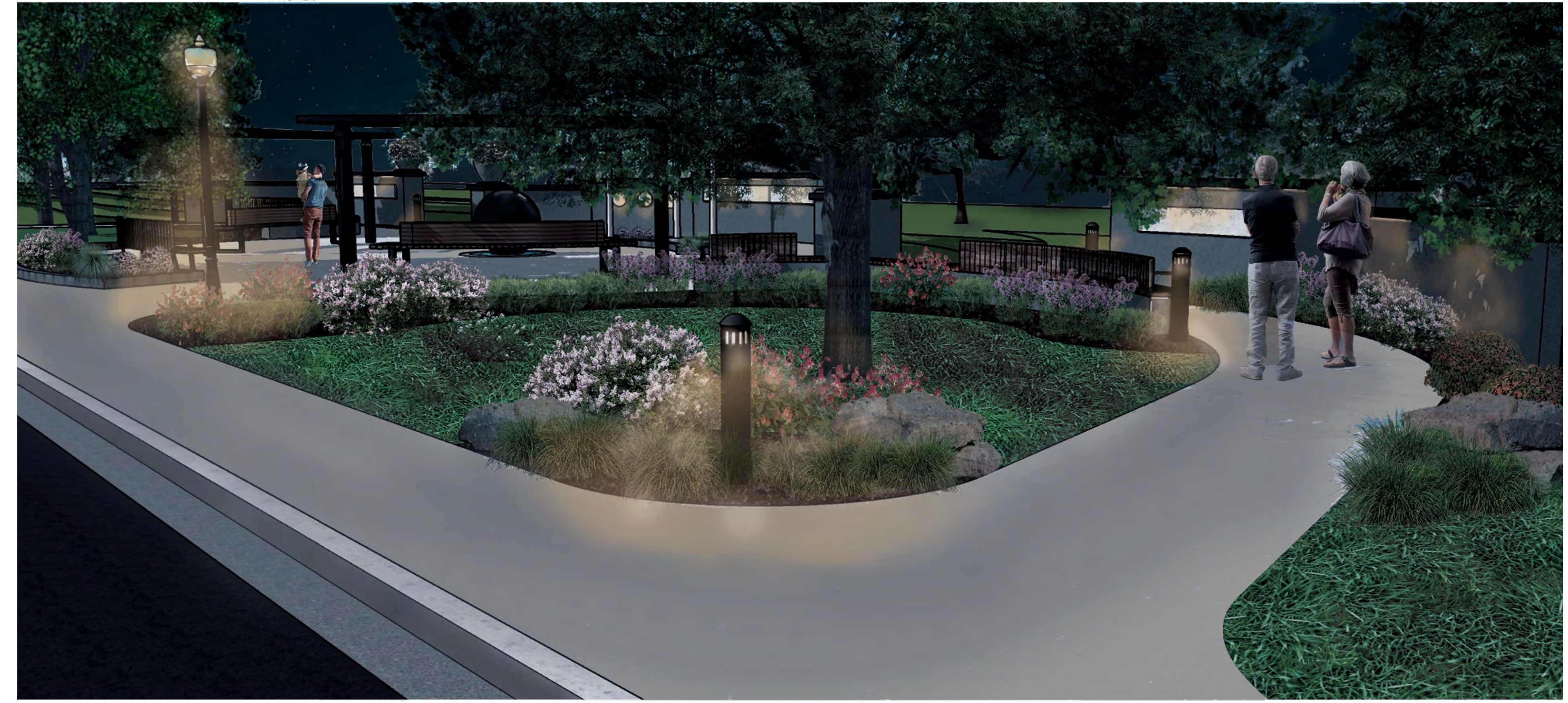


5 MEMORIAL PLAZA
SCALE: 1" = 5'





(A) Aerial Overview



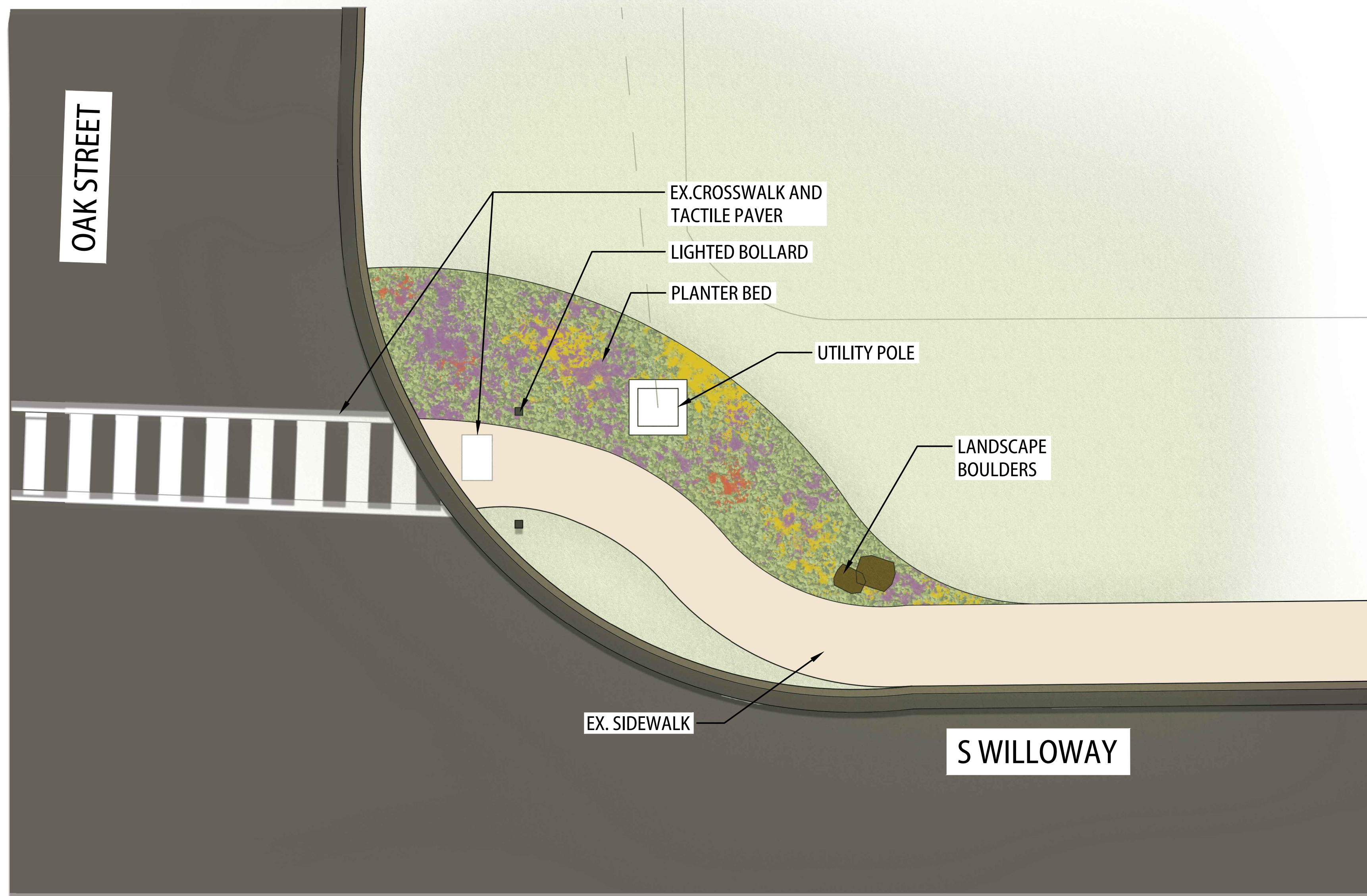
(B) Nighttime View Looking North to Primary Plaza. Includes