VILLAGE OF NORTH AURORA

COMMITTEE OF THE WHOLE MEETING
MONDAY, DECEMBER 2, 2024
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Petition #24-13: Gas N Wash Planned Unit Development
2. Cloudpermit Permitting Software

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 #24-13: GAS N WASH PLANNED UNIT DEVELOPMENT

AGENDA: DECEMBER 2, 2024 COMMITTEE OF THE WHOLE MEETING

BACKGROUND

The subject property is located in the B-2 General Commercial District at the intersection of Airport and Illinois Route 31 (S Lincolnway). The property has been vacant for several decades since the OTB was demolished. Most of the property is paved. The property is currently owned by Asbury Gardens, which operates the assisted living facility to the west. Asbury Gardens has provided a letter of support for the proposed development, which is included in this packet.

DISCUSSION

The petitioner, Len McEnery (Gas N Wash) is proposing to redevelop the entire 4.76-acre property with a gas station, a convenience store with two quick service restaurants, and a car wash. The convenience store would include video gaming. The site would have a seven-island automobile fueling canopy attached to the convenience store, a separate long-tunnel car wash building with vacuums, and a separate commercial diesel fueling canopy. One of the quick service restaurants would have a drive through component.

The convenience store and quick service restaurant areas total 8,066 square feet. The drive thru for one of the restaurants has stacking for fourteen (14) vehicles. The car wash has one bay and three lanes of stacking space before the payment kiosk. The gas station and carwash uses require nineteen (19) total parking spaces per code. The applicant has proposed fifty-five (55) parking spaces for the gas station and sixteen (16) parking spaces for the car wash for a total of seventy-one (71) parking spaces for the entire site.

The applicant has conducted a traffic study and has submitted a proposed site plan to IDOT. The proposed site plan shows a reconfiguration of the two existing access points and adding one new access point at the southernmost point of the site along Route 31. Truck traffic would access the site off Airport Rd or at the center of the site along Route 31. Truck traffic would flow around the buildings to the diesel fueling canopy area on the western side (rear) of the property. Trucks could exit at the southernmost access point or make a U-turn behind the building to exit to Airport Road.

There are several requests for approval being made to the Village as part of Petition #24-13:

1. Special Use –Planned Unit Development

Any nonresidential or multiple-family parcel or parcels of land two acres or more in size shall be required to be a planned unit development. The total site area for the proposed development is 4.76 acres. Additionally, the gas station and car wash uses are Special Uses. The PUD would grant those uses with conditions and code exceptions.

The requested code exceptions are listed below:

- Plans are exempt from the on-lot landscaping, required trees landscape standard outlined in section 17.14.5.B.
- A reduction of the front yard parking landscape setback to 9'-0" from the required 50'-0" landscape buffer required along IL Route 31.
- A reduction of the corner side yard parking landscape setback to 35'-11" from the required 50'-0" landscape buffer required along Airport Road.
- A reduction of the rear yard parking landscape setback to 6" from the required 5'-0".
- A reduction of the front yard building setback to 16'-0" from the required 35'-0" building setback along IL Route 31.
- To allow an increase in the total allowed fuel pricing signage area to 46 square feet (15.3 square feet per price x 3 prices) from the maximum of 18 square feet (3 x 6 square feet fuel signs).
- To allow for signage for the rear (tenant-1) c-store tenant to be allowed along the front (east) and side (north) elevations of the c-store.
- To allow for the total allowed signage on the south of the car wash to increase to 68.3 square feet (building and pay canopy signage) from the maximum of 49 square feet (32.6' x 1.5).
- To allow for the total allowed signage on the north of the c-store to increase to 113.5 square feet (building, auto and diesel signage) from the maximum of 97 square feet (64.6 x 1.5).
- To allow the number of wall mounted signs on the c-store to be 5 signs from the maximum of 3.
- To allow the existing Asbury sign to be relocated elsewhere on site without having to be brought to current sign code standards or count towards the total number of signs / the total number of sign square footage allowed by the Developer.

The recommended PUD conditions are:

1. All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32).
2. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
3. All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.
4. Applicant shall coordinate with Asbury about cross access and traffic control off Airport Rd as well as the relocation of the existing Asbury sign.
5. On-site management shall effectively monitor and regulate all on-site trucking activities to minimize any light, sound and odor emissions as well as any other performance standards per Section 12.5 of the Zoning Ordinance. Specifically, the drive aisle on the western side of the car wash shall be kept free and clear and shall have no truck parking, standing, idling, or stacking. The applicant shall monitor the turning movements of trucks using the diesel lane to ensure the safe movement of vehicles.

2. Site Plan Approval

Per Section 17.4.4.B of the Zoning Ordinance, site plan review shall be required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved.

Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #24-13. Staff has included the draft meeting minutes from the November 5, 2024 Plan Commission meeting in order to provide additional context. The Plan Commission voted to recommend approval. Also included is a draft ordinance for the Board's review.

VILLAGE OF NORTH AURORA
Crossroads on the Fox

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 PLANNED UNIT DEVELOPMENT (PUD)

Project Name: Gas N Wash North Aurora

Subject Property/Location: 230 S Lincolnway North Aurora, IL

PIN(s): 15-04-451-009

Parcel(s) Acreage: 4.76 Number of Lots: 1 Number of Units: 0

Current Zoning District: B-2 General Commercial District Present Use: Vacant

Proposed Zoning District: B-2 General Commercial District Intended Use: Retail Petroleum Facility

Comprehensive Plan Designation for this Property: Local Commercial

Contiguous Zoning: No. North zoned ORI, East zoned B-3 & South B-2 Contiguous West B-2

Is this an Amendment to an existing PUD? ☐ Yes ☒ No PUD Name:

CONTACT INFORMATION:

Applicant Name: Len McEnery Phone: 708-444-0117 ext 101

Applicant Address: 8200 185th Street Unit K Tinley Park, IL 60487

Applicant Email: KFARBAK@GASNWASH.NET

Signature of Applicant: Lonnie McEnery Signature Date: 8/26/2024

Property Owner(s): 230 Airport Rd LLC Phone: 773-230-2909

Owner Address: 8170 McCormick Blvd. Skokie, IL 60076

Owner Email: mkahn@asburymgt.com

Signature of Owner*: See consent Letter Signature Date:

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

FOR OFFICE USE

Petition Number: 24-13 File Name: 230 S Lincolnway - GasNWash

Filing Date: 10/16/24 Fee Received: Yes - $1,000 check

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Instructions:

- Please see the submittal checklist below regarding required submittals for special use PUD's.
- Provide all submitted documents electronically in PDF format.
- Provide a narrative describing the proposed use, site plan and all planned improvements for the PUD.
- Provide the following plans for the site: site plan, building elevations, landscape plan, photometrics plan, signage plan, preliminary engineering, parking plan, utility plan, etc.
- 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.
- Please see Sections 5.4, 5.5, and 5.6 for additional information on PUD's regarding general standards, exceptions from district regulations, and plan procedure.
- 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 7 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.

REQUIRED SUBMITTAL CHECKLIST FOR PUD'S

- [x] Introduction Letter. Please include information relevant to the development, which describes the proposed use, site plan and all planned improvements for the PUD. *Please note, all planned unit developments are subject to special use and the requirements of that procedure. Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- [x] 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 planned unit development.
- [x] 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.
- [ ] A preliminary development plan prepared in accordance with Section 5.6.C (Preliminary Plan Procedure) of the Zoning Ordinance.
- [ ] A statement indicating the manner in which the requested planned unit development supports each of the following conclusions of Section 5.6.C.2.b. of the Zoning Ordinance. See Planned Unit Development Standards section on page 5.

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- ☐ A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on page 6.
- ☒ 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 7.
- ☐ Visit the Illinois Department of Natural Resources' website https://dnr.illinois.gov and initiate a consultation using DNR's EcoCat online application.
- ☐ Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application.
- ☐ Disclosure of beneficiaries of land trust, if applicable.
- ☒ A copy of owner's title insurance policy commitment or deed for the subject property.
- ☐ Filing fee in the amount of $1,000 (less than 10 acres) or $2,500 (more than 10 acres); 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.

PLAN SPECIFICATIONS FOR PLANNED UNIT DEVELOPMENTS

Minimum Requirements. Every preliminary plan shall contain the following:

1. A plat of survey of the parcel or parcels of land comprising the proposed zoning lot(s). The plat shall be drawn to scale showing the actual dimensions of the proposed zoning lot, including all parcels or lots within the zoning lot. The plat shall be drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot.
2. Proof of ownership.
3. A site location map drawn to an appropriate scale showing the proposed planned unit development in relation to surrounding streets and property located within six hundred (600) feet in all directions of the development site. The map shall indicate the location, height and land use of all existing buildings and structures immediately adjacent to the development site.
4. A preliminary site plan drawn to a scale of at least one inch to one hundred (100) feet on at least eleven (11) by seventeen (17) inch paper showing:
    a. The location, ground area, height, bulk and approximate dimensions of all existing and proposed buildings and structures within the planned unit development.

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b. The use or uses to be made of such existing and proposed buildings and structures.

c. The dimensions of all perimeter setbacks and the distance between all buildings and structures.

d. The location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each building or land use type and all parking related screening and landscaping.

e. The location, height, design and illumination characteristics of all external lighting fixtures within the development.

f. The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, places of worship, school sites, public buildings or for any other public or quasi-public use.

5. Typical building elevations and schematic design presentations indicating the general architectural character of all proposed buildings and structures. The drawings need not be the result of final architectural decisions and need not be in detail.

6. A traffic circulation plan (Traffic Study) indicating the proposed movement of vehicles, goods and pedestrians within the planned unit development, and to and from adjacent streets, and the impact of the proposed planned unit development upon existing traffic patterns. Such plan shall also include an examination of the adequacy of on-site parking facilities, vehicular circulation patterns and pedestrian access and safety.

7. A drainage plan prepared by a registered engineer in the State of Illinois indicating the manner in which surface drainage will be controlled and managed, consistent with all Village and other governmental jurisdictions, regulations and requirements.

8. A utilities study prepared by a registered engineer in the State of Illinois indicating the adequacy of the utility systems serving the proposed planned unit development, including water distribution lines, sanitary sewers and stormwater drainage facilities. *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.*

9. A preliminary landscape plan prepared by a qualified professional indicating the general character of all proposed landscaping, screening and fencing, including all open space areas around buildings and structures. Said landscape plan need not be the result of final architectural decisions and need not be in detail.

10. A separate schedule setting forth any proposed exceptions to any Village regulations. The schedule shall include, but not necessarily be limited to, the regulations governing use, density, area, bulk, off-street parking and loading and signs as they apply to the zoning district or districts within which the planned unit development is to be located. This schedule shall cite by Section number each and every regulation from which an exception is sought.

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PLANNED UNIT DEVELOPMENT STANDARDS

Attach a statement indicating the manner in which the requested planned unit development supports each of the following standards:

1. Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed?
2. Will the proposed planned unit development not have the effect of endangering the public health, safety, comfort or general welfare of any portion of the community?
3. Will the proposed planned unit development not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted?
4. Will the proposed planned unit development not diminish or impair property values within the neighborhood?
5. Will the proposed planned unit development not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?
6. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities?
7. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets?
8. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses?
9. Are the areas of the proposed planned unit development which are not to be used for structures, parking and loading areas, or access ways, suitably landscaped?
10. Is the planned unit development in the specific location proposed consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan?
11. Are there benefits or amenities in the proposed planned unit development that are unique and/or which exceed the applicable zoning requirements?

SPECIAL USE STANDARDS

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

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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.
   - 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.

Lionel McEnery
Applicant or Authorized Agent

8/29/2024
Date

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

_____

_____
TRUST OFFICER

SUBSCRIBED AND SWORN TO
Before me this 29 day of August, 20 24.

Kimberly T. Farbak
A Notary Public in and for such County

OFFICIAL SEAL
KIMBERLY T FARBAK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/19/26

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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 PUD is being requested. An attached spreadsheet or list matching the template below also is permitted.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-04-476-002	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-476-003	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-476-004	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-476-005	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-476-006	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-476-007	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-476-008	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-477-001	POPGRIP LLC SERIES 1 MARIANNE KENNEFICK	812 MAGNUSON CT BARRINGTON HILLS, IL, 60010-9211
15-04-477-002	GUO, ZHIXIAN & ZHENG, JIN RU	214 RED OAK CT WEST CHICAGO, IL, 60185-5979
15-04-401-019	NORTH AURORA VILLAGE OF	25 E STATE ST NORTH AURORA, IL, 60542-1684
15-04-401-025	FIRST INDUSTRIAL INVESTMENT II LLC	1661 FEEHANVILLE DR STE 400 MOUNT PROSPECT, IL, 60056-6017
15-04-451-011	EJR ENTERPRISES INC ASBURY HEALTHCARE LLC	7040 N RIDGEWAY AVE LINCOLNWOOD, IL, 60712-2620
15-04-476-009	IRISH VENTURES TWO LLC	PO BOX 358 SUGAR GROVE, IL, 60554-0358
15-04-477-003	RIO, DOUGLAS	33W460 SHAGBARK WAYNE, IL, 60184

I, Leonard McEnery, 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.

Leonard McEnery
Applicant Signature

8/29/2024
Date

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TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS

I, _____, 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 **Date**

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TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS

I, _____, 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 **Date**

NOTICE OF PUBLIC HEARING
BEFORE THE VILLAGE OF NORTH AURORA PLAN COMMISSION
NORTH AURORA, ILLINOIS

Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tuesday, November 5, 2024 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Plan Commission to consider an application from Len McEnery aka Gas N Wash ("Applicant") to allow a Special Use for a Planned Unit Development to allow a Gas Station with Convenience Store, Drive-Thru and Car Wash at 230 South Lincolnway. The Applicant is proposing to redevelop the entire 4.76 acre property with a convenience store with two quick service restaurants with one restaurant having a drive through. The site will also include a separate long-tunnel car wash building with vacuums, a seven island auto canopy attached to the convenience store and a separate commercial diesel fueling canopy.

Property Index Number (PIN): 15-04-451-009

The Subject Property is legally described as follows:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEGIN 33 FEET WEST OF THE CENTER LINE); THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.25 FEET TO A POINT WHICH IS 470.89 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH OF SAID SECTION; THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 1194.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 57-853 RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 1999K071729 , AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003K040193) IN KANE COUNTY, ILLINOIS.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT

OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE ALONG SAID NORTHERLY LINE, NORTH 85 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 495.03 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 211.77 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.66 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 77.49 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 21.14 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.29 FEET; THENCE NORTH 05 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.10 FEET TO THE BEGINNING OF A 51.27 FOOT RADIUS NON-TANGENT CURVE TO LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 99 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 89.33 FEET (HAVING A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 78.45 FEET); THENCE NORTH 14 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 70 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 946.46 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

The address of the Applicant is 8200 185th Street Unit K Tinley Park, IL 60487. The Applicant's phone number is (708) 444 – 0117 ext. 101.

Applications have been filed by the petitioner and are known as Petition #24-13. The application for Special Use is on file at the office of the North Aurora Community Development Department and are available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-1457.

DATED: October 16, 2024

/s/ Nathan Darga
Community Development Director

legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30 p.m.

Public Hearings & Notices

NOTICE OF PUBLIC HEARING
CITY OF WEST CHICAGO

A public hearing before the City of West Chicago Plan Commission/Zoning Board of Appeals will be held on Wednesday, November 6, 2024 at 7:00 p.m. at the West Chicago City Hall, 475 Main Street, West Chicago, Illinois, to consider the following matters:

Case PC 24-15: West Chicago Elementary School District 33, has petitioned the City of West Chicago for approval of a Special Use Permit for a public elementary school, in accordance with Sections 5.5 and 9.6-4(A) of the West Chicago Zoning Code. The Special Use Permit, if approved, would formalize the property for use as a school, commonly known as Turner Elementary School, and allow improvements to the property including a bus drive with staff parking lot, a parent drop-off lane, visitor parking lot, and stormwater utilities.

The subject property is located on the west side of Ingalton Avenue, between National Street and Hawthorne Lane, commonly known as 750 Ingalton Avenue, in West Chicago, IL 60185 in the R-5 Single-Family Residence District and is legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9, DESCRIBED BY COMMENCING AT THE DIVISION CORNER IN THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3; THENCE EAST ALONG THE DIVISION LINE, 683 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 423.1 FEET MORE OR LESS TO AN OLD IRON PIPE, AT AN OLD FENCE CORNER FOR A POINT OF BEGINNING; THENCE EAST ALONG SAID OLD FENCE LINE, 796.4 FEET MORE OR LESS TO THE CENTER LINE OF SAID INGALTON AVENUE (AS FORMERLY LOCATED); THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF SAID INGALTON AVENUE (AS FORMERLY LOCATED) 438.8 FEET MORE OR LESS TO THE NORTH LINE OF THE PARK VIEW ADDITION TO WEST CHICAGO, ILLINOIS; THENCE WEST ALONG SAID NORTH LINE 904.8 FEET MORE OR LESS TO A POINT 683 FEET EAST OF THE WEST LINE OF SAID SECTION 3, THENCE NORTH PARALLEL WITH SAID WEST LINE OF SAID SECTION 3, 445.3 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS, (EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9, DESCRIBED BY COMMENCING AT THE DIVISION CORNER IN THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3; THENCE EAST ALONG SAID DIVISION LINE, 683 FEET; THENCE SOUTH PARALLEL WITH SAID SECTION LINE 423.1 FEET MORE OR LESS TO AN OLD IRON PIPE AT AN OLD FENCE CORNER; THENCE EAST ALONG SAID OLD FENCE LINE 796.4 FEET MORE OR LESS TO THE CENTER OF INGALTON AVENUE (AS FORMERLY LOCATED); THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID INGALTON AVENUE (AS FORMERLY LOCATED) 246.5 FEET MORE OR LESS TO A POINT OF BEGINNING; THENCE WEST PARALLEL WITH SAID DIVISION LINE 214.8 FEET; THENCE SOUTH AT RIGHT ANGLES WITH SAID DIVISION LINE 187.25 FEET TO THE NORTH LINE OF PARK VIEW ADDITION TO WEST CHICAGO; THENCE EAST ALONG SAID NORTH LIKE, 258.54 FEET MORE OR LESS TO THE CENTER OF INGALTON AVENUE (AS FORMERLY LOCATED); THENCE NORTHWESTERLY ALONG SAID CENTER LINE 192.3 FEET MORE OR LESS TO THE POINT OF BEGINNING).

PIN 04-03-100-033

Case PC 24-16: West Chicago Elementary School District 33, has petitioned the City of West Chicago for approval of a Special Use Permit for a public elementary school, in accordance with Sections 5.5 and 9.6-4(A) of the West Chicago Zoning Code. The Special Use Permit, if approved, would formalize the property for use as a school, commonly known as Leman Middle School, and allow improvements to the property including a new parking lot and stormwater utilities.

The subject property is bounded by Hazel Street to the north, Bishop Street to the east, Forest Avenue to the south, and Joliet Street to the west, commonly known as 238 East Hazel Street, in West Chicago, IL 60185 in the R-5 Single-Family Residence District and is legally described as follows:

PARCEL 1:
LOT 1 IN SCHOOL DISTRICT NO. 33 ASSESSMENT PLAT (EXCEPT THAT PART DEDICATED TO ROADWAY), BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 2 IN GLENN MILLER'S ASSESSMENT PLAT EXCEPT THAT PART OF LOT 2 LYING EAST OF THE EAST LINE OF LOT 1 AND SAID LOT 1 EXTENDED SOUTH TO THE SOUTH LINE OF SAID LOT 2, BEING A RE-SUBDIVISION OF LOT 3 (EXCEPT THE WEST 173.0 FEET, MEASURED FROM THE CENTER LINE OF JOLIET STREET, OF THE NORTH 6.0 FEET THEREOF) IN STUART'S ASSESSMENT PLAT OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID GLEN MILLER'S ASSESSMENT PLAT RECORDED SEPTEMBER 24, 1957 AS DOCUMENT 857502, IN DUPAGE COUNTY, ILLINOIS.

PIN 04-10-03-220-025; 04-10-322-009; 04-10-322-008

Case PC 24-17: West Chicago Elementary School District 33, has petitioned the City of West Chicago for approval of a Zoning Map Amendment and Special Use Permit for a public elementary school, in accordance with Sections 5.5, 5.6, and 9.6-4(A) of the West Chicago Zoning Code. The Zoning Map Amendment and Special Use Permit, if approved, would rezone the property from ER-1 Estate Residence to R-5 Single-Family Residence and would formalize the property for use as a school, commonly known as Pioneer Elementary School, and allow improvements to the property including a new bus lane, parent drop-off lane, a front entrance canopy, and stormwater utilities.

The subject property is located at the northeast corner of Kenwood Avenue and Brown Street, commonly known as 615 Kenwood Avenue, in West Chicago, IL 60185 in the ER-1 Estate Residence District and is legally described as follows:

THAT PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF BLOCK 8 OF ALTA VISTA GARDENS, A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 RECORDED JUNE 8, 1927, AS DOCUMENT 237267, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 8, 260.0 FEET TO THE WEST LINE OF LYMAN STREET; THENCE NORTH ALONG SAID WEST LINE 8.0 FEET, MORE OR LESS TO THE NORTH LINE, IF EXTENDED WEST, OF BLOCK 6 OF THE SECOND ADDITION TO WESTSHIRE GARDENS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 9 RECORDED OCTOBER 20, 1926, AS DOCUMENT 223494; THENCE EAST ALONG SAID NORTH LINE AND NORTH LINE EXTENDED, 426.2 FEET TO THE WEST LINE OF PEARL STREET;THENCE SOUTH ALONG SAID WEST LINE 643.28 FEET TO THE CENTER OF BROWN STREET; THENCE WEST ALONG SAID NORTH LINE 350.0 FEET TO THE EAST LINE OF LYMAN STREET, THENCE NORTH 25 FEET TO THE SOUTHWEST CORNER OF BLOCK 7 OF SAID SECOND ADDITION TO WESTSHIRE GARDENS; THENCE NORTHWESTERLY 76.6 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID BLOCK 8 OF ALTA VISTA GARDENS; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 8, 260.0 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 8, 602.7 FEET TO THE PLACE OF BEGINNING, IN DUPAGE, COUNTY, ILLINOIS.

PIN 04-09-402-002

All interested persons are invited to attend said hearing and be heard. Written comments will be accepted at the hearing. Written comments may be submitted prior to the hearing to the Community Development Department, 475 Main Street, West Chicago, Illinois 60185, or by email to jsterrett@westchicago.org, or call (630) 293-2247. Interested persons may also visit the Community Development Department at City Hall Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. to examine a copy of the applications and plans. This notice is being published by order of the Chairman of the City of West Chicago Plan Commission. Questions related to the request should be directed to John Sterrett, City Planner, at 630-293-2247.

John H Sterrett
City Planner
Published in Daily Herald October 21, 2024 (265176)

LEGAL NOTICE
NOTICE OF ORDINANCE NO: 24-21

PREVAILING WAGE RATES TAKE NOTICE that the Corporate Authorities of the Village of Campton Hills of Campton Hills, IL pursuant to "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, county, city or any public body or any political subdivision or by anyone under contract for public works," approved October 15, 2024, as amended, has determined on, and as effective from October 15, 2024, that the general prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in the construction of public works coming under the jurisdiction of the Village of Campton Hills is the same as determined by the Department of Labor of the State of Illinois for Kane County as of October 15, 2024. A copy of the full Ordinance and the Department of Labor determination is available for inspection by any interested party in the main office of the Village of Campton Hills, 40W270 LaFox Rd Ste B, Campton Hills IL 60175), and to any employer; association of employers and any person of employee or association of employees who have filed, or file their names and addresses, requesting copies of the same. Name/address/county

By: Tracy Johnson, Village Clerk
Published in Daily Herald Oct. 21, 2024 (265235)

PUBLIC NOTICE OF APPLICATION BEFORE THE GLEN ELLYN ARCHITECTURAL APPEARANCE COMMISSION

An application has been received by the Architectural Appearance Commission to consider the property at 515 Crescent Blvd for the construction of an exterior wall mounted walk-up Automatic Teller Machine (ATM).

Since this project affects the C5B Commercial District and will be located within the Glen Ellyn Downtown, notice is being given to the general public in advance of the Commission meeting on **Wednesday, November 13, 2024 at 7:00pm** in the third floor meeting room of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject property is legally described as follows:

LOT 1 AND THAT PART OF LOT 2 LYING EAST OF A LINE 100 FEET WEST OF AND PARALLEL TO THE WEST LINE OF MAIN STREET, ALL IN BLACK 8 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052 IN DU PAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-11-316-005

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Administration Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to Anabel Pederson, Associate Planner, 630-547-5246.

Individuals with disabilities who plan to attend the hearing and who require accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are encouraged to contact the Village 24 hours in advance of the meeting.

Published in Daily Herald October 21, 2024 (264940)

Public Hearings & Notices

NOTICE OF PUBLIC HEARING
ESTABLISHMENT OF
SPECIAL SERVICE AREA NUMBER NINETEEN
IN THE VILLAGE OF VOLO FOR MAINTENANCE
(Oaks of Volo)

Notice is hereby given that the President and Board of Trustees (the "*Village Board*") of the Village of Volo (the "*Village*"), will hold a public hearing on Tuesday, November 5, 2024
at 5:55 p.m., in the Board Room of Village Hall, located at 500 S. Fish Lake Road, Volo, IL 60073, for the purpose of considering the establishment of Village of Volo Special Service Area Number Nineteen (the "*Proposed SSA*"), which Proposed SSA would include the following described territory (the "*SSA Territory*"):

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 661.40 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 47 SECONDS EAST, 506.10 FEET TO A POINT DESCRIBED AS BEING THE CENTERLINE OF MOLIDOR ROAD, SAID POINT BEING THE PLACE OF BEGINNING; THENCE SOUTH 66 DEGREES 06 MINUTES 19 SECONDS WEST, 609.05 FEET TO THE EAST LINE OF U.S. ROUTE 12 (STATE HIGHWAY 59), HERETOFORE DEDICATED FOR THE PURPOSES OF A PUBLIC HIGHWAY ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED APRIL 17, 1956 AS DOCUMENT NO. 904736; (THE FOLLOWING 3 COURSES ARE ALONG SAID EAST LINE) THENCE NORTH 00 DEGREES 02 MINUTES 28 SECONDS EAST, 28.93 FEET; THENCE NORTH 35 DEGREES 47 MINUTES 31 SECONDS WEST, 75.60 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 28 SECONDS EAST, 1533.06 FEET TO A POINT 769.38 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 (AS MEASURED ALONG SAID EAST LINE OF U.S. ROUTE 12); THENCE SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST, 2.08 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 28 SECONDS EAST, 24.29 FEET; THENCE SOUTH 05 DEGREES 51 MINUTES 29 SECONDS EAST, 85.33 FEET; THENCE SOUTH 57 DEGREES 12 MINUTES 21 SECONDS EAST, 88.23 FEET; THENCE NORTH 80 DEGREES 00 MINUTES 09 SECONDS EAST, 44.30 FEET; THENCE SOUTH 85 DEGREES 56 MINUTES 04 SECONDS EAST, 28.38 FEET; THENCE SOUTH 33 DEGREES 42 MINUTES 38 SECONDS EAST, 23.24 FEET; THENCE SOUTH 15 DEGREES 47 MINUTES 44 SECONDS EAST, 49.77 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 59 SECONDS WEST, 39.91 FEET; THENCE SOUTH 08 DEGREES 02 MINUTES 45 SECONDS EAST, 41.17 FEET; THENCE SOUTH 14 DEGREES 28 MINUTES 22 SECONDS WEST, 45.97 FEET; THENCE SOUTH 07 DEGREES 08 MINUTES 46 SECONDS EAST, 87.72 FEET; THENCE SOUTH 17 DEGREES 26 MINUTES 14 SECONDS EAST, 65.33 FEET; THENCE SOUTH 62 DEGREES 31 MINUTES 56 SECONDS EAST, 50.84 FEET; THENCE NORTH 77 DEGREES 57 MINUTES 21 SECONDS EAST, 75.17 FEET; THENCE SOUTH 51 DEGREES 25 MINUTES 44 SECONDS EAST, 68.08 FEET; THENCE NORTH 65 DEGREES 00 MINUTES 27 SECONDS EAST, 82.10 FEET; THENCE NORTH 50 DEGREES 34 MINUTES 29 SECONDS EAST, 163.26 FEET; THENCE NORTH 42 DEGREES 04 MINUTES 29 SECONDS EAST, 100.29 FEET; THENCE NORTH 51 DEGREES 21 MINUTES 32 SECONDS EAST, 128.82 FEET; THENCE NORTH 37 DEGREES 31 MINUTES 24 SECONDS EAST, 193.29 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 34 SECONDS EAST, 405.63 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 44 SECONDS EAST, 218.97 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 34 SECONDS WEST, 35.68 FEET; THENCE SOUTH 07 DEGREES 31 MINUTES 35 SECONDS EAST, 120.23 FEET; THENCE SOUTH 12 DEGREES 16 MINUTES 56 SECONDS EAST, 55.84 FEET; THENCE SOUTH 24 DEGREES 36 MINUTES 41 SECONDS EAST, 275.88 FEET TO A POINT ON A NON-TANGENT CURVED LINE CONCAVE SOUTH AND HAVING A RADIUS OF 1000/00 FEET; THENCE WESTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 100.22 FEET (101.37' MEASURED), (THE CHORD TO SAID ARC BEARS SOUTH 69 DEGREES 18 (20 MEASURED) MINUTES 39 SECONDS WEST, 100.18 FEET (101.33' MEASURED); THENCE SOUTH 66 DEGREES 26 MINUTES 24 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE AT THE LAST DESCRIBED POINT, 654.02 FEET (652.47' MEASURED); THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST, 7.45 FEET (8.52' MEASURED) TO THE PLACE OF BEGINNING, (EXCEPT THAT PART FALLING IN MOLIDOR ROAD) IN LAKE COUNTY, ILLINOIS.

The SSA Territory consists of approximately 27.13 acres, more or less, and is generally situated at the northeast corner of US Route 12 and Molidor Road in the Village of Volo.

The purpose of this public hearing is to consider establishing the Proposed SSA to provide special services relating to the maintenance of common areas and facilities within the SSA Territory including the following: maintenance of retention/detention areas and stormwater management facilities within the SSA Territory and maintenance of the common areas, common area landscaping, and open space within the SSA Territory (collectively, the "*Special Services*").

The Special Services will be the primary obligation of the property owners' association to be established in connection with the development of the SSA Territory (the "*Association*"). The Village will only levy SSA taxes to finance the Special Services in the event that: (i) the Association fails to perform the Special Services adequately; (ii) the Village notifies the Association of its intent to undertake the Special Services; (iii) the Village incurs costs in connection with the provision of the Special Services; and (iv) the Association fails to reimburse the Village for such costs in a timely manner.

In the event that the Village levies SSA taxes pursuant to the Proposed SSA, the Village proposes to levy such taxes upon the individual developable parcels within the SSA Territory on an ad valorum basis in an amount sufficient to produce revenues required to provide the Special Services, but in no event shall the rate of such taxes exceed 1.0% of the equalized assessed valuation of the SSA Territory. The proposed amount of the tax levy for the Special Services for the initial year of the Proposed SSA is $0.00.

The funds from any tax levy pursuant to the Proposed SSA will be used by the Village to provide the Special Services, or to reimburse the Village for costs the Village incurred in providing the Special Services. No maximum number of years will be established for the Proposed SSA; the Proposed SSA will have a perpetual duration. No bonds will be issued in connection with the Proposed SSA.

At the public hearing, the Village Board will consider the creation of the Proposed SSA, the SSA Territory, the Special Services, the SSA tax levy with a proposed maximum rate of 1.0%, the proposed perpetual duration of the Proposed SSA, and any other matters relevant to the Proposed SSA.

All interested persons, including all persons owning taxable real property within the SSA Territory, will be given an opportunity to be heard at the hearing regarding the Proposed SSA and maters relating to the Proposed SSA, described in this notice, as well as an opportunity to file objections in writing with the Village Clerk at Village Hall to establishment of the Proposed SSA, or any other matters described in this notice. The public hearing may be adjourned to another date by the Village Board without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening.

If a petition signed by at least 51% of the electors residing within the SSA Territory and at least 51% of the owners of record of properties within the SSA Territory is filed with the Village Clerk within sixty (60) days after the final adjournment of the public hearing objecting to the establishment of the Proposed SSA or the levy and imposition of the SSA taxes as described herein, then the Proposed SSA shall not be established and said SSA taxes shall not be levied or imposed.

Dated: October 21, 2024
Colleen Huhn
Village Clerk
Village of Volo
Published in Daily Herald October 21, 2024 (265173)

PUBLIC HEARING NOTICE

NOTICE IS HEREBY given that the Roselle Planning & Zoning Commission will hold Public Hearing PZ 24-1130 on Tuesday, November 5, 2024. The Planning & Zoning Commission will meet at 7:00 pm at the Roselle Village Hall, 31 S. Prospect Street, Roselle, Illinois to consider the petition of Andriana Diakiv dba Contrast Art Studio for a special use permit for a commercial/trade school (art school) in the B-2 Zoning District (Table of Permitted Uses in Article 3: Table 3.2). The subject property is commonly known as 745 E. Nerge Road, Roselle, IL, 60172. PIN: 07-35-316-002-0000. The property is generally located at the southwest corner of Plum Grove Road and Nerge Road. The subject unit is approximately 690 square feet and is zoned B-2 Convenience Shopping Center District.

Persons having questions or seeking additional information may contact the Community Development Department, Village of Roselle, (630) 671-2806. At the public hearing, anyone wishing to make a public statement will be encouraged to do so. Written comments may be submitted to the Commission prior to the public hearing at cbricks@roselle.il.us. A copy of the application is available by contacting the Village Planner at cbricks@roselle.il.us or (630) 671-2806.

By Order of the Chairperson of the Roselle Planning & Zoning Commission
Hiren Patel, Chairperson
Published in Daily Herald Oct. 21, 2024 (264795)

NOTICE OF PUBLIC HEARING
BEFORE THE VILLAGE OF NORTH AURORA
PLAN COMMISSION
NORTH AURORA, ILLINOIS

Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tuesday, November 5, 2024 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Plan Commission to consider an application from Clover Communities North Aurora LLC "Applicant" to allow a Special Use for a Planned Unit Development (PUD) Amendment to Towne Center regarding Residential Uses. The Applicant is proposing a senior (55 and older) apartments independent living facility on the vacant property directly east of 1851 Orchard Gateway Blvd (Riverfront Ram) and directly north of 1600 Orchard Gateway Blvd (JCPenney). The 5.45 acre property would be improved with a single four story, 124 unit building with detached garages. The entitlement process requires an amendment to the Towne Center PUD to allow residential uses on certain properties within the PUD. The total acreage for the proposed residential area is approximately 11.34 acres.

Property Index Numbers (PIN): 15-06-426-003 and 15-06-401-004

The Subject Property is legally described as follows:

LOTS 2 AND 3 OF THE FIRST RESUBDIVISION OF LOT 16 OF NORTH AURORA TOWNE CENTRE IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE DOCUMENT THEREOF RECORDED MARCH 22, 2006, AS DOCUMENT NO. 2006K031047.

The address of the Applicant is 348 Harris Hill Rd, Williamsville, NY 14221. The Applicant's phone number is (314) 210 - 2110.

Applications have been filed by the petitioner and are known as Petition #24-07. The application for Special Use is on file at the office of the North Aurora Community Development Department and are available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-1457.

DATED: October 16, 2024
/s/ Nathan Darga
Community Development Director
Published in Daily Herald October 21, 2024 (265175)

Public Hearings & Notices

LEGAL NOTICE

EARLY VOTING

NOTICE IS HEREBY GIVEN that Early Voting for the November 5, 2024, General Election will commence at the County Clerk's Office in Waukegan, 18 N. County St. in the main lobby; starting on Thursday, September 26th and concluding on Friday, October 18th with operating hours of Monday through Friday 9 a.m. to 5 p.m. Early Voting will extend to the additional **eighteen** sites in Lake County starting Monday, October 21st through Monday, November 4th; per the specified locations, dates, and hours listed in this notice.

Grace Period Registration and voting will be offered at all Early Voting locations. Registered voters may access LakeVoterPower.Info, for information on their local Early Voting site. Each Early Voting site serves all Lake County voters.

For additional election information, please visit LakeCountyClerk.Info, and LakeVoterPower.Info, for all personalized voter information. Contact us by dialing 847-377-2410, or email Elections@lakecountyil.gov.

Dated: September 23, 2024
/s/ Anthony Vega
Lake County Clerk

EACH EARLY VOTING SITE SERVES ALL LAKE COUNTY VOTERS

September 26 – October 18
Lake County Main Courthouse Lobby
18 N. County St., Waukegan
Mon – Fri: 9 a.m. to 5 p.m.

October 21 – November 2
Mon-Fri: 9 a.m. to 5 p.m. Sat: 9 a.m. to 2 p.m. Sun: Closed

Community High School District 117
1625 Deep Lake Rd., Lake Villa

Deerspring Pool
200 Deerfield Rd., Deerfield

Fremont Township Office
22385 W. Route 60, Mundelein

Grant Township Center
26725 W. Molidor Rd., Ingleside

Gurnee Village Hall
325 N. O'Plaine Rd., Gurnee

Lake Barrington Village Hall
23860 N. Old Barrington Rd., Lake Barrington

Lake County Central Permit Facility
500 W. Winchester Rd., Libertyville

Lake Forest City Hall
220 E. Deerpath Rd., Lake Forest

Wauconda Township Office
505 W. Bonner Rd., Wauconda

William E. Peterson Park
16652 N. Buffalo Grove Rd., Prairie View

Zion City Hall
2828 Sheridan Rd., Zion

EARLY VOTING SITES WITH EXTENDED HOURS

October 21 – October 27
Mon – Fri: 9 a.m. to 5 p.m.
Sat: 9 a.m. to 2 p.m.
Sun: 10 a.m. to 4 p.m.

October 28 – November 3
Mon – Fri: 9 a.m. to 7 p.m.
Sat: 9 a.m. to 4 p.m.
Sun: 9 a.m. to 4 p.m.

November 4
Mon: 9 a.m. to 7 p.m.

Avon Township
433 E. Washington St., Round Lake Park

Ela Area Public Library
275 Mohawk Trail, Lake Zurich

Highwood Library & Community Center
102 Highwood Ave., Highwood

***Jane Addams Center/Bowen Park**
95 Jack Benny Dr., Waukegan

Lake County Main Courthouse Lobby
18 N. County St., Waukegan

Mundelein H.S. West District Office
1500 W. Hawley St., Mundelein

North Chicago City Hall
1850 Lewis Ave., North Chicago

*Early Voting **CLOSES** at 11 a.m. on Saturday, October 26, **ONLY** at Jane Addams Center/Bowen Park.

Early Voting will be available at the Lake County Adult Corrections Facility for pretrial detainees only on October 29th from 9 a.m. to 5 p.m.

Published in Daily Herald September 23, 30, October 7, 14, 21, 28, November 4, 2024 (259819)

State of Illinois)
Counties of Cook and Kane) SS
Village of East Dundee)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning, Zoning, and Historic Commission of the Village of East Dundee will hold a public hearing on November 7, 2024, at 6:30 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

1. A request for a Special Use for twenty-four hour per day operation of outside vehicle parking and storage as described in Section 157.065(A)(1)(o)(1) of the East Dundee zoning code for the property located at 900 Christina Drive, East Dundee IL, 60118 in the M-1 Manufacturing District.
2. A variance requesting relief from Section 157.147(B)(2) requiring that no driveway across public property shall have a width exceeding 24 feet, exclusive of curb returns located at 900 Christina Drive, East Dundee IL, 60118 in the M-1 Manufacturing District.
3. A variance requesting relief from Section 157.149(B) requiring surfacing for all open off-street parking areas shall be improved with a compacted macadam base, or equal, not less than four inches thick surfaced with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material as approved by the village located at 900 Christina Drive, East Dundee IL, 60118 in the M-1 Manufacturing District.
4. A variance requesting relief from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces shall be effectively screened on each side adjoining or fronting on any residential or institutional property by a wall or fence not less than five feet high or more than six feet high, or a densely-planted compact hedge not less than five feet in height; and wheelstops of masonry, steel, or heavy timber, shall be placed not nearer than five feet from the street line in districts where a front yard is not required or from side lot lines located at 900 Chrsitina Drive, East Dundee IL, 60118 in the M-1 Manufacturing District.
5. A variance requesting relief from Section 157.149(D) requiring lighting that illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees located at 900 Christina Drive, East Dundee IL, 60118 in the M-1 Manufacturing District.

PINs:
03-24-378-006; 03-25-126-003

Legal Description:
THAT PART OF LOT 5 IN TERRA PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 2007 AS DOCUMENT NUMBER 2007K124883, TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 24, AS AFOREMENTIONED, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF DUNDEE TOWNSHIP CEMETERY PER DOCUMENT NUMBER 366360, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF DUNDEE TOWNSHIP CEMETARY PER DOCUMENT NUMBER 366360 AND 802497, A DISTANCE OF 420.00 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 13 SECONDS EAST, 2048.80 FEET; THENCE SOUTH 14 DEGREES 03 MINUTES 13 SECONDS WEST, 360.20 FEET TO A POINT ON THE NORTHWESTERLY LINE OF CHRISTINA DRIVE, ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED JANUARY 17, 2013 AS DOCUMENT NUMBER 2013K004617; THENCE SOUTHWESTERLY ALONG THE CURVED NORTHWESTERLY LINE OF SAID CHRISTINA DRIVE, BEING THE ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 539.50 FEET, AN ARC DISTANCE ON 69.09 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 31 DEGREES 54 MINUTES 06 SECONDS WEST AND MEASURES 69.04 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 28 DEGREES 13 MINUTES 59 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF CHRISTINA DRIVE, 390.15 FEET; THENCE SOUTH 61 DEGREES 47 MINUTES 21 SECONDS EAST ALONG A SOUTHWESTERLY LINE OF SAID CHRISTINA DRIVE, 7.00 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF CHRISTINA DRIVE AS DEDICATED ON THE AFORESID PLAT OF TERRA BUSINESS PARK SUBDIVISION; THENCE SOUTH 28 DEGREES 13 MINUTES 59 SECONDS WEST ALONG SAID NORTHWESTERLY OF CHRISTINA DRIVE, SAID LINE ALSO BEING A SOUTHEASTERLY LINE OF LOT 5 IN SAID SUBDIVISION, 72.05 FEET; THENCE NORTH 61 DEGREES 46 MINUTES 01 SECONDS WEST, 1105.48 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, 734.90 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118, or via email at *FBottalico@eastdundee.net*, or by phone at (224) 293-7102.

Published in Daily Herald October 21, 2024 (265195)

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Public Hearings & Notices

NOTICE OF PUBLIC HEARING
BEFORE THE VILLAGE OF NORTH AURORA
PLAN COMMISSION
NORTH AURORA, ILLINOIS

Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tuesday, November 5, 2024 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Plan Commission to consider an application from Len McEnery aka Gas N Wash ("Applicant") to allow a Special Use for a Planned Unit Development to allow a Gas Station with Convenience Store, Drive-Thru and Car Wash at 230 South Lincolnway. The Applicant is proposing to redevelop the entire 4.76 acre property with a convenience store with two quick service restaurants with one restaurant having a drive through. The site will also include a separate long-tunnel car wash building with vacuums, a seven island auto canopy attached to the convenience store and a separate commercial diesel fueling canopy.

Property Index Number (PIN): 15-04-451-009

The Subject Property is legally described as follows:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEGIN 33 FEET WEST OF THE CENTER LINE); THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.25 FEET TO A POINT WHICH IS 470.89 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH OF SAID SECTION; THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 1194.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 57-853 RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 1999K071729 , AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003K040193) IN KANE COUNTY, ILLINOIS.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH,
RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT
OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE ALONG SAID NORTHERLY LINE, NORTH 85 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 495.03 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 211.77 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.66 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 77.49 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 21.14 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.29 FEET; THENCE NORTH 05 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.10 FEET TO THE BEGINNING OF A 51.27 FOOT RADIUS NON-TANGENT CURVE TO LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 99 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 89.33 FEET (HAVING A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 78.45 FEET); THENCE NORTH 14 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 70 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 946.46 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

The address of the Applicant is 8200 185th Street Unit K Tinley Park, IL 60487. The Applicant's phone number is (708) 444 – 0117 ext. 101.

Applications have been filed by the petitioner and are known as Petition #24-13. The application for Special Use is on file at the office of the North Aurora Community Development Department and are available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-1457.

DATED: October 16, 2024
/s/ Nathan Darga
Community Development Director
Published in Daily Herald October 21, 2024 (265174)

NOTICE OF PUBLIC HEARING
CITY OF WEST CHICAGO

A public hearing before the City of West Chicago Plan Commission/Zoning Board of Appeals will be held on Wednesday, November 6, 2024 at 7:00 p.m. at the West Chicago City Hall, 475 Main Street, West Chicago, Illinois, to consider the following matter:

Case PC 24-19: Habitat for Humanity, 1600 E Roosevelt Road, Wheaton, IL 60187, has petitioned the City of West Chicago for approval of a Zoning Map Amendment, in accordance with Section 5.6 of the West Chicago Zoning Code. The Zoning Map Amendment, if approved, would rezone the property from R-5 Single-Family Residence District to R-6 Multiple-Family Residence District.

The subject property is located on the north side of Main Street, approximately 1,000 feet east of Neltnor Boulevard, at the northwest corner of Woodland Court and Main Street, in the R-5 Single-Family Residence District, and is legally described as follows:

LOTS 1, 2, 3, 4, 5, 6, AND 7 IN WOODLAND RIDGE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN(S): 04-10-202-059; 04-10-202-060; 04-10-202-061; 04-10-202-062; 04-10-202-063; 04-10-202-064; 04-10-202-065;

All interested persons are invited to attend said hearing and be heard. Written comments will be accepted at the hearing. Written comments may be submitted prior to the hearing to the Community Development Department, 475 Main Street, West Chicago, Illinois 60185, or by email to jsterrett@westchicago.org, or call (630) 293-2247. Interested persons may also visit the Community Development Department at City Hall Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. to examine a copy of the application and plans. This notice is being published by order of the Chairman of the City of West Chicago Plan Commission. Questions related to the request should be directed to John Sterrett, City Planner, at 630-293-2247.

John H Sterrett
City Planner
Published in Daily Herald October 21, 2024 (265176)

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING: - Notice is hereby given that a Public Hearing will be held by the Historic Preservation and Design Review Board of the Village of Downers Grove at 7:00 p.m. on Wednesday, November 13th, 2024 in the Civic Center Council Chambers, 850 Curtiss Street, Downers Grove, IL.

The purpose of the public hearing is to consider File 24-HLA-0002, a petition seeking a Historic Landmark Designation for the property commonly known as 1129 Curtiss Street, Downers Grove, IL (PIN 09-08-305-005). The property is located on the south side of Curtiss Street, approximately 340 feet southeast of the intersection of Carpenter Street and Curtiss Street. All interested parties should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time with no further public notice.

Any questions, please contact the Community Development Department at 630.434.6892. Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should call 630-434-5550 prior to the meeting. Historic Preservation and Design Review Board, Amy Gassen, Chairperson. Published in the Daily Herald.

