



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, NOVEMBER 4, 2024**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Randall Crossing Promenade
2. Oak Hill Retention Pond

**EXECUTIVE SESSION**

1. Review of the Executive Session Minutes Dated 01/15/2024, 02/05/2024, 03/04/2024, 04/01/2024 #1, 04/01/2024 #2, 04/01/2024 #3, 04/15/2024 #1, 04/15/2024 #2, 05/06/2024, 05/20/2024 #1 and 05/20/2024 #2
2. Review of the Release of Executive Session Minutes
3. Property Acquisition

**ADJOURN**

Initials: 

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## VILLAGE OF NORTH AURORA BOARD REPORT

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

**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

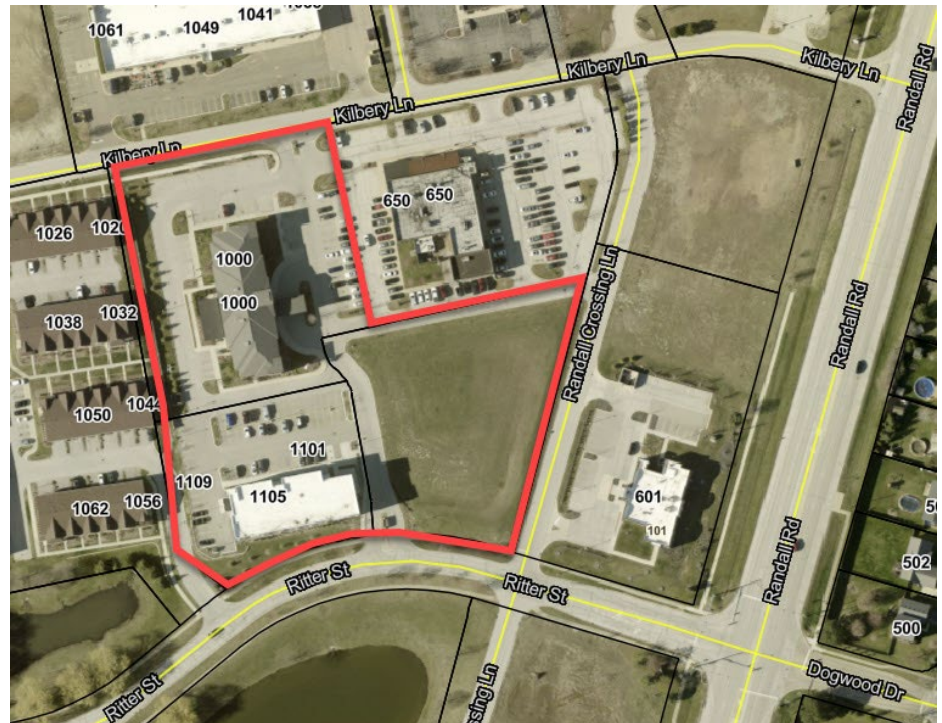
**SUBJECT:** RANDALL CROSSING PROMENADE II & HOTEL CONVERSION

**AGENDA:** NOVEMBER 4, 2024, VILLAGE BOARD COMMITTEE OF THE WHOLE AGENDA

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### HISTORY

Ordinance No. 05-06-27-03, approved June 27, 2005, granted a special use as a multi-district mixed use PUD known as the Randall Highlands development. The development is comprised of a combination of commercial (B-2 General Business District), townhome (R-3 General Residence District) and single-family (R-1 Single Family Residence District) uses. For clarification purposes, 'Randall Highlands' refers to the single-family and townhome portion of the development and 'Randall Crossing' generally refers to the commercial areas. The PUD has been amended several times over the years. The most recent amendment in 2020 approved the Promenade, a mixed-use building on lot 3, and the MyPlace Hotel.