Bollard Lighting, Wall Downlighting, Fountain, Shade Pergolas, and Benches.



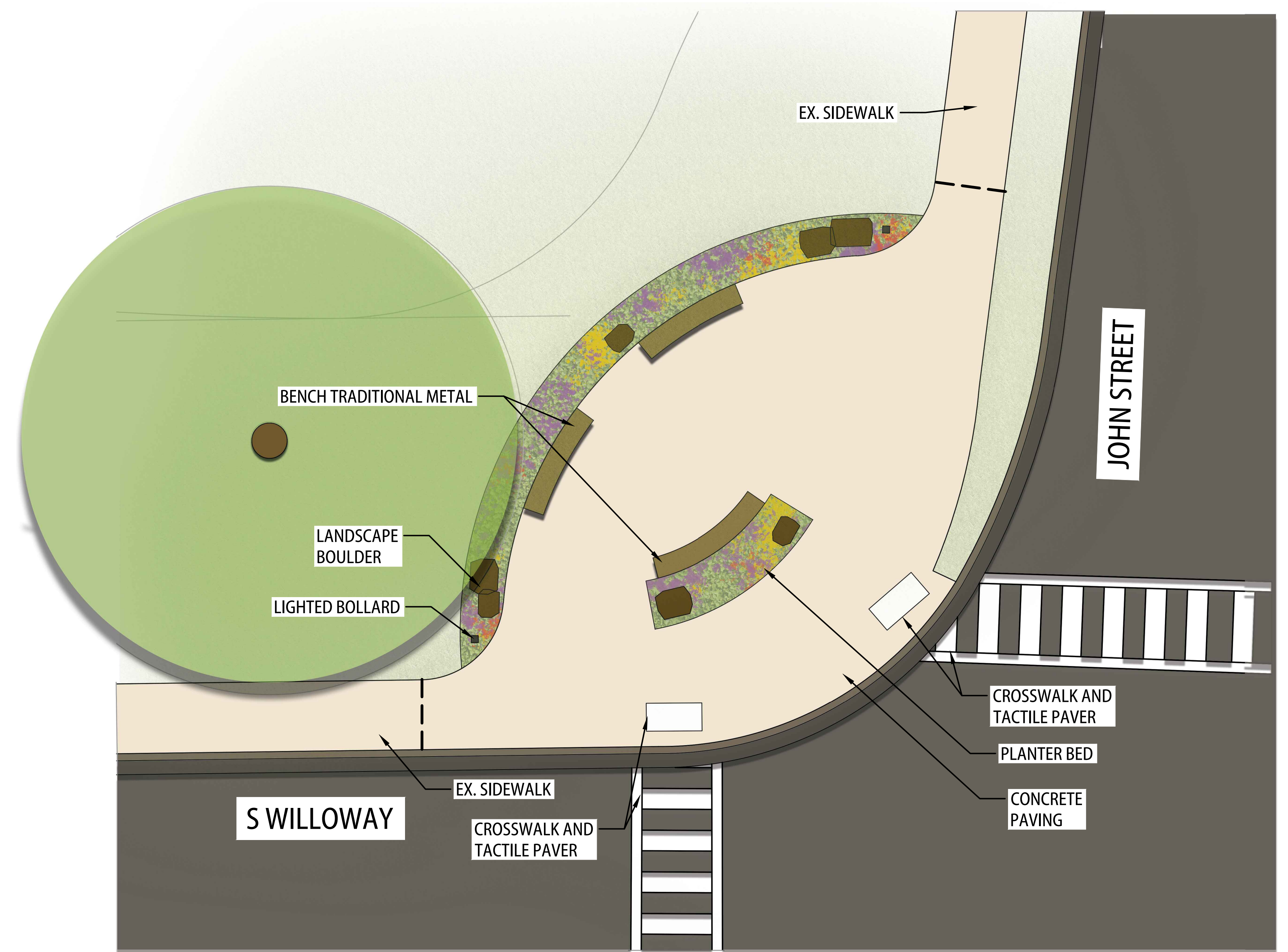
(C) View Looking East to Primary Plaza. Includes Fountain, Shade Pergolas, and Benches.