24-HLA-0002; 1129 Curtiss Street
Published in Daily Herald October 21, 2024 (265285)

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LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEGIN 33 FEET WEST OF THE CENTER LINE); THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.25 FEET TO A POINT WHICH IS 470.89 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH OF SAID SECTION; THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 1194.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 57-853 RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 1999K071729 , AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003K040193) IN KANE COUNTY, ILLINOIS.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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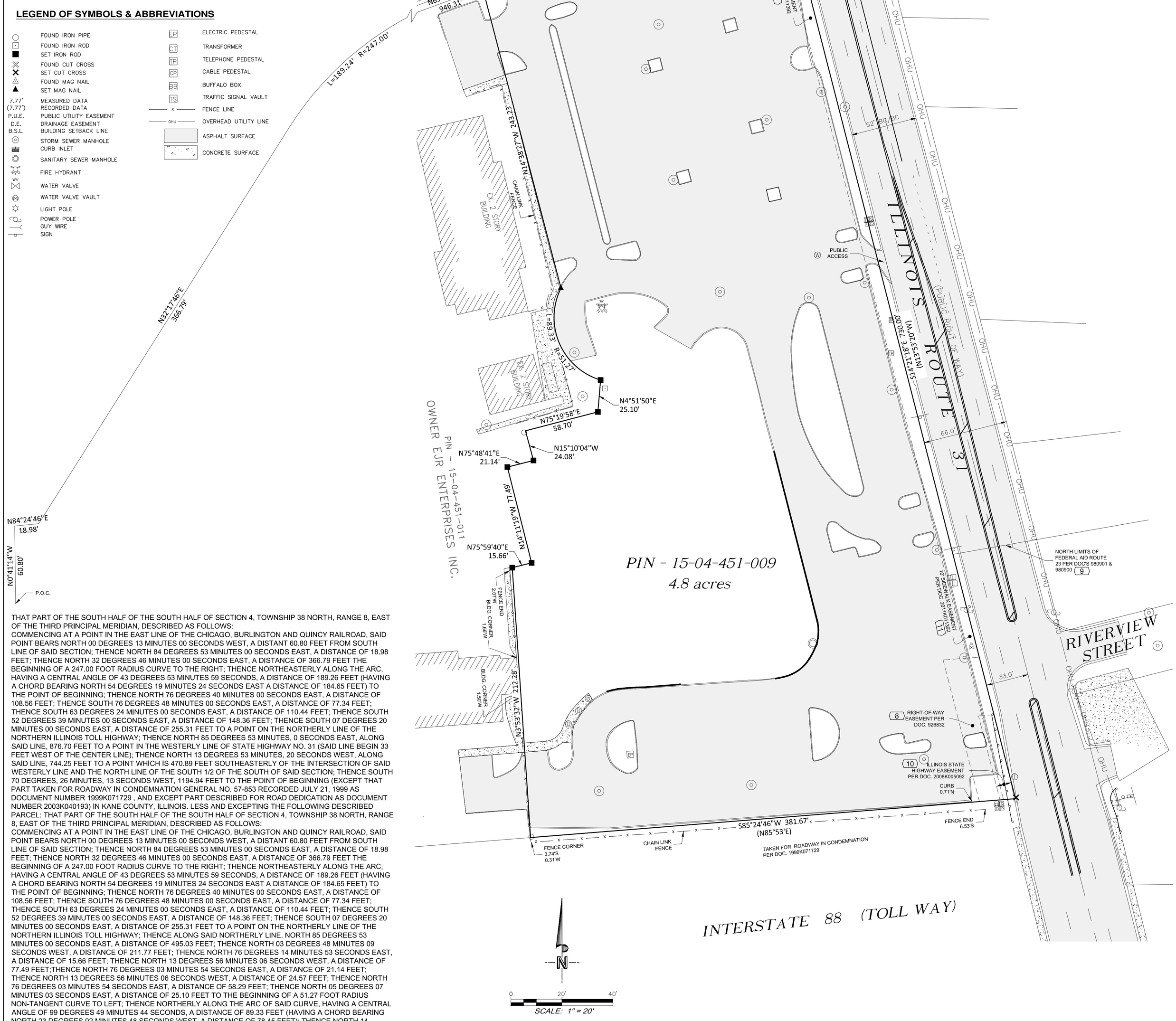
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP

AURORA, IL

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON ROD
- FOUND CUT CROSS
- SET CUT CROSS
- FOUND MAG NAIL
- SET MAG NAIL
- 7.77' MEASURED DATA
- (7.77') RECORDED DATA
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- STORM SEWER MANHOLE
- CURB INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WV WATER VALVE
- WATER VALVE VAULT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- SIGN
- EP ELECTRIC PEDESTAL
- CT TRANSFORMER
- TP TELEPHONE PEDESTAL
- CP CABLE PEDESTAL
- BB BUFFALO BOX
- TS TRAFFIC SIGNAL VAULT
- x FENCE LINE
- OHU OVERHEAD UTILITY LINE
- ASPHALT SURFACE
- CONCRETE SURFACE



THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEGIN 33 FEET WEST OF THE CENTER LINE); THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.25 FEET TO A POINT WHICH IS 470.89 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH OF SAID SECTION; THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 1194.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 57-853 RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 1999K071729 , AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003K040193) IN KANE COUNTY, ILLINOIS. LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE ALONG SAID NORTHERLY LINE, NORTH 85 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 495.03 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 211.77 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.66 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 77.49 FEET;THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 21.14 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.29 FEET; THENCE NORTH 05 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.10 FEET TO THE BEGINNING OF A 51.27 FOOT RADIUS NON-TANGENT CURVE TO LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 99 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 89.33 FEET (HAVING A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 78.45 FEET); THENCE NORTH 14 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 70 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 946.46 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

GENERAL NOTES

1. *Basis of bearing is referenced from Illinois East State Plane Coordinates on N.A.D.83 (2011 Adjustment). All measurements shown hereon are express in feet and decimal parts thereof.*
2. *Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.*
3. *This professional service conforms to the current Illinois Minimum Standards for Boundary Survey.*
4. *No striping or clearly identifiable parking spaces were observed during field work. (Table A Item 9).*
5. *There was no evidence of recent earth moving work observed in the process of conducting field work. No evidence of recent building construction or building additions was observed. (Table A Item 16)*
6. *No proposed changes in street right of way lines was made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting field work. (Table A Item 17)*
7. *No plottable offsite easements disclosed in documents provided or obtained by the surveyor. (Table A Item 18)*

NOTES CORRESPONDING TO SCHEULE "B", PART II

NO DOCUMENT SEARCH WAS PERFORMED BY THE SURVEYOR. ANY INFORMATION SUCH AS DEEDS, EASEMENTS, DEDICATIONS, UNDERLYING RESTRICTIONS AND OTHER MATTERS OF RECORD SHOWN ON THIS SURVEY IS REFERENCED FROM TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. FCHI2400292LD WITH AN EFFECTIVE DATE OF APRIL 15, 2024.

8. INTEREST OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS UNDER QUIT CLAIM DEED FROM THE ILLINOIS STATE TOLL HIGHWAY COMMISSION RECORDED AUGUST 15, 1960 AS DOCUMENT 926832 CONVEYING PARCEL NO. E-1A-221. 1 PERMANENT RIGHT OF WAY EASEMENT - AREA 0.065 ACRES DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRDPERMANENT EASEMENT IN FAVOR OF THE ILLINOIS STATE HIGHWAY AUTHORITY RECORDED JANUARY 18, 2008 AS DOCUMENT NO. 2008K005092. PLOTTED AND SHOWN HEREON
9. ROUTE LOCATION DECISION AND ORDER ESTABLISHING A FREEWAY EACH MADE BY STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, EACH DATED JUNE 18, 1962 AND RECORDED JUNE 22, 1962 RESPECTIVELY AS DOCUMENTS 980901 AND 980900 ESTABLISHING A FREEWAY OVER THAT PART OF FEDERAL AID ROUTE 23 ADJOINING THE LAND ON THE EAST, LYING SOUTHERLY OF A POINT APPROXIMATE 220 FEET NORTHERLY OF THE NORTH ABUTMENT OF THE GRADE SEPARATION OVER THE EAST-WEST TOLLWAY, LIMITING THE ACCESS TO SAID FEDERAL AID ROUTE 23 FROM SAID PREMISES. PLOTTED AND SHOWN HEREON
10. PERMANENT EASEMENT IN FAVOR OF THE ILLINOIS STATE HIGHWAY AUTHORITY RECORDED JANUARY 18, 2008 AS DOCUMENT NO. 2008K005092. PLOTTED AND SHOWN HEREON
11. PLAT OF EASEMENT TO THE VILLAGE OF NORTH AURORA FOR A PUBLIC SIDEWALK RECORDED FEBRUARY 15, 2011 AS DOCUMENT NO. 2011K011392, THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN. PLOTTED AND SHOWN HEREON
12. CABLE TELEVISION INSTALLATION AGREEMENT DATED JULY 27, 1992 AND RECORDED AUGUST 31, 1992 AS DOCUMENT 92K61169
13. VILLAGE OF NORTH AURORA, ORDINANCE NO. 21-07-19-07 RECORDED JULY 30, 2021 AS DOCUMENT NO. 2021K058395,

SURVEYOR'S CERTIFICATE

TO: LEONARD MCENERY, OR HIS DESIGNATED ASSIGNEE: 230 AIRPORT RD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on January 9, 2024.

DATED: ***PRO FORMA***, 2024.

NOT A CERTIFIED DOCUMENT

Jonathan C. Cross
Illinois Professional Land Surveyor #035.003880
License Expires November 30, 2024

PROFESSIONAL LAND SURVEYOR
JONATHAN C. CROSS
035.003880
BRADLEY
ILLINOIS
STATE OF ILLINOIS

GAS N WASH
230 AIRPORT ROAD
AURORA, ILLINOIS 60542
PH: 708-805-2525
EMAIL: LENMCENERY@AOL.COM

ALTA/NSPS LAND TITLE SURVEY

PLAT REVISIONS

DATE	BY	DESCRIPTION

MG2A CIVIL ENGINEERING LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.001808
P. 815-939-4921 www.mg2a.com F. 815-939-9810
240 N. INDUSTRIAL DRIVE | BRADLEY, IL. 60915

© 2024 M.GINGERICH, GEREAUX & ASSOCIATES

24-147

SB: ## PG: ##
FIELDED BY: RPT
DRAFTED BY: NIB

SHEET NO.
1 OF 1

X:\Projects\2024\24-147 - NWC Route 31 and I-88 North Aurora - Gas N Wash\DWG\0-Survey\24-147 ALTA.dwg, Survey

Narrative

Lenny's Gas N Wash

This narrative is in regards to the Gas N Wash proposed project at 230 S Lincolnway, North Aurora, IL. This development is approximately 4.16 acres of currently vacant land. The proposed development will offer the following:

- 8,065 sf convenience store that has (2) quick serve restaurants (QSR). One of the QSR's has a drive thru.
- 4,900 sf express, long-tunnel carwash. This type of express carwash is high quality, low cost, efficient and convenient, which has led to a change in consumer preference, from competing full-service and self-service carwashes.
- Auto Canopy: 7 island inline style.
- CFL (Commercial Fueling Lane) Canopy: 2 lanes

The convenience store will be open 24 hours, as well the gaming area. Six video gaming terminals will be installed at the proposed development. Liquor Sales would operate as allowed per Village ordinance. The car wash will operate from 6:00 am to 10:00 pm. Employees per Business shift are as follows;

- 1ST Shift 6am – 2pm / 24 Employees
    - C-Store, (1) QSR – 21 Employees
    - Carwash – 3 Employees
- 2nd Shift – 2 pm -10pm / 22 Employees
    - C-Store, (2) QSR – 19 Employees
    - Carwash – 3 Employees
- 3RD Shift – 10 pm – 6am / 2 Employees
    - C-Store,– 2 Employees

The two diesel-fueling lanes that are proposed on the property will have 15,000 gallons in diesel sales a month, which is the equivalent to (7) trucks per day. No overnight Truck parking is available at this site. Hours of operation for diesel sales will be from 4 am to 10 pm.

The Gas N Wash family of stores currently includes (21) Gas N Wash locations and (3) Food N Fuel locations. The difference in these two entities is that Food N Fuel locations are primarily truck stops, which do not provide the express, long-tunnel carwash. The Gas N Wash locations however do include this added feature. Lenny's Gas N Wash North Aurora, LLC will include this feature and will be 100% run and managed by Leonard McEnery.

August 21, 2024

Nathan Darga
Community Development Director
Village of North Aurora

RE: Application of Leonard McEnery
dba Gas N Wash
SWC Route 31 and Airport Road

Nathan,

Please be advised that Leonard McEnery / Gas N Wash is under contract to purchase the above referenced property from 230 Airport Rd, LLC for the development of a motor fueling facility, convenience store and car wash.

As owner of said property, the undersigned seller/owner hereby consents to Leonard McEnery / Gas N Wash filing all necessary applications for rezoning and/or special use permits, site plan approval and all other necessary applications required for the development of this property for such intended use.

Sincerely,

MANAGING PARTNER

230 Airport Rd., LLC

PLANNED UNIT DEVELOPMENT STANDARDS

Attach a statement indicating the manner in which the requested planned unit development supports each of the following standards:

1. Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed?
    - *The zoning is adaptable to the unified development proposed. The existing site contains no buildings at this time, and is an open lot. The proposed grading will make this site viable for the proposed use.*
2. Will the proposed planned unit development not have the effect of endangering the public health, safety, comfort or general welfare of any portion of the community?
    - *This proposed project is a complementary use to the development and is an integral part of the business plan. Gas N Wash has an outstanding Maintenance record and operation at all of their existing facilities, the request of special use of plan unit development for a gas station with drive thru and carwash at this property will provide a clean, safe , respectful relationship with the public.*
3. Will the proposed planned unit development not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted?
    - *The use will not alter the character of the area in that this development architecture will provide quality materials for both the convenience store and car wash buildings. The high quality of the proposed development reflects a use that is compatible with a main traffic route and will complement the commercial uses in the area. The use of this development will offer high quality materials, service and products to the area that would encourage further enhancement of existing properties.*
4. Will the proposed planned unit development not diminish or impair property values within the neighborhood?
    - *The use of high quality material i.e. masonry bearing buildings, high quality architecture and landscaping that will enhance the area and the aesthetic of the property. Market value studies done at other Gas N Wash locations have shown an improved impact in surrounding neighborhood areas. In fact, Gash N wash has received letters of support from village mayors stating that "Gas N Wash" has been a great business for the community.*

5. Will the proposed planned unit development not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?

    - *The proposed establishment will not impede the normal and orderly development and improvements of the surrounding properties. In fact, the development will encourage the further investment of the surrounding properties. The surrounding properties and public will benefit with the additional services provided such as; fueling, food products and car wash. All of the above will add convenience to the lives of the surrounding property users.*

6. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities?

    - *The existing utilities available to the site are adequate for the proposed use. Our proposed establishment will provide adequate access to patrons via the existing roads. The design provides adequate access to the site that will allow for proper circulation. In additional civil engineering has adequately provided proper drainage, parking and utilities for the proposed establishment.*

7. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets?
    - *The circulation as designed allows for cars and trucks to safely maneuver within the facility, we have also used directional signage to aid our patrons and the public to safely enter and exit the facility. We believe that we have provided adequate measures to provide a functional and safe ingress and egress to minimize traffic and congestion in the public streets.*

8. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses?

    - *The maximum allowed FAR is 2.0. This is a measurement of how dense a project can be. The proposed development has an FAR of only .07 or 1/28th the allowable density. This FAR allows for the proposed development to be in harmony with the surrounding neighborhood and land uses.*

9. Are the areas of the proposed planned unit development which are not to be used for structures, parking and loading areas, or access ways, suitably landscaped?

- *The proposed landscaping is calling for 69 shade trees, 9 evergreen trees, 15 ornamental trees, 166 evergreen shrubs, 284 deciduous shrubs and in addition 1,986 perennials and grasses. This proposed landscaping will enchase the development.*

10. Is the planned unit development in the specific location proposed consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan?

    - *The proposed use is allowed in the B-2 district, as a special use therefore is consistent with the intent of the ordinance and comprehensive plan.*

11. Are there benefits or amenities in the proposed planned unit development that are unique and/or which exceed the applicable zoning requirements?

    - *The proposed full masonry bearing buildings exceed the required building construction type. The proposed landscaping meets most of the requirements of the ordinance. Except where hinder due to existing geometry of property.*

SPECIAL USE 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.
    - *This proposed project is a complementary use to the development and is an integral part of the business plan. Gas N Wash has an outstanding Maintenance record and operation at all of their existing facilities, the request of special use of plan unit development for a gas station with drive thru and carwash at this property will provide a clean, safe, respectful relationship with the public.*

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
    - *The proposed establishment will not hinder the normal and orderly development and improvements of the surrounding properties. In fact, the development will encourage the further investment of the surrounding properties. The surrounding properties and public will benefit with the additional services provided such as; fueling, food products and car wash. All of the above will add convenience to the lives of the surrounding property users.*

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.
    - *The proposed use is allowed in the B-2 district, as a special use therefore is consistent with the intent of the 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.

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

        - *The proposed use is allowed in the B-2 district, as a special use therefore is authorized in the zoning district.*

    - The proposed special use is deemed necessary for the public convenience at that location.
        - *The proposed development reflects a use that is compatible with a main traffic route and will complement the commercial uses in the area. The surrounding properties and public will benefit with the additional services provided such as; fueling, food products and car wash. All of the above are necessary for public convenience.*

- 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.
    - *Proposed development will be using existing utilities at the site and will not require any enhancement of those utilities.*
    - *The proposed development will provide significant tax revenue to the community in the form of real estates, sales and fuel taxes.*
- The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
    - *The proposed use is a family owned business doing business in the Chicago metropolitan area and is therefore in conformance with the comprehensive plan.*
- 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 use is only a single story buildings made of high quality masonry materials augmented with harmonious landscaping. That are all intended to be compatible and enhance the surrounding area.*
- 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 use of high quality material i.e. masonry bearing buildings, high quality architecture and landscaping that will enhance the area and the aesthetic of the property. Market value studies done at other Gas N Wash locations have shown an improved impact in surrounding neighborhood areas. In fact Gash N wash has received letters of support from village mayors stating that "Gas N Wash" has been a great business for the community.*
- The proposed special use is compatible with development on adjacent or neighboring property.
    - *The surrounding zoning districts are classified as business and industrial. The proposed development will provide services that will be compatible with the adjacent land uses.*
- The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site.
    - *The circulation as designed allows for cars and trucks to safely maneuver within the facility, we have also used directional signage to aid our patrons and the public to safely enter and exit the facility. We believe that we have provided adequate measures to provide a functional and safe ingress and egress to minimize traffic and congestion in the public streets.*

- 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 parking exceeds the minimal required parking spaces and is in accordance with the ordinance requirements.*
- The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
    - *The existing utilities available to the site are adequate for the proposed use. Our proposed establishment will provide adequate access to patrons via the existing roads. The design provides adequate access to the site that will allow for proper circulation. In additional civil engineering has adequately provided proper drainage, parking and utilities for the proposed establishment.*
- The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.
    - *The proposed PUD is accordance with ordinance. However due to the geometry of site and the nature of business there will be a request for exceptions.*

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor

Natalie Phelps Finnie, Director

October 08, 2024

Randy Raab
MG2A
25620 S Gougar Rd
Manhattan, IL 60442

RE: Gas N Wash-IL Route 31 & Interstate 88-North Aurora
Project Number(s): 2504626
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

Kane-DuPage Soil & Water Conservation District

October 15, 2024

Village of North Aurora
Nathan Darga
25 E. State St.
North Aurora, IL 60542

Re: Natural Resources Inventory

Application #24-096
Petitioner: Leonard McEnery
Kim Farbak
8200 W. 185th St. Unit K
Tinley Park, IL 60487
Location Address: parcel #15-041-451-009, located at 230 S. Lincolnway North Aurora, IL 60542
Location: Aurora Township 38N, Range 8E, Section 4, in Kane County

The application for a Natural Resources Inventory was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Natural Resources Inventory is required at this time for the proposed use of an automobile laundry, C-store, and drive-thru food service in conjunction with automobile fueling station. This report will be completed on or before November 15, 2024.

If you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

Isabella Borzeka

Isabella Borzeka

Resource Analyst

Kane-DuPage Soil & Water Conservation District

Natural Resources Inventory (NRI) Application

Petitioner: Leonard McEnery
Contact Person: Kim Farbak
Address: 8200 W. 185th St. Unit K
City, State, Zip: Tinley Park, IL 60487
Phone Number: 708-444-0117 X101
Email: kfarbak.lennys@aol.com

Owner: 230 Airport Rd., LLC
Address: 8170 McCormick Blvd.
City, State, Zip: Skokie, IL 60076
Phone Number: 773-230-2909
Email: mkahn@asburymgt.com

Please select: How would you like to receive a copy of the NRI Report? Email ☒ Mail ☐

Site Location
Address: 230 S Lincolnway
City, State, Zip: North Aurora, Illinois 60542
Township(s) 38 N Range(s) 8 E Section(s) 4
Parcel Index Number(s): 15-041-451-009

Type of Request
☐ Change in Zoning from _____ to _____
☐ Subdivision or Planned Unit Development (PUD)
☐ Variance (Please describe fully on a separate sheet)
☒ Special Use Permit (Please describe on separate sheet)

Site Information
Municipality/Permitting Unit of Government: Village of North Aurora Acres of Disturbance: 4.8
Project or Subdivision Name: "Gas N Wash" fuel center Total Acres: 4.8
Current Use of Site: vacant property Proposed Use: automobile laundry, C-store, drive-thru food service in conjunction with automobile fueling station
Surrounding Land Use: North zoned ORI, East zoned B-3 & South B-2 Contiguous Hearing Date: 11/5/2024

Proposed Improvements (Check all that apply)
☐ Dwellings with Basements ☒ Parking Lots ☒ Commercial Buildings ☐ Common Open Space
☐ Dwellings without Basements ☐ Roads and Streets ☐ Utility Structures ☐ Other_____

Stormwater Treatment
☐ Drainage Ditches or Swales ☐ Dry Detention Basins ☐ No Detention Facilities Proposed
☒ Storm Sewers ☐ Wet Detention Basins ☐ Other_____

Water Supply
☐ Individual Wells
☒ Community Water

Wastewater Treatment
☐ Septic System ☐ Other_____
☒ Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)
☒ **Application** (completed and signed)
☒ **Fee** (according to fee schedule on back)
☒ Make Checks payable to Kane-DuPage Soil and Water Conservation District
☒ **Plat of Survey** showing legal description, legal measurments
☒ **Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
☒ **Project Narrative** with additional details on the proposed use, including total area of ground disturbance
☒ **Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

RECEIVED OCT 11 2024 BY: _____

If Available- Not Required:
Any applicable surveys including wetland deliniation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent_____ **Date** 10/9/2024

FOR OFFICE USE ONLY

NRI # 24-096 **Natural Resource Review Letter** — **Date Initially rec'd** 10/11/2024 **Date all rec'd** 10/11/2024
Date Due 11/11/2024 **Fee Due $** 475.00 **Refund Due** — **Check #** 006478

The report will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Version February 12, 2024

M. GINGERICH GEREAUX & ASSOCIATES MG2A.COM
25620 S GOUGAR RD, MANHATTAN, IL 60442 815.478.9680

LETTER OF TRANSMITTAL

Date: **October 10, 2024**

From: **Brian P. Hertz, P.E.**

To:
Kane-DuPage Soil & Water Conservation District
2315 Dean St., Suite 100
St. Charles, IL 60175

Cc:
Ms. Kim Farbak, Gas N Wash
Ms. Angie Garcia, WT Group
File

Re:
Gas N Wash, SWC of IL Route 31 & Airport Rd, North Aurora
NRI Application
MG^{2}A Project #24-147

Via Regular Mail

Enclosed are the following items for this application:

1. Application – completed and signed
2. Fee - $475.00 based on the fee schedule for up to 5 acres (site is 4.8 ac)
3. Fee Check enclosed is payable to Kane DuPage Soil and Water Conservation District
4. Plat of Survey (ALTA) – including legal descriptions and measurements
5. Preliminary Engineering Site Plan, Sheets 1 thru 3 of 3, last dated 9/11/24
6. Project Narrative
7. Location Map

If you have any questions or need anything else, please feel free to contact me at (815)478-9680 or you can reach me by email at bhertz@mg2a.com.

Thanks

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

0104

LENNY'S GAS N WASH NORTH AURORA, LLC
8200 185th Street, Ste. J
Tinley Park, IL 60487-9234

CNB BANK & TRUST, N.A.
www.cnbil.com
70-466/819

104

10/15/2024

PAY TO THE ORDER OF Village of North Aurora $ **1,000.00

One thousand and 00/100********** DOLLARS

Security features. Details on back.

Village of North Aurora
25 East State St
North Aurora IL 60542
United States

Leonard McEnery
AUTHORIZED SIGNATURE

MEMO

⑈000104⑈ ⑆081904662⑆ 4100001368⑈

LENNY'S GAS N WASH NORTH AURORA, LLC

0104

104

Village of North Aurora 10/15/2024

Date	Description	Orig. Amt.	Amt. Due	Discount	Amount
10/15/2024	Bill #PUD Application filing fee	1,000.00	1,000.00		1,000.00

N. Aurora F CNB Transfer - 1368 1,000.00

August 14, 2024

VIA ELECTRONIC MAIL AND DELIVERY

Lyman C. Tieman
Attorney at Law
12417 Tahoe Lane
Mokena, IL 60448
lctieman@yahoo.com

Re: ***230 Airport Road, LLC sale to McEnery***

Dear Mr. Tieman:

This letter seeks to provide support for the upcoming project of the proposed Gas N Wash on the NWC of IL RTE 31 and I-88 (**"Proposed Property"**). Asbury Gardens, the property directly next to the Proposed Property on Airport Road, is currently owned by both the property company, EJR Enterprises, Inc, an Illinois corporation, as well as the tenants and operating company, Asbury Gardens SLF, LLC, an Illinois limited liability company, (collectively "**Seller**"). Seller has become aware of the map of the site plan, attached here as **Exhibit A**. Seller is aware that the Proposed Property is to be built next to its facility.

Seller is confirming its support for the continuation of the project. This letter serves as a formal endorsement of the project's objectives and plans, reflecting confidence with the upcoming organizational goals. Please keep Seller updated on all future plans and next steps that may affect the Asbury Gardens facility.

Respectfully,

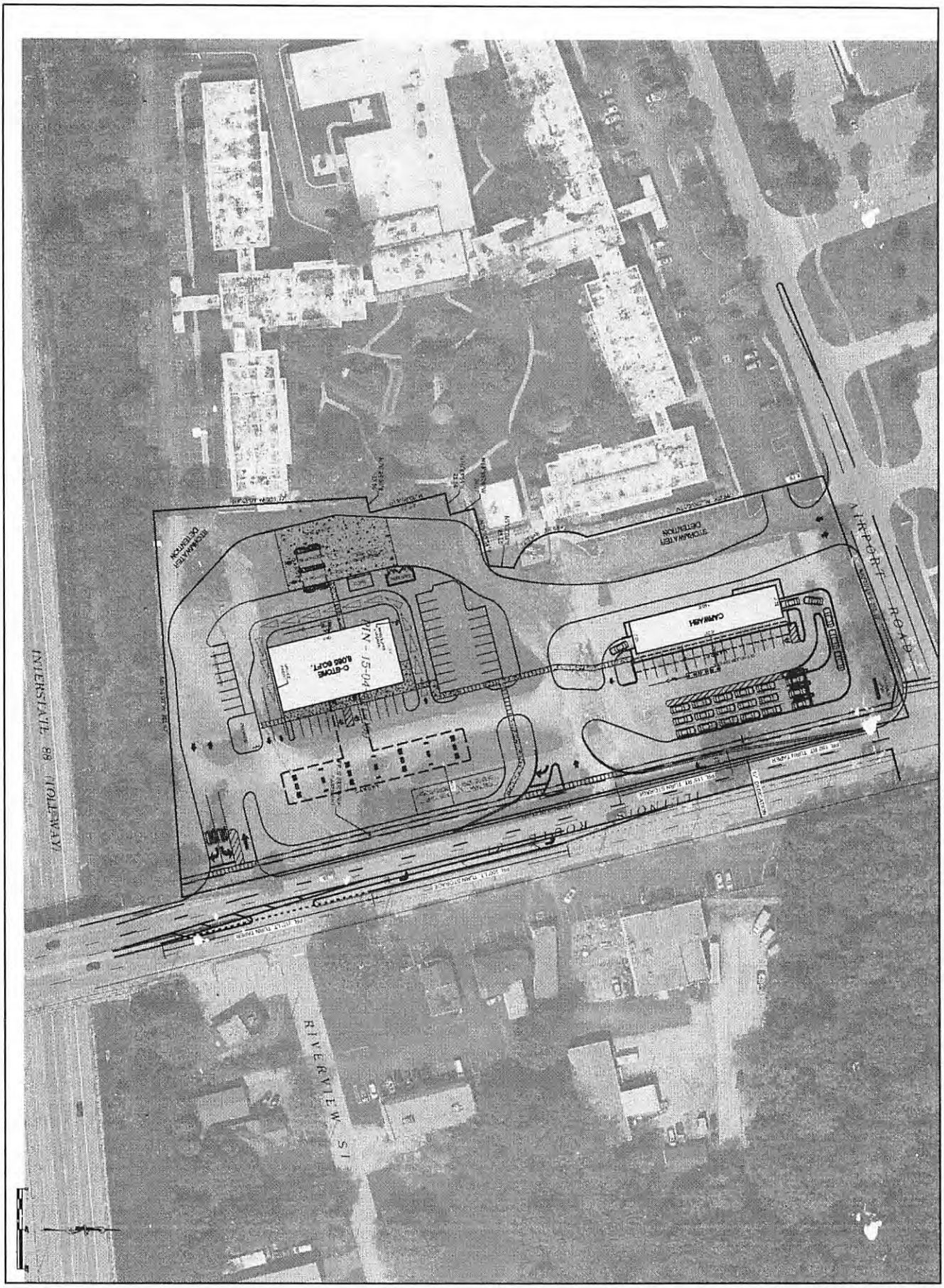
EJR ENTERPRISES INC.,
an Illinois corporation

Name: Moshe Kahn
Its: President

ASBURY GARDENS SLF, LLC
an Illinois limited liability company

Name: Moshe Kahn
Its: Manager

EXHIBIT A



JOB NO. 24-147

SHEET NO. 1 OF 1

GAS N WASH

NWC of IL RTE 31 & I-88

NORTH AURORA, ILLINOIS

PRELIMINARY CONCEPT PLAN

DESIGN ////

DRAWING ////

CHECKED ////

APPROVED ////

MGA CIVIL ENGINEERING SURVEYING

M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 F. 815-478-9685
25820 S. COUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
[illegible]	BPI	[illegible]
[illegible]	BPI	[illegible]
[illegible]	BPI	[illegible]
[illegible]	BPI	[illegible]
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

RETAIL PETROLEUM FACILITY

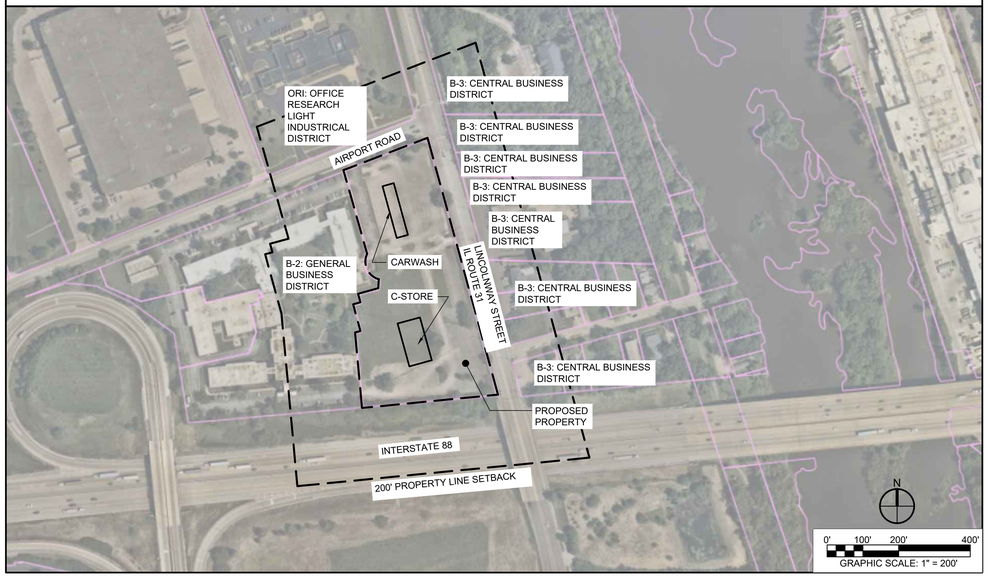
SWC IL 31 & AIRPORT ROAD
NORTH AURORA, IL 60542

10/16/2024 ZONING SUBMISSION

DRAWING INDEX

G001	COVER SHEET
1 OF 3	EXISTING TOPOGRAPHY PLAN
2 OF 3	PRELIMINARY GEMOTRY PLAN
3 OF 3	PRELIMINARY UTILITIES & GRADING PLAN
A001	SITE PLAN
A002	TRASH ENCLOSURE DETAILS
A003	SIGN DETAILS
A004	SITE DETAILS
A005	STOREAGE BUILDING PLAN AND ELEVATIONS
A006	CANOPY ELEVATIONS
A007	SITE SIGNAGE PLAN
L1.0	LANDSCAPE PLAN - NORTH
L1.2	LANDSCAPE PLAN - SOUTH
L1.3	DETAILS
LO-160935	LIGHTING PROPOSAL
24-114.2C	ID PRICE MONUMENT
24-114.2AC	ID PRICE MONU FOUNDATION
24-114.3C	CAR WASH MONUMENT
24-114.3AC	CAR WASH MONU FOUNDATION
24-114.4C	AUTO CANOPY SIGNAGE
24-114.4C LED	INDIRECT CANOPY COVE LIGHTING
24-114.5C	TRUCK CANOPY
24-114.6C	C-STORE SIGNAGE
24-114.7C	CAR WASH BUILDING WEST
24-114.8C	CAR WASH BUILDING NORTH
24-114.8C2	CAR WASH BUILDING SOUTH
24-114.9C	CAR WASH BUILDING EAST
24-114.10C	CAR WASH PAY CANOPY
24-114.11C	CAR WASH VACUUM CANOPY
A101	C-STORE FLOOR PLAN
A201	C-STORE COLORED ELEVATIONS
A102	CARWASH FLOOR PLAN
A202	CAR WASH COLORED ELEVATIONS

VICINITY MAP



SCOPE OF WORK

THIS IS A 8,066 SQUARE FOOT GAS AND WASH CONVENIENCE STORE WITH DRIVE THRU WINDOW, 7 DISPENSER AUTO CANOPY, TWO-BAY TRUCK CANOPY AND SINGLE 4,900 SQUARE FOOT TUNNEL CAR WASH.

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

WT GROUP
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2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL License No: 184.007570-0015 Expires: 04.30.2025

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RETAIL PETROLEUM FACILITY
SWC IL 31 & AIRPORT ROAD
NORTH AURORA, IL 60542
GAS N WASH

ISSUE

TO	DATE
CLIENT	5/21/24
ZONING	9/19/24
ZONING	10/16/24

CHECK:CP
DRAWN:KV
JOB:D2400163

G001
COVER SHEET

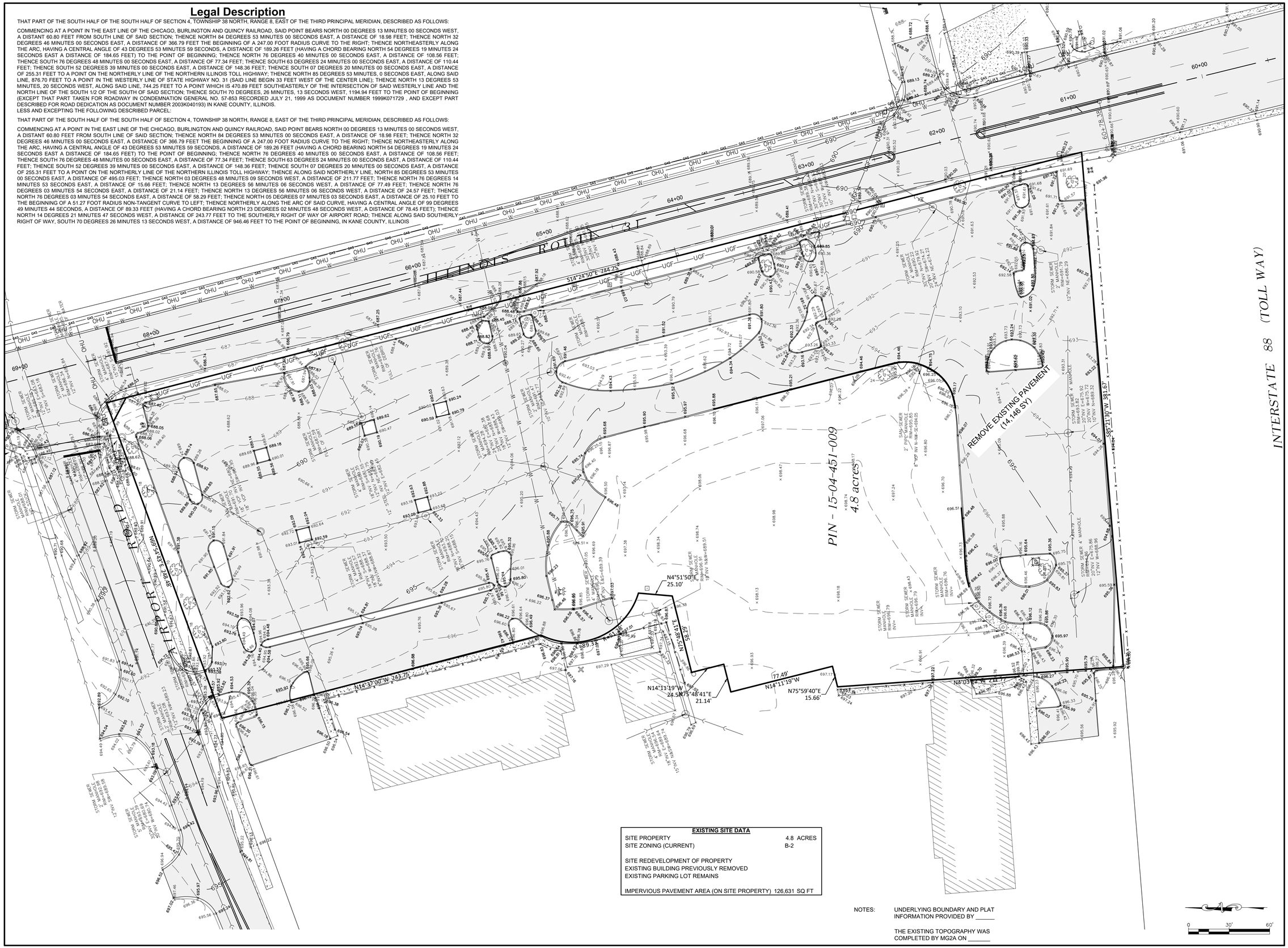
Legal Description

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEGIN 33 FEET WEST OF THE CENTER LINE); THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.25 FEET TO A POINT WHICH IS 470.89 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH OF SAID SECTION; THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 1194.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 57-853 RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 1999K071729 , AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003K040193) IN KANE COUNTY, ILLINOIS.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE ALONG SAID NORTHERLY LINE, NORTH 85 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 495.03 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 211.77 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.66 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 77.49 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 21.14 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.29 FEET; THENCE NORTH 05 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.10 FEET TO THE BEGINNING OF A 51.27 FOOT RADIUS NON-TANGENT CURVE TO LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 99 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 89.33 FEET (HAVING A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 78.45 FEET); THENCE NORTH 14 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 70 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 946.46 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS



EXISTING SITE DATA

SITE PROPERTY	4.8 ACRES
SITE ZONING (CURRENT)	B-2

SITE REDEVELOPMENT OF PROPERTY
EXISTING BUILDING PREVIOUSLY REMOVED
EXISTING PARKING LOT REMAINS

IMPERVIOUS PAVEMENT AREA (ON SITE PROPERTY) 126,631 SQ FT

NOTES: UNDERLYING BOUNDARY AND PLAT INFORMATION PROVIDED BY _____

THE EXISTING TOPOGRAPHY WAS COMPLETED BY MG2A ON _____

PLAN EDITION MILESTONES		
DATE	BY	
01/10/2024	BPH	PRELIMINARY SUBMITTAL
03/14/2024	BPH	PER VILLAGE PLANNING REVIEW

CIVIL ENGINEERING
SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: MG2A
DRAWING: BPH
CHECKED: ---
APPROVED: BPH

GAS N WASH
IL 31 BETWEEN I-88 & AIRPORT ROAD
VILLAGE OF NORTH AURORA, KANE COUNTY, IL

EXISTING TOPOGRAPHY PLAN

SHEET NO. 1 OF 3

JOB NO. 24–147

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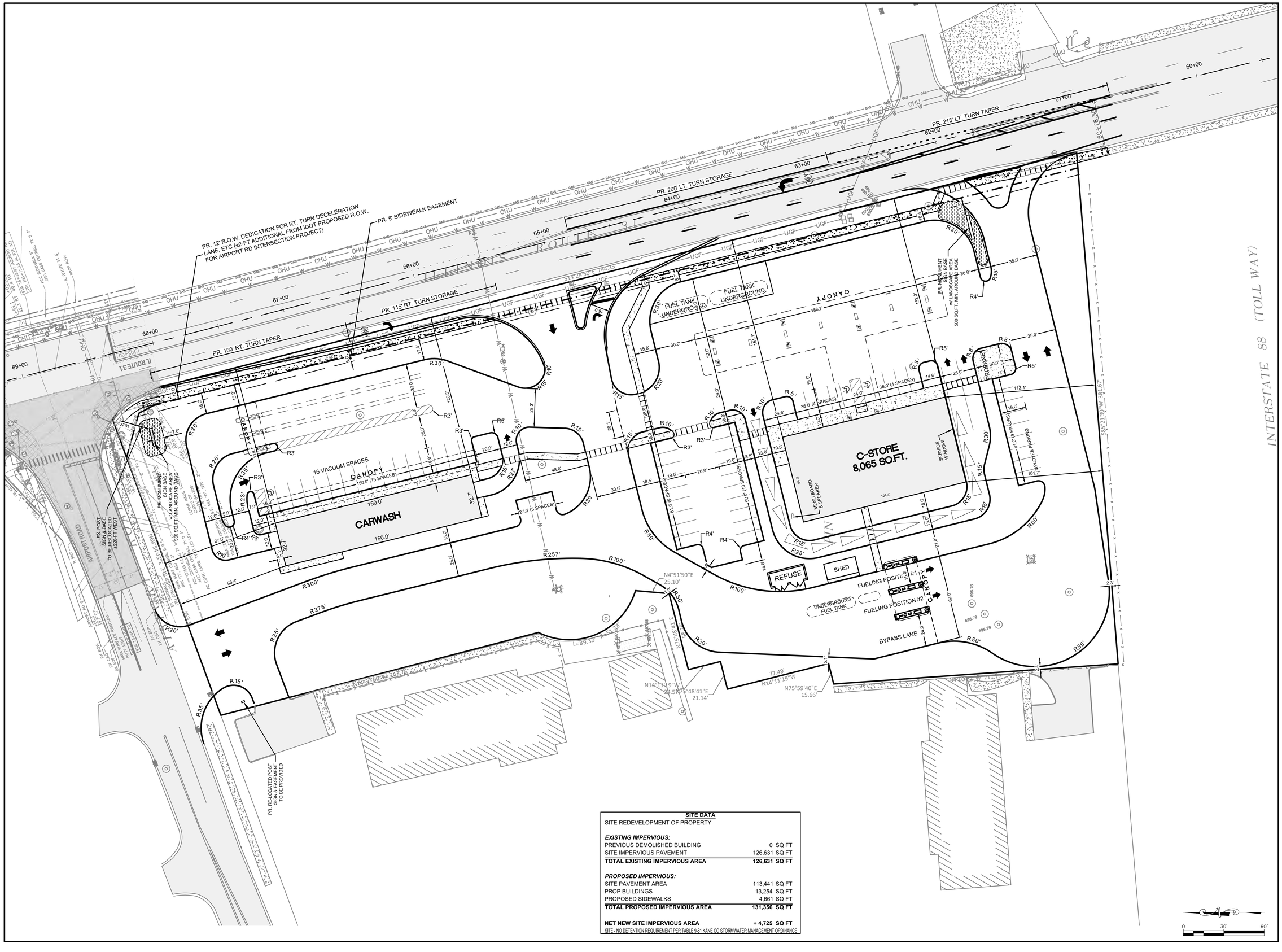

SITE DATA

SITE REDEVELOPMENT OF PROPERTY

EXISTING IMPERVIOUS:	
PREVIOUS DEMOLISHED BUILDING	0 SQ FT
SITE IMPERVIOUS PAVEMENT	126,631 SQ FT
TOTAL EXISTING IMPERVIOUS AREA	**126,631 SQ FT**
PROPOSED IMPERVIOUS:	
SITE PAVEMENT AREA	113,441 SQ FT
PROP BUILDINGS	13,254 SQ FT
PROPOSED SIDEWALKS	4,661 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	**131,356 SQ FT**
NET NEW SITE IMPERVIOUS AREA	**+ 4,725 SQ FT**

SITE - NO DETENTION REQUIREMENT PER TABLE 9-81 KANE CO STORMWATER MANAGEMENT ORDINANCE

PLAN EDITION MILESTONES

DATE	BY	PRELIMINARY SUBMITTAL
01/14/2025	BPH	PRELIMINARY SUBMITTAL
10/14/2024	BPH	PER VILLAGE PLANNING REVIEW

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MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 **F. 815-478-9685**
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: MG2A
DRAWING: BPH
CHECKED: ---
APPROVED: BPH