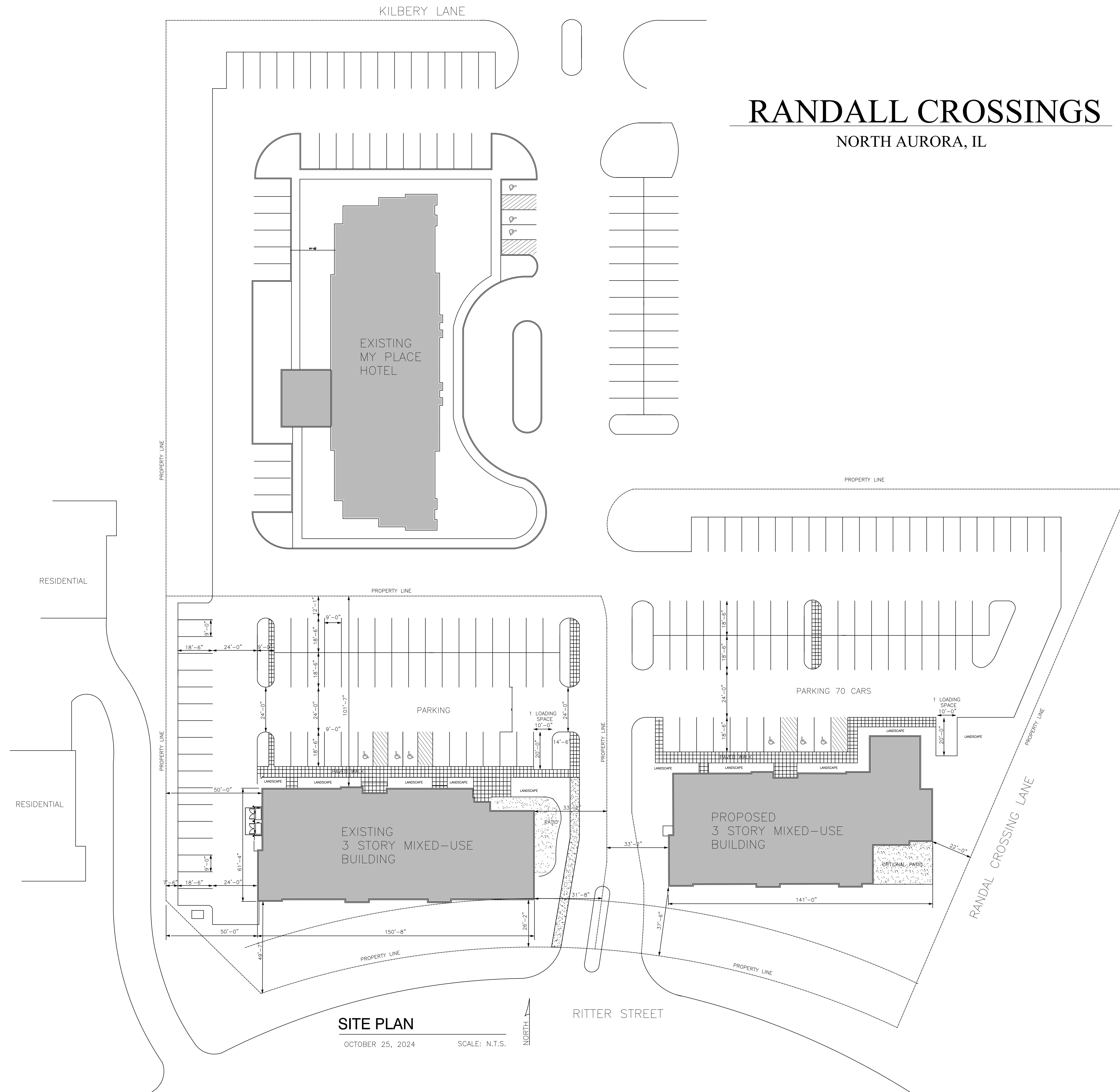
### DISCUSSION

The developer would like to bring two proposals before the board for feedback. The first part of the project would be to build a mirror image of the Promenade on the adjacent lot to the east. This would be a predominately residential building with a 2,000 square foot flex office/ commercial space on the first floor. The building would be three stories and match the architectural style of the existing building. The second part of the proposal is to convert the MyPlace hotel into an independent senior living facility. According to the developer, the hotel has been underperforming and losing money.