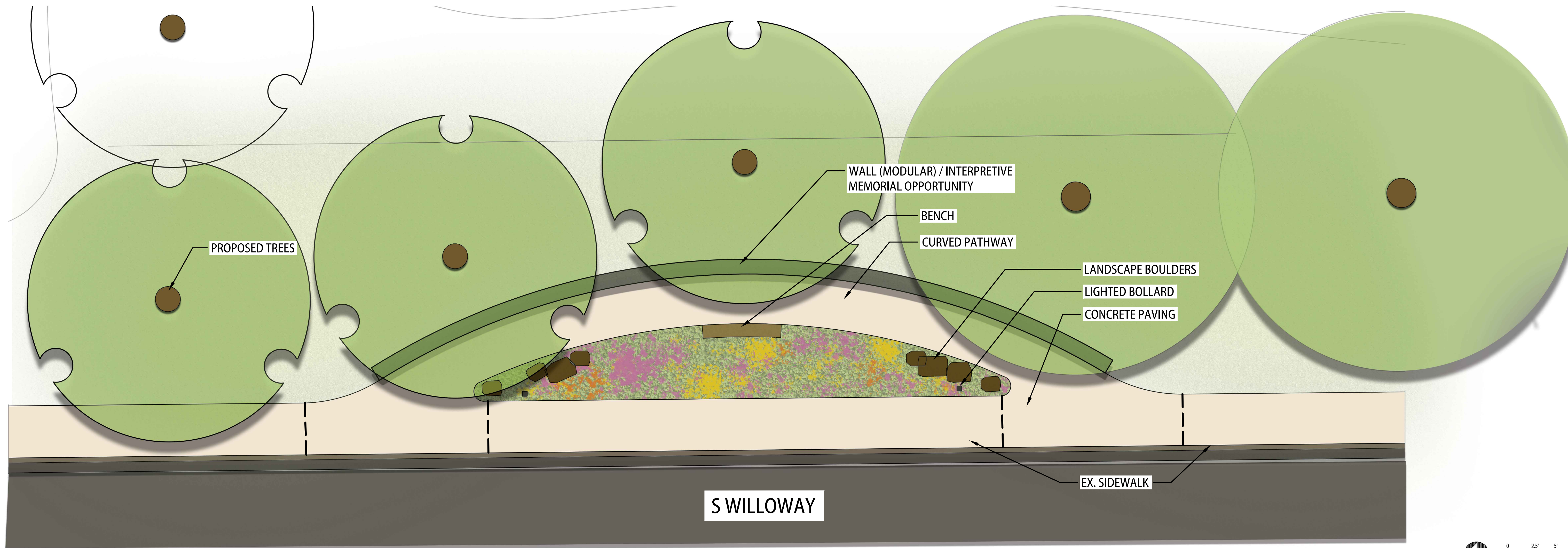
(D) View Looking South to Wall Mounted Memorial Plaques and Wall Planters