GAS N WASH
IL 31 BETWEEN I-88 & AIRPORT ROAD
VILLAGE OF NORTH AURORA, KANE COUNTY, IL

PRELIMINARY GEOMETRY PLAN

SHEET NO. 2 OF 3

JOB NO. 24–147

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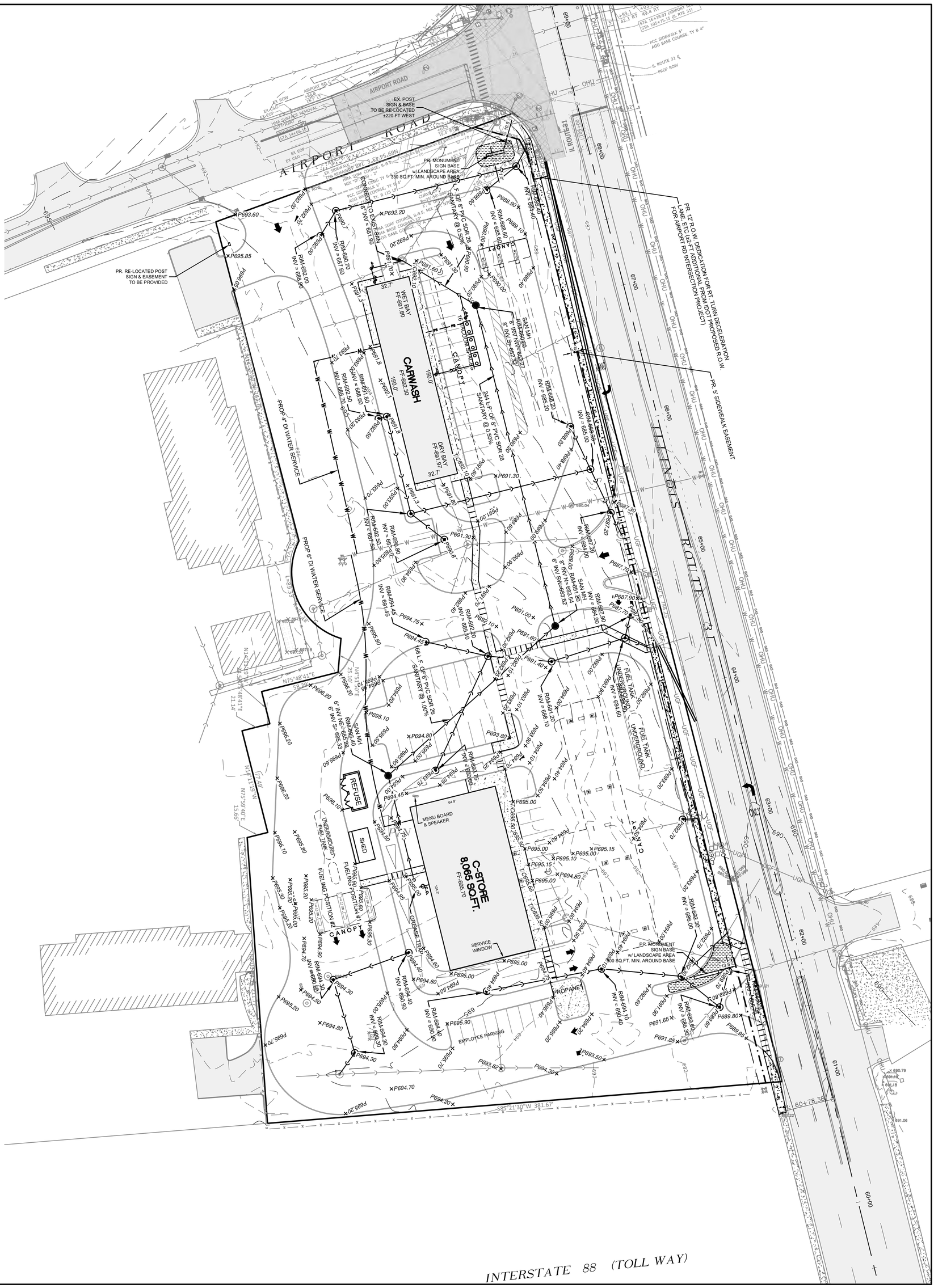

GAS N WASH
IL 31 BETWEEN I-88 & AIRPORT ROAD
VILLAGE OF NORTH AURORA, KANE COUNTY, IL

PRELIMINARY UTILITIES & GRADING PLAN

SHEET NO. 3 OF 3

JOB NO. 24-147

DESIGN: MG2A
DRAWING: BPH
CHECKED: ---
APPROVED: BPH

MG2A CIVIL ENGINEERING SURVEYING
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MG2A WEST
Professional Design Firm License # 184.005003
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25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
9/11/2024	BPH	PRELIMINARY SUBMITTAL
10/14/2024	BPH	PER VILLAGE PLANNING REVIEW

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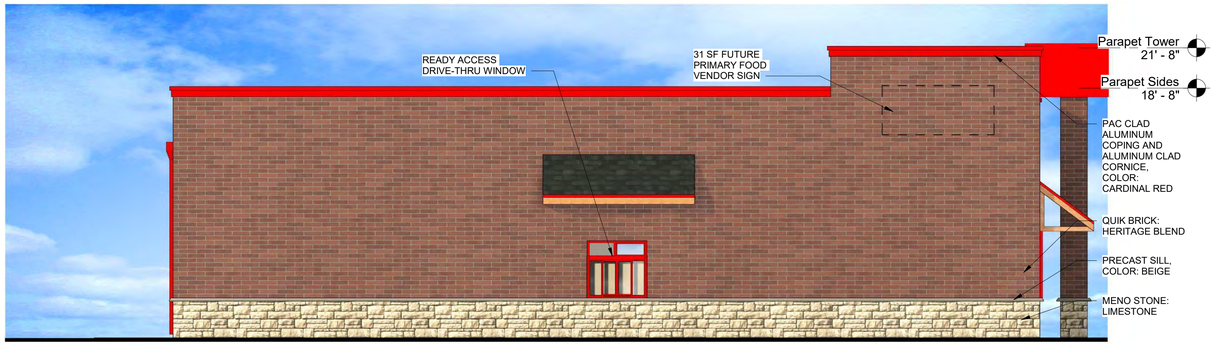
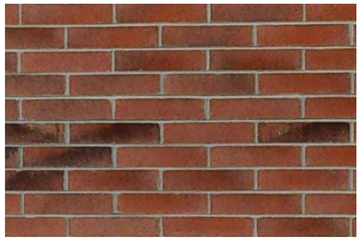
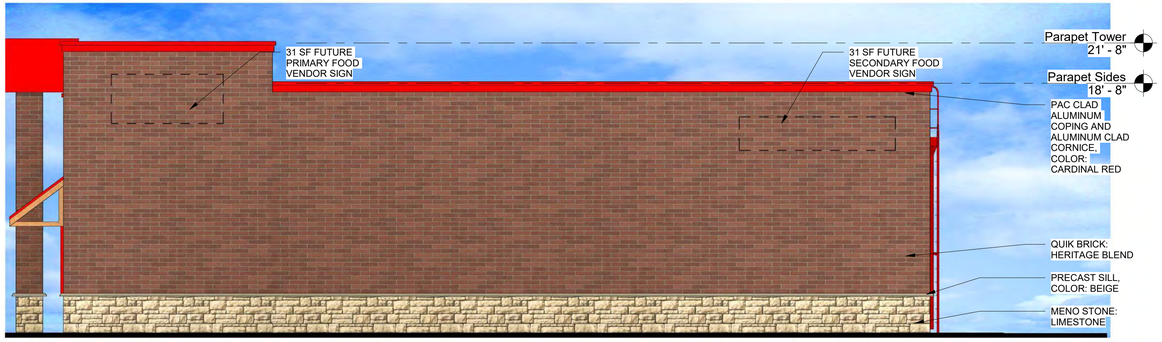
1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

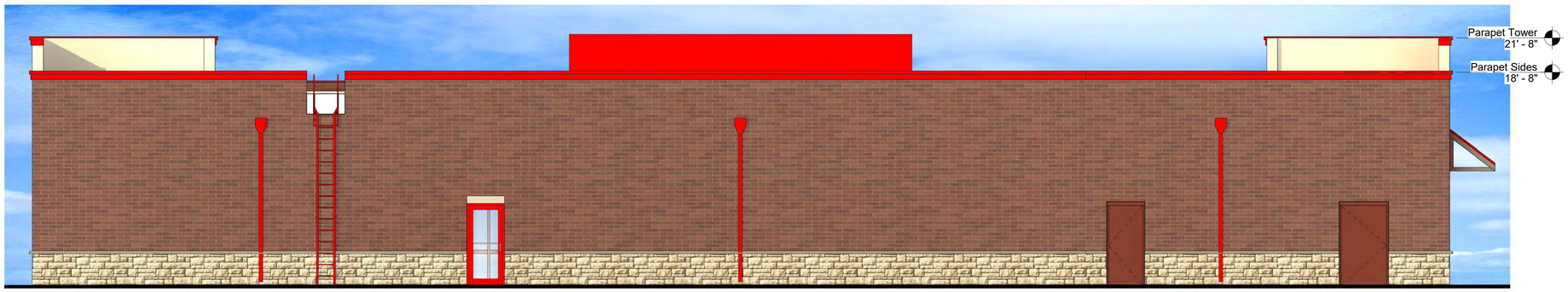


5 BRICK SAMPLE
N.T.S.



3 NORTH ELEVATION
3/16" = 1'-0"

6 STONE SAMPLE
N.T.S.



4 WEST ELEVATION
3/16" = 1'-0"

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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RETAIL PETROLEUM FACILITY
NWC IL 31 & INTERSTATE 88
NORTH AURORA, IL 60542

GAS N WASH

ISSUE

TO	DATE
CLIENT	05/21/24
ZONING	09/19/24
ZONING	10/16/24

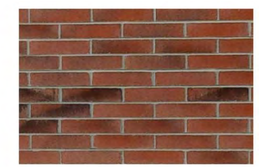
CHECK:CP
DRAWN:KV
JOB:D2400163

A201C
COLORED C-STORE ELEVATIONS

1 EAST ELEVATION
3/16" = 1'-0"

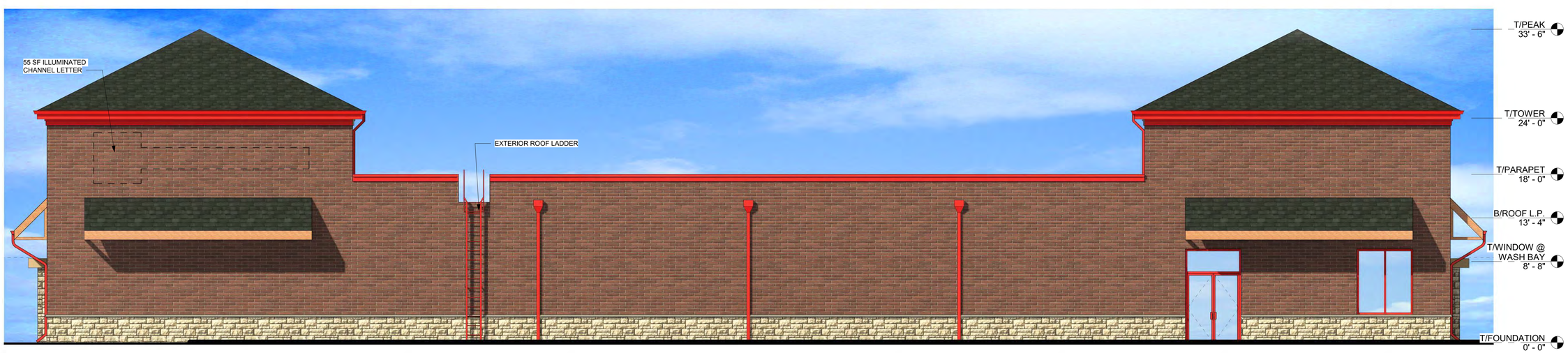
2 SOUTH ELEVATION
3/16" = 1'-0"

3 NORTH ELEVATION
3/16" = 1'-0"



5 BRICK SAMPLE
N.T.S.

6 STONE SAMPLE
N.T.S.



4 WEST ELEVATION
3/16" = 1'-0"

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
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Engineering • Design • Consulting

CARWASH
NWC IL 31 & INTERSTATE 88
NORTH AURORA, IL 60542
GAS N WASH

GAS N WASH

ISSUE

TO	DATE
CLIENT	05/21/24
ZONING	09/19/24
ZONING	10/16/24

CHECK:CP
DRAWN:MB
JOB:D2300163

A202C
COLORED CAR WASH ELEVATIONS

1 SITE PLAN
SCALE: 1" = 40'-0"

ZONING INFORMATION

SITE ZONING (TITLE 17, CH. 6.1)	MUNICIPALITY / JURISDICTION: EXISTING ZONING: B-2 GENERAL COMMERCIAL DISTRICT PROPOSED ZONING: B-2 GENERAL COMMERCIAL DISTRICT		
SITE AREA (TITLE 17, CH. 8 TABLE 8.2)		ALLOWED	PROPOSED
	LOT AREA:	7,500 SF (MIN.)	208,338 SF
	FAR RATIO:	2.0 (MAX.)	0.07
BUILDING HEIGHT (TITLE 17, CH. 8 TABLE 8.2) (TITLE 17, CH. 12.3)		ALLOWED	PROPOSED
	C-STORE:	35'-0"	21'-8"
	CAR WASH:	35'-0"	33'-6"
	DUMPSTER ENCLOSURE:	33'-6"	6'-9"
	STORAGE BUILDING:	33'-6"	11'-6"
YARD/BUILDING SETBACKS (TITLE 17, CH. 8 TABLE 8.2)		REQUIRED	PROPOSED
	FRONT YARD:	35'-0"	16'-0"
	CORNER SIDE YARD:	35'-0"	88'-10"
	SIDE YARD:	10'-0"	101'-9"
	REAR YARD:	20'-0"	43'-5"
PARKING LANDSCAPE SETBACKS (TITLE 17, CH. 14)		REQUIRED	PROPOSED
	FRONT YARD:	50'-0"	9'-0"
	CORNER SIDE YARD:	50'-0"	35'-11"
	SIDE YARD:	5'-0"	1'-9"
	REAR YARD:	5'-0"	0'-6"
PARKING / STACKING (TITLE 17, CH. 13)		REQUIRED	PROPOSED
	LOADING SPACE:	1 REQUIRED 12'-0" X 50'-0"	-
	PARKING SPACE SIZE:	9'-0" x 18'-6"	9'-0" x 19'-0" 10'-0" x 19'-0"
	DRIVE THRU STACKING:	3 MIN.	14
	CSTORE: 8,066 S.F. 2 SPACES PER 1,000 SF:	18	55
	CAR WASH:	1	16
	TOTAL PARKING:	19	71 SPACES PROVIDED

SITE EXCEPTION/VARIANCE REQUESTS

1. REQUSTING A VARIANCE FOR A REDUCTION OF THE FRONT YARD PARKING LANDSCAPE SETBACK TO 9'-0" FROM THE RQUIRED 50'-0" LANDSCAPE BUFFER REQUIRED ALONG IL ROUTE 31.

2. REQUSTING A VARIANCE FOR A REDUCTION OF THE CORNER SIDE YARD PARKING LANDSCAPE SETBACK TO 35'-11" FROM THE RQUIRED 50'-0" LANDSCAPE BUFFER REQUIRED ALONG AIRPORT ROAD.

3. REQUESTING A VARIANCE FOR A REDUCTION OF THE REAR YARD PARKING LANDSCAPE SETBACK TO 6" FROM THE REQUIRED 5'-0"

4. REQUESTING A VARIANCE FOR A REDUCTION OF THE FRONT YARD BUILDING SETBACK TO 16'-0" FROM THE REQUIRED 35'-0" BUILDING SETBACK ALONG IL ROUTE 31.

NOTE: CAR WASH VACUUM PARKING AREA WILL NOT NEED TO COMPLY WITH PARKING LOT ISLAND REQUIREMENTS.

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SWC IL 31 & AIRPORT ROAD
NORTH AURORA, IL 60542

GAS N WASH

ISSUE

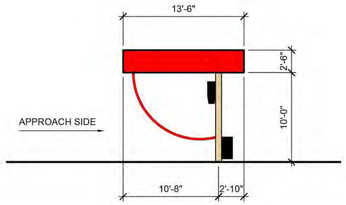
TO	DATE
CLIENT	5/21/24
ZONING	9/19/24
ZONING	10/16/24

CHECK:CP
DRAWN:KV
JOB:D2400163

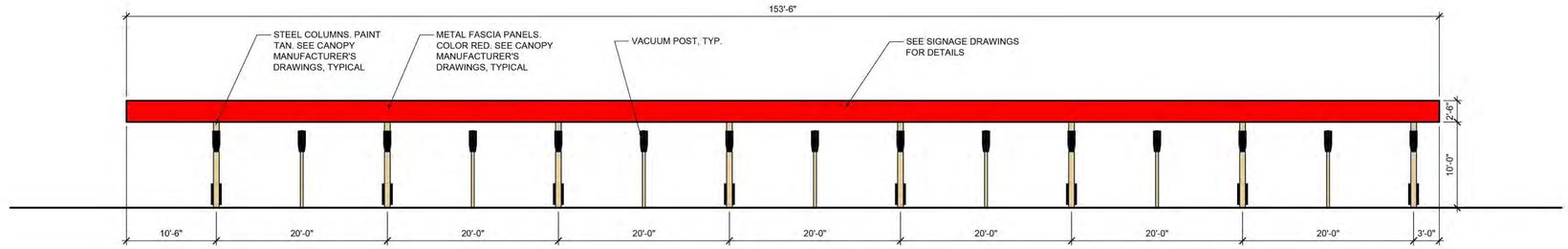
A001
SITE PLAN

CANOPY GENERAL NOTES

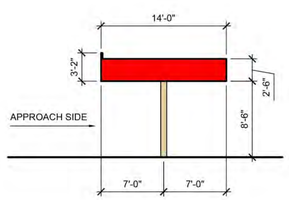
THESE DRAWINGS ARE DESIGN INTENT ONLY, SEE CANOPY MANUFACTURER DRAWINGS FOR DETAILS



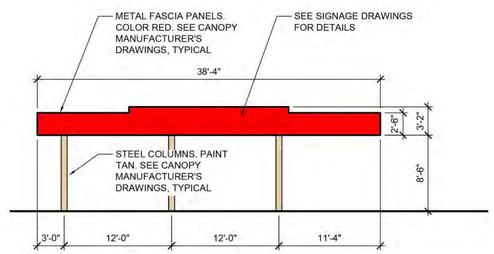
1 VACUUM CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 VACUUM CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 PAY STATION SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 PAY CANOPY FRONT ELEVATION
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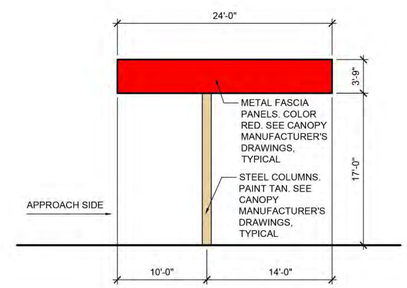

5 DIESEL CANOPY SIDE ELEVATION
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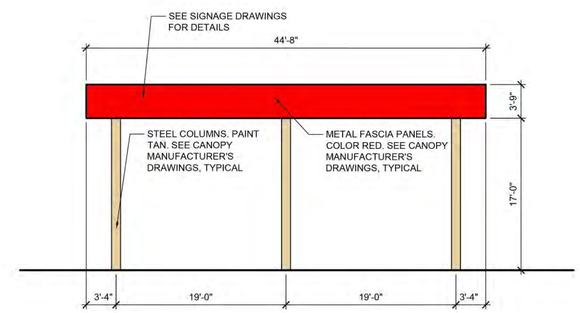
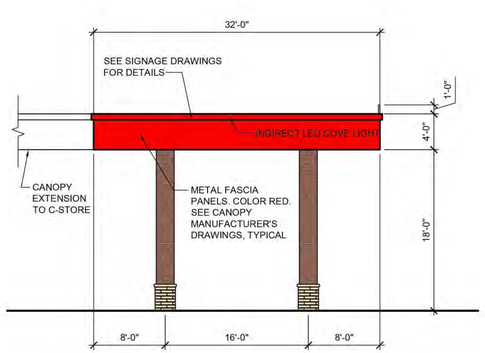
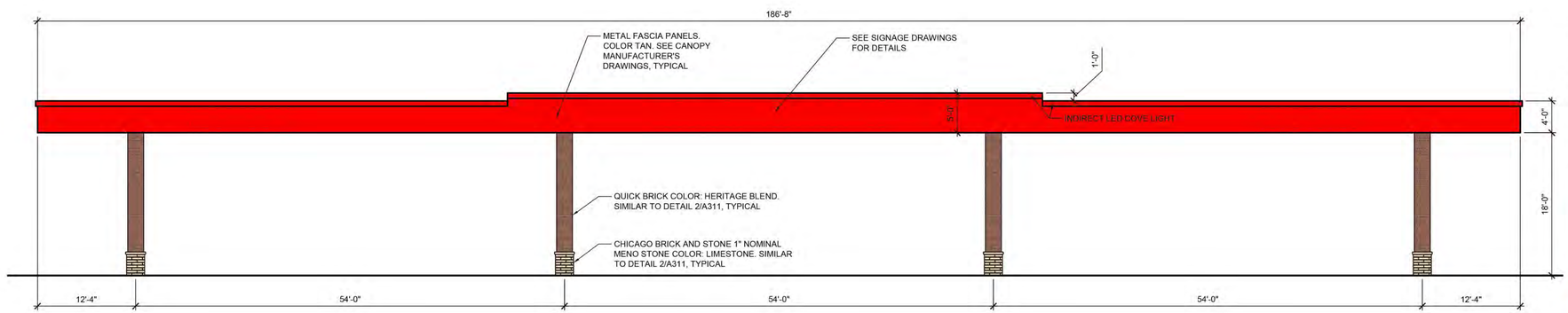


6 DIESEL CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



7 AUTO CANOPY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



8 AUTO CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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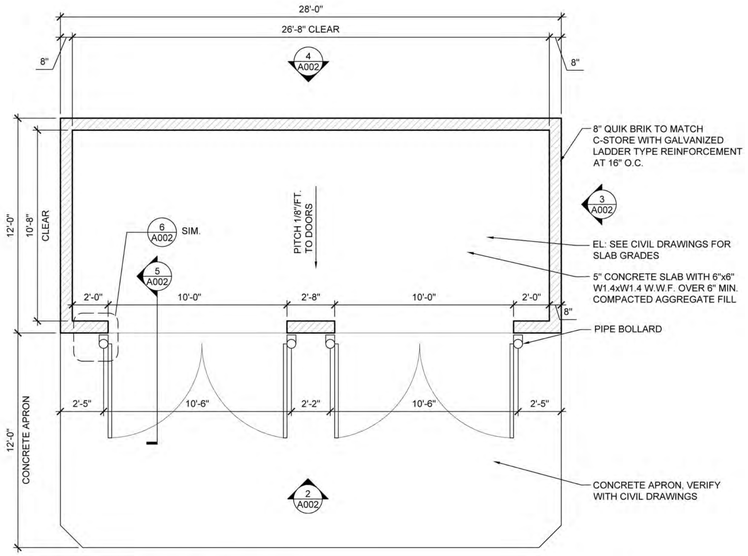
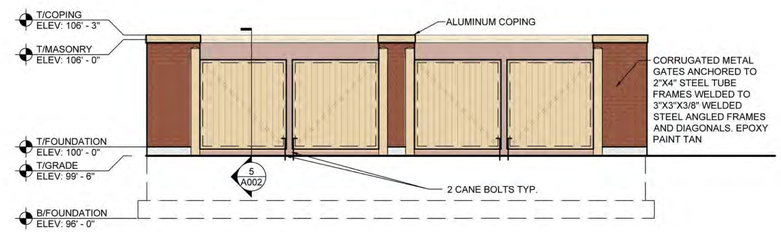
A006
CANOPY ELEVATIONS



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

N



2 TRASH ENCLOSURE FRONT ELEVATION
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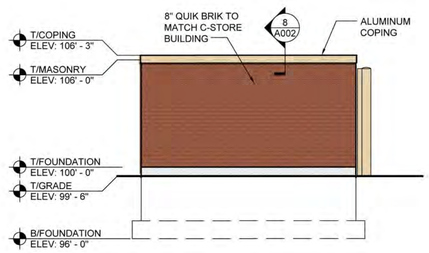
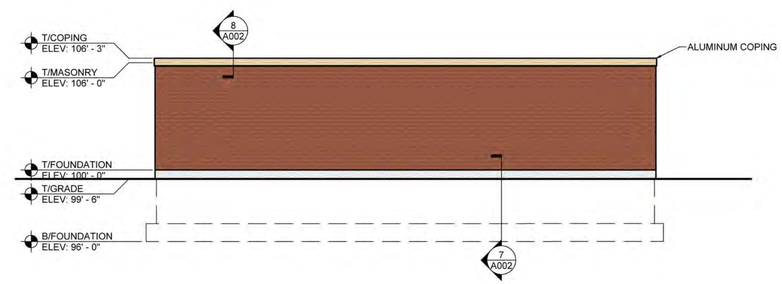
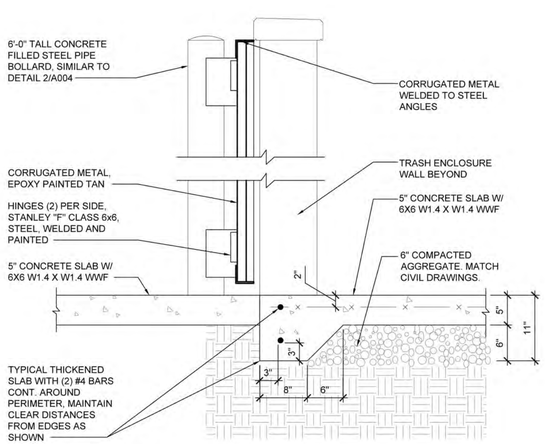


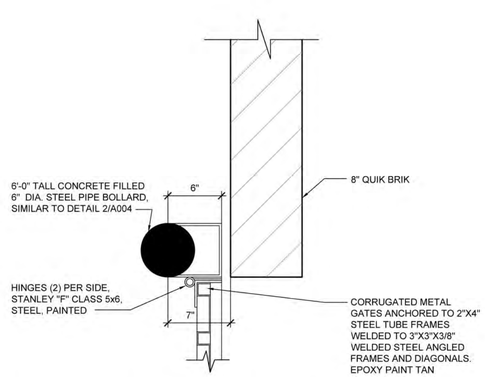
3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



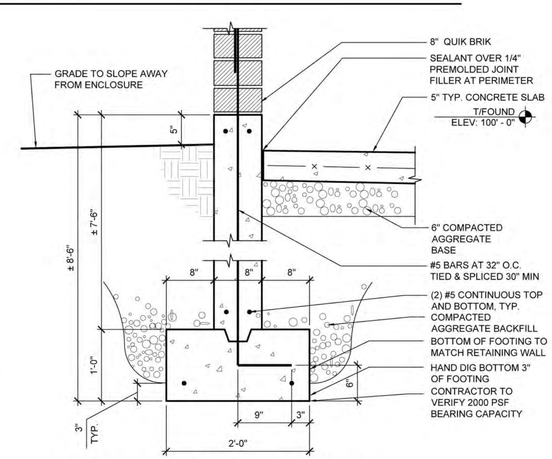
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



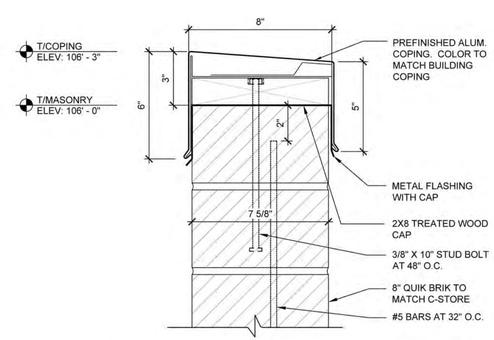
5 ENCLOSURE SLAB DETAIL
SCALE: 1" = 1'-0"



6 ENCLOSURE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



7 ENCLOSURE FOUNDATION DETAIL
SCALE: 1" = 1'-0"



8 ENCLOSURE COPING DETAIL
SCALE: 3" = 1'-0"

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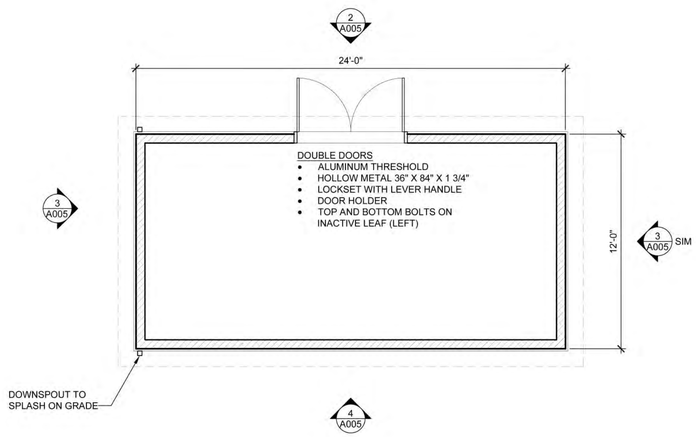
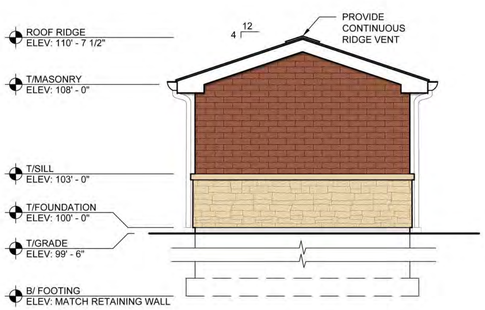
A002
TRASH ENCLOSURE DETAILS



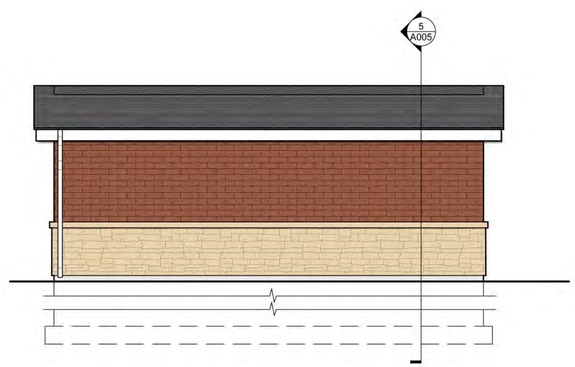
1 COMPRESSOR ROOM PLAN
SCALE: 1/4" = 1'-0"

N

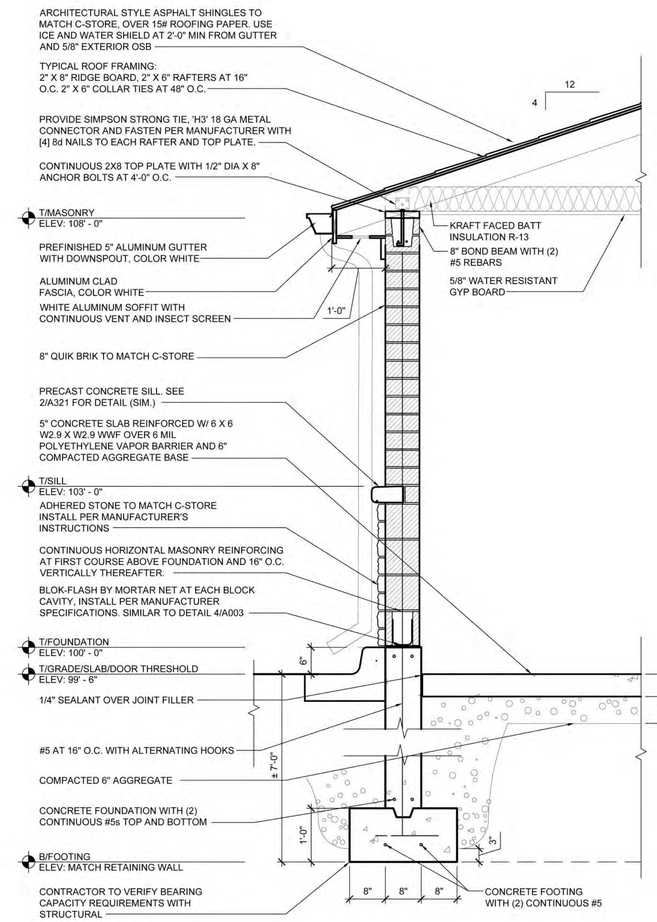
2 COMPRESSOR ROOM NORTH ELEVATION
SCALE: 2



3 COMPRESSOR ROOM WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 COMPRESSOR ROOM SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 COMPRESSOR ROOM WALL SECTION
SCALE: 3/4" = 1'-0"

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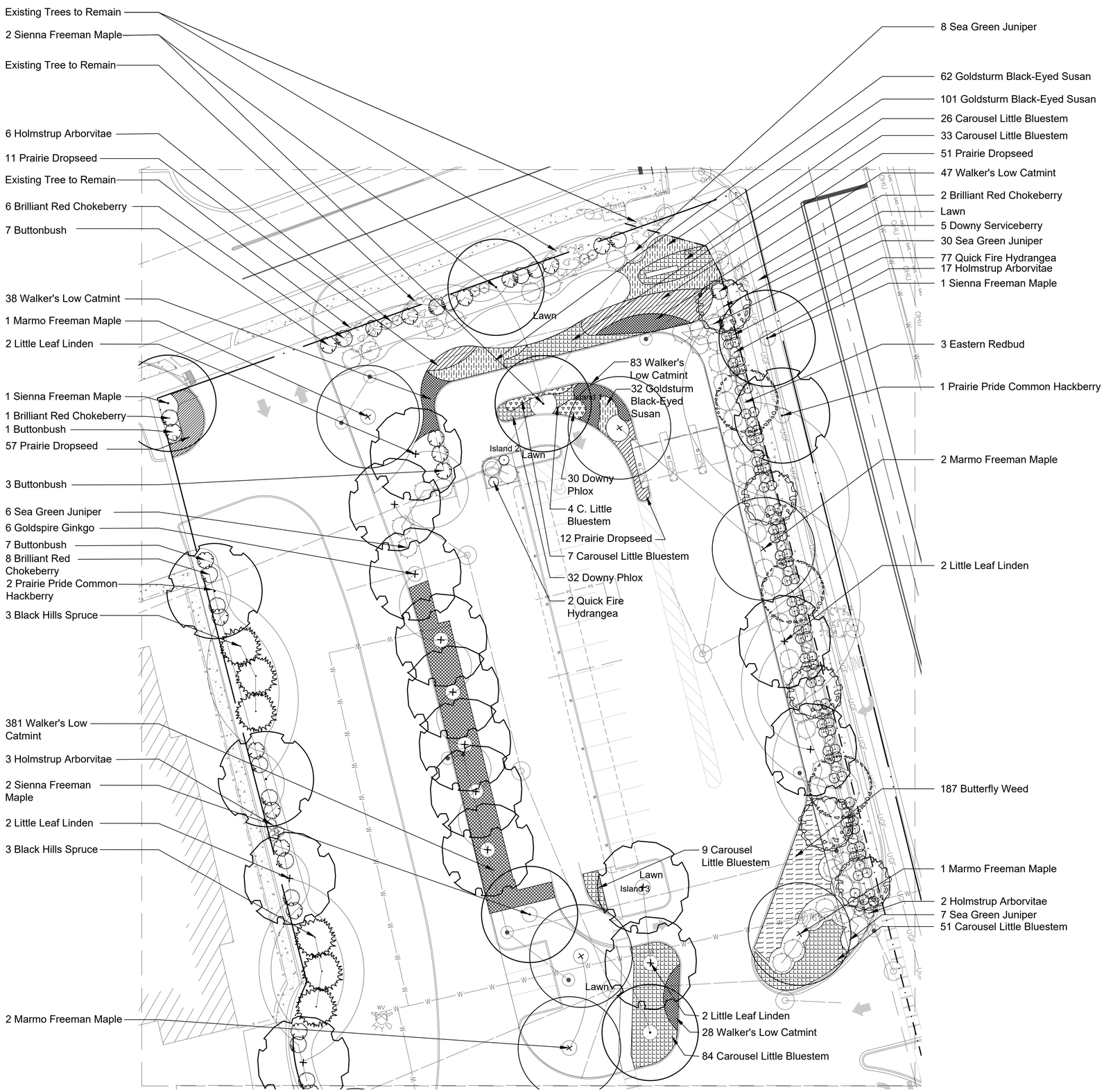
A005
COMPRESSOR ROOM PLAN AND ELEVATIONS



GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.
18. Landscape contractor to coordinate all work with irrigation work.
19. Pre-emergent shall be provided in all landscape beds shall be provided.

LEGEND

- Shade Tree
- Ornamental tree
- Deciduous Shrub
- Evergreen Shrub
- Perennial and Groundcover (hatch symbol varies)

North

SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

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NWC of IL Route 31 & I-88
North Aurora, Illinois 60542

PROJECT

Gas N Wash

NWC of IL Route 31 & I-88
North Aurora, Illinois 60542

uplandDesign ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 6054
815-254-0091 www.uplanddesign.com

SHEET TITLE

Landscape Plan - North

SHEET NUMBER **L1.0**

DRAW / REVISION

AJ/SC	Permit Submittal	03SEPT202
AJ/MO	Permit Submittal	16OCT2024

Project Number 1320

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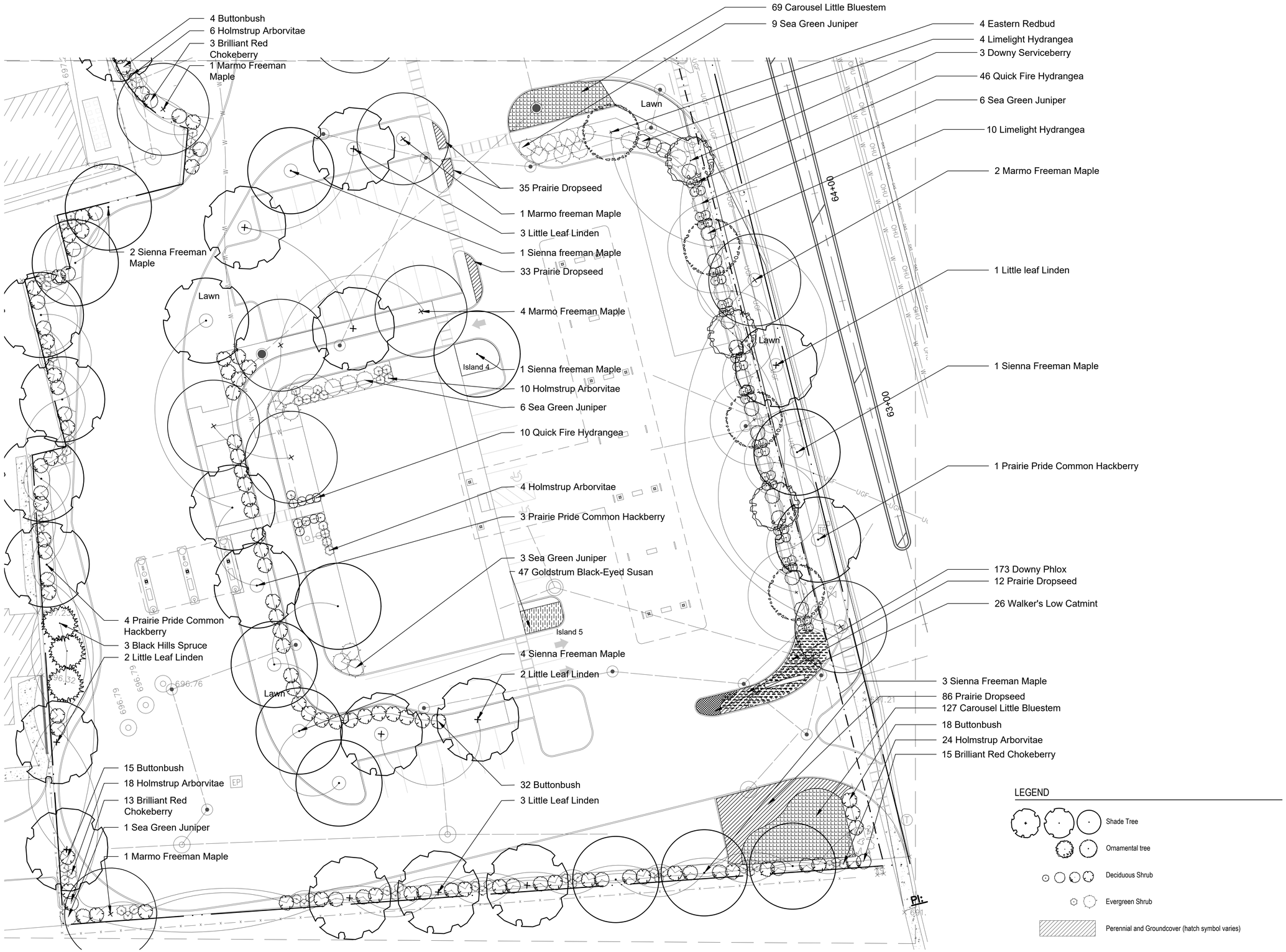
W:\1320-Gas N Wash North Aurora-Len\30-CD-files
PLOT: UPLAND 2021



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North Aurora, Illinois 60542

PROJECT

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Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE

Landscape Plan - South

SHEET NUMBER **L1.2**

DRAW / REVISION

AJ/SC	Permit Submittal	03SEPT2024
AJ/MO	Permit Submittal	16OCT2024

Project Number 1320

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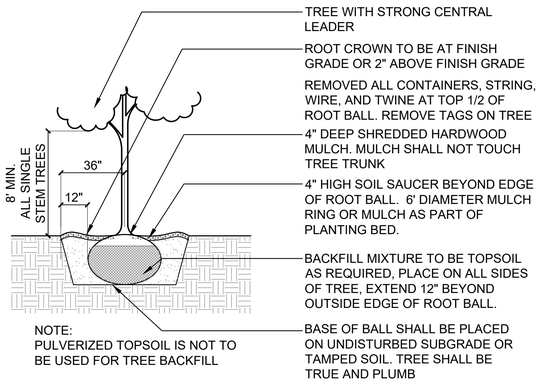
W:\1320-Gas N Wash North Aurora-Len\30-CD-files
PLOT: UPLAND 2021

DETAILS



1 Tree Installation

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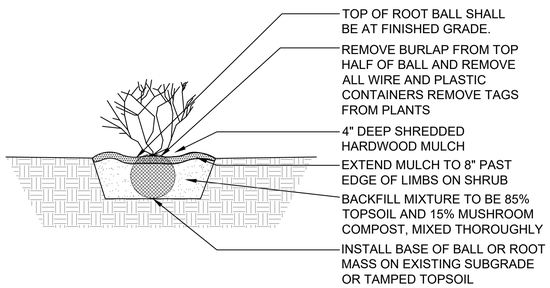

2 Shrub Installation

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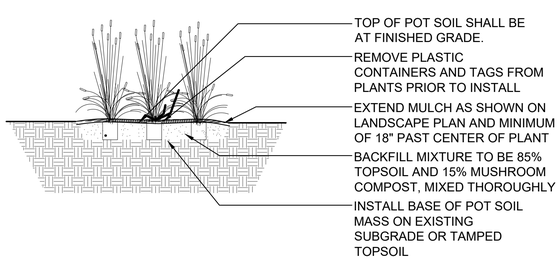

3 Perennial & Ornamental Grass Installation

SCALE: 1" = 1'-0" d-perennials

REQUIREMENTS CHART

North Aurora, Illinois

14.4 Design standards

Location	Requirement	Calculation	Proposed Trees	Proposed Shrubs
Buildings	Softening of Walls and Fences. Plant material shall be placed against long expanses of building walls, fences and other barriers to create a softening effect and to help break up long expanses of blank walls with little architectural detail. Energy Conservation. Plant material placement should be designed to reduce the consumption of energy by the development. Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun. Evergreens and other plant materials should be concentrated on the north and west sides of buildings to dissipate the effect of winter winds.	North Building: 180LF of Wall South Building: 164.03 LF of wall	North Building: 7 Trees South Building: 2 Trees	North Building: 4 Shrubs South Building: 33

14.5 - On-lot landscaping

Location	Requirement	Calculation	Proposed Trees	Existing Shade Trees
Entire Site 5F	Shade trees shall be provided for office and commercial developments at a minimum of one tree per five hundred square feet of total lot area minus the area of the building.	186294 5F / 500 5F = 372.59 Trees	69 shade trees proposed due to limited space	5

14.6 - Parkway landscaping

Location	Requirement	Calculation	Proposed Shade Trees	Existing Shade Trees
Parkway	Parkway trees shall be planted at the equivalent of one tree at an average interval of every forty linear feet.	331/40= 8.27 Parkway planting limited by sidewalk and pavement	7	1

14.8 Parking lot perimeter landscape yard

Location	Requirement	Calculation	Proposed Trees	Proposed Shrubs
Entire Perimeter except Parkway	New Parking Areas Adjacent to Nonresidential Districts. One shade tree and five shrubs shall be required per forty (40) feet of perimeter length. Twenty (20) percent of the total length of perimeter plant material shall be evergreen.	(2143.7/40)*1 Tree= 53.6 (2143.7/40)*5 Shrubs= 267.9 2143.7*.20= 428.74 LF of Evergreens	Shade Trees: 26 Evergreen Trees: 9	Deciduous Shrubs: 237 Evergreen Shrubs: 137 445 LF of evergreen plantings (20%)
Perimeter Landscaping Yard	Perimeter landscaping is required for all portions of parking lots that abut the street. A perimeter landscape yard shall be a minimum of five feet in width and shall require six-inch curbing. A landscape treatment shall run the full length of the perimeter landscape yard. One tree shall be planted every forty (40) linear feet of yard length. Trees may be clustered based on specific site requirements, as approved by the Community Development Director. Shrubs and/or Pedestrian Walls and Berms. For every three feet of perimeter yard length, one shrub, measuring a minimum of two feet at planting and reaching a minimum of four feet in height at maturity. Groundcover. Landscaped areas outside of shrub and tree masses shall be planted in turf or other live groundcover.	Southeast PLY: (332.3/40)*1= 8.3 Trees (332.3/3)*1= 110.7 Shrubs South and West PLY: (1075.7/40)*1= 26.9 Trees (1075.7/3) *1= 358.5 Shrubs Northeast PLY: (449/40)*1= 11.2 Trees (449/3)*1= 149.6 Shrubs	Southeast PLY: 12 Trees South and West PLY: 30 Trees Northeast PLY: 16 Trees	Southeast PLY: 111 Shrubs required, 75 proposed based on space South and West PLY: 359 Shrubs required, 137 proposed due to space Northeast PLY: 150 Shrubs required, 160 proposed

14.9 - Interior parking lot landscaping design guidelines

Location	Requirement	Calculation	Proposed Shade Trees	Proposed Landscaped Area
Interior Parking Lot	A minimum of one shade tree should be provided for every parking lot island. If the island extends the width of a double row, then two shade trees should be provided. A minimum of seventy-five (75) percent of every parking lot island or landscaped area should be planted with shrubs, turf or other live groundcover.	Island 1 = 2 Trees 821*.75 = 615.75 sq ft Island 2 = 1 Tree 252.66*.75= 189.5 sq ft Island 3 = 1 Tree 369.4*.75 = 277.05 sq ft Island 4 = 1 Trees 246.9*.75= 185.175 sq ft Island 5 = 1 Trees 243.37*.75= 182.53 sq ft	4 Trees 4 Trees not proposed due to limited space or utilities in Parking Islands 2 & 5	Island 1 = 616 sq ft Actual: 625 sq ft Island 2 = 190 sq ft Actual: 253 sq ft Island 3 = 277 sq ft Actual: 324 sq ft Island 4 = 185 sq ft Actual: 219 sq ft Island 5 = 182.53 sq ft Actual: 190 sq ft
Interior Parking Lot	Additional landscaped areas within the parking lot should provide a minimum of one shade tree for every three hundred (300) square feet of landscaped area. A minimum of seventy-five (75) percent of every parking lot island or landscaped area should be planted with shrubs, turf or other live groundcover.	North Landcaped Area: (4159/300)*1= 13.8 Trees 4159*.75= 3119.2 sq ft South Landscaped Area: (7981/300)*1= 26.6 Trees 7981*.75= 5985.7 sq ft	North: 14 Trees required, 7 proposed due to space South: 27 Trees required, 16 propsed due to space	North: 3119 sq ft required, 4159 sq ft proposed South: 5986 sq ft required, 7552 proposed