Since this would be a major change to the PUD, it would require a new public hearing at the Plan Commission and a vote by the Board. The developer has a short presentation to give to the Board and is looking for feedback before starting the entitlement process.

# RANDALL CROSSINGS

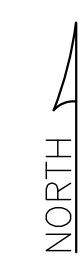
NORTH AURORA, IL



## SITE PLAN

OCTOBER 25, 2024

SCALE: N.T.S.







FRONT ENTRY-LOBBY ELEVATION



SIDE ELEVATION

**PROPOSED RENTAL APARTMENTS**







# 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, Jason Paprocki, Finance Director  
Date: October 29, 2024  
Re: Oak Hill SSA Detention Basin Restoration Project Update

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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, as well as provide recommendations for remediating the erosion. V3 evaluated approximately 2,650 linear feet of shoreline around the pond and determined that it was a high priority to address 600 linear feet of shoreline and a medium priority to address 1,355 linear feet of shoreline. V3 provided a cost estimate of \$374,850 to address the erosion which includes utilizing stone toe stabilization and bank reshaping. Village staff used the assessment and recommendations to develop a Request for Proposal (RFP) for the permitting, restoration, and three years of maintenance and monitoring of the high and medium priority areas of the detention basin banks.

The RFP was issued on September 27, 2024, and twelve companies that perform aspects of this project downloaded the RFP. The deadline for proposals was on October 25, 2024, and two proposals were received. A summary of the proposals is provided in the table below.

	<b>HIGH PRIORITY</b>	<b>MEDIUM PRIORITY</b>	<b>TOTAL</b>
<b>V3 CONSTRUCTION GROUP, LTD.</b>	\$221,402.50	\$324,878.50	\$451,231.00*
<b>SEMPER FI LAND INC.</b>	\$159,404.00	\$278,196.00	\$437,600

*\*V3 Construction Group, Ltd. Provided a deduct if both areas awarded in same project (\$546,281.00 if done as two separate projects).* Both company’s proposals were responsive and met the requirements of the RFP. Both technical submittals also appear to have met the specifications outlined in the RFP. Village Staff plans to reach out to the lowest cost company to verify the scope is in alignment with the Village’s expectations for the project.

The total cost in the proposals also includes three years of maintenance and monitoring of the areas restored within the project. A summary of the three-year maintenance and monitoring cost for the two proposals is provided below.

	<b>HIGH PRIORITY</b>	<b>MEDIUM PRIORITY</b>	<b>TOTAL</b>
<b>V3 CONSTRUCTION GROUP, LTD.</b>	\$42,750.00	\$42,750.00	\$85,500.00
<b>SEMPER FI LAND INC.</b>	\$9,000.00	\$19,500.00	\$28,500.00

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 and maintenance. By removing the three-year maintenance and using a significant portion of the current reserve balance, the high and medium priority restoration portion of the project can arrive close to the original \$374,850 estimate.

To fund the restoration project, the Village will need to increase the 2024 SSA tax levy this fall. Staff plans on collecting this amount from homeowners over a 20-year period, with the Village funding the project up front. 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. The Village can either repair both the high and medium priority areas or break the project up. The estimated cost to homeowners would be:

	<b>High Only</b>	<b>Medium Only</b>	<b>High and Low</b>
Total Homeowner Cost	\$1,515	\$2,606	\$4,121
Annual Levy (20-year)	\$76	\$130	\$206

The total 2024 SSA levy for Oak Hill is estimated to be:

<b>Item</b>	<b>Amount</b>
Pond Construction (Medium and High)	\$18,750
Pond/Creek Maintenance	11,250
Common Area Maintenance	10,500
<b>Total</b>	<b>\$40,500</b>

The \$40,500 levy is estimated at \$440 per home, depending on actual home value. The cost includes the annually prorated amount for the pond restoration project, general maintenance of pond and creek areas, and general common area maintenance.

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.