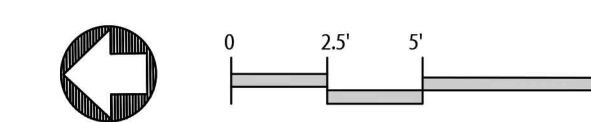
6 OAK ST ENTRANCE
SCALE: 1"=5'



7 JOHN ST ENTRANCE
SCALE: 1"=5'

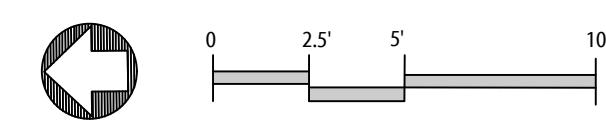


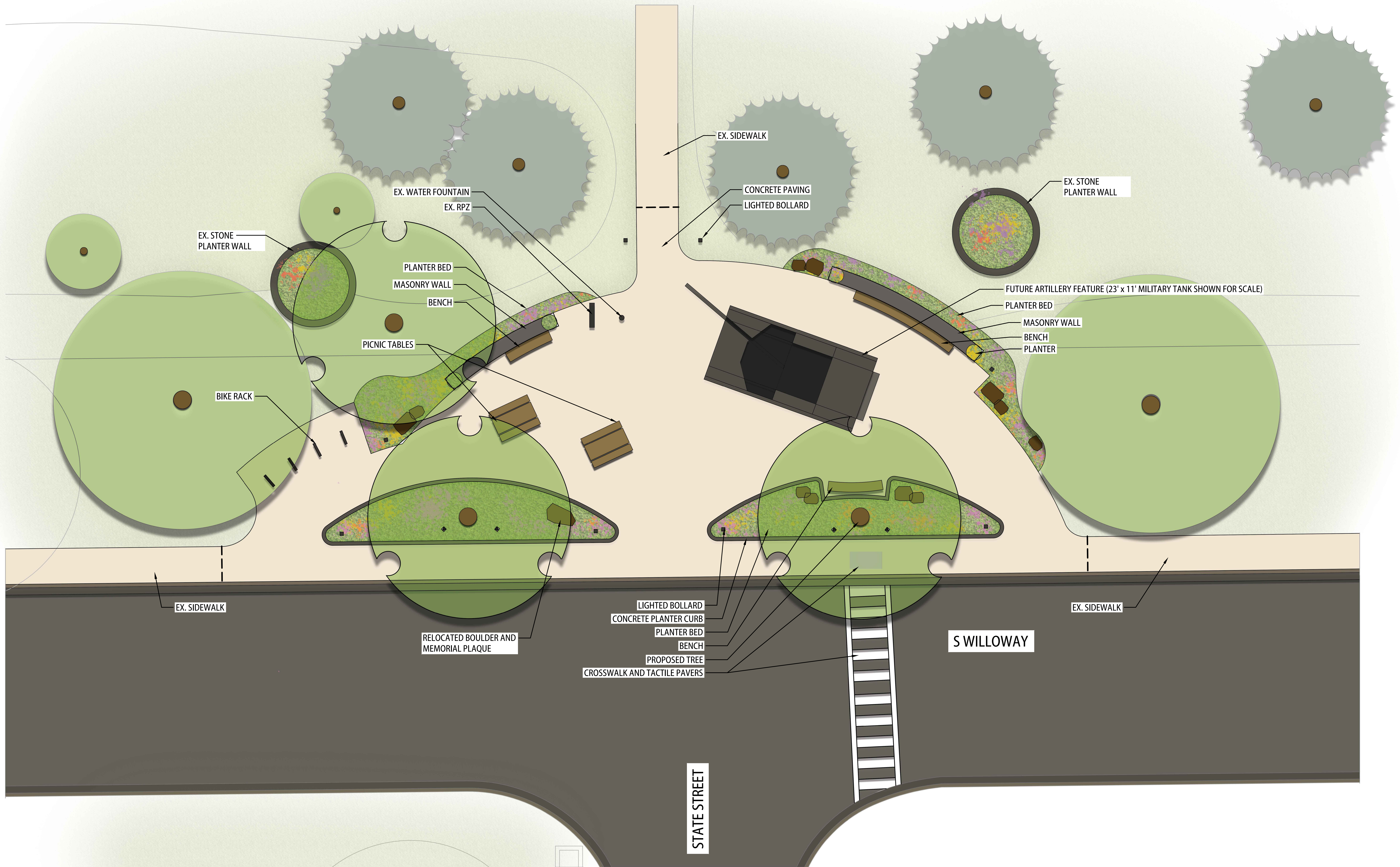
8 TYPICAL ARCH PATHWAY
SCALE: 1"=5'