14.10 - Buffer yard design guidelines

Location	Requirement	Calculation	Proposed Landscaped Area	Existing Shade Trees
Buffer Yard	Landscape Buffers Along Major Arterial and Collector Streets. For the purpose of improving the safety, appearance and environment of the Village, a fifty-foot landscaped buffer shall be provided and maintained on all properties adjoining the following streets: Airport Road, Deerpath Road, Illinois Route 25, Illinois Route 31, Illinois Route 56, Mooseheart Road, Oak Street, Orchard Road, Randall Road.	A maximum of 25.5' of space is provided between street and interior pavement along Illinois Route 31 including sidewalk, parkway, and perimeter landscape yard. A maximum of 43.3' of space is provided between street and interior pavement along Airport Road including parkway and perimeter landscape yard	See below	0
Buffer Yard	Where a greater buffer is required by the zoning district regulations, or for a planned unit development, the greater buffer requirement shall apply. The landscape buffer shall comply with the following: The ground cover of the landscaped area shall contain at least seventy-five (75) percent live landscaping of which at least twenty-five (25) percent consists of shrubs, trees, flowering plants, or other plant material over twelve (12) inches in height.	A maximum of 25.5' of space is provided between street and interior pavement along Illinois Route 31 including sidewalk, parkway, and perimeter landscape yard. 8227.8*.75= 6170.9 sq ft 6170.9*.25=1542.7 sq ft 6170.9-1542.7=4628.2 sq ft A maximum of 43.3' of space is provided between street and interior pavement along Airport Road including sidewalk, parkway, and perimeter landscape yard 5770.8 sq ft *.75= 4328.1 sq ft 4328.1*.25= 1082.02 sq ft 4328-1082= 3246 sq ft	IL Rte 31: 6171 sq ft of landscaping with at least 1543 sq ft of plant material greater than 12" tall 6879 sq ft of landscaping above 12" proposed. Airport Rd: 4328 sq ft of landscaping with at least 1082 sq ft of plant material greater than 12" tall 5770 sq ft proposed with 3409 sq ft of landscaping above 12"	0

PLANT LIST

Shade Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
15	2.5" cal.	*Acer x freemanii* 'Marmo'	Marmo Freeman Maple
18	2.5" cal.	*Acer x freemanii 'Sienna'*	Sienna Freeman Maple
11	2.5" cal.	*Celtis occidentalis* 'Prairie Pride'	Prairie Pride Common Hackberry
6	2.5" cal.	*Gingko biloba 'Blagon'*	Goldspire Ginkgo
19	2.5" cal.	*Tilia cordata*	Little Leaf Linden
69	Total		

Evergreen Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
9	6' ht.	*Picea glauca var. densata*	Black Hills Spruce
9	Total		

Ornamental Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
8	2.5" cal.	*Amelanchier arborea*	Downy Serviceberry
7	2.5" cal.	Cercis Canadensis	Eastern Redbud
15	Total		

Evergreen Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
76	36" Ht. x 24" Spr.	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper
90	36" Ht. x 24" Spr.	*Thuja occidentalis 'Holmstrup'*	Holmstrup Arborvitae
166	Total		

Deciduous Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
135	36" Ht. x 24" Spr.	*Hydrangea paniculata* 'Bulk'	Quick Fire Hydrangea
14	36" Ht. x 24" Spr.	*Hydrangea paniculata* 'Limelight'	Limelight Hydrangea
87	36" Ht. x 24" Spr.	*Cephalanthus occidentalis*	Buttonbush
48	36" Ht. x 24" Spr.	*Aronia arbutifolia* 'Brilliantissima'	Brilliant Red Chokeberry
284	Total		

Perennials & Ornamental Grasses - Pots

Qty.	Size	Botanical Name	Common Name
309	#1 Cont.	*Sporobolus heterolepis*	Prairie Dropseed
410	#1 Cont.	*Schizachyrium scoparium 'Carousel'*	Carousel Little Bluestem
603	#1 cont.	*Nepeta racemosa 'Walker's Low'*	Walker's Low Catmint
187	#1 Cont.	*Asclepias tuberosa*	Butterfly Weed
235	#1 Cont.	*Phlox pilosa*	Downy Phlox
242	#1 Cont.	*Rudbeckia fulgida var. sullivantii 'Goldsturm*	Goldsturm Black-Eyed Susan
1986	Total		

Gas N Wash
NWC of IL Route 31 & I-88
North Aurora, Illinois 60542

PROJECT

Gas N Wash

NWC of IL Route 31 & I-88
North Aurora, Illinois 60542

uplandDesign ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE

Details

SHEET NUMBER **L1.3**

DRAW / REVISION

AJ/SC	Permit Submittal	03SEPT2024
AJ/MO	Permit Submittal	16OCT2024

Project Number 1320

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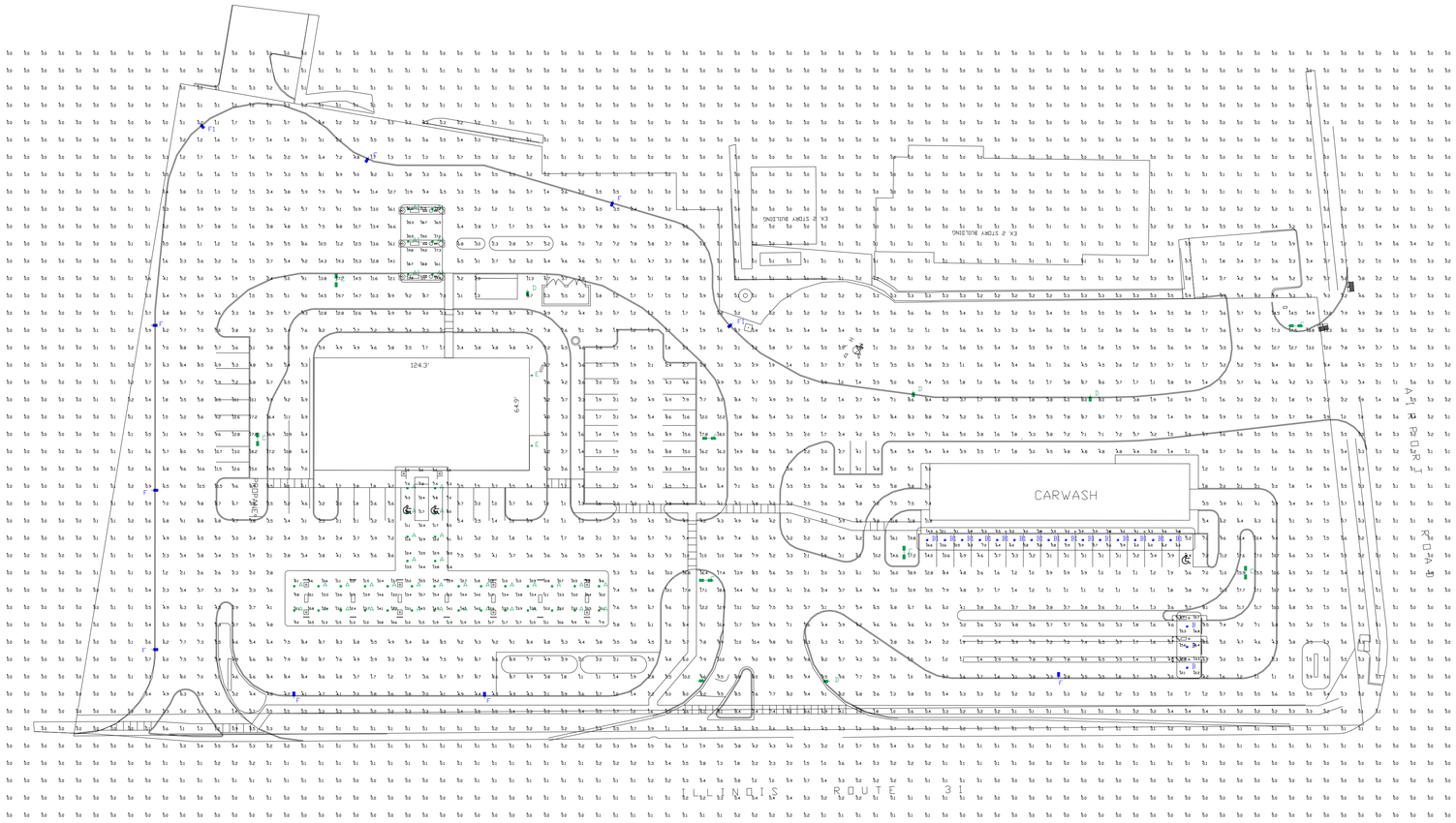
PLOT: UPLAND 2021



For quotes, please contact
WALSH, LONG & CO
quotes@walshlong.com

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.29	19.8	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	16.94	20.5	11.1	1.53	1.85
GAS CANOPY	Illuminance	Fc	11.34	15.7	0.0	N.A.	N.A.
PAY CANOPY	Illuminance	Fc	13.39	16.8	8.7	1.54	1.93
VACUUM CANOPY	Illuminance	Fc	6.45	16.6	3.8	1.70	4.37
INSIDE CURB	Illuminance	Fc	5.21	19.3	0.2	26.05	96.50

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	36	A	Single	CRUS-SC-HO-50-WHT DIMMED 80%	18' GAS	0.200	0.200	19071	125
	6	A1	Single	CRUS-SC-HO-50-BLK DIMMED 60%	17' DIESEL	0.400	0.400	19071	125
	3	B	Single	CRUS-SC-LW-50-WHT DIMMED 70%	8'-6" PAY	0.300	0.300	11148	73
	15	B1	Single	CRUS-SC-LW-50-WHT DIMMED 90%	10' VACUUM	0.100	0.100	11148	73
	7	C	D180°	SLM-LED-30L-SIL-FT-50-70CRI-BRZ-D180	20' POLE+2' BASE	1.000	1.000	63424	426
	5	D	Single	SLM-LED-30L-SIL-FT-50-70CRI-BRZ-SINGLE	20' POLE+2' BASE	1.000	1.000	31712	213
	2	E	Single	XWM-FT-LED-06L-50-BRZ	12'	1.000	1.000	6557	47
	8	F	Single	SLM-LED-30L-SIL-FT-50-IL-70CRI-SINGLE	20' POLE2' BASE	1.000	1.000	20433	213
	2	F1	Single	SLM-LED-30L-SIL-FT-50-IL-70CRI-SINGLE	20' POLE2' BASE	0.200	0.200	20433	213

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 12835

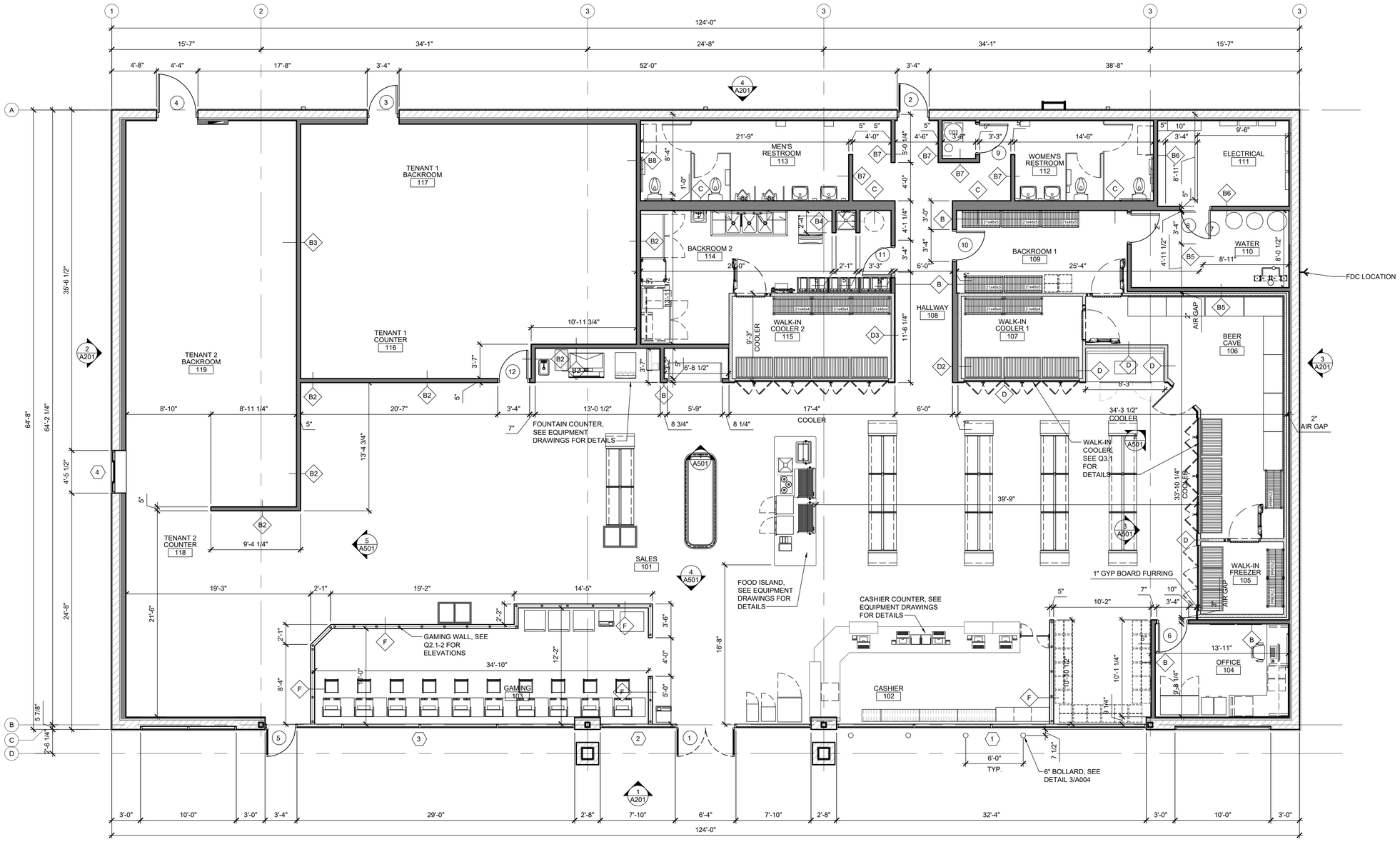
10009 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6823

LIGHTING PROPOSAL LO-160935-2

GAS N WASH
IL 31 & INTERSTATE 88
NORTH AURORA,IL

BY:MWE	DATE:08-29-24	REV:10-24-24	SHEET 1 OF 1

SCALE:1"=40' 0 40



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

FLOOR PLAN GENERAL NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.

B. WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION.

C. PROVIDE ALL REQUIRED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, AND ACCESSORIES.

D. MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILITY REQUIREMENTS.

E. ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED.

F. FIRE EXTINGUISHERS ARE SUPPLIED AND INSTALLED BY THE G.C. QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE LOCAL FIRE DEPARTMENT.

G. COORDINATE SIZE AND LOCATION OF ALL DUCT SHAFT OPENINGS IN WALLS AND FLOORS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.

H. ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF GYPSUM BOARD, SHEATHING, OR SUBSTRATE.

I. REFER TO THE EQUIPMENT PLAN AND EQUIPMENT SCHEDULE FOR MORE INFORMATION ON THE EQUIPMENT. EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.

J. PROVIDE CONTINUOUS BEAD OF CLEAR SILICONE SEALANT AT INTERIOR SIDE OF ALL WALL TRANSITIONS. SEAL ALL NEW AND EXISTING OPENINGS IN FLOORS, STRUCTURAL DECK AND EXTERIOR WALLS IN ORDER TO PROVIDE A WEATHER TIGHT SEAL.

K. ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE.

L. PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT FINISHES, MATERIALS, TREATMENTS, ETC.

M. G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.

FLOOR PLAN LEGEND

- PARTIAL HEIGHT WALL CONSTRUCTION
- STUD WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION
- WALK-IN COOLER / FREEZER BOX PANEL
- XX'-X XX" — CLEAR FLOOR AREA PER ACCESSIBILITY CODES
- X — PARTITION TAG, SEE PARTITION TYPES BELOW AND DETAILS ON SHEET A601
- X — DOOR TAG, SEE DOOR SCHEDULE ON SHEET A702
- X — WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A703

PARTITION TYPES

- A — 6" STUD WALL, STAINLESS STEEL SHEET METAL OVER 5/8" CEMENT BOARD TO BOTTOM OF DECK ON HOOD SIDE, 5/8" PLYWOOD WITH FRP ON TENANT SIDE, SEE SHEET A601.
- B — 3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING ON SIDES THAT HAVE CEILINGS AND TO DECK ON OPEN TO STRUCTURE SIDES, SEE SHEET A601.
- B2 — 3 5/8" STUD WALL, FRP OVER 5/8" PLYWOOD ON TENANT SIDE TO 6" ABOVE CEILING, 5/8" GYPSUM BOARD ON SALES SIDE TO BOTTOM OF DECK, SEE SHEET A601.
- B3 — 3 5/8" STUD WALL, FRP OVER 5/8" PLYWOOD BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.
- B4 — 3 5/8" STUD WALL, 5/8" CEMENT BOARD ON MOP SINK SIDE TO 6" ABOVE CEILING, FRP OVER 5/8" PLYWOOD ON OPPOSITE SIDE TO 6" ABOVE CEILING, SEE SHEET A601.
- B5 — 3 5/8" STUD WALL, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON WATER SIDE TO BOTTOM OF DECK, 5/8" GYPSUM BOARD ON OPPOSITE SIDE TO 6" ABOVE CEILING, SEE SHEET A601.
- B6 — 3 5/8" STUD WALL, 5/8" PLYWOOD PAINTED ON ELECTRICAL SIDE TO BOTTOM OF DECK WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON OPPOSITE SIDE TO BOTTOM OF DECK, SEE SHEET A601.
- B7 — 3 5/8" STUD WALL WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD EACH SIDE, TO 6" ABOVE CEILING, SEE SHEET A601.
- B8 — 3 5/8" STUD WALL WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD ON RESTROOM SIDE TO UNDERSIDE OF DECK WITH SOUND ATTENUATION BATT INSULATION, FRP OVER 5/8" PLYWOOD BOTH SIDES TO 6" ABOVE CEILING, SEE SHEET A601.
- C — (2) 3 5/8" STUD WALL WITH 3 1/2" CHASE IN CENTER WITH SOUND ATTENUATION BATT INSULATION, 5/8" MOISTURE RESISTANT GYPSUM BOARD ON RESTROOM SIDE AND 5/8" GYPSUM BOARD ON OPPOSITE SIDE, TO UNDERSIDE OF JOIST, SEE SHEET A601.
- D — 1/2" DUROROCK APPLIED TO FACE OF COOLER. 3 5/8" STUD WALL ABOVE TO HAVE 5/8" DUROROCK ON ONE SIDE TO UNDERSIDE OF JOIST, SEE SHEET A601.
- D2 — 3 5/8" STUD WALL WITH 5/8" GYPSUM BOARD ON HALL SIDE TO 6" ABOVE CEILING INFILL TO WALKIN COOLER WALL, SEE SHEET A601.
- D3 — 1/2" GYPSUM BOARD APPLIED TO FACE OF COOLER. 3 5/8" STUD WALL ABOVE TO HAVE 5/8" GYPSUM BOARD ON ONE SIDE TO 6" ABOVE CEILING, SEE SHEET A601
- E — NOT USED
- F — PARTIAL HEIGHT 3 5/8" STUD WALL, 5/8" GYPSUM BOARD EACH SIDE, 2"X2"X1/8" STEEL TUBE- @ EACH END OF WALL, EACH END AND AT 4'-0" O.C. MAX TO 4'-0" A.F.F., SEE SHEET A601.

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RETAIL PETROLEUM FACILITY
SWC IL 31 & AIRPORT ROAD
NORTH AURORA, IL 60542

GAS N WASH

ISSUE

TO	DATE
CLIENT	5/21/24
ZONING	9/19/2024
ZONING	10/16/24

CHECK:CP
DRAWN:KV
JOB:D2400163

A101
C-STORE
FLOOR PLAN

FLOOR PLAN LEGEND

- PARTIAL HEIGHT WALL CONSTRUCTION
- STUD WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION
- XX' x XX' — CLEAR FLOOR AREA PER ACCESSIBILITY CODES
- X — PARTITION TAG, SEE PARTITION TYPES, THIS PAGE
- X — DOOR TAG, SEE DOOR SCHEDULE
- X — WINDOW TAG, SEE WINDOW SCHEDULE

FIRE EXTINGUISHER NOTES

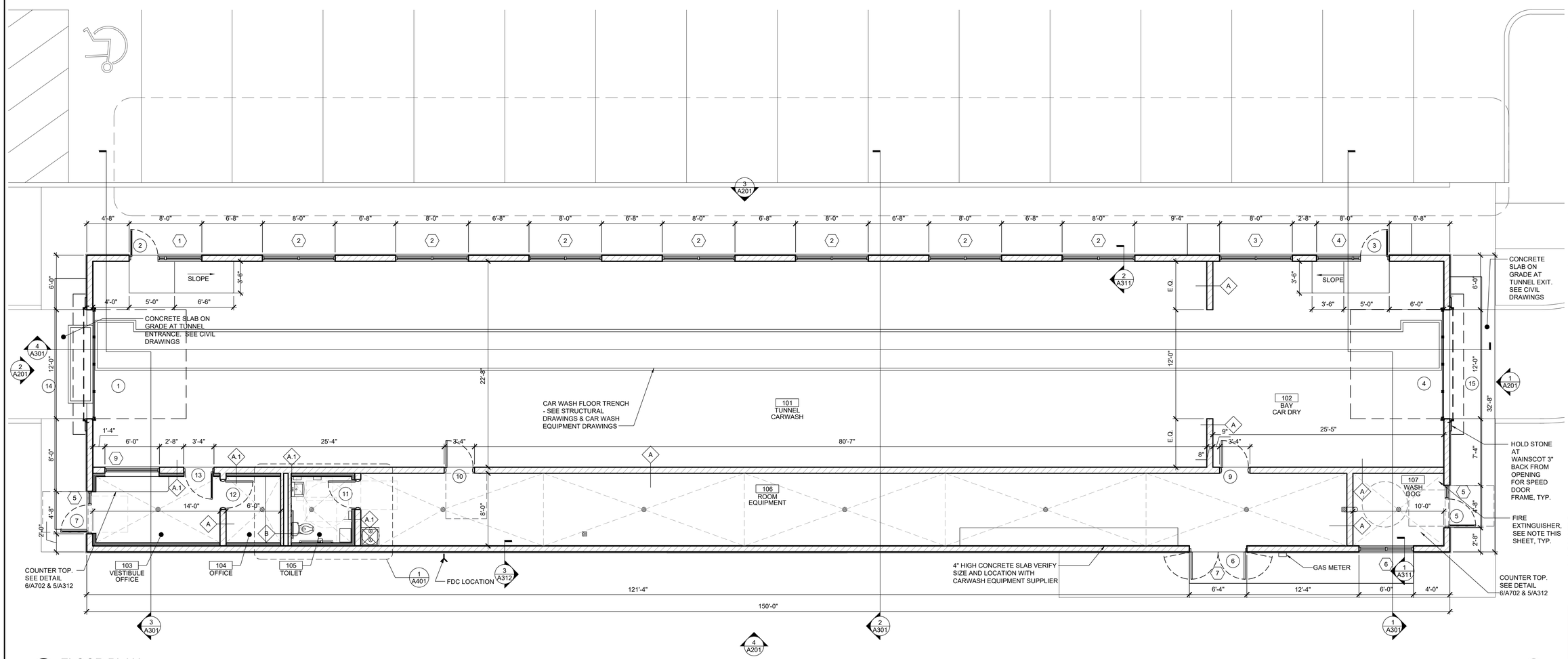
1. FIRE EXTINGUISHERS TO BE MIN. CLASS 3A (3A40BC) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS (IFC-906.2 & NFPA 101-9.7.4.1) AND PER LOCAL FIRE CODE.
   - A. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY TAGGED AND MOUNTED. (IFC-906.9 & NFPA 10-D.2.3.1)
   - B. ALL FIRE EXTINGUISHERS SHALL REMAIN IN CLEAR VIEW AND SHALL NOT BE OBSTRUCTED AT ANY TIME (IFC-906.6 & NFPA 10-1.5.10)
   - C. ALL FIRE EXTINGUISHERS SHALL BE INSTALLED NO HIGHER THAN 5'-0" (AT HANDLE) AND NO LESS THAN 4" ABOVE THE FINISHED FLOOR (IFC-906.9 & NFPA 10-1.5.10)

PARTITION TYPES

- A — NON LOAD-BEARING 8" CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS.
- A.1 — 8" CONCRETE BLOCK WALL WITH 2" CONTINUOUS INSULATION, 1-5/8" METAL STUD FURRING (TO BE ANCHORED TO CMU THROUGH INSULATION), 5/8" GYPSUM BOARD TO BOTTOM OF DECK. RESTROOM TO RECEIVE WATER RESISTANT GYPSUM BOARD - SEE STRUCTURAL DRAWINGS.
- B — PLUMBING WALL: 6" SPACE WITH 4" CONCRETE BLOCK WALL ON BOTH SIDES TO EXTEND TO UNDERSIDE OF PRECAST PLANKS - SEE STRUCTURAL DRAWINGS.

FLOOR PLAN GENERAL NOTES

- A. CONTRACTOR TO VERIFY WITH CAR WASH EQUIPMENT SUPPLIER LOCATION OF PIPES, CONVEYOR TRENCH, ETC.
- B. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.
- C. WATER RESISTANT GYPSUM BOARD OR CEMENT BOARD SHALL BE USED AT ALL WALLS IN TOILET ROOM, BEHIND ALL PLUMBING FIXTURES, AND ANY WET LOCATIONS - SEE PARTITION SCHEDULE FOR MORE INFORMATION.
- D. PROVIDE ALL REQUIRED IN WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, AND ACCESSORIES.
- E. MOUNT ALL FIXTURES & ACCESSORIES AT HEIGHTS CONFORMING WITH ALL GOVERNING CODES & ACCESSIBILTY REQUIREMENTS.
- F. ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED.
- G. FIRE EXTINGUISHERS ARE SUPPLIED AND INSTALLED BY THE G.C. QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE LOCAL FIRE DEPARTMENT.
- H. COORDINATE SIZE AND LOCATION OF ALL DUCT SHAFT OPENINGS IN WALLS AND FLOORS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- I. ALL DIMENSIONS ARE NOMINAL & ARE FROM FACE OF GYPSUM BOARD, SHEATHING, OR SUBSTRATE.
- J. REFER TO THE EQUIPMENT PLAN AND EQUIPMENT SCHEDULE FOR MORE INFORMATION ON THE EQUIPMENT. EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.
- K. PROVIDE CONTINUOUS BEAD OF CLEAR SILICONE SEALANT AT INTERIOR SIDE OF ALL WALL TRANSITIONS. SEAL ALL NEW AND EXISTING OPENINGS IN FLOORS, STRUCTURAL DECK AND EXTERIOR WALLS IN ORDER TO PROVIDE A WEATHER TIGHT SEAL.
- L. ALL WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- M. PROPERLY PREPARE & CLEAN SUBSTRATES & SURFACES AS REQUIRED TO ACCEPT FINISHES, MATERIALS, TREATMENTS, ETC.
- N. G.C. SHALL PROVIDE FINAL CLEANING OF STORE AT END OF CONSTRUCTION.
- O. WALL AND PARTITION DIMENSIONS SHOWN ON PLANS ARE NOMINAL DIMENSIONS.
- P. POST BUILDING ADDRESS ON BUILDING / SITE AT ALL TIMES DURING CONSTRUCTION. NUMBERS TO BE VISIBLE FROM STREET.
- Q. ALL PARTITION WALLS SHALL RESIST A MINIMUM 5PSF HORIZONTAL LOAD, SUBJECT TO VILLAGE INSPECTION.



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

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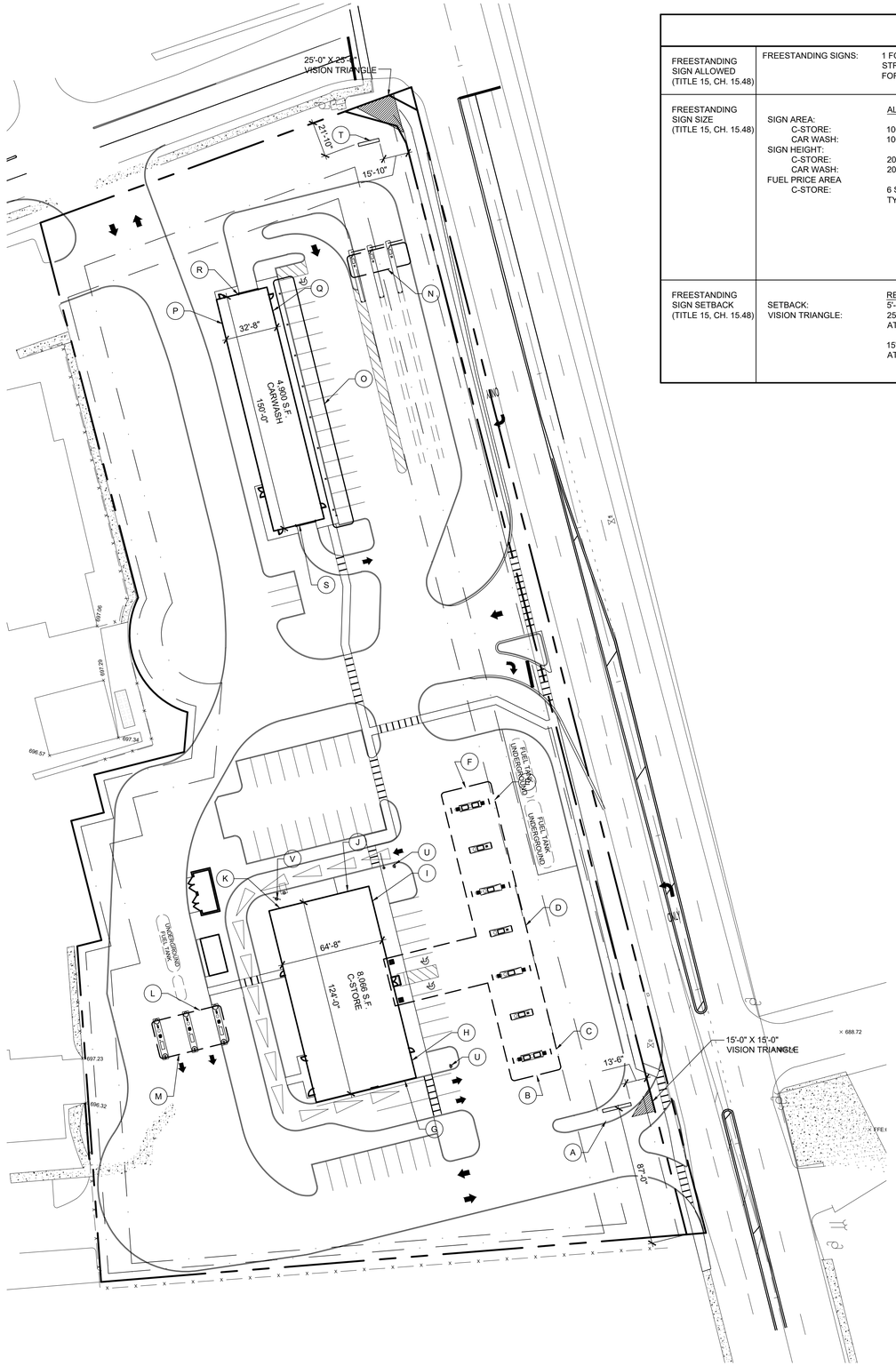
RETAIL PETROLEUM FACILITY
NWC IL 31 & INTERSTATE 88
NORTH AURORA, IL 60542
GAS N WASH

ISSUE

TO	DATE
CLIENT	5/21/24
ZONING	9/19/2024
ZONING	10/16/24

CHECK:CP
DRAWN:KV
JOB:D2400163

A102
FLOOR PLAN



1 SITE PLAN
SCALE: 1" = 20'-0"

SIGNAGE INFORMATION

FREESTANDING SIGN ALLOWED (TITLE 15, CH. 15.48)	FREESTANDING SIGNS:	1 FOR EACH EACH STREET FRONTAGE FOR CORNER LOTS.	2 PROPOSED
FREESTANDING SIGN SIZE (TITLE 15, CH. 15.48)	SIGN AREA:	ALLOWED	PROPOSED
	C-STORE:	100 SF MAX	100 SF
	CAR WASH:	100 SF MAX	70 SF
	SIGN HEIGHT:		
	C-STORE:	20'-0" MAX	10'-8"
	CAR WASH:	20'-0" MAX	10'-8"
	FUEL PRICE AREA C-STORE:	6 SF PER FUEL TYPE: 18 SF	46 SF
FREESTANDING SIGN SETBACK (TITLE 15, CH. 15.48)		REQUIRED	PROPOSED
	SETBACK:	5'-0"	19'-1" MIN.
	VISION TRIANGLE:	25'-0" X 25'-0" AT CORNER	COMPLIES
		15'-0" X 15'-0" AT DRIVEWAY	COMPLIES

WALL SIGNS (TITLE 15, CH. 15.48)

NUMBER ALLOWED:	ALLOWED	PROPOSED
1 PER TENANT PER FACADE FACING PUBLIC RIGHT-OF WAY	C-STORE: 3 CARWASH: 3 PER FACADE	5 2 PER FACADE TOTAL 4 SIGNS

	ALLOWED	PROPOSED		ALLOWED	PROPOSED
SIGNAGE FACING NORTH:			SIGNAGE FACING SOUTH:		
C-STORE, AUTO CANOPY & DIESEL CANOPY	97.5 SF	113.5 SF	C-STORE, AUTO CANOPY & DIESEL CANOPY	97.5 SF	82.5 SF
CARWASH, PAY CANOPY & VACUUM CANOPY	49 SF	32.6 SF	CARWASH, PAY CANOPY & VACUUM CANOPY	49 SF	68.3 SF
TOTAL NORTH:	146.5 SF	146.1 SF	TOTAL SOUTH:	146.5 SF	150.8 SF
SIGNAGE FACING EAST:			SIGNAGE FACING WEST:		
C-STORE, AUTO CANOPY & DIESEL CANOPY	186.4 SF	181.5 SF	C-STORE, AUTO CANOPY & DIESEL CANOPY	186.4 SF	55 SF
CARWASH, PAY CANOPY & VACUUM CANOPY	225 SF	83.2 SF	CARWASH, PAY CANOPY & VACUUM CANOPY	N/A	NONE
TOTAL EAST:	411.4 SF	264.7 SF	TOTAL WEST:	186.4 SF	55 SF
			OVERALL TOTAL:	890.8 SF	616.6 SF

VARIANCE REQUESTS

1. REQUESTING A VARIANCE TO INCREASE THE TOTAL ALLOWED FUEL PRICING SIGN AGE AREA TO 46 SF (15.3 SF PER PRICE X3 PRICES) FROM THE MAXIMUM OF 18 SF (3 X 6SF FUEL SIGNS).
2. REQUESTING A VARIANCE TO ALLOW FOR SIGNAGE FOR THE REAR (TENANT-1) C-STORE TENANT TO BE ALLOWED ALONG THE FRONT (EAST) AND SIDE (NORTH) ELEVATIONS OF THE C-STORE.
3. REQUESTING A VARIANCE TO ALLOW FOR THE TOTAL ALLOWED SIGNAGE ON THE SOUTH OF THE CAR WASH TO INCREASE TO 68.3 SF (BUILDING AND PAY CANOPY SIGNAGE) FROM THE MAXIMUM OF 49 SF (32.6' X 1.5).
4. REQUESTING A VARIANCE TO ALLOW FOR THE TOTAL ALLOWED SIGNAGE ON THE NORTH OF THE C-STORE TO INCREASE TO 113.5 SF (BUILDING, AUTO AND DEISEL SIGNAGE) FROM THE MAXIMUM OF 97 SF (64.6 X 1.5).
5. REQUESTING A VARIANCE TO ALLOW THE NUMBER OF WALL MOUNTED SIGNS ON THE C-STORE TO 5 FROM THE MAXIMUM OF 3.

SIGNAGE KEY

A	"GAS N WASH" ID PRICE MONUMENT SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 50 SF SIGN AND 50 SF ELECTRONIC PRICER (100 SF TOTAL SIGNAGE), SEE VAN BRUGGEN SIGN DRAWING 24-114.2C
B	"GAS N WASH" CANOPY SIGN: INTERNALLY ILLUMINATED CANOPY SIGN, 28 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.4C
C	"FUTURE FOOD TENANT - 1" CANOPY DECAL: TENANT DECAL, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.4C
D	"GAS N WASH" CANOPY SIGN: INTERNALLY ILLUMINATED CANOPY SIGN, 57.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.4C
E	"FUTURE FOOD TENANT -2 " CANOPY DECAL: CANOPY DECAL, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.4C
F	"GAS N WASH" CANOPY SIGN: INTERNALLY ILLUMINATED CANOPY SIGN, 28 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.4C
G	"TENANT - 1" WALL SIGN: INTERNALLY ILLUMINATED WALL SIGN, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.6C
H	"TENANT - 1" WALL SIGN: INTERNALLY ILLUMINATED WALL SIGN, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.6C
I	"TENANT - 2" WALL SIGN: INTERNALLY ILLUMINATED WALL SIGN, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.6C
J	"TENANT - 1" WALL SIGN: INTERNALLY ILLUMINATED WALL SIGN, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.6C
K	"TENANT - 2" WALL SIGN: INTERNALLY ILLUMINATED WALL SIGN, 31 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.6C
L	"TRUCKS" CANOPY SIGN: INTERNALLY ILLUMINATED CHANNEL LETTERS, 23.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.5C
M	"TRUCKS" CANOPY SIGN: INTERNALLY ILLUMINATED CHANNEL LETTERS, 23.5 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.5C
N	"CAR WASH ENTRANCE" CANOPY SIGN: INTERNALLY ILLUMINATED CANOPY SIGN, 35.7 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.10C
O	"FREE VACUUMS" CANOPY DECAL: CANOPY DECAL, 9.4 SF , 3 TOTAL (28.2 SF TOTAL) SEE VAN BRUGGEN SIGN DRAWING 24-114.11C
P	"CAR WASH" WALL SIGN: INTERNALLY ILLUMINATED CHANNEL LETTERS, 55 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.7C
Q	"CAR WASH" WALL SIGN: INTERNALLY ILLUMINATED CHANNEL LETTERS, 55 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.9C
R	"CAR WASH" WALL SIGN: INTERNALLY ILLUMINATED CHANNEL LETTERS, 32.62 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.8C
S	"CAR WASH" WALL SIGN: INTERNALLY ILLUMINATED CHANNEL LETTERS, 32.62 SF, SEE VAN BRUGGEN SIGN DRAWING 24-114.8C
T	"CARWASH" GROUND SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 49 SF SIGN AND 21 SF ELECTRONIC MESSAGE BOARD (70 SF TOTAL SIGNAGE), SEE VAN BRUGGEN SIGN DRAWING 24-114.3C
U	"TENANT 1" DIRECTIONAL SIGN: INTERNALLY ILLUMINATED, 5 SF SIGN
V	"TENANT 1" MENU SIGN: INTERNALLY ILLUMINATED, 24 SF SIGN

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RETAIL PETROLEUM FACILITY
SWC IL 31 & AIRPORT ROAD
NORTH AURORA, IL 60542

GAS N WASH

GAS N WASH

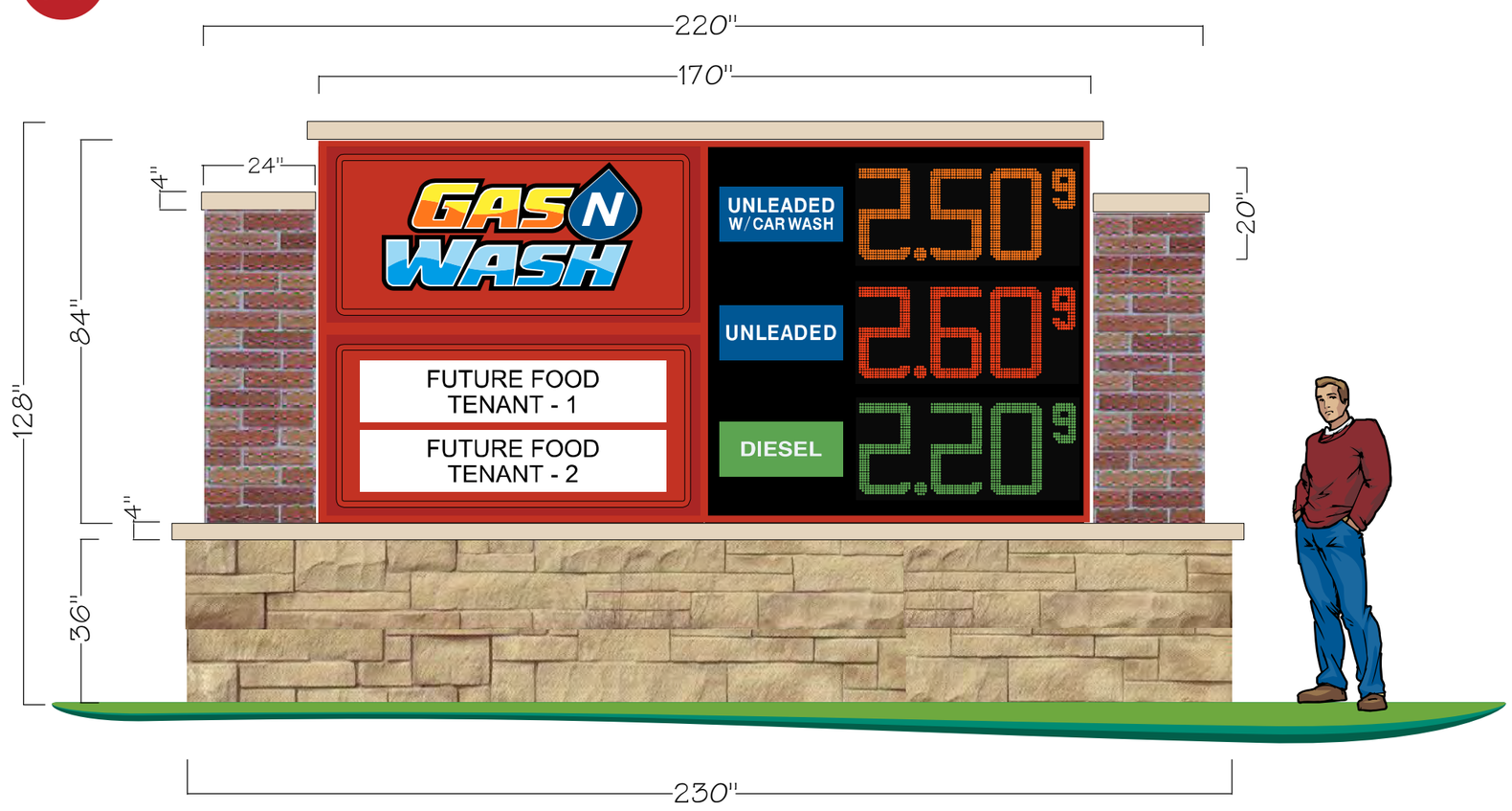
ISSUE

TO	DATE
CLIENT	5/21/24
ZONING	9/19/24
ZONING	10/16/24

CHECK:CP
DRAWN:KV
JOB:D2400163

A007
SITE SIGNAGE PLAN

A



"GAS N WASH" UPPER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH ILLUMINATED DECORATED GRAPHICS

TENANT LOWER PANEL: TRANSLUCENT 3M RED 230-33 BACKGROUND WITH TRANSLUCENT WHITE TENANT PANELS WITH ILLUMINATED DECORATED GRAPHICS

100 SQ. FT

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Approved			
Date			
Scale	3/8"	Title	GAS N WASH - NORTH AURORA
Date	6-7-24	Description	ID PRICE MONUMENT
Drawn By	ED	Revisions By / Date	Drawing No. 24-114.2C

T

- 36" X 84" ELECTRONIC MESSAGE SIGN: WATCHFIRE W6mm LED RGB - COLOR 144 X 336
SHALL ONLY CONTAIN STATIC DISPLAYS.
TRANSITIONS SHALL NOT INCLUDE ANIMATION, VIDEO, BURSTS, SPIRALS OR SIMILAR EFFECTS. STROBE, FLASHING, SCROLLING, SOUNDS OR OTHER ATTENTION GETTING FEATURES ARE PROHIBITED.

70 SQ. FT.

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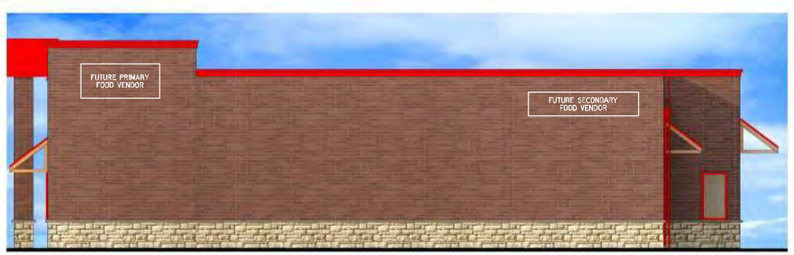
Approved			
Date			
Scale	3/8"	Title	GAS N WASH - NORTH AURORA
Date	6-7-24	Description	CAR WASH MONUMENT
Drawn By	ED	Revisions By / Date	ED / 8-27-24
		Drawing No.	24-114.3C

EAST ELEVATION 1/16" SCALE

SOUTH ELEVATION 1/16" SCALE



NORTH ELEVATION 1/16" SCALE

G

FUTURE PRIMARY FOOD VENDOR

ILLUMINATED CHANNEL LETTER 31 SQ. FT.
3/16" SCALE

H

FUTURE PRIMARY FOOD VENDOR

ILLUMINATED CHANNEL LETTER 31 SQ. FT.
3/16" SCALE

I

FUTURE SECONDARY FOOD VENDOR

ILLUMINATED CHANNEL LETTER 31 SQ. FT.
3/16" SCALE

J

FUTURE PRIMARY FOOD VENDOR

ILLUMINATED CHANNEL LETTER 31 SQ. FT.
3/16" SCALE

K

FUTURE SECONDARY FOOD VENDOR

ILLUMINATED CHANNEL LETTER 31 SQ. FT.
3/16" SCALE

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Approved		Scale	NOTED	Title	GAS N WASH - NORTH AURORA				
		Date	6-7-24	Description	C-STORE SIGNAGE				
Date		Drawn By	ED	Revisions By	ED				Drawing No. 24-114.6C
				Date	8-27-24				

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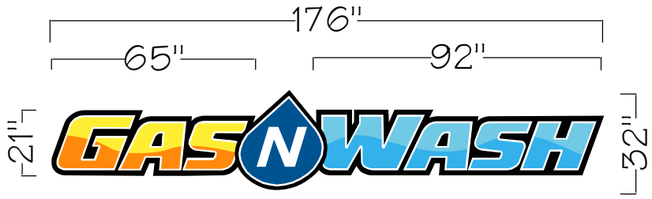
Approved			
Date			

Scale	NTS	Title	GAS N WASH - NORTH AURORA
Date	6-7-24	Description	INDIRECT CANOPY COVE LIGHTING
Drawn By	ED	Revisions By / Date	Drawing No. 24-114.4C LED

B



1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.

SOUTH ELEVATION

C

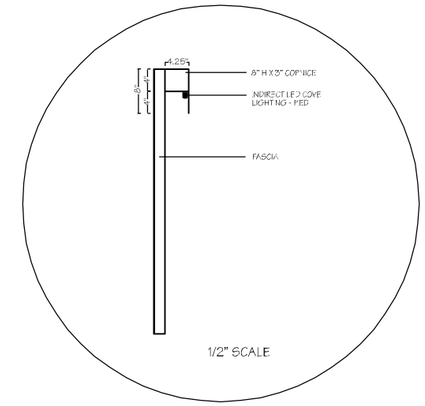
FUTURE FOOD TENANT - 1

31 SQ. FT.

E

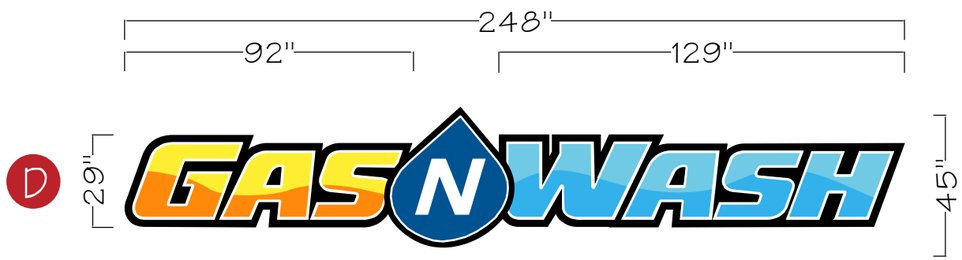
FUTURE FOOD TENANT - 2

31 SQ. FT.



1/2" SCALE

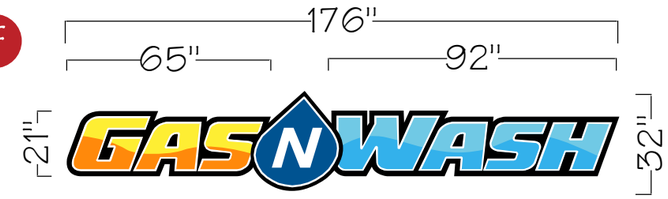
D



1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 57.5 SQ. FT.

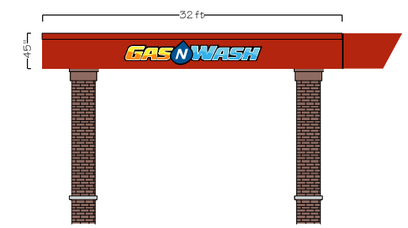
EAST ELEVATION

F

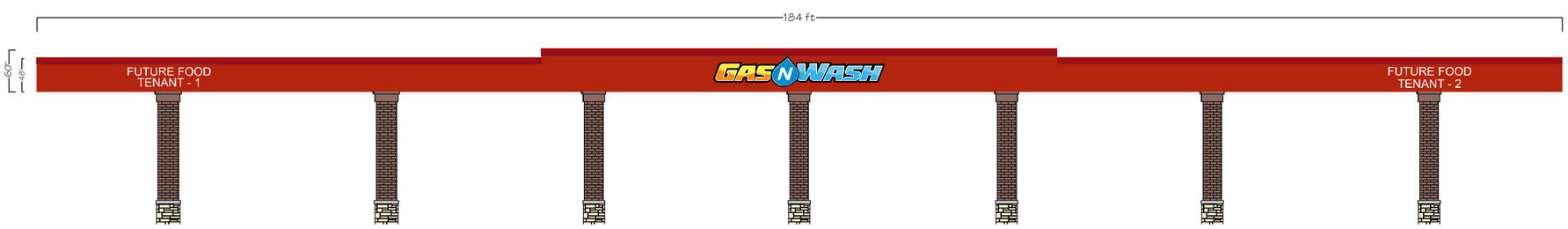


1/4" SCALE ILLUMINATED CHANNEL LETTER WITH BLACK CONTOUR OUTLINE BACKER 28 SQ. FT.

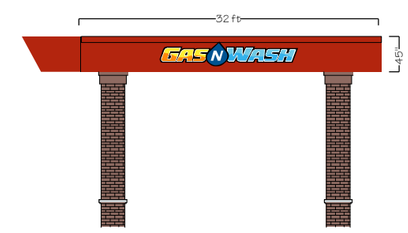
NORTH ELEVATION



NORTH ELEVATION 1/16" SCALE



EAST ELEVATION 1/16" SCALE



SOUTH ELEVATION 1/16" SCALE

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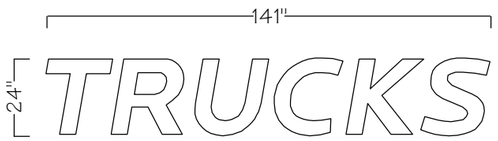
Approved

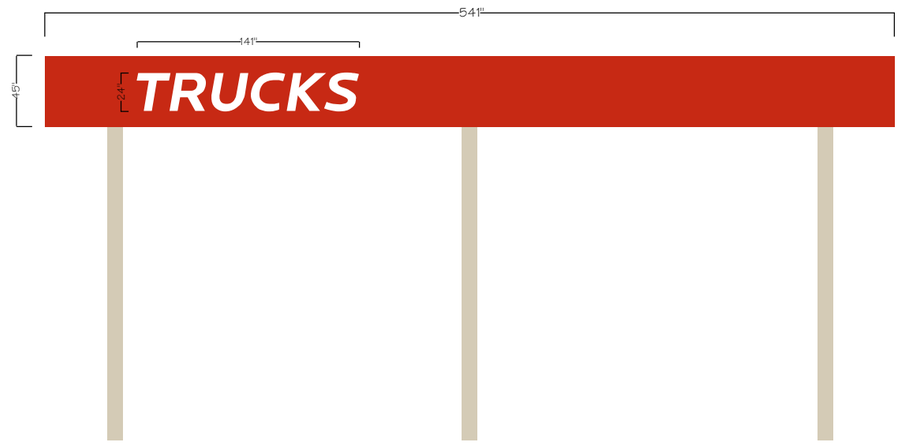
Date

Scale	NOTED	Title	GAS N WASH - NORTH AURORA
Date	6-7-24	Description	AUTO CANOPY SIGNAGE
Drawn By	ED	Revisions By / Date	ED / 8-22-24
		Drawing No.	24-114.4C

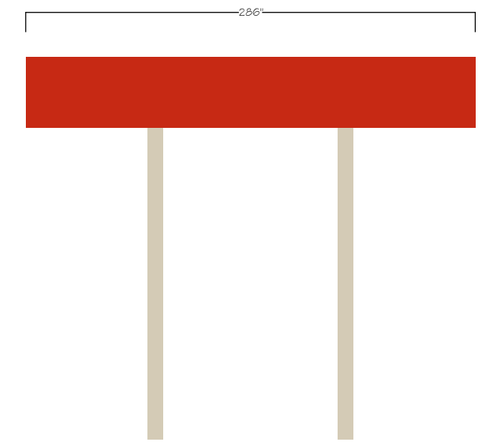
L



ILLUMINATED CHANNEL LETTERS 3/16" SCALE
23.5 SQ FT

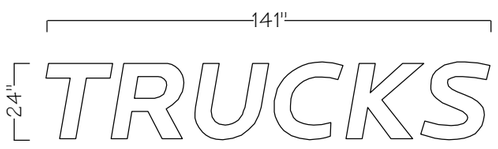


NORTH ELEVATION
1/8" SCALE

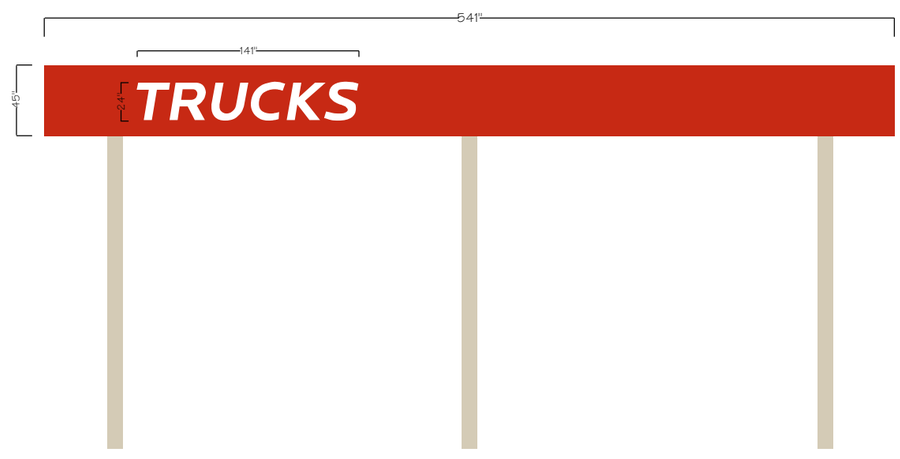


WEST ELEVATION

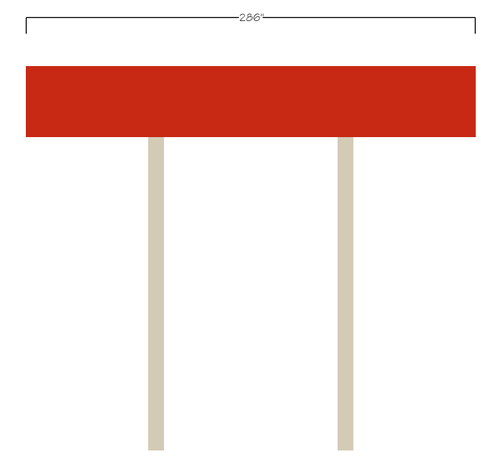
M



ILLUMINATED CHANNEL LETTERS 3/16" SCALE
23.5 SQ FT



SOUTH ELEVATION
1/8" SCALE



EAST ELEVATION

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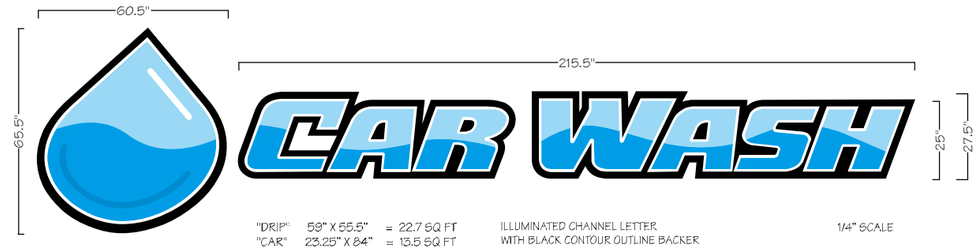
Date

Scale NOTED	Title GAS N WASH - NORTH AURORA		
Date 6-7-24	Description TRUCK CANOPY		
Drawn By ED	Revisions By ED	Drawing No. 24-114.5C	
	Date 8-27-24		

P



"DRIP" 59" X 55.5" = 22.7 SQ FT
"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT

TOTAL = 55 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER

1/4" SCALE

WEST ELEVATION

1/8" SCALE

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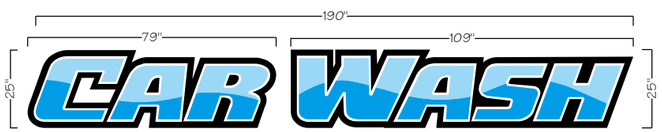
Date

Scale	NOTED	Title	GAS N WASH - NORTH AURORA					
Date	6-7-24	Description	CAR WASH BUILDING WEST					
Drawn By	ED	Revisions By	ED	ED				Drawing No. 24-114.7C
		Date	8-22-24	8-21-24				

R



"CAR" 25" X 79" = 13.7 SQ. FT.
"WASH" 25" X 109" = 18.9 SQ. FT.
TOTAL = 32.62 SQ. FT.

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER

1/4" SCALE

NORTH ELEVATION

1/8" SCALE

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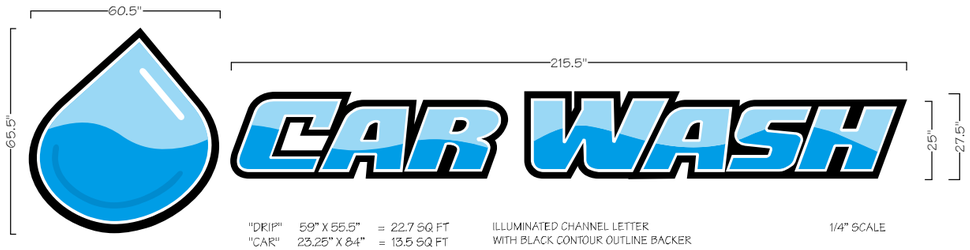
Approved		Scale	NOTED	Title	GAS N WASH - NORTH AURORA				
Date		Date	6-7-24	Description	CAR WASH BUILDING NORTH				
		Drawn By	ED	Revisions By	ED	ED			Drawing No. 24-114.8C
				Date	8-22-24	8-27-24			

Q



"DRIP" 59" X 55.5" = 22.7 SQ FT
"CAR" 23.25" X 84" = 13.5 SQ FT
"WASH" 23.25" X 116.5" = 18.8 SQ FT

TOTAL = 55 SQ FT

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER

1/4" SCALE

EAST ELEVATION

1/8" SCALE

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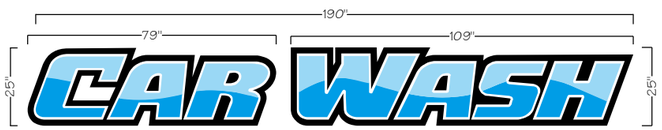
Approved		Scale	NOTED	Title	GAS N WASH - NORTH AURORA				
		Date	6-7-24	Description	CAR WASH BUILDING EAST				
Date		Drawn By	ED	Revisions By	ED	ED			Drawing No. 24-114.9C
				Date	8-22-24	8-27-24			

S



"CAR" 25" X 79" = 13.7 SQ. FT.
"WASH" 25" X 109" = 18.9 SQ. FT.
TOTAL = 32.62 SQ. FT.

ILLUMINATED CHANNEL LETTER
WITH BLACK CONTOUR OUTLINE BACKER

1/4" SCALE

SOUTH ELEVATION

1/8" SCALE

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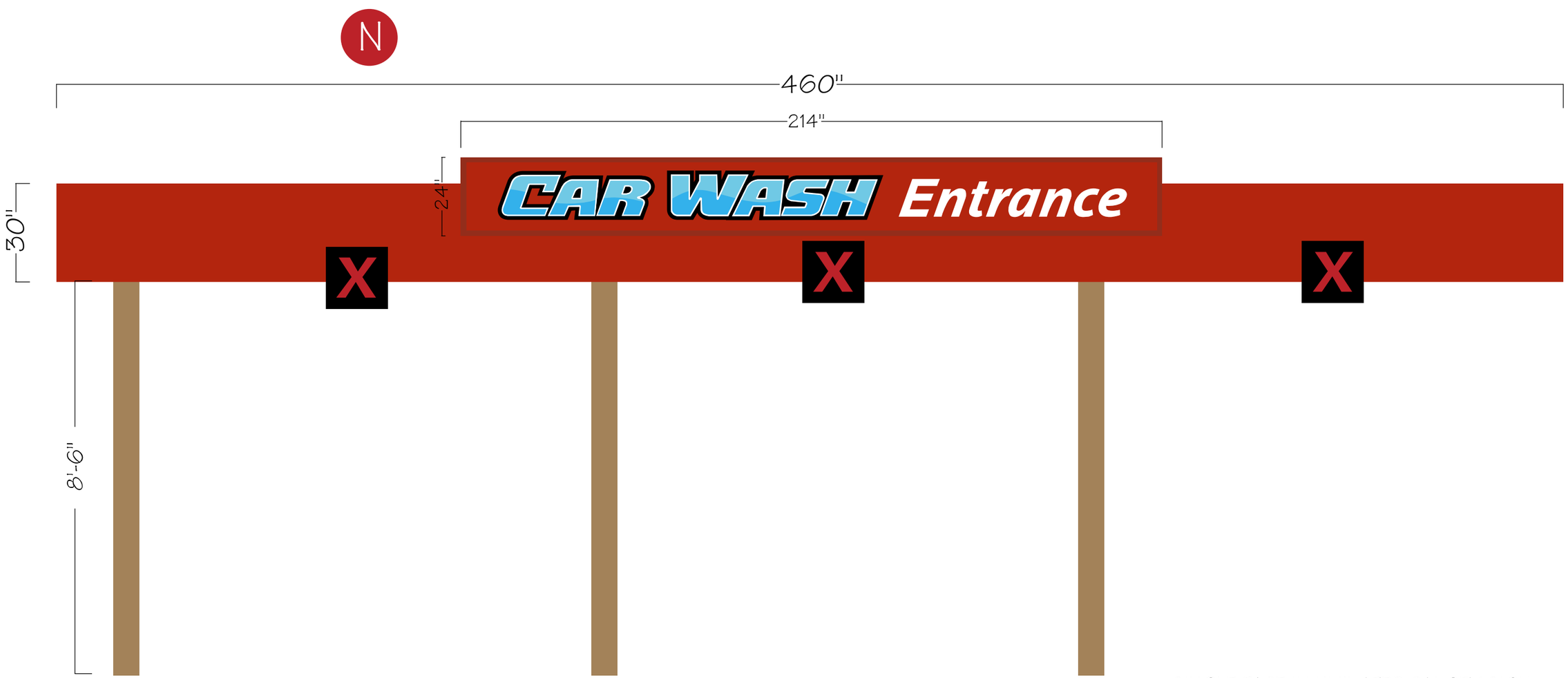
Approved								
Date								
Scale	NOTED	Title	GAS N WASH - NORTH AURORA					
Date	6-7-24	Description	CAR WASH BUILDING SOUTH					
Drawn By	ED	Revisions By	ED	ED				Drawing No. 24-114.8C2
		Date	8-22-24	8-27-24				



SINGLE FACE ILLUMINATED CANOPY SIGN
35.7 SQ. FT.

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Approved

Date

Scale NOTED	Title GAS N WASH - NORTH AURORA		
Date 6-7-24	Description CAR WASH PAY CANOPY		
Drawn By ED	Revisions By ED	Date 8-27-24	Drawing No. 24-114.10C

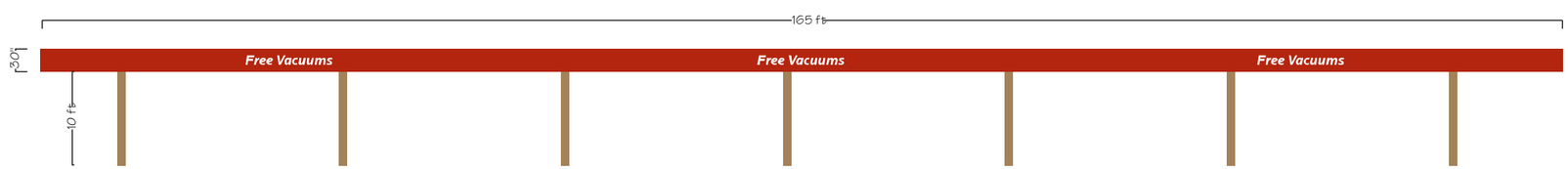
1/2" SCALE

NON - ILLUMIINATED
HP DIE CUT VINYL GRAPHICS

9.4 SQ. FT.

TOTAL 28.2 SQ FT

0



VACUUM CANOPY 1/16" SCALE

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Approved			
Date			
Scale	NOTED	Title	GAS N WASH - NORTH AURORA
Date	6-7-24	Description	CAR WASH VACUUM CANOPY
Drawn By	ED	Revisions By / Date	ED / 8-27-24
		Drawing No.	24-114.11C

Traffic Impact Study
Proposed Fuel Center

North Aurora, Illinois

Prepared For:

GAS N WASH

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

October 2, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed fuel center to be located in North Aurora, Illinois. The site is located in the southwest corner of the intersection of IL Route 31 with Airport Road. As proposed, the fuel center is to contain the following uses:

- 14 passenger vehicle fueling positions
- Two commercial fuel lanes (CFLs)
- A tunnel car wash
- An approximately 8,000 square-foot convenience store containing an approximately 1,000 square-foot coffee/donut shop with drive-through facility

Access to the fuel center will be provided by a restricted right-in/right-out access drive and a restricted right-turn in/left-turn in/right-turn out access drive on IL Route 31 and via the existing full-movement access drive located on Airport Road that serves the Asbury Gardens assisted living facility.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed fuel center will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed fuel center. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

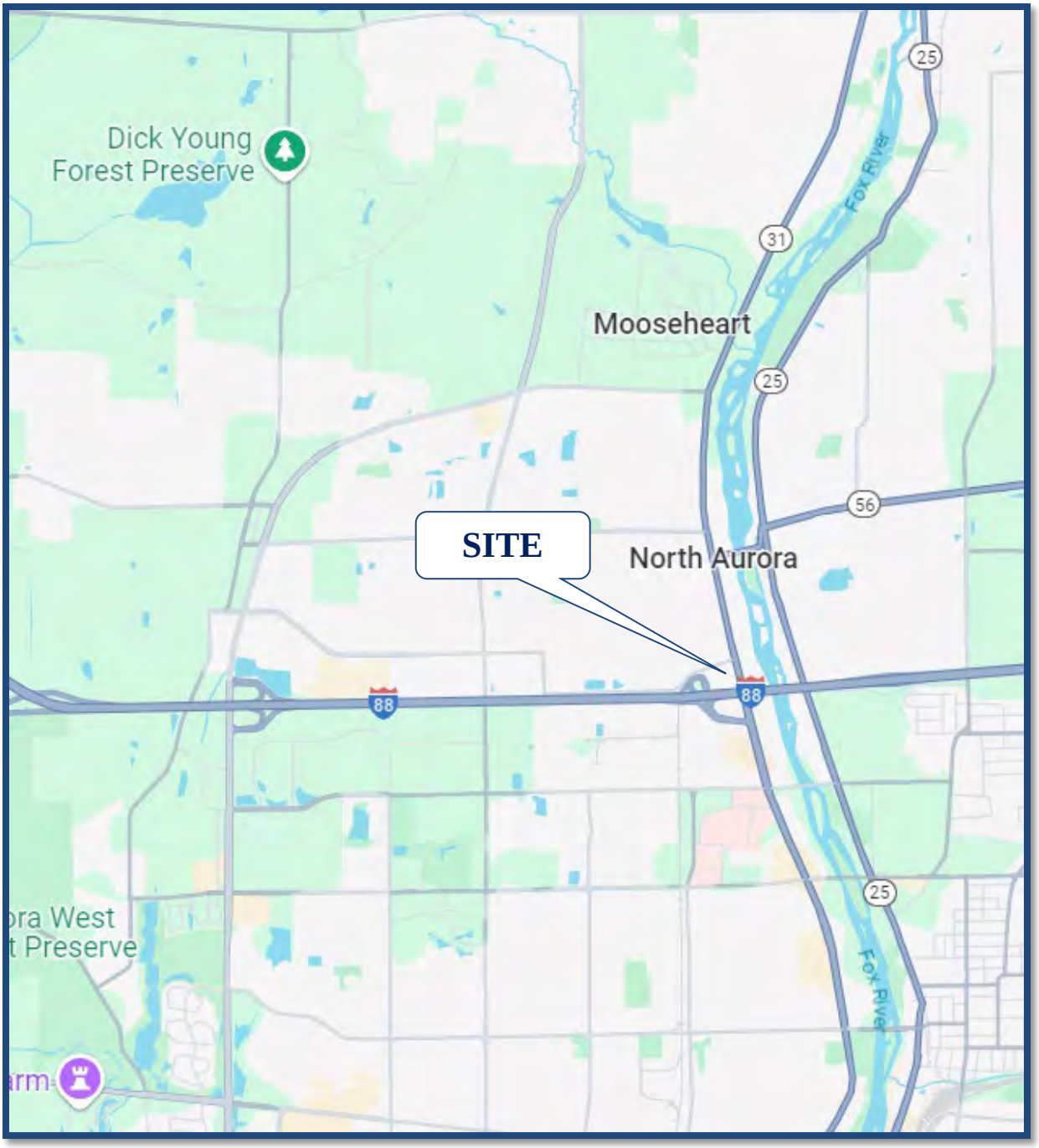
- Existing roadway conditions
- A description of the proposed fuel center
- Directional distribution of the fuel center traffic
- Vehicle trip generation for the fuel center
- Future traffic conditions including access to the fuel center
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2030 No-Build Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes adjusted to represent the background growth of the area.

3. Year 2030 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, background growth, and the traffic estimated to be generated by the full buildout of the proposed fuel center.



Site Location **Figure 1**

Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

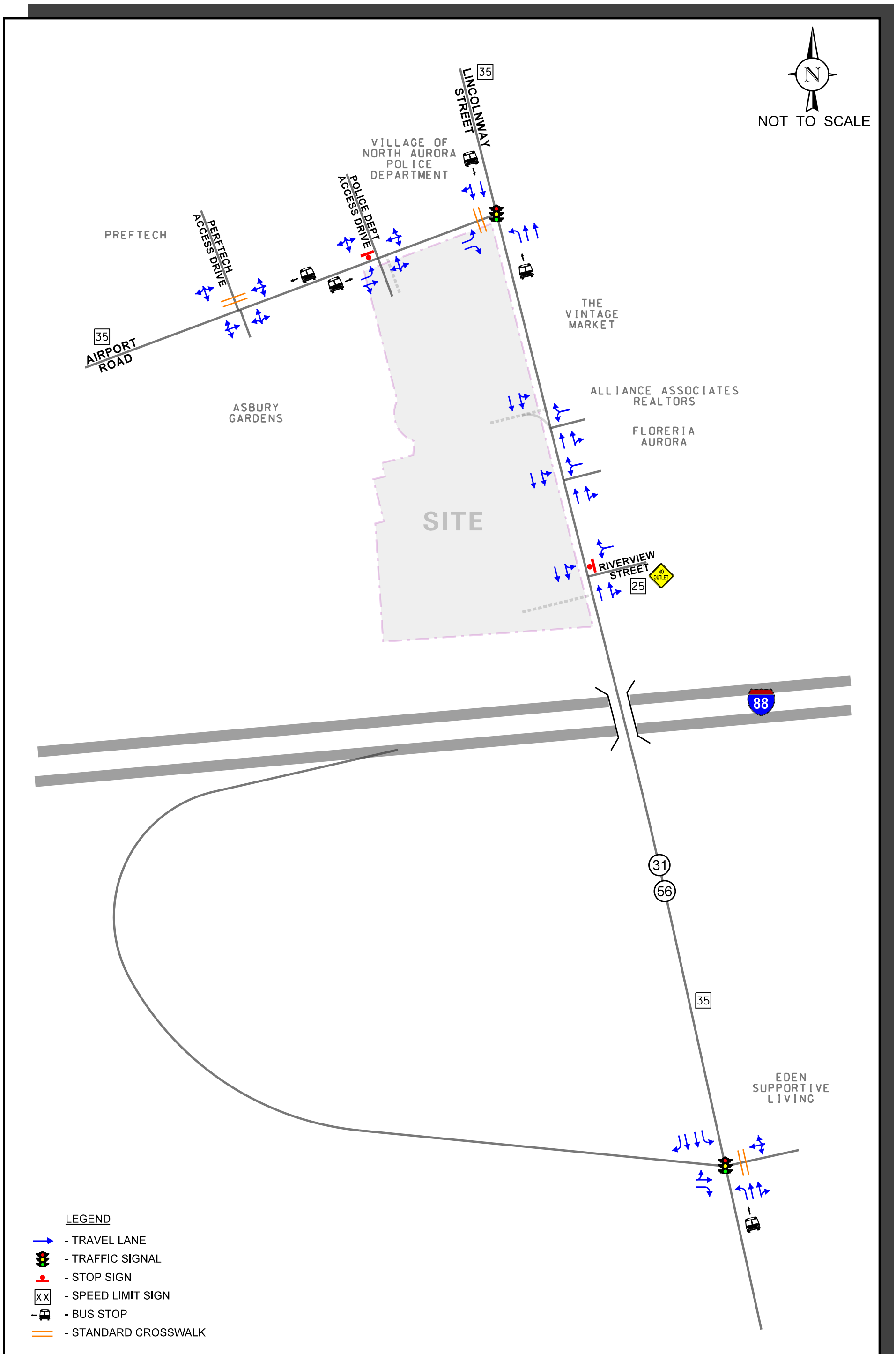
Site Location

The site, which is currently vacant, is located in the southwest corner of IL Route 31 with Airport Road in North Aurora, Illinois. Airport Road and the Village of North Aurora Police Department station border the site on the north, the Asbury Gardens assisted living facility borders the site on the west, and I-88 borders the site on the south. Commercial uses are located east of the site along the east side of IL Route 31. Industrial and warehouse/distribution uses are located west of the site. A full-access interchange for I-88 is located approximately 0.2 miles south of the site on IL Route 31.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the fuel center are described below and illustrated in **Figure 3**.

IL Route 31 is a north-south, roadway that provides two through lanes in each direction in the vicinity of the site. North of I-88 IL Route 31 is designated as an other principal arterial and south of I-88 it is designated as a minor arterial. At its signalized intersection with Airport Road, IL Route 31 provides a left-turn lane and two through lanes on the northbound approach and provides a through lane and a combined through/right-turn lane on the southbound approach. A standard-style crosswalk is provided on the north leg of the intersection. At its signalized intersection with the I-88 ramps and the Eden Supportive Living access drive, IL Route 31 provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound approach and IL Route 31 provides a left-turn lane, two through lanes, and a right-turn lane on the southbound approach. At its unsignalized intersections with Riverview Street, the Floreria Aurora access drive, and the Alliance Associates Realtors access drive, IL Route 31 does not provide separate turn lanes. IL Route 31 carries an annual average daily traffic (AADT) volume of 17,800 vehicles north of I-88 and 21,100 vehicles south of I-88 (Illinois Department of Transportation [IDOT] 2023). IL Route 56 runs concurrently with IL 31 north of the I-88 ramps, is under the jurisdiction of IDOT and has a posted speed limit of 35 miles per hour.



FUEL CENTER
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EXISTING ROADWAY CHARACTERISTICS

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Job No: 24-227 Figure: 3

Airport Road is generally an east-west, major collector roadway that extends west from its T-intersection with IL Route 31 and provides one lane in each direction. At its signalized intersection with IL Route 31, Airport Road provides a left-turn lane and a right-turn lane on the eastbound approach. A standard-style crosswalk is provided on the west leg of the intersection. At its unsignalized intersection with the Asbury Gardens east access drive and the North Aurora Police Department station access drive, Airport Road provides a left-turn lane and a combined through/right-turn lane on the eastbound approach and a combined left-turn/through/right-turn lane on the westbound approach. At its unsignalized intersection with the Asbury Gardens west access drive and Perftech access drive, Airport Road provides a combined left-turn/through/right-turn lane on the eastbound and westbound approaches. Airport Road carries an AADT of 2,650 vehicles (IDOT 2023), is under the jurisdiction of the Village of North Aurora, and has a posted speed limit of 35 miles per hour.

The *I-88 ramps* provide full access to both eastbound and westbound I-88 and intersect IL Route 31 opposite the access drive for Eden Supportive Living Fox Valley. At its signalized intersection with IL Route 31, the I-88 ramps provide a combined left-turn/through lane and a right-turn lane on the eastbound approach and the access drive provides a combined left-turn/through/right-turn lane on the westbound approach. A standard-style crosswalk is provided on the east leg of the intersection. The I-88 ramps carry an AADT volume of 9,500 vehicles (IDOT 2022).

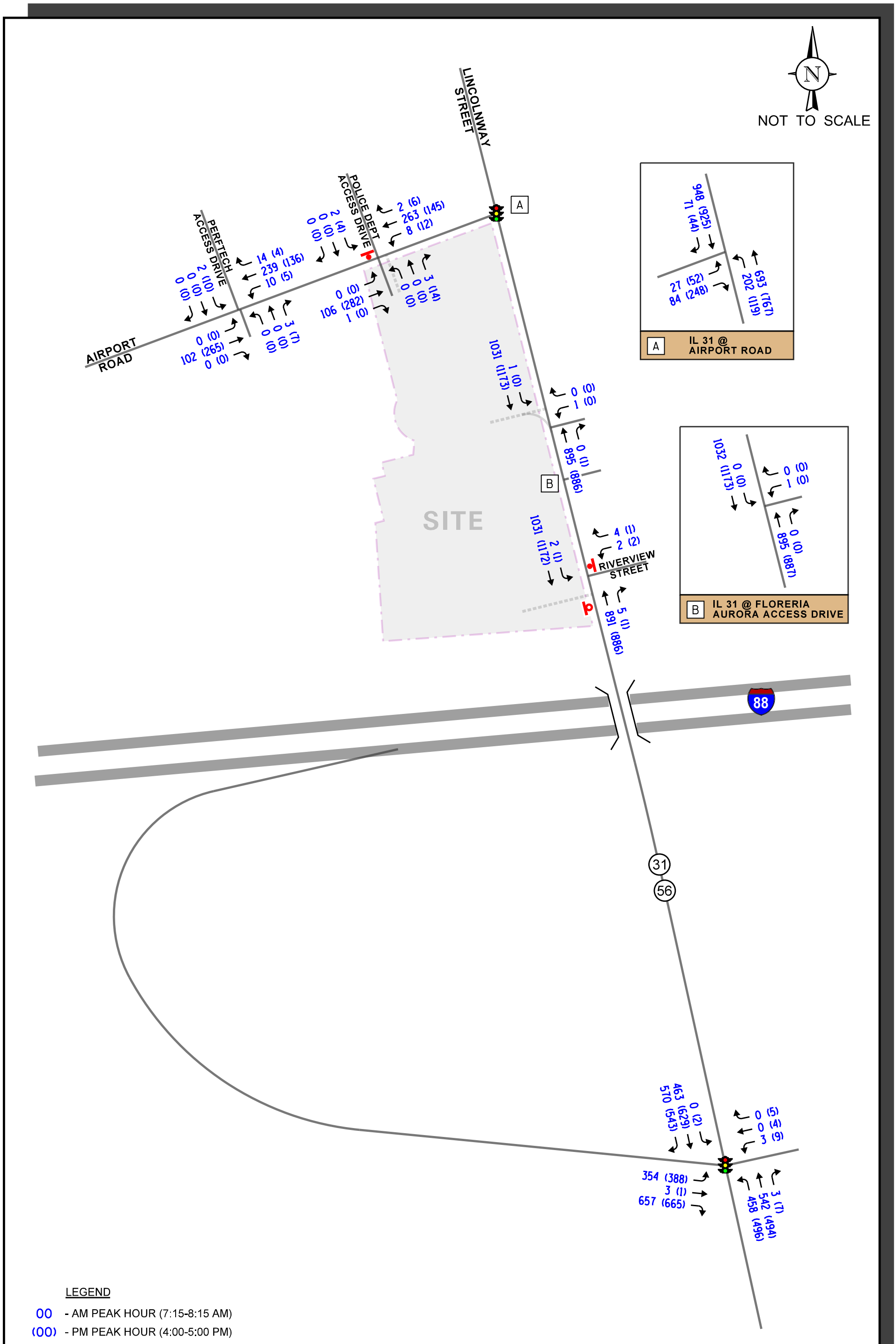
Riverview Street is an east-west, local roadway that extends east from its T-intersection with IL Route 31 and provides one lane in each direction. At its unsignalized intersection with IL Route 31, Riverview Street provides a combined left-turn/right-turn lane on the westbound approach that is under stop sign control. Riverview Street is under the jurisdiction of the Village of North Aurora and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

To determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, September 12, 2024, during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods at the following intersections:

- IL Route 31 with Airport Road
- IL Route 31 with I-88 Ramps/Eden Supportive Living Access Drive
- IL Route 31 with Riverview Street
- IL Route 31 with Floreria Aurora Access Drive
- IL Route 31 with Alliance Associates Realtors Access Drive
- Airport Road with Asbury Gardens East Access Drive/North Aurora Police Department station Access Drive
- Airport Road with Asbury Gardens West Access Drive/Perftech Access Drive

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the weekday evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M. **Figure 4** illustrates the existing peak hour vehicle traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.



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EXISTING TRAFFIC VOLUMES

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Crash Data Summary

KLOA, Inc. obtained crash data from IDOT for the most recent past five years available (2019 to 2023) for the roadway intersections included in the study. A summary of the crash data is available in **Tables 1** through **3**. A review of the crash data indicated that no fatalities were reported at any of the intersections[1].

Table 1
IL 31 WITH AIRPORT ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	0	1	0	1
2020	0	0	0	2	0	0	0	2
2021	0	0	0	2	0	1	0	3
2022	0	0	0	0	2	1	0	3
2023	0	0	0	1	1	1	0	3
Total	**0**	**0**	**0**	**5**	**3**	**4**	**0**	**12**
Average	**0.0**	**0.0**	**0.0**	**1.0**	**<1.0**	**<1.0**	**0.0**	**2.4**

Table 2
IL 31 WITH I-88 RAMPS – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	1	7	0	11	0	19
2020	0	0	0	1	0	10	0	11
2021	0	0	0	4	0	4	0	8
2022	0	0	1	9	1	7	0	18
2023	0	0	1	2	0	14	0	17
Total	**0**	**0**	**3**	**23**	**1**	**46**	**0**	**73**
Average	**0.0**	**0.0**	**<1.0**	**4.6**	**<1.0**	**9.2**	**0.0**	**14.6**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 3
IL 31 WITH RIVERVIEW STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	1	0	1
2021	0	0	0	3	1	6	0	10
2022	0	0	0	0	0	4	0	4
2023	0	0	0	2	0	5	0	7
Total	**0**	**0**	**0**	**5**	**1**	**16**	**0**	**22**
Average	**0.0**	**0.0**	**0.0**	**1.0**	**<1.0**	**3.2**	**0.0**	**4.4**

3. Traffic Characteristics of the Proposed Fuel Center

To properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed fuel center, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the fuel center is to contain the following uses:

- 14 fueling positions for passenger vehicles
- Two commercial fuel lanes (CFLs)
- A tunnel car wash
- An approximately 8,000 square-foot convenience store containing an approximately 1,000 square-foot coffee/donut shop with drive-through facility

Access to the development will be provided via two access drives on IL Route 31 and one access drive on Airport Road, as summarized below:

- A proposed restricted right-in/right-out access drive on located on the west side of IL Route 31 located just south of Riverview Street. This access drive will provide one inbound land and one outbound lane with the movements restricted to right-turns only via a raised concrete channelized median and signage. Outbound movements will be under stop sign control.

- A proposed restricted right-turn in/left-turn in/right-turn out access drive located on the west side of IL Route 31, located approximately 365 feet south of Airport Road. This access drive will provide one inbound lane and one outbound lane, with the outbound lane restricted to right-turns only with a raised concrete channelized median and signage. Outbound movements will be under stop sign control. As part of the development, the IL Route 31 existing northbound left-turn lane serving Airport Road will be extended by approximately 200 feet with 215-foot taper that will serve both Airport Road and the proposed access drive. Additionally, a 115-foot southbound right-turn with a 115-foot taper will be provided on IL Route 31 serving the access drive.

- The existing Asbury Gardens east access drive located opposite the North Aurora Police Department station access drive and located approximately 235 feet west of IL Route 31. As proposed, this access drive will be widened to accommodate the turning truck traffic and will continue to provide one inbound lane and one outbound lane. The outbound movements should be under stop sign control.

A copy of the site plan depicting the proposed fuel center and access drives is included in the Appendix.

Directional Distribution

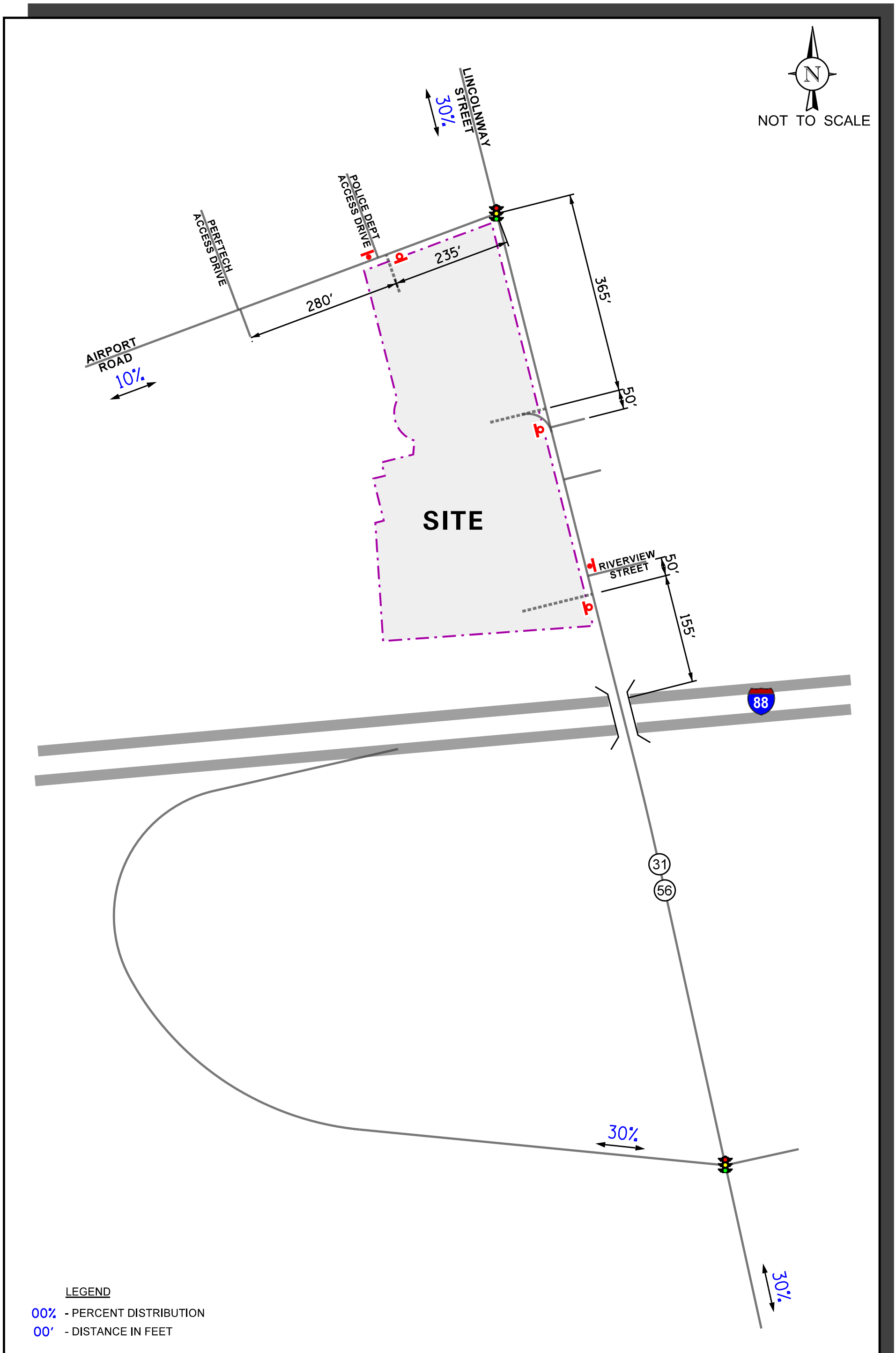
The directions from which patrons and employees will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts, and the operation of the roadway system. **Figure 5** illustrates the directional distribution of the fuel center-generated traffic.

Peak Hour Traffic Volumes

The number of passenger vehicle peak hour trips estimated to be generated by the proposed fuel center was based on the rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). Given the limited traffic generation data available for fuel stations specific to trucks, the number of truck peak hour trips estimated to be generated by the proposed development was based on the maximum number of trucks using the fueling lanes during the peak hour. This is estimated at four trucks per lane per hour.

It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips generated by fuel centers and 70 percent of trips generated to drive-through coffee/donut shops are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours, when traffic diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. In addition, a 20 percent interaction reduction was applied to the trips estimated for the proposed drive-through restaurant and the car wash to take into account the interaction that will occur between the proposed uses.

Table 4 shows the site-generated traffic volumes for the proposed development. A copy of the ITE trip generation summary sheets is included in the Appendix.



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DIRECTIONAL DISTRIBUTION

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Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window (1,000 S.F.)	44	42	86	19	20	39
945	Convenience Store/Gas Station – GFA (5.5-10k) (14 Fueling Positions)	221	221	442	188	189	377
--	2 Truck Fueling Positions	8	8	16	8	8	16
948	Automatic Car Wash (1 Tunnel)	10	10	20	39	39	78
Development Subtotal		***283***	***281***	***564***	***254***	***256***	***510***
Interaction Reduction (20 percent)[1]		-10	-10	-20	-12	-12	-24
Total Development Total Trips		***273***	***271***	***544***	***242***	***244***	***486***
Pass-By Trips[2]							
Coffee/Donut Shop (70 percent)		*-24*	*-24*	*-48*	*-11*	*-11*	*-22*
Convenience Store/Gas Station (60 percent)		*-133*	*-133*	*-266*	*-113*	*-113*	*-226*
Total Pass-By Trips		***-157***	***-157***	***-314***	***-124***	***-124***	***-248***
Total New Trips		**116**	**114**	**230**	**118**	**120**	**238**
Total Pass-By Trips		**157**	**157**	**314**	**124**	**124**	**248**
Total Development Trips		**273**	**271**	**544**	**242**	**244**	**486**

1 – Interaction reduction applied to coffee/donut shop and car wash.
2 – Applied after the interaction reduction.

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject fuel center.