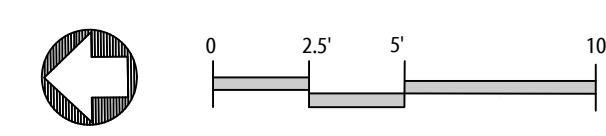


9 STATE ST PLAZA
SCALE: 1" = 8'



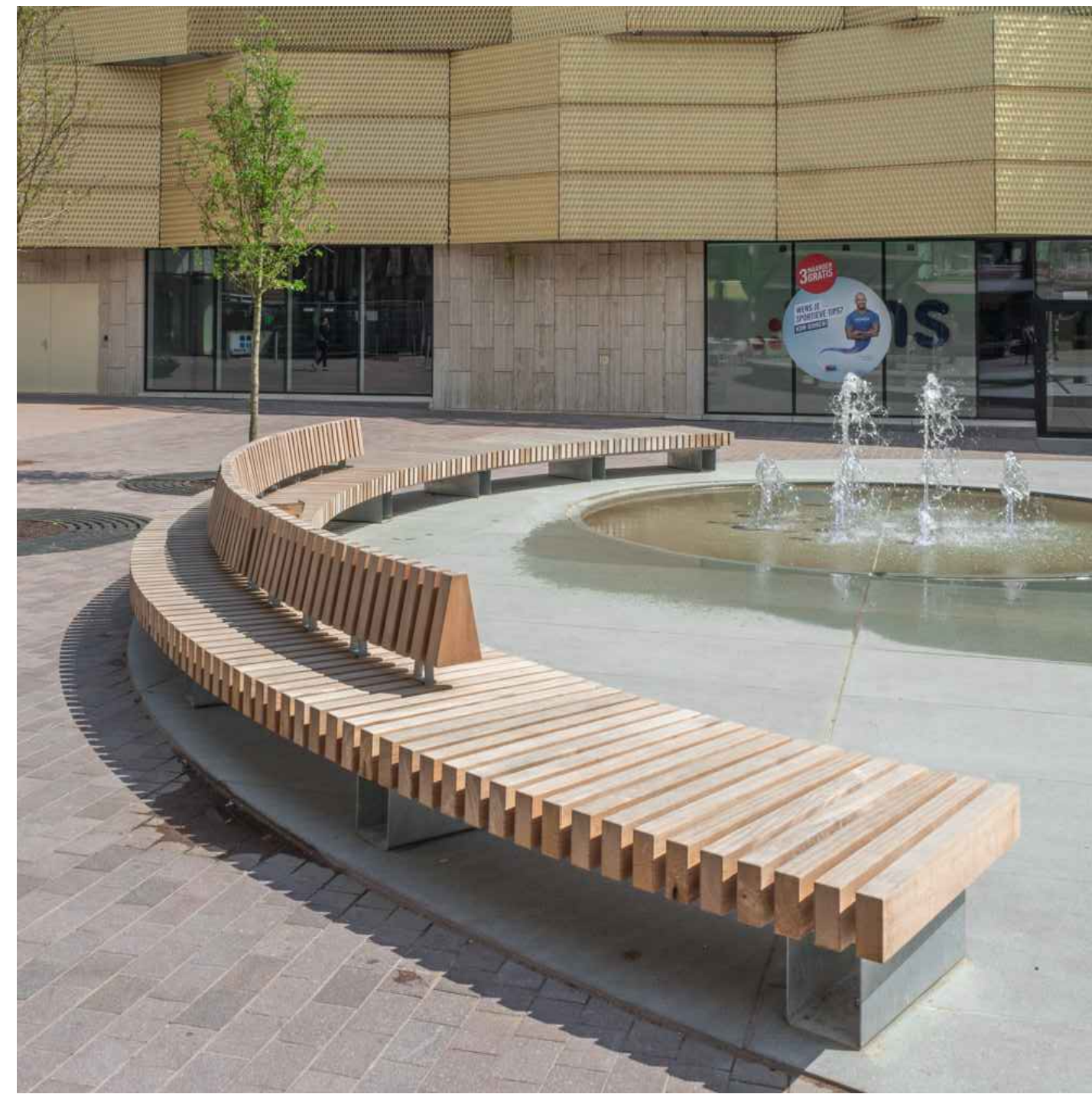


10 STATE ST PLAZA
SCALE: 1" = 8'





① CURVED, WOOD BENCH WITH BACK AND ARMS



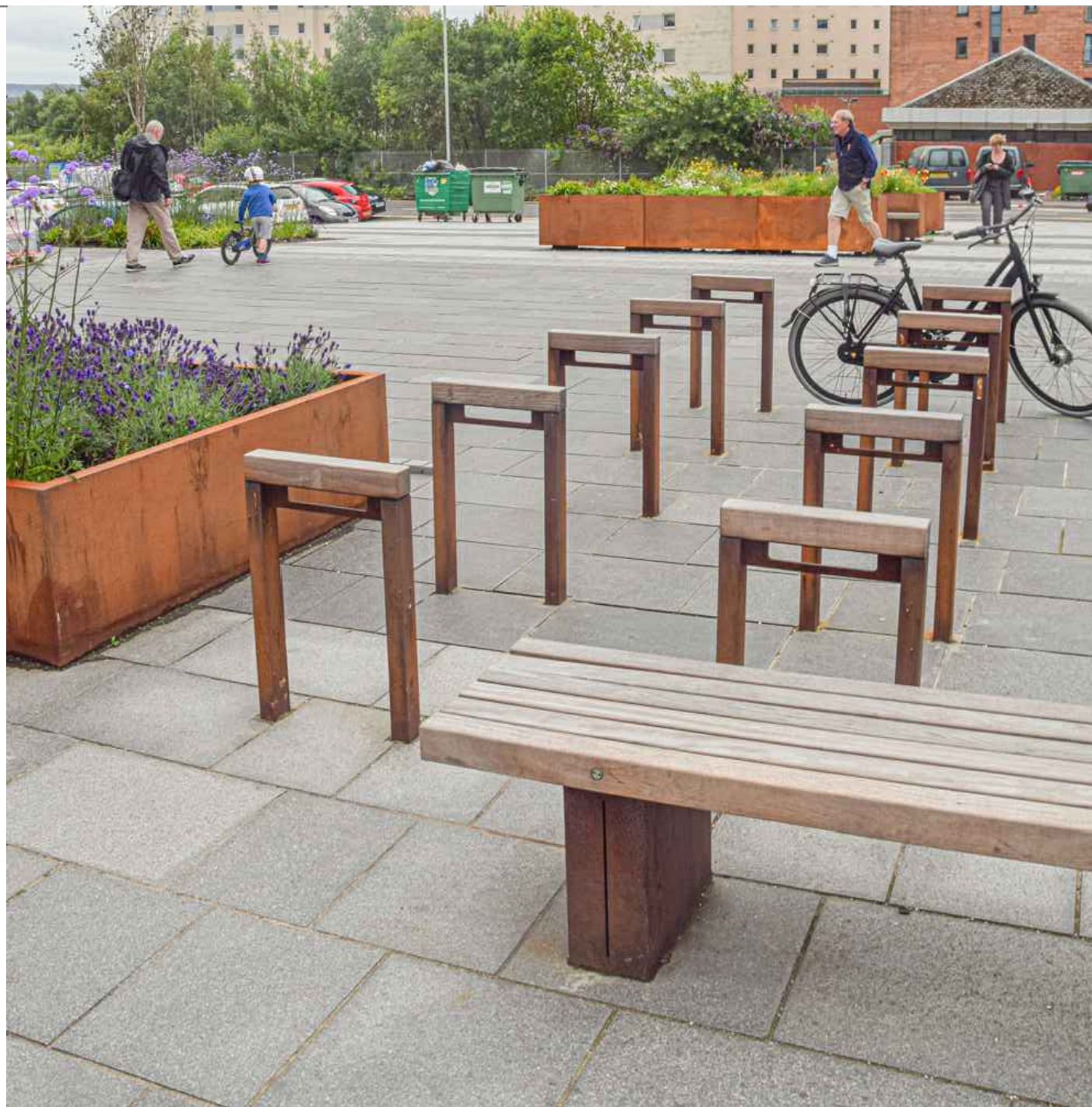
② CURVED, DOUBLE SIDED, WOOD BENCH



③ CURVED METAL AND WOOD BENCH



④ WOOD PICNIC TABLE



⑤ BIKE RACK



⑥ BIKE RACK



⑦ BIKE RACK



⑧ LANDSCAPE BOULDERS



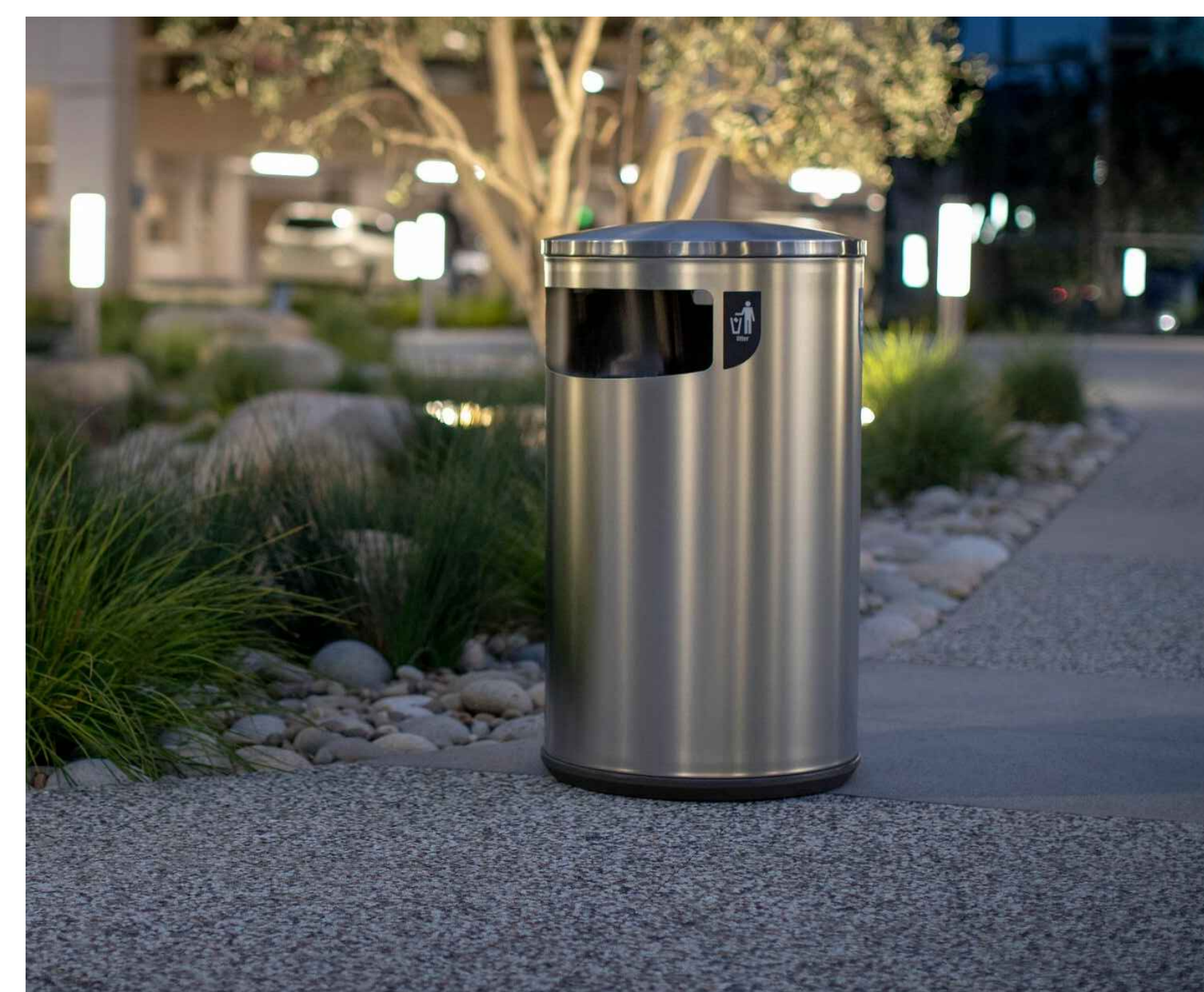
⑨ LANDSCAPE BOULDERS



⑩ Concrete Planter



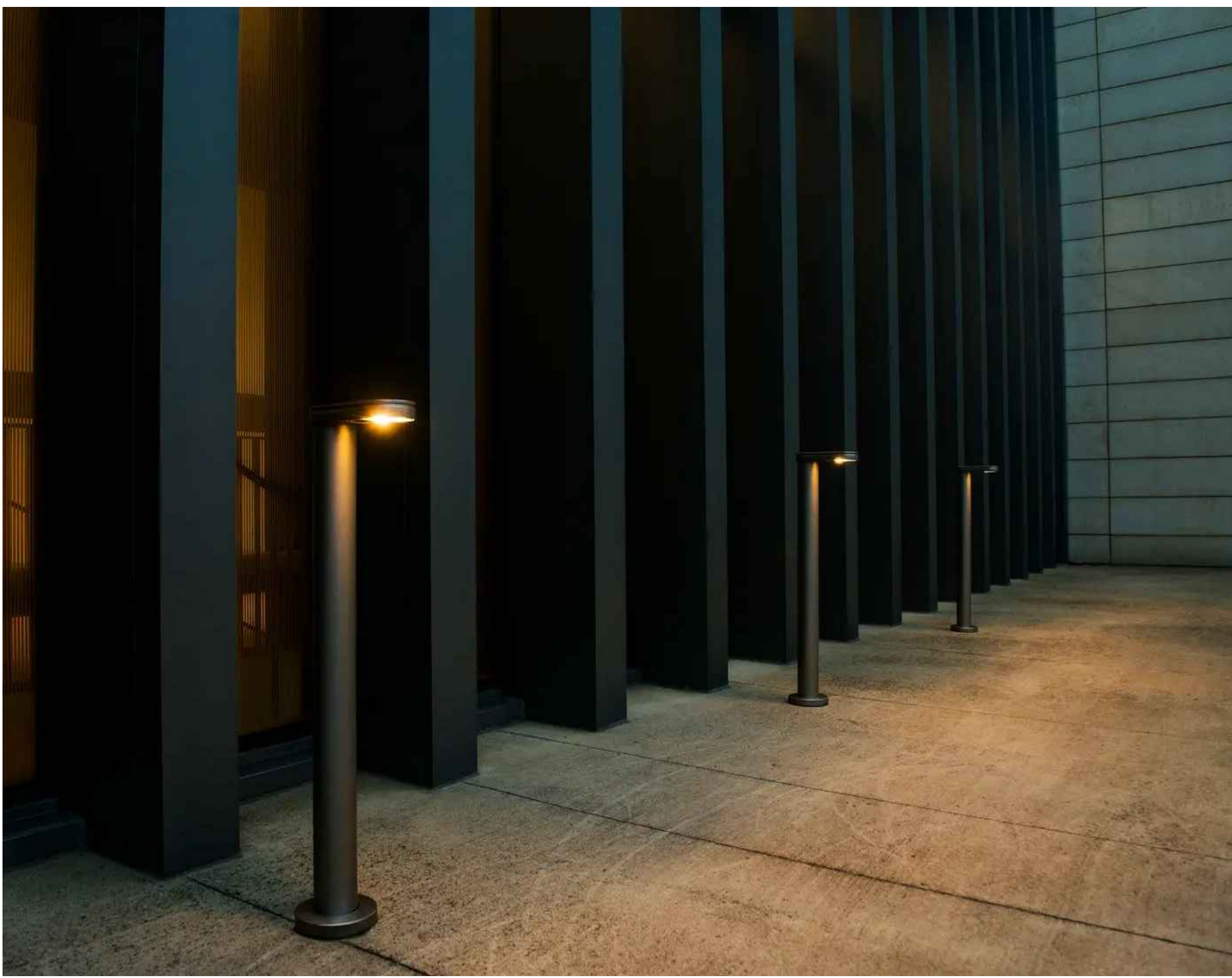
⑪ TERRACOTTA Planter



⑫ TRASH AND RECYCLING RECEPTACLE



⑬ TRASH AND RECYCLING RECEPTACLE



① LIGHTED BOLLARD



② LIGHTED BOLLARD



③ WALL CAP DOWNLIGHT



④ UPLIGHT AT FLAG



⑤ Granite Kugel Fountain Globe