Fuel Center Traffic Assignment

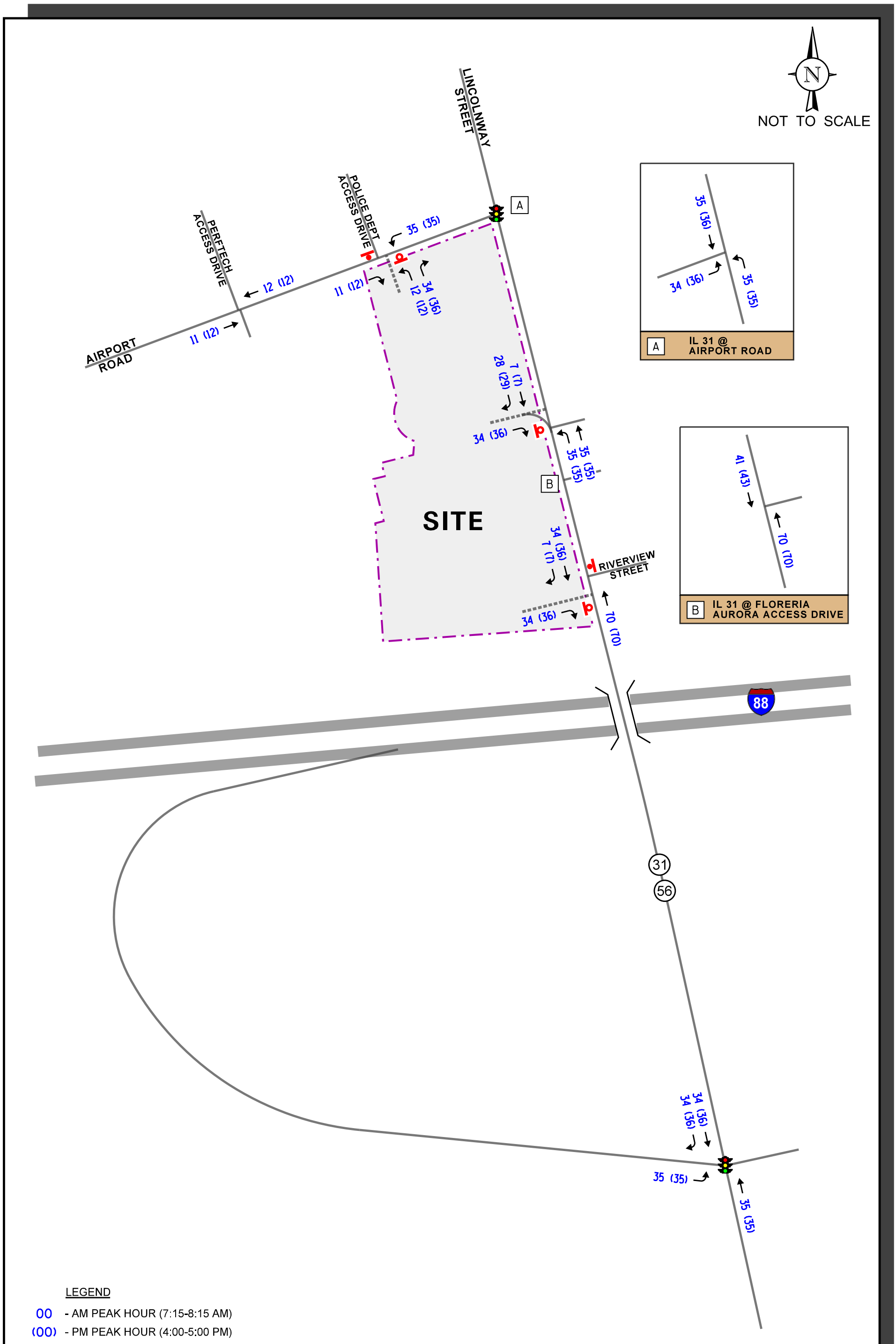
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed fuel center were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips and **Figure 7** illustrates the traffic assignment of the pass-by trips.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated September 23, 2024, the existing traffic volumes are projected to increase by a total of seven percent (1.1 percent compounded annually) to represent Year 2030 no-build conditions (one-year buildout plus five years). Year 2030 background traffic volumes are shown in **Figure 8**.

Year 2030 Total Projected Traffic Volumes

The development-generated traffic (Figures 6 and 7) was added to the Year 2030 no-build traffic volumes (Figure 8) to determine the projected Year 2030 total traffic volumes, as shown in **Figure 9**.



FUEL CENTER
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NEW SITE TRAFFIC VOLUMES

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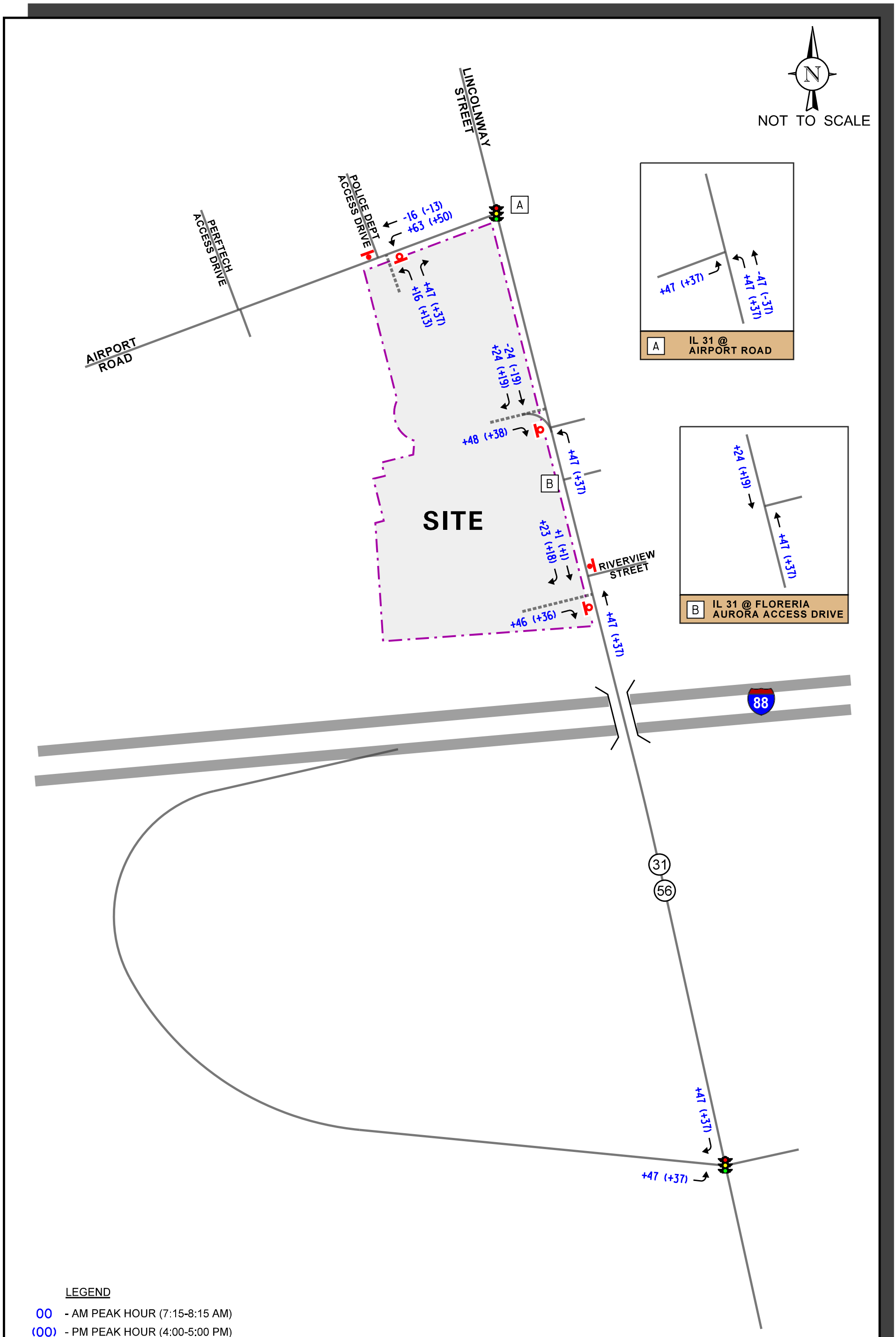

FUEL CENTER
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PASS-BY TRAFFIC VOLUMES

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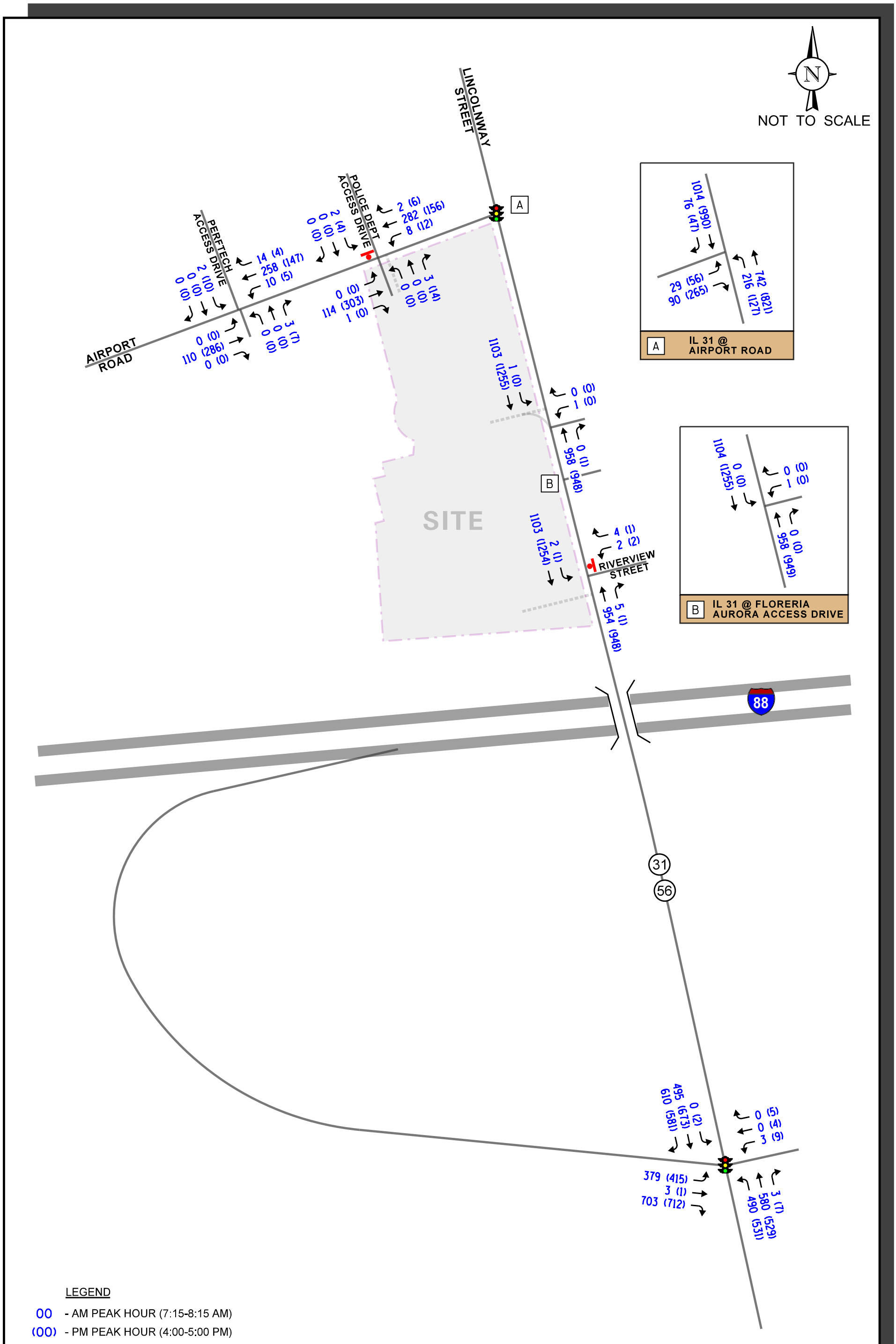

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YEAR 2030 NO-BUILD TRAFFIC VOLUMES

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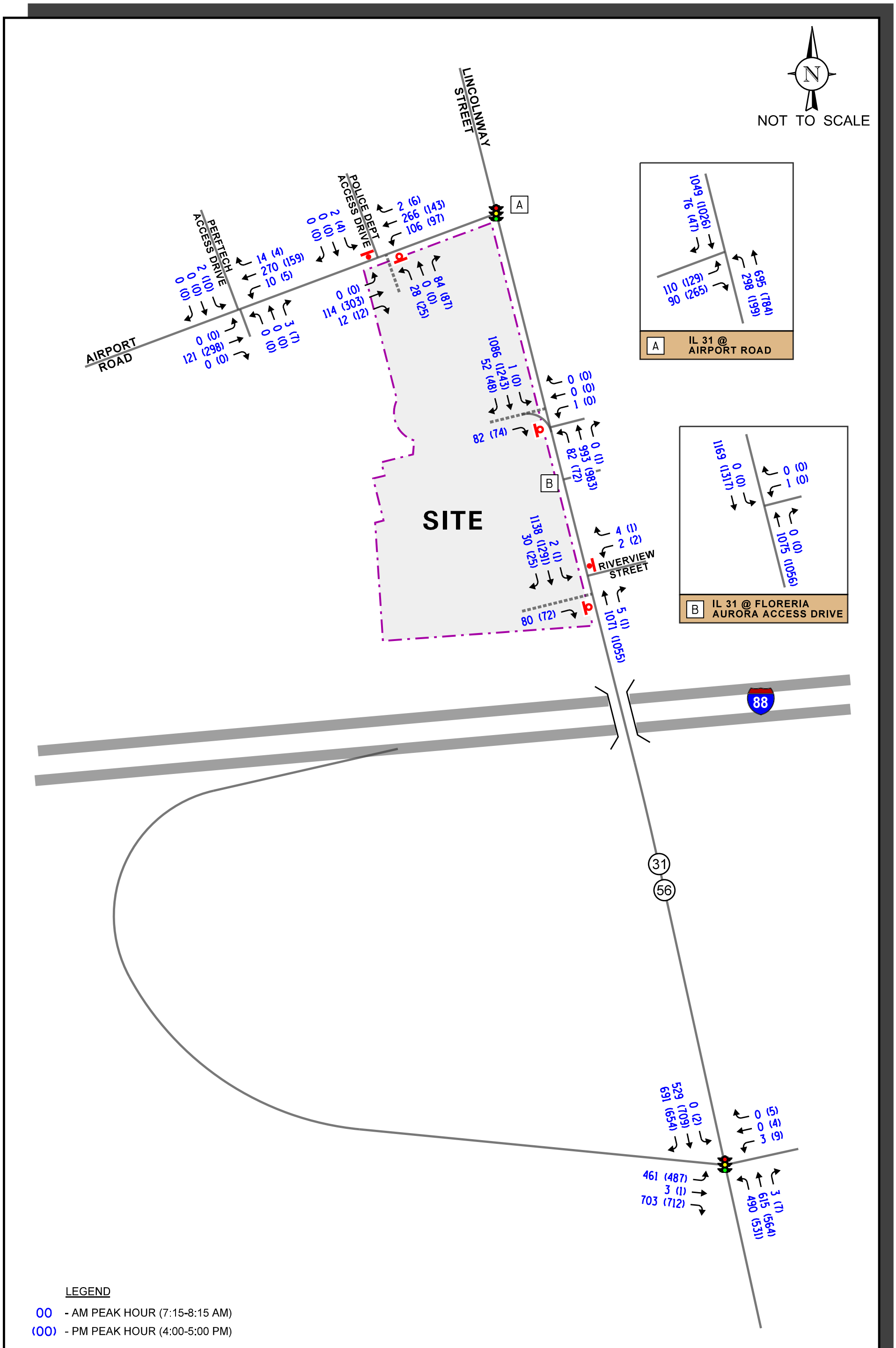

FUEL CENTER
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YEAR 2030 TOTAL TRAFFIC VOLUMES

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Job No: 24-227 Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2024), Year 2030 no-build, and Year 2030 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersection were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of services.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing (2024), Year 2030 no-build, and Year 2030 total projected conditions are presented in **Tables 5** through **9**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
IL ROUTE 31 WITH AIRPORT ROAD – SIGNALIZED

	Peak Hour	Eastbound		Northbound		Southbound	Overall
		L	R	L	T	T/R	
Existing Conditions	Weekday Morning	D 47.7	E 64.3	A 8.2	A 2.2	A – 10.00	A 9.9
		E – 60.3		A – 3.6			
	Weekday Evening	D 49.0	F 87.5	A 9.7	A 6.5	B – 15.1	C 20.9
		F – 80.8		A – 6.9			
No-Build Conditions	Weekday Morning	D 47.6	E 65.4	B 12.4	A 2.5	B – 12.0	B 11.5
		E – 61.0		A – 4.8			
	Weekday Evening	D 49.7	F 97.5	B 11.9	A 7.0	B – 15.9	C 22.7
		F – 89.1		A – 7.6			
Projected Conditions	Weekday Morning	E (E) 59.4 (60.4)	E (B) 64.5 (14.0)	C (C) 23.3 (22.8)	A (A) 2.4 (2.3)	B – 14.2 (B – 13.9)	B (B) 15.9 (13.8)
		E – 61.7 (D – 39.5)		A – 8.7 (A – 8.4)			
	Weekday Evening	D (E) 53.9 (70.4)	F (C) 97.5 (26.7)	C (B) 22.9 (15.0)	A (A) 6.6 (3.6)	B – 17.5 (B – 12.0)	C (B) 25.0 (14.2)
		F – 83.2 (D – 41.0)		A – 9.9 (A – 5.9)			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through Values in parentheses are results when assuming right-turns on red for the eastbound approach.

Table 6
IL ROUTE 31 WITH I-88 RAMPS/EDEN SUPPORTIVE LIVING ACCESS DRIVE – SIGNALZIED

	Peak Hour	Eastbound		Westbound	Northbound		Southbound			Overall
		L/T	R	L/T/R	L	T/R	L	T	R	
Existing Conditions	Weekday Morning	F 80.2	C 20.4	C – 30.0	C 22.1	B 11.9	--	C 29.3	A 8.7	C 25.3
		D – 41.5			B – 16.5		B – 17.9			
	Weekday Evening	E 64.5	B 17.4	C – 22.1	D 46.6	B 17.9	B 19.0	D 41.1	A 6.3	C 30.4
		C – 34.8			C – 32.2		C – 25.0			
No-Build Conditions	Weekday Morning	F 91.2	C 20.7	C – 30.3	C 28.0	B 12.4	--	C 33.5	B 11.3	C 28.7
		D – 45.5			B – 19.5		C – 21.2			
	Weekday Evening	E 66.7	B 15.7	C – 21.8	E 68.1	B 19.0	C 20.5	D 50.4	A 8.0	D 35.8
		C – 34.5			D – 43.4		C – 30.8			
Projected Conditions	Weekday Morning	F 99+	C 21.7	C – 31.0	C 28.9	B 12.3	--	D 37.4	B 15.4	D 40.6
		E – 76.9			B – 19.6		C – 25.0			
	Weekday Evening	F 80.5	B 15.7	C – 21.7	F 91.0	C 20.8	C 23.5	E 56.4	B 10.2	D 42.8
		D – 42.0			D – 54.6		C – 34.2			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
IL Route 31 with Riverview Street[1]				
• Westbound Approach	B	10.7	B	11.6
• Southbound Left Turn	A	8.3	A	8.3
IL Route 31 with Floreria Aurora Access Drive[1]				
• Westbound Approach	B	13.0	A	0.0
• Southbound Left Turn	A	0.0	A	0.0
IL Route 31 with Alliance Associates Realtors Access Drive[1]				
• Westbound Approach	B	13.4	A	0.0
• Southbound Left Turn	A	8.3	A	0.0
Airport Road with Asbury Gardens East Access Drive/NA Police Dept. Access Drive[1]				
• Northbound Approach	A	8.8	B	10.2
• Southbound Approach	B	11.7	B	13.4
• Eastbound Left Turn	A	0.0	A	0.0
• Westbound Left Turn	A	7.4	A	7.9
Airport Road with Asbury Gardens West Access Drive/Perftech Access Drive[1]				
• Northbound Approach	A	8.8	B	10.3
• Southbound Approach	B	11.5	B	13.3
• Eastbound Left Turn	A	0.0	A	0.0
• Westbound Left Turn	A	7.4	A	8.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 8
UNSIGNALIZED – YEAR 2030 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
IL Route 31 with Riverview Street[1]				
• Westbound Approach	B	11.0	B	12.2
• Southbound Left Turn	A	8.5	A	8.4
IL Route 31 with Floreria Aurora Access Drive[1]				
• Westbound Approach	B	13.4	A	0.0
• Southbound Left Turn	A	0.0	A	0.0
IL Route 31 with Alliance Associates Realtors Access Drive[1]				
• Westbound Approach	B	14.1	A	0.0
• Southbound Left Turn	A	8.4	A	0.0
Airport Road with Asbury Gardens East Access Drive/NA Police Dept. Access Drive[1]				
• Northbound Approach	A	8.9	B	10.4
• Southbound Approach	B	12.0	B	13.9
• Eastbound Left Turn	A	0.0	A	0.0
• Westbound Left Turn	A	7.5	A	8.0
Airport Road with Asbury Gardens West Access Drive/Perftech Access Drive[1]				
• Northbound Approach	A	8.8	B	10.5
• Southbound Approach	B	11.7	B	13.9
• Eastbound Left Turn	A	0.0	A	0.0
• Westbound Left Turn	A	7.4	A	8.3

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 9
UNSIGNALIZED – YEAR 2030 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
IL Route 31 with Riverview Street/Right-In/Right-Out Access Drive[1]				
• Eastbound Approach	B	11.7	B	12.5
• Westbound Approach	B	11.8	B	13.1
• Southbound Left Turn	A	8.7	A	8.6
IL Route 31 with Floreria Aurora Access Drive[1]				
• Westbound Approach	B	14.4	A	0.0
• Southbound Left Turn	A	0.0	A	0.0
IL Route 31 with Alliance Associates Realtors Access Drive/Prop. Three-Fourths Access[1]				
• Eastbound Approach	B	11.5	B	12.2
• Westbound Approach	C	17.4	A	0.0
• Northbound Left Turn	A	9.1	A	9.6
• Southbound Left Turn	A	8.6	A	0.0
Airport Road with Asbury Gardens East Access Drive/NA Police Dept. Access Drive[1]				
• Northbound Approach	B	11.5	B	12.9
• Southbound Approach	C	16.6	C	18.2
• Eastbound Left Turn	A	0.0	A	0.0
• Westbound Left Turn	A	7.7	A	8.2
Airport Road with Asbury Gardens West Access Drive/Perftech Access Drive[1]				
• Northbound Approach	A	8.9	B	10.6
• Southbound Approach	B	12.0	B	14.3
• Eastbound Left Turn	A	0.0	A	0.0
• Westbound Left Turn	A	7.5	A	8.3

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the fuel center-generated traffic.

IL Route 31 with Airport Road

The results of the capacity analysis indicate that this intersection currently operates at an overall Level of Service (LOS) A during the weekday morning peak hour and at LOS C during the weekday evening peak hour. All the intersection movements currently operate at LOS D or better during both peak hours except the eastbound right-turn movement which currently operates at LOS E during the weekday morning peak hour and at LOS F during the weekday evening peak hour. The poor level of service is due to the fact that the analyses has assumed no right-turns on red, per IDOT requirements, even thorough they are permitted at this intersection. As such, the eastbound right-turn movement and, subsequently, the overall intersection operates better than the analyses indicate.

Under Year 2030 no-build conditions, the intersection is projected to operate at LOS B during the weekday morning peak hour and at LOS C during the weekday evening peak hour. All the movements are projected to continue to operate at LOS D or better accept the eastbound right-turn movement.

Under Year 2030 total projected conditions, the intersection is projected to continue to operate overall at LOS B during the weekday morning peak hour and at LOS C during the weekday evening peak hour. All the movements are projected to continue to operate at LOS D or better accept the eastbound left-turn and right-turn movements. The left-turn movement is projected to operate at the threshold of LOS D/E during the weekday morning peak hour and LOS D during the weekday evening peak hour and the eastbound right-turn movement is projected to continue to operate at LOS E during the weekday morning peak hour and at LOS F during the weekday evening peak hour. Assuming right-turns on red, the eastbound right-turn movement is projected to operate at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed fuel center and no roadway improvements or traffic control modifications are required in conjunction with the proposed fuel center.

IL Route 31 with I-88 Ramps/Eden Supportive Living Access Drive

The results of the capacity analysis indicate that this signalized intersection currently operates at LOS C during the weekday morning and evening peak hours. All the intersection movements currently operate at LOS D or better during both peak hours except the eastbound through/left-turn movement which currently operates at LOS F during the weekday morning peak hour and at LOS E during the weekday evening peak hour. In addition, field observations have shown that the northbound left-turn movement can experience some significant queuing during the weekday evening peak hour. This is due in part to the reduced green time that these movements receive.

Assuming the Year 2030 no-build conditions, this intersection is projected to operate at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour. All the intersection movements are projected to operate at LOS D or better during both peak hours except the eastbound through/left-turn movement and the northbound left-turn movement. The eastbound through/left-turn movement is projected to operate at LOS F during the weekday morning peak hour and at LOS E during the weekday evening peak hour and the northbound left-turn movement is projected to operate at LOS E during the weekday evening peak hour.

Assuming the Year 2030 total conditions, this intersection is projected to operate at LOS D during the weekday morning and evening peak hours. All the intersection movements are projected to operate at LOS D or better during both peak hours except the eastbound through/left-turn movement and the northbound left-turn movement. The eastbound through/left-turn movement is projected to continue to operate at LOS F during the weekday morning and evening peak hours and the northbound left-turn movement is projected to operate at LOS F during the weekday evening peak hour. It should be noted that the southbound through movement is projected to operate at on the threshold of LOS D/E. If the Year 2030 total traffic volumes are realized, it is recommended that the traffic signal timings at this intersection should be reoptimized to better distributed the green time over the various movements.

IL Route 31 with Riverview Street/Proposed Right-In/Right-Out Access Drive

The results of the capacity analysis indicate that the westbound approach from Riverview Street currently operates at LOS B during the weekday morning and weekday evening peak hours. The southbound left-turn movement currently operates at LOS A during the peak hours.

Under Year 2030 no-build conditions, the westbound approach and left-turn movement are projected to continue operating at the current levels of service.

Access to the development is to be provided via a restricted right-in/right-out access drive located on the west side of IL Route 31 just south of Riverview Street. This access drive will provide one inbound land and one outbound lane with the movements restricted to right-turns only via a raised concrete channelized median and signage. Outbound movements will be under stop sign control.

Under Year 2030 total projected conditions, the Riverview Street and the outbound lane of the access drive are projected to operate at LOS B during the weekday morning and evening peak hours and the southbound left-turn movement is projected to continue operating at LOS A during the peak hours. As such, this access drive is projected to provide flexible and efficient access to the site and with limited impact on the operation of the intersection.

IL Route 31 with Floreria Aurora Access Drive

The results of the capacity analysis indicate that the westbound approach currently operates at LOS B during the weekday morning peak hour and at LOS A during the weekday evening peak hour. The southbound left-turn movement currently operates at LOS A during the peak hours. Under Year 2030 no-build and total projected conditions, the access drive approach and left-turn movement are projected to continue operating at the current levels of service. It should be noted that the northbound left-turn lane serving Airport Road will be extended past this access drive. However, given the limited traffic using the access drive, the extension of the left-turn lane is projected to have limited impact on this intersection. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the fuel center and no roadway improvements or traffic control modifications are required.

IL Route 31 with Alliance Associates Realtors Access Drive/Proposed Three-Fourths Access Drive

The results of the capacity analysis indicate that the westbound approach currently operates at LOS B during the weekday morning peak hour and at LOS A during the weekday evening peak hour. The southbound left-turn movement currently operates at LOS A during the peak hours.

Under Year 2030 no-build conditions, the westbound approach and southbound left-turn movement are projected to continue operating at the current levels of service.

Access to the development is to be provided via a proposed restricted right-turn in/left-turn in/right-turn out access drive located on the west side of IL Route 31 located approximately 365 feet south of Airport Road and opposite Alliance Associates Realtors Access Drive. This access drive will provide one inbound lane and one outbound lane with the outbound lane restricted to right-turns only via a raised concrete channelized median and signage. Outbound movements will be under stop sign control. As part of the development, the IL Route 31 existing northbound left-turn lane serving Airport Road will be extended by approximately 200 feet with 215-foot taper that will serve both Airport Road and the proposed access drive. Additionally, a 115-foot southbound right-turn with a 115-foot taper will be provided on IL Route 31 serving the access drive.

Under Year 2030 total projected conditions, the fuel center access drive outbound movement is projected to operate at LOS B during the weekday morning and evening peak hours. The westbound approach from the Alliance Associates Realtors access drive is projected to operate at LOS C during the weekday morning peak hour and at LOS A during the weekday evening peak hour. The northbound and southbound left-turn movements are projected to operate at LOS A during the peak hours. As such, this access drive is projected to provide flexible and efficient access to the site with limited impact on the operation of the existing intersection.

Airport Road with Asbury Gardens East Access Drive/North Aurora Police Department Station Access Drive

The results of the capacity analysis indicate that the northbound and southbound approaches currently operate at LOS B or better during the weekday morning and weekday evening peak hours. The eastbound and westbound left-turn movements operate at LOS A during the peak hours.

Under Year 2030 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service.

Access to the development is to be provided via the existing Asbury Gardens east access drive located opposite the North Aurora Police Department station access drive and approximately 235 feet west of IL Route 31. As proposed, this access drive will be widened to accommodate the turning truck traffic and will continue to provide one inbound lane and one outbound lane. The outbound movements should be under stop sign control.

Under Year 2030 total projected conditions, the access drive approach is projected to operate at LOS B during the weekday morning and evening peak hours and have 95th percentile queues of approximately one to two vehicles. The southbound approach is projected to operate at LOS C and the eastbound and westbound left-turn movements are projected to operate at LOS A during the peak hours. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed fuel center and no additional roadway improvements or traffic control modifications are required in conjunction with the proposed fuel center.

Airport Road with Asbury Gardens West Access Drive/Perftech Access Drive

The results of the capacity analysis indicate that that the northbound and southbound approaches currently operate at LOS B or better during the weekday morning and evening peak hours. The eastbound and westbound left-turn movements operate at LOS A during the peak hours. Under Year 2030 no-build and total projected conditions, the critical approaches and movements are projected to continue operating at the current levels of service. As such, the proposed fuel center is projected to have a limited impact on this intersection and no roadway or traffic control modifications are required.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic projected to be generated by the proposed fuel center will be reduced due to the volume of pass-by traffic that will be diverted from the existing traffic on the adjacent roadways.

- Access to the development will be provided as summarized below:

    - A proposed restricted right-in/right-out access drive on located on the west side of IL Route 31 located just south of Riverview Street. This access drive will provide one inbound land and one outbound lane with the movements restricted to right-turns only via a raised concrete channelized median and signage. Outbound movements will be under stop sign control.

    - A proposed restricted right-turn in/left-turn in/right-turn out access drive located on the west side of IL Route 31 located approximately 365 feet south of Airport Road. This access drive will provide one inbound lane and one outbound lane with the outbound lane restricted to right-turns only with a raised concrete channelized median and signage. Outbound movements will be under stop sign control. As part of the development, the IL Route 31 existing northbound left-turn lane serving Airport Road will be extended by approximately 200 feet with 215-foot taper that will serve both Airport Road and the proposed access drive. Additionally, a 115-foot southbound right-turn with a 115-foot taper will be provided on IL Route 31 serving the access drive.

    - The existing Asbury Gardens east access drive located opposite the North Aurora Police Department station access drive and located approximately 235 feet west of IL Route 31. As proposed, this access drive will be widened to accommodate the turning truck traffic and will continue to provide one inbound lane and one outbound lane. The outbound movements should be under stop sign control.

- The area roadway system has generally sufficient reserve capacity to accommodate the additional traffic to be generated by the proposed fuel center. If the 2030 total traffic volumes are realized, the traffic signal timings at the IL Route 31 with I-88 ramps and the Eden Supportive Living Access Drive should be reoptimized.

- The proposed access system will be adequate in accommodating the traffic projected to be generated by the proposed fuel center.

VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
NOVEMBER 5, 2024

CALL TO ORDER

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

ROLL CALL

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

Not in attendance: Commissioner Aaron Anderson.

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

PUBLIC HEARING

2. **Petition #24-13 (230 South Lincolnway):** The petitioner, Len McEnery / Gas N Wash, requests the following actions in the B-2 General Commercial District:
    a. Special Use – Planned Unit Development
    b. Site Plan Approval

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

Community Development Director Nathan Darga introduced Petition #24-13 for Gas N Wash at 230 S Lincolnway. Darga mentioned the property is a vacant parking lot that is east of Asbury Gardens, south of Airport Rd, and north of Interstate 88. The parcel is currently zoned B-2 and the property has been vacant for several decades since the OTB was demolished. The property is owned by Asbury Gardens who owns the assisted living facility to the west. The petitioner, Gas N Wash, is proposing to redevelop the 4.7 acre property with a gas station, convenience store with two quick service restaurant spaces inside (one with drive thru), and a separate long tunnel car wash building with vacuums. There is also a separate diesel facility in the rear. Darga showed a PowerPoint of the site plan, landscape plan, building elevations, and signage plan. Darga said since the property is greater than 2 acres in size, so a planned unit development is required. Gas stations and car washes are special uses in the B-2 District. The ordinance would approve the uses and PUD. The Zoning Ordinance would require eighteen (18) parking spaces for the gas station use and one (1) parking space for the car wash use, for a total of 19 parking space for the entire site. The applicant has proposed fifty-five (55) parking spaces for the gas station and sixteen (16) parking spaces for the car wash for a total of seventy-one (71) parking spaces for the entire site.

The existing site has two access points. The petitioner would also add a third access point. The access points would include a full access on Airport Road, a left in and right out for the middle of the site onto Route 31, and the southern access point would be right in right out onto Route 31. Truck traffic would access the site off of Airport Rd or at the center of the site along Route 31. Truck traffic would flow around the buildings through the site to the diesel fueling canopy area on the western side of the property and only be able to exit at the southernmost access point on Route 31. The petitioner is working with Illinois Department of Transportation (IDOT) since Route 31 is an IDOT road. The 2023 Comprehensive Plan recommends 'Local Commercial' use for the subject property. The subject property is located in the Comprehensive Plan's IL Route 31 I-88 Gateway Subarea Plan, which states I-88 Gateway, as Route 31 travels away from the Village

Center, and its walkable, grid street blocks, the corridor becomes a large-scale, state highway district that caters to the automobile and truck traffic. Potential uses include a larger one use, or commercial retail and service uses catering to nearby residents and motorists traveling along IL Route 31.

Darga said Gas N Wash is asking for code exceptions in the PUD. Most of the requests have to do with fitting the plan into the existing site after the right of way takes happen and roadway improvements are done, which include widening the road. This area of town has a 50-foot landscape buffer on Airport Rd and Route 31. Several streets in the Village have this buffer. Most parcels on Route 31 have this buffer varied or entirely eliminated due to it being impossible with existing parcel setbacks and configurations. The rear yard landscape setback is being reduced to six (6) inches, which is mostly along the access road that is touching the Asbury parking lot to the west. The garage, dumpster and maintenance building are all in this area for Asbury. Asbury's main building with residents is located further north and has the largest buffer and landscape area on site. No windows for this building face out towards the diesel area. The other exception for the site is a front yard setback for the canopy coming into the car wash. Darga said there are also signage exceptions that are listed in the packet. Darga showed signage elevations of monument signs, directional signage and wall signs. Darga said there are two monument signs (one for the car wash and one for the gas station). Darga added the signage exceptions are for more signage area and for the number signs located on the building walls. Most are for the Convenience Store (C-store) itself due to the store having two tenant spaces available inside. There is only one drive thru restaurant and the c-store would also have video gaming terminals.

Chairman Brackett asked how the semi traffic will flow on site. Darga said the front eastern portion of the site would have automobile gas pumps and the rear (west side) would have diesel pumps for trucks. Truck traffic would access the site off of Airport Rd or at the center of the site along Route 31. Truck traffic would flow around the buildings through the site to the diesel fueling canopy area on the western side of the property and only be able to exit at the southernmost access point on Route 31. Commissioner Botkin asked if you can go north when exiting the property on Route 31. Darga said only the Airport Rd exit allows vehicles to exit the site north.

Chris Kalischefski, the project planner/architect with the WT Group addressed the Plan Commission. Lyman Tieman, the attorney of Gas N Wash, Len McEnery, the ownership of Gas N Wash, Brian Hurts, the civil engineer for the project, and Micheal Werthmann of KLOA, conducted the traffic study, were in attendance.

Kalischefski mentioned the traffic for the commercial fueling lanes comes from the north and goes through the canopy, but there is a purposeful turn around spot for the trucks going through and can come back up to Airport Rd if necessary. Darga said trucks can turn left in from Route 31 or come in from Airport Rd. Then the trucks would come through the diesel fueling area, then either exit south out to Route 31 or they can make a U turn and go back north and exit onto Airport Rd but are restricted from going into the front of the building to the general automobile area. Chairman Brackett asked how many fueling lanes there are for the diesel. Kalischefski said there are only two lanes for the fueling canopy near the building, but there is a two-way bypass lane on the western edge of the pavement. Kalischefski said this is not a truck stop, there is no designated or aisle parking, no sit-down restaurant, no shower room or laundry facility. The prime customers for the site are day runners who are already on Route 31. This should not increase truck traffic or draw more to the area since freeway traffic already have fueling cards to other larger gas station chains. Kalischefski said we are looking for box trucks, day runners and 53-foot trailers for our commercial truck traffic. Chairman Brackett asked about truckers who need to run inside the store. Kalischefski said there is a pavement line that allows trucks to pull up (about 70 feet long area) and run inside. Trucks take about 20 minutes to fuel up.

Kalischefski said the automobile and CDL traffic is separate for a reason and should enhance site accessibility and flow. The roadway connecting Airport Rd to the diesel pumps is 25 feet wide two-lane road. Trucks can't park along this stretch, and this reduces hazards. The car wash customers are also separate on the north side of the site and it's an express car wash. Kalischefski said the car wash traffic would go to the canopy, through canopy and make a left hand turn so people can see where they are going, go through the tunnel and can vacuum before or after the wash. The car wash is rollover and there is a heater in the car wash to dry the vehicles.

Kalischefski went through the site exceptions for the PUD. The geometry of the site makes these exceptions warranted to meet drive aisle widths and building setbacks. The site exceptions include a reduction of the front yard parking landscape setback to 9'-0" from the required 50'-0" landscape buffer required along IL Route 31. Darga said the current setback for the parking lot is zero feet at the property line. Kalischefski said there is a reduction of the corner side yard parking landscape setback to 35'-11" from the required 50'-0" landscape buffer required along Airport Road. A reduction of the rear yard parking landscape setback to 6" from the required 5'-0". A reduction of the front yard building setback to 16'-0" from the required 35'-0" building setback along IL Route 31. Kalischefski said this exception is needed to help provide sun shelters to see the ATMs for the car wash canopy.

Kalischefski went through the sign exceptions for the PUD and said when asking for a variance we need to usually give something up on our end. We have reduced the overall signage for the site by a large quantity. We have six businesses on this site and are complementary to each other. Thus, the sign exceptions are to allow an increase in the total allowed fuel pricing signage area to 46 square feet (15.3 square feet per price x 3 prices) from the maximum of 18 square feet (3 x 6 square feet fuel signs). To allow for signage for the rear (tenant-1) c-store tenant to be allowed along the front (east) and side (north) elevations of the c-store. To allow for the total allowed signage on the south of the car wash to increase to 68.3 square feet (building and pay canopy signage) from the maximum of 49 square feet (32.6' x 1.5). To allow for the total allowed signage on the north of the c-store to increase to 113.5 square feet (building, auto and diesel signage) from the maximum of 97 square feet (64.6 x 1.5). To allow the number of wall mounted signs on the c-store to be 5 signs from the maximum of 3. Darga said the packet includes the signage plan and all the details. Kalischefski went into detail regarding wall signage challenges since the building determines the sign size and quantity, so we are asking for more signs, but smaller signs. Kalischefski explained why the fueling signage numbers need to be bigger for safety purposes but are still in line with the United States sign council requirements.

Kalischefski said the quick service restaurants will be a coffee offering while the second tenant will be a restaurant for either tacos, burgers or something similar. Kalischefski said the landscape total trees variance is short on the total number required by code, but we still are providing 93 trees for the site, 166 evergreen shrubs, 284 deciduous shrubs, and 1,986 perennials and grasses. This will be a tremendous improvement of the current site. Gas N Wash is known for its landscaping, cleanliness, and ease of maneuvering around the site. All utilities are there and sufficient for the use and won't be a burden on the community. Kalischefski continued and said there will be high quality masonry materials, a t shaped canopy, and nice use of landscaping and signage. Lastly the floor area ratio density is a max of two (2.0) for the site per code, but we are only at .07. Also, this is an allowable special use in the B-2 and we hire and support local.

Commissioner Newell asked about truck maneuvering into the site. Kalischefski said there will be a provided left lane into the site as well as a dedicated right turn lane on Route 31 on the western portion of the road into the site. Darga said there will be two lanes in both directions with a center left turn lane as well as a deacceleration lane southbound into the middle curb cut. The roadway will be wider than it is today. Commissioner Newell asked where other Gas N Wash businesses are located at. Kalischefski said there are quite a few from Green Oaks to Joliet, but Yorkville has a location that is pretty close. Hansen

mentioned the closest Gas N Wash is located at the corner of Orchard Rd and Jericho Rd in Montgomery. Kalischefski said all sites have similar landscaping and food offerings.

Commissioner Negro thanked the petitioner for the through presentation and had no other questions. Commissioner Tuohy asked about the hours of operation for the restaurants. Commissioner Tuohy asked about truck deliveries for the c-store, overnight parking, and video gaming. Kalischefski said the restaurants are not 24/7 but there are set hours for each restaurant. The car wash is not 24 hours. Only the C-store, video gaming and gas pumps for automobiles are 24 hours. Truck fueling are for the day runners, so it is not open all night. Kalischefski said the truck delivery times are in the early mornings and from a safety standpoint, before the rush of other customers. There is no parking or overnight parking allowed for trucks. State of Illinois allows video gaming for diesel fueling, but video gaming is usually more local pull. Video gaming is open 24 hours because it is part of the floor area of the C-store. Commissioner Tuohy asked about underground storage containers. Darga said they will need to follow all EPA regulations. Kalischefski said Illinois is third most stringent State on this topic. The State fire marshal can inspect whenever they want and the technology these days has made leaks and other concerns of tanks extremely rare.

Commissioner Lenkart asked about truck traffic configuration. Darga shared the improvements will help mitigate unnecessary turns and congestion into the site. Commissioner Lenkart was concerned about the turning movements on the southwestern position of the site by commercial fueling canopy. Kalischefski said it meets turning requirements and provides an ample amount of space to turn around. Commissioner Lenkart asked what vehicles are allowed to use the diesel canopy. Kalischefski said fueling in the front is for standard trucks and automobiles. Commissioner Lenkart had a concern about the vacuum area of the car wash regarding congestion. Kalischefski said the vacuum area spaces are 10 feet wide, and the vacuums have it where the hose is used for just that side of the car. The cars will travel south once done with the car wash and exit the site north or east depending on preference. Kalischefski mentioned he has designed various gas stations and car washes in the area and understand the concerns. This site is large enough it should alleviate congestion and dangerous movements. Commissioner Lenkart asked about parking for the C-store and quick service restaurants. Darga said it is on the north side of the c-store and meets code.

Commissioner Negro had no comments. Commissioner Branson asked what the dimensions of the turnaround area is for the trucks. Kalischefski said the width of the driveway is 62 feet and the distance from the canopy to the southern curb is 141 feet. The turnaround is about 87 feet. Commissioner Branson asked if the dimensions are similar to Gas N Wash in Montgomery and what food tenants are there. Kalischefski said Orchard Rd goes out a little wider at this site and there is only one food tenant since the building is 6,500 square feet. Commissioner Botkin had no comments or questions.

Commissioner Bozik asked about the water detention and retention on the property. Brian Hurts, civil engineer, said the site drains west to east. It will go through IDOT hydraulic review. The site is actually reducing the impervious area compared to the site in the past when there was a building on the property. Hurts said the Kane County stormwater ordinance requires the imperious area of Jan 2002 to be listed. This should reduce the impervious surface down to 15,000 to 20,000 square feet to what it is now. The Ordinance requires the Village's engineer have a say on BMP's and other stormwater aspects to ensure the roadway does not become a hazard. Commissioner Bozik asked if cross access easements are provided for the north and south sides by Asbury for emergency vehicles. Darga said there is cross access on the north drive aisle, but the south access is blocked off currently but can add emergency access as a condition. Hansen said one of the conditions includes cross access easements on the north end with Asbury, but staff can add the southern access cross easement into the condition as well.

Commissioner Bozik asked what the pavement type will be for the turnaround area. Hurts said the area around the canopy is always concrete, but the turnaround bowl would be asphalt, but we can look at it to see if concrete makes sense. Commissioner Bozik asked about the existing Asbury sign on the property and

if that will now be offsite. Darga said staff brought this up as a concern in the preliminary zoning comments. Darga added the Village is working on a project for the intersection of Airport and Lincolnway for the turn radius and redoing the signals. As part of the project, there was going to be a corner clip that would require the sign to be moved. Darga asked if the sign is still on the property or going to be located onto Asbury's. Hurts said the sign will be relocated to the northwest side of the drive aisle, but on the gas station property. Commissioner Bozik asked to have the off-site sign be mentioned as a condition.

Chairman Brackett had a question regarding the size of the truck for diesel pumps. Hurts said there are no size restrictions since the dimensions are for a WB 65 which is the full-size truck and trailer. Chairman Brackett asked about the number of monument signs on the property. Kalischefski said that there are two monument signs, one for the car wash and one for the gas station. The size, height and number all meet the sign ordinance. The only thing that is an exception is the fuel pricing area for the c-store on the sign. Commissioner Newell asked about the c-store ownership and if it is a separate company. Kalischefski said Gas N Wash is the owner and it is not sublet.

Al Broholm, North Aurora resident and parcel owner on Route 31, said he is very excited about this project and this property has been vacant and an eye sore for a very long time. It used to be a racetrack, then a banquet hall with a second floor and then an OTB. This is an acceptable use for the property to me. I have bought property in numerous states and helped write the zoning code awhile back. This is a good use for this property and would love to see this project happen.

Chairman Brackett closed the public hearing.

NEW BUSINESS

2. **Petition #24-13 (230 South Lincolnway):** The petitioner, Len McEnery / Gas N Wash, requests the following actions in the B-2 General Commercial District:
    a. Special Use – Planned Unit Development
    b. Site Plan Approval

Chairman Brackett summarized the concerns, which included the turnaround area. Darga said the staff report has five conditions including screening for dumpsters and monitoring on site trucks. Staff recommends approval with these conditions. Darga said the first proposal was flipped with the car wash on the south and c-store on the north, but this one presented has been the best layout.

Commissioner Negro, Tuohy and Branson said the turnaround is concerning, but it appears it is a staff and engineering issue to review. Commissioner Lenkart voiced his concerns on the truck turnaround dimensions and how the vacuum area congestion could be problematic. Darga said there are a few areas in the Village that have these turnarounds in truck courts. Commissioner Newell said the plan looks great. Commissioner Bozik said the turnaround is a concern, but if it doesn't work out, the business will be the one who will be impacted and need to correct it. Otherwise, they will lose customers and revenue. Worst case scenario the trucks go out southbound and corrects itself.

Commissioner Bozik said the conditions for the offsite sign and cross access easements should be added and updated. Commissioner Botkin agreed with Commissioner Bozik's concerns and comments. Chairman Brackett agreed and said the project is going to be millions of dollars and the engineers must be confident it will work. Commissioner Lenkart asked if signage could be added to help alleviate potential turnaround confusion. Commissioner Lenkart asked why they have more signage than Casey's. Chairman Brackett said they have more businesses on site and that's why there is more signage. Darga said the sign sizes are smaller than code, but the number of signs is where it deviates from it. Commissioner Tuohy asked if a condition can be added to emphasize the turn radius be reviewed in great detail.

Motion for approval of Petition #24-13, as presented by staff with three additional conditions regarding emergency / cross easement access, off site signage and engineering review of the turnaround area was made by Commissioner Newell and seconded by Commissioner Bozik. Vote: Tuohy – Yes Lenkart – No, Negro – Yes, Branson– Yes, Newell – Yes, Bozik – Yes. Botkin – Yes. **Motion approved**.

DRAFT

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A GAS N WASH ON 4.76 ACRES OF PROPERTY AT 230 S. LINCOLNWAY IN THE VILLAGE OF NORTH AURORA

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2024

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

Signed _____

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ORDINANCE NO. _____

APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A GAS N WASH ON 4.76 ACRES OF PROPERTY AT 230 S. LINCOLNWAY IN THE VILLAGE OF NORTH AURORA

WHEREAS, an application has been filed for a Special Use as a Planned Development for certain real estate described herein (the "Petition") in the Village of North Aurora, an Illinois municipal corporation ("Village") by Len McEnery ("Developer") as described in the application materials attached as Exhibit B; and,

WHEREAS, the parcel of land located is at 230 S. Lincolnway and legally described in the document attached hereto and incorporated herein as Exhibit A ("Subject Property") is currently, zoned B-2, General Commercial District; and,

WHEREAS, the North Aurora Plan Commission ("Plan Commission") held a public hearing on November 5, 2024 on the Petition for Special Use – Planned Unit Development for the Subject Property to allow a Gas Station with Convenience Store and Car Wash and site plan review in accordance with State and local laws, including the notice requirements for the public hearings; and,

WHEREAS, the North Aurora Village Board ("Village Board") has received and reviewed the favorable recommendation of the Plan Commission with certain conditions in keeping with all the factors required to be considered for Special Use/PUDs and has determined that granting the Special Use/PUD and site plan requests is warranted and in the best interests of the Village.

NOW, THEREFORE, be it ordained by the President and Trustee of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: DEVELOPMENT OF SUBJECT PROPERTY

Development of the Subject Property shall be in conformity with all applicable ordinances of the Village as now in effect, including the provisions for B-2, General Commercial District zoning, except as otherwise provided or specifically varied in this PUD Ordinance, including the additional procedures, definitions, uses, and restrictions contained herein.

A. ZONING AND LAND USE REQUIREMENTS

The Subject Property shall be developed in compliance with the terms and conditions of the B-2, General Commercial District and other applicable zoning, subdivision, building and other provisions of the North Aurora Code as the same exist on the effective date hereof.

(1) Use. The Subject Property is approved as a planned unit developed (PUD) for the "gas station" and "carwash" uses with the conditions and exceptions approved by and subject to the terms and conditions of this Ordinance.

(2) Conditions. The following conditions of the Special Use/PUD are hereby imposed:

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a) All outdoor lighting shall follow the Village's Outdoor Lighting Ordinance (Chapter 8.32).

b) All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.

c) All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.

d) Applicant shall coordinate with Asbury about cross access and traffic control off Airport Rd as well as the relocation of the existing Asbury sign.

e) On-site management shall effectively monitor and regulate all on-site trucking activities to minimize any light, sound and odor emissions as well as any other performance standards per Section 12.5 of the Zoning Ordinance. Specifically, the drive aisle on the western side of the car wash shall be kept free and clear and shall have no truck parking, standing, idling, or stacking. The applicant shall monitor the turning movements of trucks using the diesel lane to ensure the safe movement of vehicles.

(3) Exceptions. The following exceptions to Village code are hereby granted.

a) The plans are exempt from the on-lot landscaping, required trees landscape standard outlined in section 17.14.5.B

b) A reduction of the front yard parking landscape setback to 9'-0" from the required 50'-0" landscape buffer required along IL Route 31.

c) A reduction of the corner side yard parking landscape setback to 35'-11" from the required 50'-0" landscape buffer required along Airport Road.

d) A reduction of the rear yard parking landscape setback to 6" from the required 5'-0".

e) A reduction of the front yard building setback to 16'-0" from the required 35'-0" building setback along IL Route 31.

f) To allow an increase in the total allowed fuel pricing signage area to 46 square feet (15.3 square feet per price x 3 prices) from the maximum of 18 square feet (3 x 6 square feet fuel signs).

g) To allow for signage for the rear (tenant-1) c-store tenant to be allowed along the front (east) and side (north) elevations of the c-store.

h) To allow for the total allowed signage on the south of the car wash to increase to 68.3 square feet (building and pay canopy signage) from the maximum of 49 square feet (32.6' x 1.5).

i) To allow for the total allowed signage on the north of the c-store to increase to 113.5 square feet (building, auto and diesel signage) from the maximum of 97 square feet (64.6 x 1.5).

j) To allow the number of wall mounted signs on the c-store to be 5 signs from the maximum of 3.

k) To allow the existing Asbury sign to be relocated elsewhere on site without having

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to be brought to current sign code standards or count towards the total number of signs / the total number of sign square footage allowed by the Developer.

B. SITE PLAN, ENGINEERING PLANS, ELEVATIONS, LANDSCAPE PLANS, AND SIGNAGE PLANS

The Preliminary Plans for the Subject Property, and other supporting and explanatory development documents are attached hereto, marked as Exhibits as hereinafter shown, and are incorporated herein. Such Exhibits have been reviewed by the Plan Commission and are hereby approved by the Village Board.

(1) The Preliminary Site & Engineering Plans for the Subject Property prepared by WT Group dated October 16, 2024 is attached hereto and incorporated herein as Exhibit C ("Preliminary Plans").

(2) The Preliminary Landscape Plan for the Subject Property prepared by WT Group are attached hereto and incorporated herein as Exhibit D ("Preliminary Landscape Plan")

(3) The building elevations and signage plans for the Subject Property prepared by WT Group and Van Bruggen Signs are attached hereto and incorporated herein as Exhibit E ("Preliminary Building Elevations");

D. DEVELOPMENT PLANS

Exhibits B through E inclusive, are sometimes referred to collectively herein as the "Preliminary Plans", and the development shall be completed in keeping with the Development Plans. All engineering plans are subject to final approval by the Village Engineer.

SECTION 2: CHANGES TO THE PLANNED UNIT DEVELOPMENT

The Preliminary Plans shall be submitted to the Community Development Director for review and may be approved as the "Final Development Plans" without the need for more formal approval as long as the revisions, if any, are substantially consistent with the Preliminary Plans. If the Final Development Plans are not substantially consistent with the Preliminary Plans, they must be approved based upon the following provisions.

A. Major Changes. Major changes shall include any changes that require a formal amendment of this Ordinance, or any other change for which a public hearing is required by law or by the North Aurora Municipal Code, except as specifically provided herein. Whether a change is major or minor shall first be determined by the Community Development Director. If a developer or landowner disagrees with the Community Development Director's decision, appeal may be taken to the Village Board. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission as required by statute or Village Ordinance pursuant to submittal and processing of a petition filed by the applicant, as set forth in the North Aurora Municipal Code.

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B. Minor Changes. Minor changes shall include any change not defined herein as a major change or a technical change. Minor changes may be approved by the Village Board without Plan Commission review or public hearing.

C. Technical Changes. Technical changes may be approved by the Community Development Director, and shall include any change to the engineering plans and specifications, any change to the building plans or changes in the Preliminary Plans which are determined by the Community Development Director as:

(1) In substantial compliance with the Preliminary Plans or other plans or plats as approved by the Village Board;

(2) In compliance with the North Aurora Municipal Code, as amended, except as specifically varied herein; and

(3) In compliance with good engineering practice.

SECTION 3: GUARANTY FOR PUBLIC IMPROVEMENTS

After approval of the final plat and prior to signature by the President, Developer shall present a letter of credit to guarantee completion of water distribution lines, sanitary sewer lines, storm water sewer lines, detention and retention facilities, and other applicable subdivision improvements identified in the Final Development Plans to be dedicated to the Village or other governmental body ("Public Improvements") for the development so platted as required by this Ordinance (guaranteeing completion and payment of the Public Improvements), herein sometimes collectively referred to as the "Guarantee for Completion", naming the Village as beneficiary or obligee, as required and in keeping with the Village Code requirements.

SECTION 4: BUILDING CODE AND SUBDIVISION CONTROL ORDINANCE

Developer shall comply in all respects with the generally applicable provisions of Village of North Aurora Subdivision provisions, Building Code provisions, and other provisions of the North Aurora Municipal pertaining to the development and construction.

SECTION 5: MAINTENANCE OF COMMON FACILITIES

Developer shall provide for the maintenance of the following improvements after completion by Developer and approval by the Village: stormwater facilities, pipes, and catch basins, and surface drainage facilities; the landscaping located on the perimeter and common areas, including trees; and any sidewalks ("Common Facilities"). Developer shall either establish covenants or some other mechanism designed, at a minimum, to ensure that future owners of the property maintain the Common Facilities in keeping with applicable local, county and state requirements. The covenant or other mechanism for providing for the maintenance of the Common Facilities benefitting a particular parcel shall be established and submitted to the

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Community Development Director for confirmation of compliance with this provision before the first occupancy permit for that parcel shall be approved.

SECTION 6: COMPLIANCE WITH STATE STATUTES

In the event that any one or more provisions of this Ordinance do not comply with any one or more provisions of the Illinois Compiled Statutes, the Village and Developer, and all of their respective successors and assigns, agree to cooperate to comply with said provisions which shall include, but not limited to, the passage of resolutions and ordinances to accomplish such compliance.

SECTION 7: CONFLICT IN REGULATIONS AND ORDINANCES

The provisions of this Ordinance shall supersede the provisions of any ordinance, code, or regulation of the Village which may be in conflict with the provisions of this Ordinance. However, all ordinances which are not inconsistent with or contrary to this Ordinance shall be applicable to the Subject Property.

SECTION 8: INCORPORATION OF EXHIBITS

All exhibits attached to this Ordinance are hereby incorporated herein and made a part of the substance hereof.

SECTION 9: EFFECTIVE DATE

This Ordinance shall become effective from and after its passage and approval in accordance with law.

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

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

Jason Christiansen	_____	Laura Curtis	_____
Todd Niedzwiedz	_____	Mark Guethle	_____
Michael Lowery	_____	Carolyn Bird Salazar	_____

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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:

_____
Jessica Watkins, Village Clerk

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Exhibit A

230 S. Lincolnway

PIN: 15-04-451-009

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 85 DEGREES 53 MINUTES, 0 SECONDS EAST, ALONG SAID LINE, 876.70 FEET TO A POINT IN THE WESTERLY LINE OF STATE HIGHWAY NO. 31 (SAID LINE BEGIN 33 FEET WEST OF THE CENTER LINE); THENCE NORTH 13 DEGREES 53 MINUTES, 20 SECONDS WEST, ALONG SAID LINE, 744.25 FEET TO A POINT WHICH IS 470.89 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH OF SAID SECTION; THENCE SOUTH 70 DEGREES, 26 MINUTES, 13 SECONDS WEST, 1194.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR ROADWAY IN CONDEMNATION GENERAL NO. 57-853 RECORDED JULY 21, 1999 AS DOCUMENT NUMBER 1999K071729 , AND EXCEPT PART DESCRIBED FOR ROAD DEDICATION AS DOCUMENT NUMBER 2003K040193) IN KANE COUNTY, ILLINOIS.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANT 60.80 FEET FROM SOUTH LINE OF SAID SECTION; THENCE NORTH 84 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.98 FEET; THENCE NORTH 32 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.79 FEET THE BEGINNING OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 59 SECONDS, A DISTANCE OF 189.26 FEET (HAVING A CHORD BEARING NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 184.65 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.56 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.34 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.44 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 07 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 255.31 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE ALONG SAID NORTHERLY LINE, NORTH 85 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 495.03 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 09 SECONDS WEST, A

DISTANCE OF 211.77 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.66 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 77.49 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 21.14 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 76 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.29 FEET; THENCE NORTH 05 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.10 FEET TO THE BEGINNING OF A 51.27 FOOT RADIUS NON-TANGENT CURVE TO LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 99 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 89.33 FEET (HAVING A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 78.45 FEET); THENCE NORTH 14 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 243.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 70 DEGREES 26 MINUTES 13 SECONDS WEST, A DISTANCE OF 946.46 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

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Exhibit B

Application Materials

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Exhibit C

Preliminary Site & Engineering Plans

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Exhibit D

Preliminary Landscape Plans

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Exhibit E

Building Elevations & Signage Plans

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VILLAGE OF NORTH AURORA
BOARD REPORT

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

FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: COMMUNITY DEVELOPMENT AND PERMITTING SOFTWARE UPDATE

AGENDA: DECEMBER 2, 2024, VILLAGE BOARD COMMITTEE OF THE WHOLE AGENDA

HISTORY

The Village currently uses the City View software program to track permits. As the software is currently configured, it cannot accept online permit applications or payments. It is purely used internally, by staff, to track permits and store permit data. The Village Strategic Plan has the following objective under the Efficient and Effective Delivery of Core Services Goal: Enhance resident communication options and methods to improve information distribution channels internally and externally for village services and activities. Review options for online permitting and payment. Review options to automate internal and external processes for efficiency. To meet these goals, the Community Development Staff has been contacting several permit software providers to demo their products. This included our current provider, City View.

DISCUSSION

Staff is proposing switching to a new software called Cloudpermit. During our search we evaluated Cloudpermit, Civic Review, Smart Gov, Open Gov, and our current software City View. A detailed review matrix is attached. Cloudpermit provided an exceptional external customer experience and internal staff experience while being very cost effective. A summary of the costs for the first year of the various software programs is listed below:

	City View	Cloudpermit	Civic Review	Smart Gov	Open Gov
Installation fee	$62,605	$6,000	$5,500	$47,267	$45,000
Annual Costs	$31,736	$12,400	$12,800	$30,168	$32,000
Total 1st year	$94,341	$18,400	$18,300	$77,435	$77,000

The total for the three-year contract with Cloudpermit would be $44,708. A draft of the contract is attached. Staff is seeking the Board's feedback on the proposed contract.

Building Permit Software Matrix

Criteria	*CITYVIEW*	*CLOUDPERMIT*	*CIVIC REVIEW*	*SMART GOV*	*OPEN GOV*
External Customer Experience -Effective and efficient online building permit software with an easy to use dashboard, online payments, scheduling, and status tracking. -Information is transparent, searchable and can be modified to meet demands of users.	Our current software has no external interface or portal. There are no online payments or other workflow capabilities offered externally. All services would require additional add-on upgrade. Overall this category does not meet expectations even with potential add-ons. CityView with Upgrades: The upgraded software would allow users to apply for permits online through a portal. In order to be user friendly, we would need to reconfigure our application types in order to simplify this process for external users. The mapping feature in CityView is average, however our inaccurate and duplicate address files in the current system would need to be cleaned up before this feature would be useful.	The software has a modern external dashboard, scheduling and status tracking. It also has how to videos and links to show how to do certain processes. Software includes a direct message feature for questions and/or follow ups. Status updates and requests for information are automatically emailed to the applicant. Applicants can also invite their own email recipients to their permit application. Expiration warnings are also auto generated to notify applicants that action is needed. Mapping feature pulls directly from GIS. This would help auto-fill applications with correct and up to date information.	This software has a modern external dashboard, scheduling and status tracking, but none of these features stood out. Workflows, online payments, and transparency are a concern.	The software meets expectations regarding dashboard, online payments, scheduling and status tracking, but none of these features stood out. Information is easy to search, query and modify depending on user type, which is expected for a modern software.	The software meets expectations regarding dashboard, online payments, scheduling and status tracking. If contractors work in multiple municipalities, they can use one log in to track all of their permits. Since OpenGov is used my many municipalities in the area, this could be a nice feature. Status tracker (similar to Domino's Pizza Tracker) was included on the dashboard allowing applicants to easily view where the permit was in the review process.
Internal Staff Experience -Effective and efficient online building permit software with an easy to use dashboard, workflows, and mapping capabilities. -Can create and auto-generate reports, notices, letters, and other related documents. -Communication channels include email notifications, inspection coordination / digital slips, and status tracking. -Provides Unlimited Users access	Current system: The number of users is based on the amount of licenses the Village pays for. Workflows are consistently broken. No online payments and mapping capabilities. All features listed above would require additional add-on upgrades. Reports are often inconsistent and broken. Inspections are not digital and must be scanned in. Some positives include the to do list feature and status tracking. Notices and letters look nice, but often need to be edited before they can be sent to applicants. CityView with Upgrades: Workflows and reporting would be the same as they are currently, and would have the same issues and concerns. The system is capable of auto generating and auto sending letters and templates. However the current letters often need edits prior to sending, so each template would need to be recreated. Status tracking using our current To Do lists would remain the same. Inspections would have to remain the same (manual entry, no online scheduling) until we could reconfigure the entire system. Overall even with the proposed upgrades, CityView does not meet our expectations.	This software meets expectations regarding dashboard, workflows, inspections and mapping. Internal dashboards are easy to use for status tracking, permit lookup and mapping (which can be used to see where permits are located in the Village). Dashboard is also customizable and can include custom filters. Reports, letters and notices can all be auto generated and auto emailed. Reviews can be sent out to a third party by simply allowing them access to the permit file. Inspections can be completed in real time while in the field. Permit job cards feature a QR code that can be scanned to access the permit file with the approved plans while on site. This software allows unlimited users without an additional cost.	Has modern internal dashboard, inspection scheduling and status tracking, but none of these features stood out. Internal communication channels included chat box and clear email logs (automatic emails with time and date stamp). This software allows unlimited users without an additional cost.	The software meets expectations regarding dashboard, workflows and mapping capabilities. Reports and documents are auto generated, professional and easy to read and navigate. Inspection tracking meets expectations and requires app for field collection. Communication channels meet expectations. This software allows unlimited users without an additional cost.	The software meets expectations regarding dashboard, workflows, and mapping capabilities. Inspections can be completed with a mobile app. Workflows are easy to use and steps can easily be added or rearranged as needed. Reporting feature was easy use, could auto generate reports, and data could be graphed and included in both internal and external dashboards. This software allows unlimited users without an additional cost.
Technical Support -Technical support is provided to resolve issues successfully and in a timely manner through either instant chat, help videos, etc. -Provides data storage, data hosting and data migration services. -Successfully communicates with other software's such as SharePoint, ESRI ArcGIS mapping, Third-party payments processors, and other Village related software's and products. -Easy to navigate and use site configurator and related tools.	Overall this category does not meet expectations. Support is hard to reach and response time is longer than expected and usually does not resolve the issue. No online help videos or instant chat when issues arise. The current help feature is only available by creating a separate log in, and is difficult to navigate. Cityview has a server, but unsure how it communicates with other programs and softwares. Configurator is very confusing and difficult to use, which requires help from IT or support in order to make simple changes. Additionally, there are many days when we are unable to access the system due to technical difficulties. CityView with Upgrades: The technical support would remain the same in the upgraded version. There would be more users and additional features (portal and mobile apps). This will most likely require additional reconfigurations and technical support. Online payments require additional upgrade and maintenance per year, which is already built into other softwares.	Overall this software meets expectations for technical support. The software offers how to videos and links to show how to do certain processes. Support feature also has internal and external chat box for support questions. Configuration is simple and can be done without help from IT. This software has the ability for online payments and ESRI mapping.	Support is concern due to company's lack of local municipal users. Software has an internal and external chat box for support questions. Data storage and hosting is Amazon Web Services. This software has the ability for online payments and ESRI mapping.	Support is a concern due to the company's focus on organizational wide softwares / ERP systems and other larger company's and governmental entities. Capable of data storage, hosting and migration services. Software appears to be able to integrate with other softwares for online payments and ESRI mapping. Configurator shouldn't need IT to control.	Support meets expectation as each municipality is assigned a person to reach out to through email, call , or chat to ensure a real person is handling each case. Configurator has a click, drag and drop infrastructure with conditional formatting. Data migration is possible with Cityview and/or SharePoint. This software has the ability for online payments and ESRI mapping.
References -History and performance of company on similar accounts. -References and recommendations of previous clients.	St. Charles, IL Downers Grove, IL	Roselle, IL Genoa, IL Boone County, IL	Deforest, WI Grain Valley, MO	Homewood, IL Will County, IL Schiller Park, IL	Romeoville, IL Bartlett, IL Lemont, IL
Cost -Company has a cost-effective building permitting solution to carry out the required scope of work. -Costs are clearly stated and outlined some examples include: number of users, list of add-on upgrades/ all in one product, etc.	***Current Annual Cost: $22,129.83*** Installation / Reconfigure System: $62,605 New Annual Maintenance: $31,736.83* Building Permits Only (no planning)	Installation: $6,000 Annual Maintenance: $12,400* *Includes Building Permits and Planning Modules	Installation - $5,500 Annual Maintenance: $12,800 - $18,200* (*25% discount the first year as an early adopter in Illinois)	Installation: $47,267.30* Annual Maintenance: $30,168* *Estimates are for entire enterprise system	Installation: $45,000 to $65,000 Annual Maintenance: $32,000 to $38,000* *Includes Building Permits and Planning Modules
Hits Different -Software provides an up to date and positive user interface with additional wow factors		QR codes on permit can be scanned to access permit file. Only focuses on Community Development related software processes.			To do list activities show in users inbox as a notification. Mapping can be used to flag areas of concern (road program). QR codes on the permit can be scanned to access permit file.
EXPECTATIONS RATING	**Current system and upgraded system do not meet expectations**	**Exceeds Expectations**	**Does not meet Expectations**	**Meets Expectations**	**Exceeds Expectations**

Order Form

Cloudpermit
11911 Freedom Drive, Ste. 720
Reston, Virginia 20190
United States

Order #:	Q-03115-3
Customer #:	CUST-0029968
Date:	11/20/2024
Sales Person:	Brian Liszka
Sales Person Email:	brian.liszka@cloudpermit.com
Delivery Method:	E-Mail

Ship To
Nathan Darga
North Aurora
25 E. State Street
North Aurora, Illinois 60542
United States
331-385-6171
ndarga@northaurora.org

Bill To
North Aurora
25 E. State Street
North Aurora, Illinois 60542
United States

Subscription

Product		Invoice 1	Invoice 2	Invoice 3
Building	Annual Total	USD 8,000	USD 8,320	USD 8,653
Land Use	Annual Total	USD 3,200	USD 3,328	USD 3,461
Mobile App for Inspections	Annual Total	USD 1,200	USD 1,248	USD 1,298
	Subscription Total:	USD 12,400	USD 12,896	USD 13,412

Subscription start date will be the contract signature date unless otherwise stated in the Terms & Condition section.

Service

Description	Annual Total
Data Import	USD 4,000
Implementation Fee - Building Software Solution	USD 1,000
Implementation Fee - Land Use Software Solution	USD 500
Implementation Fee - Mobile App for Inspections	USD 500
Service Total:	USD 6,000

Customer Total First Year:	**USD 18,400**

Terms and Conditions

Term:	3 years, billable annually
Invoicing:	Subscription invoice to be sent after contract is signed and then annually. First invoice (50%) for implementation fee is due upon implementation start (M1) and the second invoice (50%) for implementation fee to be sent after Go Live Milestone (M2) is approved.
Payment Term:	Net 30 days from Invoice Date
Subscription Start Date:	Date of contract signature

All stated prices are exclusive of any taxes.

Customer Name: _____

Signature: _____

Printed Name of Person Signing: _____

Title: _____

Date: _____

Accounts Payable Email: _____

By signing here, the Customer agrees to this Order Form, the Software Service Agreement and any other appendices and documentation expressly referenced in this Order Form, the Software Service Agreement and/or any amendments (together the “Agreement”).

The individual signing this Agreement represents and warrants that he or she has the right and authority to bind the Customer.

Cloudpermit

Signature: _____

Printed Name of Person Signing: Peter Rotenberg

Title: SVP Sales USA

Date: _____

Cloudpermit Software Service Agreement

THIS AGREEMENT is made by and between the "**Customer**" as identified in the Order Form and Cloudpermit, Inc. a Delaware corporation with its office at 11911 Freedom Drive, Suite 720, Reston, VA, 20190, USA ("**Cloudpermit**").

1. DEFINITIONS

1.1 Unless the context otherwise requires, the following words and expressions have the following meanings:

"Affiliate" means any entity that directly or indirectly controls, is controlled by, or is under common control with the subject entity. Such control, for purposes of this definition, means direct or indirect ownership or control by agreement or otherwise of more than 50% of the voting interests of the subject entity.

"**Agreement**" means the Order Form, this Software Service Agreement and all appendices and other documents expressly referenced in the Order Form, this Software Service Agreement and/or any amendments.

"**Business Day**" means any day other than a Saturday, Sunday or federal holiday in the USA.

"**Cloudpermit Software**" means the Cloudpermit platform, software applications and any third-party software applications that Cloudpermit will provide access to for the Customer and End Users.

"**Confidential Information**" means any information made available by one Party to the other, in any form or medium, that is proprietary or confidential to a Party or its affiliates, or their respective customers, suppliers, or other business partners, including, without limitation, all documentation, products, tools, materials, inventions, discoveries, works of authorship, programs, derivative works, information, designs, know-how, trade secrets, configurations, technical information, data, ideas, methods, processes, schematics and business plans, whether or not specifically identified as confidential.

"**Customer Data**" means information, data and other content that is provided by the Customer to Cloudpermit, but does not include any content that is publicly available, currently or in the future.

"**Customer Systems**" means the Customer's information technology infrastructure including computers, software, databases, database management systems, other electronic systems and networks, whether operated directly by the Customer or through the use of third-party services that enable the Customer and/or End Users to access the Cloudpermit Software.

"End User" means any individual that Customer has designated or authorized to use the Cloudpermit Software. End Users may include, for example, residents, employees,

consultants, contractors of Customer, and representatives of any other third parties with which Customer transacts business.

"End User Data" means the information, data and other content that is provided by an End User to Cloudpermit but does not include any content that is publicly available, currently or in the future.

"**Fees**" means the annual subscription fees, implementation fees and any other fees stated in the Order Form, any Appendix or otherwise agreed to in writing by the Parties.

"Force Majeure Event" means any event or occurrence which is outside the reasonable control of a Party and which is not attributable to any act or failure to take commercially reasonable preventative action by that Party, including war, act of foreign enemies, hostilities (regardless of whether war is declared), terrorist activities, strikes, lockouts, pandemics, interruption or failure of electricity, and Acts of God (including fire, flood, earthquake, hurricane, or other natural disaster), but not including insolvency or lack of funds.

"General Communications Network" means communication networks owned, and/or leased, and operated by internet service providers which allow individuals to access the internet and access the Cloudpermit Software via the internet.

"Identifier" means a user name and password that associates an End User with the End User's account or user ID in the Cloudpermit Software.

"**Implementation**" means the initial configuration and implementation of the Cloudpermit Software for the Customer.

"**Party**" and "**Parties**" mean Cloudpermit and its affiliates and/or the Customer.

2. CLOUDPERMIT'S RESPONSIBILITIES

2.1 Cloudpermit will make the Cloudpermit Software available to the Customer pursuant to this Agreement and the additional terms and conditions for use of the Cloudpermit Software by End Users available at www.cloudpermit.com as may be amended from time to time.

2.2 Cloudpermit will use all commercially reasonable efforts to keep the Cloudpermit Software available for use except for downtime or degradation for maintenance, installation, change, data security risk, requirements of law, regulation by government authorities, a Force Majeure Event, or any other circumstances beyond Cloudpermit's reasonable control.

3. CUSTOMER'S RESPONSIBILITES

3.1 The Customer and each End User is required to maintain an internet connection at its own cost to access the Cloudpermit Software.

3.2 The Cloudpermit Software may be used by the Customer and End Users only in accordance with this Agreement and the additional terms and conditions for use by End Users available at www.cloudpermit.com as may be amended from time to time.

3.3 The Customer will at all times maintain and operate in good repair the Customer Systems and take all actions necessary to secure Customer Data, End User Data and access credentials, including Identifiers. Cloudpermit is not liable or responsible for any delay or performance failure caused by the Customer or Customer Systems.

3.4 If the Customer becomes aware of any actual or threatened harmful activity with respect to Customer Data, End User Data, Identifiers, unauthorized access to the Cloudpermit Software, unauthorized access to or acquisition of Customer Data or End User Data, or any other breach related to the Cloudpermit Software in any way, the Customer will immediately notify Cloudpermit and the Parties will each mitigate any negative effects of such harmful activity or breach.

3.5 The Customer will promptly, upon request by Cloudpermit, provide all necessary information and guidelines to Cloudpermit for providing the Cloudpermit Software to the Customer and its End Users. The Customer ensures that the information and guidelines it provides are correct.

3.6 The Customer shall not, and shall not authorize any other person to, access or use the Cloudpermit Software except as expressly permitted by this Agreement and the Customer shall not: (a) copy, modify or create derivative works or improvements to the Cloudpermit Software; (b) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer or otherwise make available the Cloudpermit Software to any person, including on or in connection with any time-sharing, service bureau, software as a service, cloud or other technology or service; (c) reverse engineer, disassemble, decompile, decode, adapt or otherwise attempt to derive or gain access to the source code of the Cloudpermit Software; (d) access or use the Cloudpermit Software other than by an authorized End User through the use of his or her own then-valid access credentials; (e) input, upload, transmit or otherwise provide to or through the Cloudpermit Software any content, information or materials that are unlawful or injurious, or contain, transmit or activate any harmful code or content; or (f) access or use the Cloudpermit Software for purposes of competitive analysis of the Cloudpermit Software, or for the development, provision or use of a competing software service or product.

4. SERVICE FEES AND PAYMENT TERMS

4.1 In consideration of Cloudpermit's performance of its obligations under this Agreement, the Customer will pay all Fees in the manner provided for in the Order Form.

4.2 All Fees and other amounts payable by Customer stated in the Order Form and in this Agreement are exclusive of applicable taxes.

4.3 All amounts payable to Cloudpermit will be paid by the Customer in full without any set-off, recoupment, counterclaim, deduction, debit or withholding for any reason.

4.4 Any sum not paid by the Customer when due will bear interest from the due date until paid at a rate of 1.5% per month, compounded monthly, or the maximum rate permitted by law.

4.5 Invoices will be sent to the Customer as provided in the Order Form.

5. CHANGES

5.1 Cloudpermit reserves the right to make any changes to the Cloudpermit Software that it deems necessary or useful to: (a) maintain or enhance the quality or delivery of the Cloudpermit Software to its customers, the competitive strength of or market for the Cloudpermit Software, or the cost efficiency or performance of the Cloudpermit Software; or (b) to comply with applicable law.

5.2 Cloudpermit will make reasonable efforts to notify the Customer of any changes in advance. If such advance notice is not reasonably possible, then Cloudpermit will notify Customer after the change without delay.

6. DATA, PRIVACY AND PROTECTION

6.1 The Parties will each comply with all applicable privacy and data protection laws in force during this Agreement.

6.2 Cloudpermit warrants that it will employ security measures in accordance with Cloudpermit's privacy policy available at www.cloudpermit.com as may be amended from time to time. Neither Party is responsible for the data security of the General Communications Network or any disturbance in the General Communications Network.

6.3 Customer has and will retain sole responsibility for: (a) all Customer Data and End User Data, including its content and use; (b) all information, instruction and materials provided by or on behalf of the Customer or any End User in connection with the Cloudpermit Software; (c) the Customer Systems; (d) the security and use of Customer's and End Users' access credentials, including Identifiers; and (e) all access to and use of the Cloudpermit Software directly or indirectly by or through the Customer Systems or any End Users' systems.

6.4 Customer will employ all physical, administrative, and technical controls, screening, and security procedures and other safeguards necessary to: (a) securely administer the distribution and use of Identifiers or other credentials to access the Cloudpermit Software; and (b) control the content and use of Customer Data and End User Data, including uploading or other use or processing of Customer Data and End User Data, whether or not related to the Cloudpermit Software.

6.5 Cloudpermit warrants that it will not cause or permit any Customer Data to be collected, reproduced, stored or otherwise processed in any manner or for any purpose other than performance of Cloudpermit's obligations stated in this Agreement.

6.6 As between Customer and Cloudpermit, Customer is and shall remain the sole and exclusive owner of all right, title, and interest in and to Customer Data. Customer hereby grants to Cloudpermit a license to use and process Customer Data as necessary for performance of the Cloudpermit's obligations stated in this Agreement and the Customer's and End User's use of the Cloudpermit Software.

6.7 The Cloudpermit Software may provide external links to other sites on the internet, as a convenience for the Customer and End Users. Cloudpermit is not responsible for such linked destinations and such links do not imply Cloudpermit's association, affiliation, sponsorship or endorsement of the content, operation or security of any such linked destination.

6.8 Cloudpermit will provide a mechanism for the Customer to download and export Customer Data and End User Data during the Term of the Agreement to the fullest extent commercially reasonable in light of the circumstances that required such data recovery and restoration.

6.9 Upon termination of the Order Form for any reason, whether or not Customer has retrieved Customer Data, Cloudpermit reserves the right to permanently and definitively delete the Customer Data held in the Services thirty (30) days following termination of the Order Form.

7. IDENTIFIERS AND THEIR USE

7.1 Cloudpermit will deliver to the Customer identifiers necessary for access to and use of the Cloudpermit Software in accordance with this Agreement and any additional terms and conditions for use by End Users.

7.2 The Customer will be responsible for the use of the Cloudpermit Software by its employees, agents and End Users, including use of Identifiers. The Customer will notify Cloudpermit without delay if an Identifier has been disclosed to a third party or if the Customer suspects that an Identifier has been disclosed or otherwise misused.

7.3 Upon request by Cloudpermit, the Customer will change any Identifier for access to the Cloudpermit Software.

7.4 Cloudpermit may change any Customer Identifier and will provide prompt notice to Customer of such change.

8. DATA LOCATION

8.1 The servers used by Cloudpermit to provide the Cloudpermit Software and all data regarding the Cloudpermit Software will be hosted in the USA.

9. WARRANTIES

9.1 Each Party represents and warrants to the other Party that it has all required powers and capacity to enter into this Agreement, to grant the rights and license granted under this Agreement, and to perform its obligations under this Agreement.

9.2 The Customer represents, warrants and covenants to Cloudpermit that the Customer owns or otherwise has, and will have, the necessary rights and consents in and relating to the Customer Data and End User Data so that, as received by Cloudpermit and processed in accordance with this Agreement, neither Party and will infringe, misappropriate or otherwise violate any intellectual property rights, or any privacy or other rights of any third party or violate any applicable law.

9.3 EXCEPT FOR THE EXPRESS WARRANTIES STATED IN THIS AGREEMENT, ALL SOFTWARE, SERVICES AND MATERIALS PROVIDED BY ONE PARTY TO THE OTHER HEREUNDER ARE PROVIDED "AS IS". CLOUDPERMIT HEREBY DISCLAIMS ALL CONDITIONS AND WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE UNDER THIS AGREEMENT, AND CLOUDPERMIT SPECIFICALLY DISCLAIMS ALL IMPLIED CONDITIONS AND WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE OR TRADE PRACTICE.

10. OWNERSHIP AND INTELLECTUAL PROPERTY RIGHTS

10.1 The Customer acknowledges that, as between the Customer and Cloudpermit, Cloudpermit owns all right, title, and interest, including all intellectual property rights, in and to the Cloudpermit Software. The Customer and End Users are granted only a limited right to use the Cloudpermit Software during the term of this Agreement in accordance with this Agreement and the additional terms and conditions for use by End Users.

10.2 If the Customer or any of its employees or contractors sends or transmits any communications or materials to Cloudpermit by mail, email, telephone, or otherwise, suggesting or recommending changes to the Cloudpermit Software, including without limitation, new features or functionality relating thereto, or any comments, questions, suggestions, or the like, Cloudpermit is free to use and incorporate such feedback irrespective of any other obligation or limitation between the Parties governing such feedback for any purpose whatsoever and without any requirement to pay any compensation to the Customer or to any other person or entity.

10.3 If any part of the Cloudpermit Software is, or in Cloudpermit's reasonable opinion is likely to be, claimed to infringe, misappropriate or otherwise violate any third party intellectual property right, or if the Customer's or any End User's use of the Services is enjoined or threatened to be enjoined, Cloudpermit may, at its option and sole cost and expense: (a) obtain the right for the Customer to continue to use the Cloudpermit Software materially as contemplated by this Agreement; (b) modify or replace the Cloudpermit Software, in whole or in part, to seek to make the Cloudpermit Software (as so modified or replaced) non-infringing, while providing materially equivalent features and functionality, in which case such modifications or replacements will constitute the Cloudpermit Software as provided under this Agreement; or (c) by written notice provided sixty (60) calendar days in advance to the Customer to terminate this Agreement with respect to all or part of the Cloudpermit Software (providing a pro-rated refund for any prepaid access to the Cloudpermit Software) and require the Customer to immediately cease any use of the Cloudpermit Software or any specified part or feature thereof.

11. INDEMNITY

11.1 Each party will indemnify, defend and hold harmless the other Party and its officers, directors, employees, agents, successors, subcontractors, attorneys, affiliates and assigns from and against any and all losses, damages, liabilities, claims, penalties, fines, costs or expenses of whatever kind, including legal fees, disbursements and charges, and the cost of enforcing any right to indemnification and the cost of pursuing any insurance providers incurred by a Party to the extent arising out of or relating to: (a) any claim by a third party that a Party's acts or omissions with respect to the Cloudpermit Software infringes a third party's intellectual property right, provided that the foregoing obligation does not apply to any claim arising out of or relating to any access to or use of the Cloudpermit Software in a manner contrary to this Agreement or the additional terms and conditions for use by End Users available at www.cloudpermit.com as may be amended from time to time, or contrary to any instructions provided by Cloudpermit regarding use of the Cloudpermit Software or use of the Cloudpermit Software in combination with any hardware, system, software, network or other materials or service not provided or authorized by Cloudpermit; (b) the indemnifying Party's breach of this Agreement; or (c) the indemnifying Party's negligence or willful misconduct in connection with this Agreement.

12. LIMITATION OF LIABILITY

12.1 IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY IN CONTRACT, TORT OR OTHERWISE, WHATEVER THE CAUSE THEREOF, FOR ANY LOSS OF PROFIT, BUSINESS, REVENUE OR GOODWILL, DAMAGES CAUSED BY DELAYS, OR A FAILURE TO REALIZE EXPECTED SAVINGS, OR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, AGGRAVATED OR PUNITIVE COST, DAMAGES OR EXPENSE OF ANY KIND, HOWSOEVER ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT OR THE CLOUDPERMIT SOFTWARE, WHETHER OR NOT SUCH DAMAGES, COSTS, LOSSES OR EXPENSES COULD REASONABLY BE FORESEEN OR WHETHER OR NOT THEIR LIKELIHOOD HAS BEEN DISCLOSED.

12.2 NEITHER PARTY SHALL BE LIABLE FOR THE DESTRUCTION, LOSS OR ALTERATION OF THE OTHER PARTY'S DATA OR DATA FILES, NOR FOR ANY DAMAGES AND EXPENSES INCURRED AS A RESULT, INCLUDING EXPENSES INVOLVED IN THE RECONSTRUCTION OF DATA FILES.

12.3 IN NO EVENT SHALL EITHER PARTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE AGGREGATE AMOUNT PAID OR PAYABLE TO CLOUDPERMIT PURSUANT TO THIS AGREEMENT DURING THE SIX (6) MONTH PERIOD IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE CLAIM. MAXIMUM LIABILITY SHALL BE SIX (6) MONTHS OF THE ANNUAL SUBSCRIPTION FEE.

12.4 NOTWITHSTANDING THIS SECTION 12, NOTHING IN THIS AGREEMENT SHALL LIMIT EITHER PARTY'S LIABILITY FOR DELIBERATE BREACH, DELIBERATE DEFAULT, WILLFUL MISCONDUCT OR GROSS NEGLIGENCE.

13. CONFIDENTIALITY

13.1 In connection with this Agreement each Party (as the "Disclosing Party") may disclose or make available Confidential Information to the other Party (as the "Receiving Party"). "Confidential Information" means information in any form or medium (whether oral, written, electronic or other) that the Disclosing Party considers confidential or proprietary, including, information consisting of, or relating to, the Disclosing Party's technology, trade secrets, know-how, business operations, plans, strategies, customers and pricing and information with respect to which the Disclosing Party has contractual or other confidentiality obligations, in each case whether or not marked, designated or otherwise identified as "confidential".

13.2 Confidential Information shall not include any data or information: (i) that, at the time of disclosure, is in or, after disclosure, becomes part of the public domain, through no act or failure on the part of the Receiving Party; (ii) that, prior to disclosure by the Disclosing Party, was already in the possession of the Receiving Party, as evidenced by written records kept by the Receiving Party in the ordinary course of its business, or as evidenced by proof of actual prior use by the Receiving Party; (iii) that was independently developed by the Receiving Party, by persons having no direct or indirect access to the Disclosing Party's Confidential Information provided that the Receiving Party provides clear and convincing evidence of such independent development; or (iv) which, subsequent to disclosure, is obtained from a third person: (A) who is lawfully in possession of the such information; (B) who is not in violation of any contractual, legal, or fiduciary obligation to either Party, as applicable, with respect

to such information; and (C) who does not prohibit either Party from disclosing such information to others; (v) is further disclosed with the prior written consent of the Disclosing Party, but only to the extent of such consent; or (vi) is a disclosure required by state or federal open records laws or a disclosure ordered by a court or similar adjudicator or authority.

13.3 Each Party will, and will cause its employees, agents and contractors to hold Confidential Information of the other Party in confidence, and will use the same degree of care by instruction, agreement or otherwise, to maintain the confidentiality of the other Party's Confidential Information that it uses to maintain the confidentiality of its own Confidential Information, and with at least a reasonable degree of care commensurate with the nature and importance of such Confidential Information. Each Party agrees not to make use of Confidential Information other than for the exercise of rights or the performance of obligations under this Agreement, and not to release, disclose, communicate or make it available to any third person other than employees, agents and contractors of any Party or third party who reasonably need to know it in connection with the exercise of rights or the performance of obligations under this Agreement.

13.4 In the event that a Party receives a request to disclose all or any part of the Confidential Information under the terms of a valid and effective subpoena or order issued by a court of competent jurisdiction or by a governmental authority, such Party will: (i) immediately notify the other Party of the existence, terms and circumstances surrounding such a request; (ii) consult with the other Party on the advisability of taking legally available steps to resist or narrow such request; and (iii) if disclosure of such Confidential Information is required, exercise reasonable efforts to obtain an order or other reliable assurance that confidential treatment will be accorded to such portion of the disclosed Confidential Information which the other Party so designates.

13.5 Each Party acknowledges and agrees that any unauthorized use or disclosure by it of any of the other Party's Confidential Information, in whole or part, will cause irreparable damage to the Disclosing Party, that monetary damages would be an inadequate remedy and that the amount of such damages would be extremely difficult to measure. The Receiving Party agrees that the Disclosing Party shall be entitled to seek temporary and permanent injunctive relief to restrain the Receiving Party from any unauthorized disclosure or use. Nothing in this Agreement shall be construed as preventing the Disclosing Party from pursuing any and all remedies available to it for a breach or threatened breach of this Agreement, including the recovery of monetary damages from the Receiving Party.

13.6 Cloudpermit is entitled to identify the Customer as a user or former user of the Cloudpermit Software without violating any confidentiality obligation.

14. TERM AND TERMINATION

14.1 This Agreement commences on the date of its execution by the Customer and will continue in effect for the term stated in the Order Form unless terminated earlier under any of this Agreement's express provisions.

14.2 Either Party may terminate this Agreement by giving written notice to the other Party upon the occurrence of any of the following: (a) the other Party defaults with respect to a material obligation under this Agreement and does not remedy that default within

ten (10) Business Days after receiving written notice of the default; or (b) the other Party: (i) makes a general assignment for the benefit of its creditors; (ii) has issued against it a bankruptcy order or otherwise becomes subject to any involuntary proceeding under any domestic or foreign bankruptcy law; or (iii) commences or institutes any application, proceeding or other action under any law relating to bankruptcy, insolvency, winding-up, reorganization, administration, plan of arrangement, relief or protection of debtors, compromise of debts or similar laws. Termination related to such assignment or bankruptcy will not result in any penalties or liability to either Party.

14.3 Upon the expiration or termination of this Agreement, except as expressly otherwise provided in this Agreement: (a) all rights, grants of rights, licenses, consents and authorizations by either Party to the other will immediately terminate; (b) notwithstanding anything to the contrary in this Agreement, with respect to Confidential Information then in its possession or control: (i) the Receiving Party may retain the Disclosing Party's Confidential Information in its then current state and solely to the extent and for so long as required by applicable law, (ii) Cloudpermit may retain Customer Data in its backups, archives and disaster recovery systems until such Customer Data is deleted in the ordinary course of its business, (iii) all information described in this Agreement will remain subject to all confidentiality, security and other applicable requirements of this Agreement; and (c) Cloudpermit may disable all Customer and End User access to the Cloudpermit Software.

14.4 Termination or expiration of this Agreement will be without prejudice to any rights, remedies or obligations of the Parties accrued under this Agreement prior to termination or expiration.

15. FORCE MAJEURE

15.1 Neither Party will be liable for failure to fulfill, or for delay in fulfilling, its obligations required hereunder due to a Force Majeure Event.

15.2 The Party whose performance under this Agreement is prevented or delayed by a Force Majeure Event will advise the other Party by notice in writing of the occurrence of the Force Majeure Event as soon as possible and shall do all things reasonably possible to mitigate any loss being caused to the other Party by reason of the Force Majeure Event, and will notify the other Party of the termination of the Force Majeure Event.

16. NOTICES

16.1 Every notice or other communication between the Parties will be deemed to have been given and made if in writing and if served by personal delivery upon the Party for whom it is intended, when sent by registered or certified mail, return receipt requested, or by a national courier service, or if sent by email (receipt of which is confirmed) to the Customer's and Cloudpermit's contact persons as stated in the Order form.

16.2 Any such notification will be deemed to have been delivered: (a) upon receipt, if delivered personally; (b) on the next Business Day, if sent by national courier service for next business day delivery or if sent by email and (c) in five Business Days if sent by mail when the actual time of receipt is not otherwise shown by the postal system. Any correctly addressed notice or last known address of the other Party that is reasonably relied upon that is refused, unclaimed, or undeliverable because of an act

or omission of the Party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities by mail, through messenger or commercial express delivery services.

17. ASSIGNMENT

17.1 Neither Party may assign or transfer this Agreement or any right under this Agreement without the prior written consent of the other Party, except to an Affiliate or successor in interest by merger, acquisition or reorganization.

18. AMENDMENTS AND WAIVERS

18.1 No amendment to this Agreement will be valid or binding unless it is made in writing and executed by all Parties. No waiver of any breach of any provision of this Agreement will be effective or binding unless made in writing and signed by the Party purporting to give any waiver and, unless otherwise provided, any waiver will be limited to the specific breach waived.

19. SEVERABILITY

19.1 If a provision of this Agreement is or becomes invalid, ineffective or unenforceable, the validity, effectiveness or enforceability of the remaining provisions will remain unaffected. The Parties will negotiate in good faith to replace the invalid, ineffective or unenforceable provision immediately with a valid, effective or enforceable provision which comes as close as possible to the spirit and purpose of the provision to be replaced.

20. APPLICABLE LAW AND DISPUTES

20.1 This Agreement is governed by the laws of the state in which the Customer is located excluding any conflict of law rule or principle of such laws that might refer such interpretation or enforcement to the laws of another jurisdiction. Each Party submits to the jurisdiction of the applicable court(s) in such location with respect to any matter arising under this Agreement.

21. CONTINUING TO PERFORM

21.1 Except in the event of termination of this Agreement pursuant to its terms, during a dispute or notice or cure period, Cloudpermit will continue to fulfill all its obligations under this Agreement, and Customer will continue to make all payments required by the Agreement.