⑥ CANTILEVERED SHADE STRUCTURE



⑦ CANTILEVERED SHADE STRUCTURE



⑧ SHADE STRUCTURE PERFORATED METAL SHADE



⑨ SHADE STRUCTURE PERFORATED METAL SHADE

NORTH AURORA VETERANS PARK EXPANSION | MATERIALS AND PRODUCTS

VILLAGE OF NORTH AURORA
October 8, 2024



① Engraved and Painted Memorial Boulder



② Plantings and Curved Retaining Wall



③ Masonry Seatwall with Etchings



④ Wood Bench Engraving



⑤ Engraved Granite Paver Around Fountain



⑥ Brass Plaque in Pavement



⑦ ETCHED GRANITE PAVEMENT



⑧ Engraved Metal Signage

TREES



American Hornbeam *Carpinus caroliniana*

Mature Height: 25'
Mature Width: 25'
Pollinators: Butterflies/Moths



Prairie Crabapple *Malus ioensis*

Mature Height: 15'-20'
Mature Width: 20'
Flower Color: Deep pink-red/Light Pink/White
Pollinators: Bees



Pagoda Dogwood *Cornus alternifolia*

Mature Height: 15'-25'
Mature Width: 20'-30'
Flower Color: White
Pollinators: Bees, Butterflies, & Songbirds

SHRUBS



New Jersey Tea *Ceanothus americanus*

Mature Height: 2'-3'
Mature Width: 2'-3'
Flower Color: White
Pollinators: Bees, Butterflies, & Hummingbirds



'Kelsey's Dwarf' Red Twig Dogwood *Cornus sericea 'Kelsey'*

Mature Height: 2-3'
Mature Width: 2-3'
Butterflies, bees, birds

PERENNIALS



Smooth Blue Aster *Aster laevis*

Mature Height: 2'-3'
Mature Width: 2'-4'

Flower Color: Blue
Pollinators: Butterflies/Moths



Wild Geranium *Geranium maculatum*

Mature Height: 1'-2'
Mature Width: 1'-2'

Flower Color: Lavender
Pollinators: Bees, Butterflies/Moths, & Flies



Wild Columbine *Aquilegia canadensis*

Mature Height: 2'
Mature Width: 1'-2'

Flower Color: Red/Yellow
Pollinators: Butterflies/Moths & Hummingbirds



Calamint *Calamintha nepeta*

Mature Height: 1'-1.5'
Mature Width: 1'-2'

Flower Color: WHITE
Pollinators: Bees



Nodding Wild Onion *Allium cernuum*

Mature Height: 1'-2'
Mature Width: 1'

Flower Color: Pink
Pollinators: Bees, Butterflies, & Hummingbirds

GRASSES AND SEDGES



Palm Sedge *Carex muskingumensis*

Mature Height: 1'-3'
Mature Width: 1'-3'



Prairie Junegrass *Koeleria macrantha*

Mature Height: 1'-2'
Mature Width: 1'-2'



Prairie Dropseed *Sporobolus heterolepis*

Mature Height: 2'-3'
Mature Width: 2'-3'

NORTH AURORA VETERANS PARK EXPANSION | PLANTINGS

VILLAGE OF NORTH AURORA
October 8, 2024