22. ENTIRE AGREEMENT

22.1 This Agreement is the complete agreement between the Parties concerning the subject matter of this Agreement and replaces any prior oral or written communications between the Parties. There are no conditions, understandings, agreements, representations, or warranties expressed or implied, that are not specified in this Agreement including, without limitation, the Order Form. In the event and to the extent of an inconsistency or conflict between any of the terms of this Agreement, including its appendices, and any other documents incorporated herein by reference,

the conflict or inconsistency shall be resolved by giving those provisions and documents the following order of descending precedence: (1) the Order Form; (2) this Software Service Agreement; (3) any Appendices; (4) any other document referenced by this Agreement or agreed to by the Parties, unless it expressly and specifically replaces or modifies any of the prior documents, in whole or in part.

23. RELATIONSHIP

23.1 The Parties are independent contractors and no other relationship is intended. Nothing herein shall be deemed to constitute either Party as an agent, representative or employee of the other Party, or both Parties as joint venturers or partners for any purpose. Neither Party shall act in a manner that expresses or implies a relationship other than that of independent contractor. Each Party shall act solely as an independent contractor and shall not be responsible for the acts or omissions of the other Party. Neither Party will have the authority or right to represent nor obligate the other Party in any way except as expressly authorized by this Agreement.

24. NO THIRD PARTY BENEFICIARIES

24.1 This Agreement is for the sole benefit of the Parties and their successors and assigns and nothing herein, express or implied, is intended to or shall confer upon any other person any legal or equitable right, benefit or remedy. End Users may benefit from their use of the Cloudpermit Software, but End Users' relationships to the Parties are not defined by this Agreement because they are defined solely: (a) to Cloudpermit by the terms and conditions for use by End Users available at www.cloudpermit.com as may be amended from time to time; and (b) to the Customer by separate agreement(s), if any, between the Customer and End Users.

25. EXECUTION

25.1 ***This Agreement must be executed simultaneously in two separate places***: (1) on the Order Form; and (2) in the signature block below (both documents must be signed by the Customer before execution of this Agreement is complete). They may be executed in two or more identical counterparts, or by way of facsimile and electronic transmission without any further exchange of documents containing original signatures, each of which when executed by a Party will be deemed an original and such counterparts together will constitute one and the same Agreement.

CUSTOMER NAME: _____

Signature: _____

Printed Name of Person Signing: _____

Title: _____

Date: _____

☐ I confirm that I have received and read all applicable product descriptions.

By signing here, the Customer agrees to the Order Form, this Software Service Agreement and any other appendices and documentation expressly referenced in the Order Form, this Software Service Agreement and/or any amendments (together the "**Agreement**").

The individual signing this Agreement represents and warrants that he or she has the right and authority to bind the Customer.

Cloudpermit

Signature: _____

Printed Name of Person Signing: Peter Rotenberg

Title: SVP Sales USA

Date: _____

CLOUDPERMIT
IMPLEMENTATION MODEL

Cloudpermit

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CLOUDPERMIT IMPLEMENTATION DESCRIPTION

The implementation model, described herein, details the proven model used to implement the various products offered by Cloudpermit for a new public-facing solution for the Customer. This is accomplished through a five-stage implementation process: Stage 1 – Kickoff, Stage 2 – Workshop, Stage 3 – Configuration, Stage 4 - Training & Testing and Stage 5 - Go Live.

The product(s) to be implemented is identified on the approved order form and is inclusive of the functionality that is identified in the product specific documentation.

Any services not listed on the Order Form are considered out of scope and can only be added through an agreed upon change order.

IMPLEMENTATION TIMELINE

The implementation schedule for Cloudpermit is mutually agreed upon prior to the Kickoff meeting and documented with a project plan. Any modifications or extensions to the project plan will be requested through the customer´s authorized representative and evaluated by Cloudpermit Head of Professional Services for review and discussion. If this modification or extension is granted, Cloudpermit will provide a change order to be signed by the Customer. Cloudpermit standard implementation timeline is detailed below.

Cloudpermit Estimated Project Timeline	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19
Building Department	5-6 weeks																		
By-Law or Code Enforcement						4-5 Weeks													
Planning Department										8-10 weeks									

To manage this timeline, Cloudpermit Implementation Specialist will establish a weekly meeting checkpoint to ensure the implementation is on track and weekly action items are achieved.

IMPLEMENTATION MODEL

As part of the Implementation Model, Cloudpermit and the Customer will be responsible for performing tasks throughout the various stages of the implementation process. The following is a description of tasks needed to successfully complete the implementation of the Cloudpermit Product. For a more detailed description please refer to the Cloudpermit Implementation Methodology documentation.

Kickoff

A meeting between Cloudpermit and the Customers staff and key stakeholders to provide an overview of the product, discuss the goals and objectives and the agreed upon project schedule to establish a plan for a successful implementation.

Workshop

Cloudpermit solution is built on standard, out of the box, functionality. The workshop will ensure that the Implementation Specialist has a full understanding of the business processes, the details the municipality needs to collect from the applicant, fee schedules and any templates which needs to be generated. Cloudpermit standard out of the box solution integrates with ESRI ArcGIS through a REST(API) to establish the property location and also integrates with certain Payment Providers to allow for online payments. Cloudpermit encourages the use of 3rd party payment providers which are already integrated with Cloudpermit. The Implementation Specialist can provide a full list of the 3rd party payment providers, however, if the municipality uses another 3rd party vendor, then a custom integration is needed and could impact the schedule. This should be identified as soon as possible to minimize the impact to the schedule.

Note: Any Non-Standard Integrations are subject to additional Scope and costs.

Configuration

Configuration of Cloudpermit with the features and functionalities needed to allow the customer the ability to process applications using the online Cloudpermit solution.

Training & Testing

Cloudpermit Implementation Specialist will provide two (2) standard training sessions to key users of the system to ensure the customer can successfully test the product.

Additional Training: Cloudpermit's training is built to ensure the customer is ready to utilize the software to its full extent. In some cases, additional training is necessary during implementation or Post Go Live. The customer can order additional training according to Cloudpermit's price list.

Go Live

Go Live includes a Go/No Go decision prior to a scheduled Go Live meeting where the training environment configuration will be promoted to the production. At the Go Live meeting the customer will

submit their first Customer permit/application and/or create their first case in Cloudpermit to satisfy the Customers go live.

MILESTONES & ACCEPTANCE CRITERIA

Milestones are used for acceptance of various steps within the Implementation process. At the completion of each milestone the client will receive a Milestone Acceptance Document to be signed accepting that the tasks provided within each milestone have been completed. It is agreed that the Customer will accept each Milestone, unless such Milestone contains a "go live blocker" defect and Customer so notifies Cloudpermit, in writing, within 5 business days of the Milestone Acceptance Request. Milestones that do not receive notification of non-acceptance within 5 business days will be deemed accepted.

Milestone Number	Milestone Description	Billable Amount
M1	Project Plan Acceptance	50%
M2	The kickoff, configuration, and 1st training sessions has been completed	50%
	Go Live tasks have been completed and the first permit/application is entered in Cloudpermit production Environment.	

Once Cloudpermit has provided corrections, Customer will have Seven (7) business days to verify that the corrections are sufficient and to provide written notice of any failure to correct a Go Live Blocker. If no written notification is provided, the corrections and the Milestone will be deemed accepted.

Cloudpermit will correct all Go Live Blockers as described above and handle Post Go Live issues within a reasonable Post Go Live window. All other Defects will be tracked for potential future releases. Notice of any Go Live Blocker defect must be provided to Cloudpermit in writing.

CHANGE MANAGEMENT

Cloudpermit Implementation Model provides a comprehensive, fully inclusive approach to implement the Cloudpermit solution. During the implementation process, additional needs may be identified for the Customer, that are outside of the project scope. These items once identified will be managed through a Change Request. The Change Order will identify the request, detail the requirements and justification and any scheduling or cost implications resulting from the change Request.

ADDITIONAL SERVICES COST

Additional Services are available from the Professional Services team that may not be included in the previously agreed upon scope. Cloudpermit can provide additional services as per the price list and through a change order

For on-site meetings, travel and per diem expenses will be invoiced to the Customer in accordance with Cloudpermit Travel Policy which will include airfare, mileage, hotel accommodations and daily per diem.

Permitting

Software Description Guide 2024

Cloudpermit

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The Cloudpermit Platform

The Cloudpermit platform offers a comprehensive suite of cloud-based products designed to optimize how local governments manage community development and regulatory compliance. Our platform encompasses various products, including Building, Enforcement, Licensing, Planning, Contractor Registration, and Land Use. These products, accessible 24/7 from any browser or operating system, facilitate more efficient and responsive municipal operations.

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- **Platform:** Cloudpermit's foundational infrastructure and services necessary for deploying and managing various products aimed at streamlining municipal operations. It ensures seamless integration, security, and scalability, supporting the diverse needs of local governments.
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- **Solution:** Solutions refer to the combined offerings of our products and add-on features/functionalities, such as the Data Import tool and the Inspector App. These solutions enhance the functionality of the individual products, providing a comprehensive approach to managing municipal operations and regulatory compliance.

Key Benefits:

- **Streamlined Processes:** Automate and standardize workflows to efficiently manage permits, applications, and enforcement cases, improving turnaround times and reducing manual effort.
- **Enhanced Accessibility:** Our cloud-based platform ensures that services are available around the clock, supporting remote and on-site work for greater operational flexibility.
- **Continuous Improvement:** Benefit from automatic updates with the latest features and enhancements, keeping your system current without manual installations.
- **Rapid Deployment:** Quick and easy setup with minimal impact on municipal resources.
- **Informed Decision Making:** Integration with Geographic Information Systems (GIS) providing up-to-date information for better planning and analysis.
- **Collaborative Environment:** Facilitate instant communication and collaboration within applications, enhancing efficiency and transparency for staff, citizens and/or contractors.
- **Effortless Updates & Comprehensive Features:** Updated automatically, Cloudpermit ensures the latest features and enhancements are seamlessly integrated without any need for manual downloads or installations by users.

Below highlights the functionalities across all Cloudpermit products, including Building Permits, Code Enforcement, Licensing, Planning, Contractor Registration, and Land Use. While this product description specifically focuses on the Building Permits product, it's important to note

the comprehensive capabilities of Cloudpermit's suite of products designed to meet a wide range of municipal and contractor needs.

Features	Building Permits	Enforcement	Licensing	Planning	Contractor Registration	Land Use
Application Submission	☑	☐	☑	☑	☑	☑
Archive/Inactive View	☑	☑	☑	☑	☑	☑
Attachments	☑	☑	☑	☑	☑	☑
Case/workspace package	☑	☑	☐	☑	☐	☐
Conditions and Comments	☐	☐	☐	☑	☐	☑
Configurable Application Numbering	☑	☑	☑	☑	☑	☑
Configurable Standard Phrases	☑	☑	☑	☑	☐	☑
Data Import	☑	☑	☑	☑	☑	☑
Document/Templates	☑	☑	☑	☑	☑	☑
Email Notifications	☑	☑	☑	☑	☑	☑
Fees and Payments	☑	☑	☑	☑	☑	☑
GIS integration	☑	☑	☐	☑	☐	☑
Inspections	☑	☑	☑	☑	☐	☑
Issuance	☑	☐	☑	☑	☑	☑
Meeting Process (Committees and Councils)	☐	☐	☐	☑	☐	☑
Messaging and Notifications	☑	☑	☑	☑	☑	☑
Multi-language support	☑	☑	☑	☑	☑	☑
Pre-Con Meeting	☑	☐	☐	☑	☐	☑
Processing times	☑	☐	☐	☑	☐	☑
Project view	☑	☐	☐	☑	☐	☑
Property View	☑	☑	☑	☑	☑	☑
Public Notice	☐	☐	☐	☑	☐	☑
Renewal Process	☐	☐	☑	☐	☑	☐
Report Management	☑	☑	☑	☑	☑	☑
Review and Circulation	☑	☐	☑	☑	☐	☑
Support Portal and Help Documentation	☑	☑	☑	☑	☑	☑
User Management	☑	☑	☑	☑	☑	☑
Violations/Deficiencies	☑	☑	☑	☐	☐	☐

Building Permits

Cloudpermit offers a transformative approach for building departments to manage and automate Permitting processes. Designed with flexibility and efficiency in mind, our software ensures a streamlined workflow from application to issuance and beyond.

Our Permitting product provides a one-stop solution for managing building permits, offering features like application and issuance processes, fee management, compliance monitoring, and reporting tools. These capabilities ensure building departments can deliver superior service while maintaining control and insight over building data.

Key Features:

- **End-to-End Online Management:** Automate your entire permitting process, from initial application to compliance monitoring.
- **Centralized Permit Management:** Simplify the management of Building permits, reducing time and effort for both municipalities and applicants.
- **Automatic Updates:** Benefit from a system that's always current, with regular updates and enhancements delivered seamlessly.
- **Insightful Reporting:** Gain valuable insights into permitting data, making data analysis and forecasting more accessible and actionable.
- **Continuous Improvement and Support:** Demonstrating a commitment to continuous product enhancement, Cloudpermit actively incorporates industry standards and user feedback, ensuring the Permitting product stays technologically advanced with regular feature updates and improvements.

Designed with both flexibility and efficiency at its core, this product not only simplifies the workflow from application to issuance but also ensures a user-friendly experience for applicants and municipal administrators alike. Our aim is to eliminate the need for time-consuming manual processes and foster a more responsive municipal operation.

Applying for a Permit

Cloudpermit's Application Wizard offers an intuitive and streamlined experience for permitting, ensuring that each step from initial application creation to final submission is clear and efficient.

Seamless Application Creation:

- **Intuitive User Interface:** From the dashboard, the wizard leads users through the entire process of creating and submitting permit applications, tailored to a variety of building needs.
- **State and Municipality Selection:** Applicants start by selecting the state and municipality for their application, which automatically tailors the application process to comply with local regulations and available application types.
- **Permit Category and Application Selection:** For Building, applicants specify their building category and application, allowing for a customized application process that meets the specific requirements and processes in Cloudpermit.

Collaborative and Flexible Drafting:

- **Draft Workspace:** A draft workspace with a "Required Tasks" progress bar visually guides applicants through the necessary steps to complete their application, related to the selected permit or registry category.
- **Adding Parties to Applications:** The wizard facilitates the addition of individuals and contractors as parties within the application workspace. Invitations are sent via email, and upon acceptance, parties can take part in the application process within designated permissions.

- **Automatic invitations:** Invitations are sent to email addresses provided, ensuring streamlined collaboration.
- **Manual entry options:** Parties can be activated at once if they lack an email account.
- **Existing contractor partners:** Contractor partners in the user's account database are instantly active in the new application when added.
- **Inviting a new contractor:** Creates a new contractor account, enabling access to application data for all contractor members.

Efficient Submission Process:

- **Customized Application Data:** The wizard dynamically adjusts the required application information based on the registry category and trade(s) selected, ensuring that applicants always have the correct form.
- **Digital Signing and Submission:** Upon completing all required information, applicants complete their application with a digital signature before submitting it directly to the municipal department via Cloudpermit, marking a move towards a more transparent and efficient review process.

Navigating the Permitting Process

Cloudpermit’s Permitting product is designed to facilitate a smooth transition through various phases of the permitting process, ensuring that local governments can manage applications and issuances efficiently and transparently.

- **Review and Circulation:** Upon submission, applications undergo a thorough review by municipal authorities. For specific permit types, applications may be circulated to third-party organizations for additional evaluations.
- **Inspections:** Certain permits require inspections before issuance. Cloudpermit schedules and tracks these inspections, ensuring compliance with municipal standards.
- **Permit Issuance:** After successful review and inspection, the municipal authority issues the permit. Cloudpermit automates the creation of the permit, including setting the issue date, validity period, and expiration date.
- **Archival Status:** Completed permits and all associated data can be assigned an archival status in Cloudpermit. The permit remains available for future reference, ensuring a secure record of all permitting activities.

Functionality Overview

Cloudpermit's Permitting product elevates the management of municipal permitting through a robust suite of features, designed to optimize every aspect of the workflow. Here's how these features work together to provide a seamless, efficient experience:

- **Comprehensive Permit Oversight:** The "Project View" and "Property View" functionalities offer a panoramic and detailed view of all permits, making management straightforward and transparent.

- **Automated Alerts System:** Notifications and alerts keep all stakeholders up to date on crucial permitting milestones and requirements, reducing the risk of oversight.
- **Streamlined Inspections:** The integration of inspections into the permitting process ensures that compliance is maintained without complicating the workflow.
- **Simplified Document Handling:** A centralized document management system allows for efficient storage, retrieval, and submission of necessary permitting documents.
- **Seamless Data Integration:** The data import feature makes migrating existing permit data into Cloudpermit a hassle-free process, enhancing initial setup and ongoing operations.
- **Proactive Fee Management:** Late fees management automates the calculation and enforcement of penalties, ensuring accuracy and fairness in fee assessment.
- **Insightful Reporting:** Comprehensive report management tools enable the generation of detailed reports, offering valuable insights into the permitting landscape. These include:
    - **Permit Reports:** Generate reports on submitted applications and issued permits, offering a detailed view of permitting activities within selected times and categories.
    - **Payment Reports:** Track and analyze online payments and fees, offering insights into financial transactions associated with the permitting process.
    - **Inspection Reports:** Facilitate regulatory compliance and public safety through detailed reports on inspections, site visits, open inspections, and orders, ensuring all permitting requirements are met.
    - **Review Reports:** Compile data on review activities and events, helping municipalities assess the efficiency of the review process and identify areas for improvement.

Together, these features form the backbone of Cloudpermit's Permitting product, ensuring that building department staff and contractors can navigate the permitting process with greater ease, accuracy, and efficiency. More detailed descriptions along with functionality and settings are provided in the following Descriptions and Functionality section.

Descriptions and Functionality

This section provides an in-depth look at the settings and configuration options available for each feature within the Cloudpermit Permitting product, allowing for tailored setup and optimal performance.

Application Submission Process

- **Description:** Enables the creation of applications tied to specific projects or properties through a user dashboard and application creation wizard.
- **Functionality:**
    - **User Dashboard:** Central hub for initiating applications.

- **Application Creation Wizard:** Guides users through the setup process to create the appropriate workspace.

Archive/Inactive View

- **Description:** Allows completed permits and associated data to be set as Archived and stored for future reference, ensuring a secure record of all building activities.
- **Functionality:**
  - **Data Archiving:** Disabling workspace features and setting Archive status.
  - **Future Accessibility:** Easy retrieval of archived data for reference.

Attachments

- **Description:** Supports the attachment of necessary documents during the application process, with visibility control features.
- **Functionality:**
  - **Configurable Requirements:** Set necessary attachments based on application type.
  - **Visibility Control:** Manage who can see the attachments within the workspace.

Case/Workspace Package

- **Description:** Enables authority users to generate downloadable packages with information from specific workspaces, tailored for various purposes.
- **Functionality:**
  - **Configurable Packages:** Tailor packages for record keeping or legal cases.
  - **Authority-Only Access:** Restricts package generation and download to authority users.

Configurable Application Numbering

- **Description:** Offers automated and flexible options for assigning application or case numbers.
- **Functionality:**
  - **Manual Assignment:** Flexibility without automation.
  - **Cloudpermit Application Number:** Automated number generation by Cloudpermit.
  - **Custom Application Number:** Combines automation with custom formatting options.

Configurable Standard Phrases

- **Description:** Allows commonly used phrases to be pre-configured for easy selection during application processing.
- **Functionality:**
  - **Phrase Library:** Users can select from a list of standard phrases.
  - **Category Organization:** Phrases are organized by related categories.

Data Import

- **Description:** Supports the importation of necessary data for setting up the permitting system, enhancing initial setup and ongoing operations.
- **Functionality:**
  - **Workspace Creation:** Facilitates setup of application workspaces from imported data (tombstone data, inspections, and attachments).
  - **Historical Data Handling:** Manages the integration of existing records.

Document/Templates

- **Description:** Provides customizable document and template options to fit the specific needs of permitting processes.
- **Functionality:**
  - **Editable Templates:** Diverse user-data driven template options modified using HTML and CSS (various forms for application, sign-off, permit, inspections, fees, payment, and order templates).

Email Notifications

- **Description:** Enables configurable email notifications about various events in the permitting process.
- **Functionality:**
  - **Opt-in Settings:** Users can choose which notifications to receive.
  - **Event-Based Notifications:** Automated alerts for key permitting events.

Fees and Payments

- **Description:** Manages fee schedules and facilitates payment processing within the permitting application.
- **Functionality:**
  - **Configurable Fee Schedules:** Set fixed or calculated fees.
  - **Payment Notifications:** Informs applicants of due payments and confirmation.

GIS Integration

- **Description:** Enhances property identification accuracy by integrating with municipal GIS systems.
- **Functionality:**
  - **Property Data Accuracy:** Ensures precise location and property details.

Inspections

- **Description:** Manages the scheduling and documentation of required inspections for permit applications. The available add-on option through Cloudpermit's Inspector App offers offline inspection capabilities.
- **Functionality:**
  - **Inspection Scheduling:** Organize inspections according to permit requirements.
  - **Compliance Tracking:** Ensures inspections adhere to municipal standards (dispatch, time tracking/management, orders, quick pass, internal notes, deficiencies – phrases).
  - **Offline Inspections:** Handled through Cloudpermit Inspector App (add-on).

Issuance

- **Description:** Automates the process of issuance after successful application review and/or inspections.
- **Functionality:**
  - **Automated Application/Permit Creation:** Streamlines the issuance process.
  - **Validity Tracking:** Manages issue dates, validity periods, and expiration dates.

Messaging and Notifications

- **Description:** Facilitates communication between all parties involved in the permitting process through an integrated messaging system.
- **Functionality:**
  - **Direct and Public Messaging:** Supports both private and public communications.
  - **Email Notifications for Unread Messages:** Alerts users to new messages.

Multi-language Support

- **Description**: Provides support for multiple languages in citizen-facing functionalities, enhancing accessibility and user experience.

Pre-consultation Meeting

- **Description:** Tracks preliminary meetings with municipal staff to receive detailed information on requirements and potential issues.
- **Functionality:**
  - **Comprehensive Discussion:** Communicate and document zoning requirements, building codes, necessary permits, and other regulations.
  - **Documentation Guidance:** Outline the required documentation and steps for formal application submission.

Processing Times

- **Description:** Defines specific points to start and stop tracking processing time for each application.
- **Functionality:**
  - **Customizable Parameters:** Set specific start and end points for various stages.
  - **Automated Tracking:** Automatically record timestamps at defined stages.
  - **Dashboard Integration:** Set alerts for applications nearing or exceeding time limits.
  - **Customizable Reports:** Tailor reports to specific needs and metrics.

Project View

- **Description:** Organizes similar workspaces into a single project container, offering a comprehensive view of all related activities.
- **Functionality:**
  - **Consolidated Project Information:** Displays all relevant data in one view.
  - **Status and Payment Tracking:** Offers updates on project progress and financials.

Property View

- **Description:** Offers a detailed view of all workspaces related to a specific property, enhancing oversight and management.
- **Functionality:**
  - **Automated Data Aggregation:** Collects and displays information specific to a property.
  - **Condition and Application Tracking:** Provides updates on conditions and ongoing applications.

Report Management

- **Description:** Generates comprehensive reports (csv/pdf) on permitting activities, offering insights into application processes and outcomes.
- **Functionality:**
  - **Customizable Reports:** Tailors reports to meet specific informational needs (operational reports, payments, inspections, reviews, etc.).
  - **Data-Driven Insights:** Supports strategic decision-making through detailed analyses.

Review and Circulation

- **Description:** Ensures thorough review of applications and facilitates the circulation of documents to necessary parties for additional evaluation.
- **Functionality:**
  - **Detailed Review Process:** Incorporates both internal and external evaluations and task tracking.
  - **Circulation Management:** Manages the sharing of applications with relevant stakeholders.

Support Portal and Help Documentation

- **Description:** Provides a comprehensive resource hub with guides, videos, and release notes to aid users in navigating the platform.
- **Functionality:**
  - **Extensive Help Resources:** Offers detailed articles and video tutorials.

User Management

- **Description**: Allows for the administration of user roles and permissions, ensuring that each user has proper access to the platform/product.
- **Functionality**:
  - **Add New Users**: Offers the capability to add new users to the system, assigning roles and access levels based on their responsibilities.
  - **Edit Existing Users**: Allows administrators to modify user details, such as first and last names, and update roles and permissions as needed.
  - **Roles/Permissions**: Enables control over what each user can access and perform within the system, including granting inspection qualifications and managing inspection-related permissions.

Violations/Deficiencies

Description: Manages records of any violations or deficiencies noted during the permitting process, ensuring compliance and accountability.

Appendix 1: Cloudpermit Third-Party Integrated Systems

Cloudpermit has standard configurable integrations categorized under six different integration types described below.

Suppose the need for integration with a standard configurable integration cannot be fulfilled. In that case, Cloudpermit may integrate a new system, make a minor change to an existing one, or develop a custom one. These integrations are priced separately and, if applicable, addressed within your contract.

Standard Configurable Third-Party Integrations

Cloudpermit offers integration with a variety of third-party systems, enhancing the functionality and flexibility of its permitting platform. These integrations are designed to streamline processes, improve data accuracy, and enhance user experience for municipalities and their constituents.

Integrations:

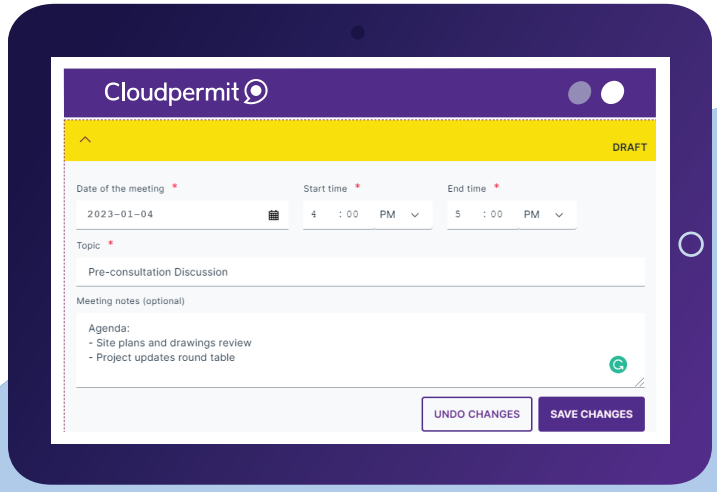
- **Geographic Information System (GIS):** Cloudpermit integrates with leading GIS providers like ESRI ArcGIS and CartoVista, allowing municipalities to accurately search and retrieve property information, enhancing the precision of permitting processes.
- **Online Payment:** Cloudpermit supports a wide array of online payment providers, ensuring flexibility and convenience for municipalities and their users. The platform integrates seamlessly with leading payment gateways and providers, including but not limited to:
    - **Payment Gateways:** Allpaid, ACI, Authorize.net, Bambora, CCP / NIC (PayPort), Clover, Elavon, E-xact, ePay, Government Window, InvoiceCloud, Merchante, Moneris, MSB, OpenEdge / Global, Payeezy, PayNowLink, Paymentus, Paypoint, Payport, PayPal, Point & Pay, PSN, Square, Stripe, Xpress Bill Pay.
- **Archival/Markup:**
    - **Markup:** DigEplans
    - **Archival:** LaserFische
- **Authentication Services:** Using Open ID Connect (OIDC), Cloudpermit integrates with authentication systems like Azure AD, ensuring secure and straightforward user access management.
- **Multi-Factor Authentication (MFA):** For added security, Cloudpermit can support MFA integrations, such as Duo, to safeguard user accounts and sensitive data.

Customized Integrations (Paid Engagements)

While Cloudpermit provides a comprehensive range of standard integrations, there may be instances where these offerings do not fully meet the specific requirements of a municipality. In such cases, Cloudpermit is equipped to develop custom solutions or adapt existing ones. These customized integrations are outside the standard offerings provided with the platform and are treated as separate, paid engagements. This ensures that each municipality's unique needs are addressed with precision and tailored functionality, enhancing the overall efficiency and effectiveness of the Cloudpermit platform.

Land Use Permitting

Software Description Guide 2024



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Case/workspace package	☑	☑	☐	☑	☐	☐
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Data Import	☑	☑	☑	☑	☑	☑
Document/Templates	☑	☑	☑	☑	☑	☑
Email Notifications	☑	☑	☑	☑	☑	☑
Fees and Payments	☑	☑	☑	☑	☑	☑
GIS integration	☑	☑	☐	☑	☐	☑
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Support Portal and Help Documentation	☑	☑	☑	☑	☑	☑
User Management	☑	☑	☑	☑	☑	☑
Violations/Deficiencies	☑	☑	☑	☐	☐	☐

Cloudpermit Land Use

Cloudpermit's comprehensive suite of cloud-based solutions, including the Land Use product, offers a transformative approach for local governments to manage and streamline urban and regional land use processes. With a focus on flexibility and efficiency, our software facilitates a seamless workflow from initial consultation to final decision-making.

Cloudpermit Land Use integrates seamlessly into local government operations to enhance urban and regional land use processes. By offering a digital solution for managing land use applications and engaging public and internal stakeholders, Cloudpermit Land Use streamlines every step from pre-consultation to approval, facilitating a more efficient and transparent land use environment.

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Key Features:

- **End-to-End Online Management:** Manages the complete lifecycle of land use applications from initiation to decision, ensuring all processes are efficiently handled within a single platform.
- **Dynamic Public Engagement:** Empowers public participation through sophisticated online tools for submitting and tracking land use applications, as well as providing feedback.
- **Automated Notifications and Public Notices:** Streamlines communication by automating public notices and stakeholder notifications, enhancing community involvement and compliance.
- **Robust Circulation and Collaboration Tools:** Facilitates the circulation of applications to relevant stakeholders for feedback and approvals, significantly speeding up the review process.
- **Comprehensive Conditions and Compliance Tracking:** Allows municipal authorities to set and monitor compliance with land use conditions, ensuring developments proceed according to approved standards.
- **Advanced Reporting and Analytics:** Generates insightful reports that aid in decision-making and strategic planning, enhancing the efficacy and accountability of land use processes.

Functionality Overview

Cloudpermit's Application Wizard revolutionizes the registration process, offering an intuitive and streamlined experience for the application process. This wizard ensures that every step, from initial application creation to final submission, is clear and efficient.

Seamless Application Creation:

- **Intuitive User Interface:** From the dashboard, the wizard leads users through the entire process of creating and submitting permit applications, tailored to a variety of land use needs.
- **State and Municipality Selection:** Applicants start by selecting the state and municipality for their application, which automatically tailors the application process to comply with local regulations and available application types.
- **Land Use Category and Application Selection:** For Land Use, applicants specify their land use category and application, allowing for a customized application process that meets the specific requirements and processes in Cloudpermit.

Collaborative and Flexible Drafting:

- **Draft Workspace:** A draft workspace with a "Required Tasks" progress bar visually guides applicants through the necessary steps to complete their application, related to the selected application.

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- **Adding Parties to Applications:** The wizard facilitates the addition of individuals and businesses as parties within the application workspace. Invitations are sent via email, and upon acceptance, parties can participate in the application process within designated permissions.
- **Automatic Invitations:** Invitations are sent to email addresses provided, ensuring streamlined collaboration.
- **Manual entry options:** Parties can be activated at once if they lack an email account.
- **Existing Business Partners:** In the user's account database are instantly active in the new application when added.
- **Inviting a new business**: Creates a new business account, enabling access to application data for all business members.
- **Guided Pre-Consultation Process:** Assists applicants in initiating consultations with municipal staff and external agencies, ensuring all necessary preliminary discussions are held to refine development proposals.

Efficient Submission Process:

- **Customized Application Data:** The wizard dynamically adjusts the required application information based on the registry category and trade(s) selected, ensuring that applicants always have the correct form.
- **Digital Signing and Submission:** Upon completing all required information, applicants finalize their application with a digital signature before submitting it directly to the municipal department via Cloudpermit, marking a move towards a more transparent and efficient review process.
- **Seamless Integration of Meetings and Public Consultations:** Manages scheduling and documentation for committee and council meetings directly within the platform, enhancing coordination and documentation.
- **Streamlined Submission and Review Process:** Simplifies application submissions and reviews by guiding applicants through each step, ensuring all required documents and information are accurately provided.

The Application Wizard is an integral part of Cloudpermit Land Use, designed to guide users through the land use application process with ease and precision:

- **Guided Pre-Consultation Process:** Assists applicants in initiating consultations with municipal staff and external agencies, ensuring all necessary preliminary discussions are held to refine development proposals.
- **Seamless Integration of Meetings and Public Consultations:** Manages scheduling and documentation for committee and council meetings directly within the platform, enhancing coordination and documentation.
- **Streamlined Submission and Review Process:** Simplifies application submissions and reviews by guiding applicants through each step, ensuring all required documents and information are accurately provided.

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Land Use Lifecycle

Cloudpermit Land Use supports a comprehensive lifecycle that covers all aspects of the land use process:

- **Initial Application and Pre-Consultation:** Begins with applicants submitting a pre-consultation request, followed by detailed discussions to ensure all parties have a clear understanding of the proposal.
- **Public Engagement and Notice:** Utilizes digital platforms to notify the public and gather feedback, integrating community insights directly into the land use process.
- **Detailed Review and Circulation:** Facilitates a thorough review by internal and external stakeholders, ensuring all necessary approvals and comments are collected and considered.
- **Decision and Compliance Monitoring:** Concludes with the final decision and ongoing monitoring of conditions compliance, ensuring developments adhere to approved plans and regulations.

Functionality Overview

Cloudpermit's Land Use product elevates the management of municipal applications through a robust suite of features, designed to optimize every aspect of the workflow. Here's how these features work together to provide a seamless, efficient experience:

- **Comprehensive Land Use Oversight:** The "Project View" and "Property View" functionalities offer a panoramic and detailed view of all applications, making management straightforward and transparent.
- **Committee and Council Meetings Management:** Organizes and documents essential meetings within the platform, ensuring transparency and accessible records.
- **Public Notice System:** Automates the creation and distribution of public notices, enhancing the efficiency and reach of community notifications.
- **Circulation Feature:** Streamlines the sharing of applications with necessary parties, enabling real-time feedback and faster processing times.
- **Conditions and Comments Oversight:** Manages the stipulation and review of conditions applied to applications, ensuring all requirements are met before final approval.
- **Automated Alerts System:** Notifications and alerts keep all stakeholders up-to-date on crucial application milestones and requirements, reducing the risk of oversight.
- **Simplified Document Handling:** A centralized document management system allows for efficient storage, retrieval, and submission of necessary application documents.
- **Seamless Data Integration:** The data import feature makes migrating existing application data into Cloudpermit a hassle-free process, enhancing initial setup and ongoing operations.
- **Proactive Fee Management:** Late fees management automates the calculation and enforcement of penalties, ensuring accuracy and fairness in fee assessment.
- **Insightful Reporting:** Comprehensive report management tools enable the generation of detailed reports, providing valuable insights into the land use landscape. These include:

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- **Application Reports:** Generate reports on submitted applications and issued permits, providing a detailed view of application activities within selected time frames and categories.
- **Payment Reports:** Track and analyze online payments and fees, offering insights into financial transactions associated with the application process.
- **Review Reports:** Compile data on review activities and events, helping municipalities assess the efficiency of the review process and identify areas for improvement.
- **Processing Time Calculator:** Provides a clear timeline for each stage of the application process, helping to manage expectations and improve workflow efficiency.

By integrating these features into a cohesive solution, Cloudpermit Land Use not only simplifies the management of land use applications but also ensures that local governments can provide superior service while maintaining control and insight over land use data. This approach enhances the overall land use process, promoting a more engaged, compliant, and efficient land use environment.

Descriptions and Functionality

This section provides an in-depth look at the settings and configuration options available for each feature within the Cloudpermit Land Use product, allowing for tailored setup and optimal performance.

Application Submission Process

- **Description:** Enables the creation of land use applications tied to specific projects and properties through a user dashboard and application creation wizard.
- **Functionality:**
  - **User Dashboard:** Central hub for initiating applications.
  - **Application Creation Wizard:** Guides users through the setup process to create the appropriate workspace.

Archive/Inactive View

- **Description:** Allows completed land use applications and associated data to be inactivated, stored for future reference, and ensures a secure record.
- **Functionality:**
  - **Data Archiving:** Secure storage of information.
  - **Future Accessibility:** Easy retrieval of archived data for reference.

Attachments

- **Description:** Supports the attachment of necessary documents during the application process, with visibility control features.

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- **Functionality:**
    - **Configurable Requirements:** Set necessary attachments based on application type.
    - **Visibility Control:** Manage who can see the attachments within the workspace.

Conditions and Comments

- **Description:** Offers users the ability to configure, manage and digitally track conditions and comments for applications and workspaces
- **Functionality:**
    - **Configuration:** Configure conditions to assign to applications based on their type
    - **Tracking:** Share conditions via circulation requests, sign-off on conditions to verify completeness
    - **Management:** Create lists of comments, assign to specific people, manage the status and organize threads so comments and responses are never lost

Configurable Application Numbering

- **Description:** Offers automated and flexible options for assigning application or case numbers.
- **Functionality:**
    - **Manual Assignment:** Flexibility without automation.
    - **Cloudpermit Application Number:** Automated number generation by Cloudpermit.
    - **Custom Application Number:** Combines automation with custom formatting options.

Configurable Standard Phrases

- **Description:** Allows commonly used phrases to be pre-configured for easy selection during application processing.
- **Functionality:**
    - **Phrase Library:** Users can select from a list of standard phrases.
    - Category Organization: Phrases are organized by related categories.

Data Import

- **Description:** Supports the importation of necessary data for setting up the land use system, enhancing initial setup and ongoing operations.
- **Functionality:**
    - **Workspace Creation:** Facilitates setup of application workspaces from imported data.
    - **Historical Data Handling:** Manages the integration of existing records.

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Document/Templates

- **Description:** Provides customizable document and template options to fit the specific needs of land use processes.
- **Functionality:**
    - **Editable Templates**: Templates can be modified using HTML and CSS.
    - **Diverse Template Options:** Suitable for various Cloudpermit products.

Email Notifications

- **Description:** Enables customizable email notifications about various events in the land use process.
- **Functionality:**
    - **Opt-in Settings:** Users can choose which notifications to receive.
    - **Event-Based Notifications:** Automated alerts for key events within the lifecycle of land use applications.

Fees and Payments

- **Description:** Manages fee schedules and facilitates payment processing within the land use application.
- **Functionality:**
    - **Configurable Fee Schedules:** Set fixed or calculated fees.
    - **Payment Notifications:** Informs applicants of due payments and confirmation.

GIS Integration

- **Description:** Enhances property identification accuracy by integrating with municipal GIS systems.
- **Functionality:**
    - **Property Data Accuracy:** Ensures precise location and property details.

Inspections

- **Description:** Manages the scheduling and documentation of required inspections for land use applications. The available add-on option through Cloudpermit's Inspector App offers offline inspection capabilities.
- **Functionality:**
    - **Inspection Scheduling:** Organize inspections according to permit requirements.
    - **Compliance Tracking:** Ensures inspections adhere to municipal standards (dispatch, time tracking/management, orders, quick pass, internal notes, deficiencies – phrases).
    - **Offline Inspections:** Handled through Cloudpermit Inspector App (add-on).

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Issuance

- **Description:** Automates the process of issuance after successful application review and/or inspections.
- **Functionality:**
  - **Automated Application/Permit Creation:** Streamlines the issuance process.
  - **Validity Tracking:** Manages issue dates, validity periods, and expiration dates.

Meeting Process

- **Description:** Supports the management of upcoming public meetings for land use applications.
- **Functionality:** Allows land use departments to assign applications to upcoming meetings and track the outcomes of the meetings. In addition, pre-configured agenda and meeting package templates can be generated and downloaded.

Messaging and Notifications

- **Description:** Facilitates communication between all parties involved in the land use process through an integrated messaging system.
- **Functionality:**
  - **Direct and Public Messaging:** Supports both private and public communications.
  - **Email Notifications for Unread Messages:** Alerts users to new messages.

Multi-language Support

- **Description:** Provides support for multiple languages in citizen-facing functionalities, enhancing accessibility and user experience.

Pre-consultation Meeting

- **Description:** Tracks preliminary meetings with municipal staff to receive detailed information on requirements and potential issues.
- **Functionality:**
  - **Comprehensive Discussion:** Communicate and document zoning requirements, building codes, necessary permits, and other regulations.
  - **Documentation Guidance:** Outline the required documentation and steps for formal application submission.

Processing Times

- **Description:** Defines specific points to start and stop tracking processing time for each application.

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- **Functionality:**
  - **Customizable Parameters:** Set specific start and end points for various stages.
  - **Automated Tracking:** Automatically record timestamps at defined stages.
  - **Dashboard Integration:** Set alerts for applications nearing or exceeding time limits.
  - **Customizable Reports:** Tailor reports to specific needs and metrics.

Project View

- **Description:** Organizes similar workspaces into a single project container, offering a comprehensive view of all related activities.
- **Functionality:**
  - **Consolidated Project Information:** Displays all relevant data in one view.
  - **Status and Payment Tracking:** Offers updates on project progress and financials.

Property View

- **Description:** Offers a detailed view of all workspaces related to a specific property, enhancing oversight and management.
- **Functionality:**
  - **Automated Data Aggregation:** Collects and displays information specific to a property.
  - **Condition and Application Tracking:** Provides updates on conditions and ongoing applications.

Public notice

- **Description:** Empowers building departments to digitalize and streamline several public notice requirements and responsibilities.
- **Functionality:**
  - **Property List Generation:** Generate and download a list of property owners within a defined radius of the subject lands.
  - **Public Notice Letter:** Generate a templated public notice letter that can be sent to nearby property owners.
  - **Decision Notifications:** Publish a subscribe-able link that allows interested stakeholders to opt-in to automatically receive the decision of the application when it becomes available. The list of subscribers is automatically recorded and can be downloaded.
  - **Attachment Management:** Manage attachments related to the public notice such as opinion letters, remarks, etc. and control their visibility.

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Report Management

- **Description:** Generates comprehensive reports (csv/pdf) on land use activities, offering insights into application processes and outcomes.
- **Functionality:**
    - **Customizable Reports:** Tailors reports to meet specific informational needs (operational reports, payments, inspections, reviews, etc.).

Review and Circulation

- **Description:** Ensures thorough review of applications and facilitates the circulation of documents to necessary parties for additional evaluation.
- **Functionality:**
    - **Detailed Review Process:** Incorporates both internal and external evaluations and task tracking.
    - **Circulation Management:** Manages the sharing of applications with relevant stakeholders.

Support Portal and Help Documentation

- **Description:** Provides a comprehensive resource hub with guides, videos, and release notes to aid users in navigating the platform.
- **Functionality:**
    - **Extensive Help Resources:** Offers detailed articles and video tutorials.

User Management

- **Description:** Allows for the administration of user roles and permissions, ensuring that each user has proper access to the platform/product.
- **Functionality:**
    - **Add New Users:** Offers the capability to add new users to the system, assigning roles and access levels based on their responsibilities.
    - **Edit Existing Users:** Allows administrators to modify user details, such as first and last names, and update roles and permissions as needed.
    - **Roles/Permissions:** Enables control over what each user can access and perform within the system, including granting inspection qualifications and managing inspection-related permissions.

Appendix 1: Cloudpermit Third-Party Integrated Systems

Cloudpermit has standard configurable integrations categorized under six different integration types described below.

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Suppose the need for integration with a standard configurable integration cannot be fulfilled. In that case, Cloudpermit may integrate a new system, make a minor change to an existing one, or develop a custom one. These integrations are priced separately and, if applicable, addressed within your contract.

Standard Configurable Third-Party Integrations

Cloudpermit offers integration with a variety of third-party systems, enhancing the functionality and flexibility of its land use product. These integrations are designed to streamline processes, improve data accuracy, and enhance user experience for municipalities and their constituents.

Integrations:

- **Geographic Information System (GIS):** Cloudpermit integrates with leading GIS providers like ESRI ArcGIS and CartoVista, allowing municipalities to accurately search and retrieve property information, enhancing the precision of permitting processes.
- **Online Payment:** Cloudpermit supports a wide array of online payment providers, ensuring flexibility and convenience for municipalities and their users. The platform integrates seamlessly with leading payment gateways and providers, including but not limited to:
    - **Payment Gateways:** Allpaid, ACI, Authorize.net, Bambora, CCP / NIC (PayPort), Clover, Elavon, E-xact, ePay, Government Window, InvoiceCloud, Merchante, Moneris, MSB, OpenEdge / Global, Payeezy, PayNowLink, Paymentus, Paypoint, Payport, PayPal, Point & Pay, PSN, Square, Stripe, Xpress Bill Pay.
- **Archival/Markup:**
    - **Markup:** DigEplans
    - **Archival:** LaserFische
- **Authentication Services:** Using Open ID Connect (OIDC), Cloudpermit integrates with authentication systems like Azure AD, ensuring secure and straightforward user access management.
- **Multi-Factor Authentication (MFA):** For added security, Cloudpermit can support MFA integrations, such as Duo, to safeguard user accounts and sensitive data.

Customized Integrations (Paid Engagements)

While Cloudpermit provides a comprehensive range of standard integrations, there may be instances where these offerings do not fully meet the specific requirements of a municipality. In such cases, Cloudpermit is equipped to develop custom solutions or adapt existing ones. These customized integrations are outside the standard offerings provided with the platform and are treated as separate, paid engagements. This ensures that each municipality's unique needs are addressed with precision and tailored functionality, enhancing the overall efficiency and effectiveness of the Cloudpermit platform.

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Cloudpermit Data Import

March 2023

Cloudpermit

Description

Cloudpermit Data Import allows the Customer to import the Customer's existing legacy data (applications, permits, inspections, and attachments) into the Cloudpermit system.

The information in this document is subject to change without notice aligning with future releases.

Data Import Process

The data import process includes five (5) steps:

1. Exporting data from the Customer's existing system.
2. Adding the exported data into an Excel spreadsheet.
3. Reviewing the data in the spreadsheet.
4. Correcting possible errors in the spreadsheet.
5. Importing data into the Cloudpermit system.

Roles and responsibilities

1. *Exporting data from existing system:* Customer is responsible for exporting cleansed and normalized data from its existing system into a CSV file format.
   - Data Cleansing: the process of fixing incorrect, incomplete, duplicate or otherwise erroneous data in a data set.
   - Data Normalization: the process of organizing data entries so they appear similar across all fields and records, making it possible to find, group and analyse the information.
2. *Adding exported data into an Excel spreadsheet.* Customer adds the data into the Cloudpermit-provided Excel template. Customer is responsible that the data matches the Excel template's format.
3. *Reviewing data.* Cloudpermit does one round of reviewing the spreadsheet and provides information to Customer about possible errors in entry of the data to the Excel spreadsheet.
4. *Possible correction of errors*. Customer corrects possible errors and provides a cleansed Excel spreadsheet back to Cloudpermit.
5. *Import data into Cloudpermit system*. Cloudpermit and Customer imports the data from the spreadsheet into the Cloudpermit system.

After data has been successfully imported to Cloudpermit, the Customer can find and use the data in the Cloudpermit workspace section as if it would have been created in the Cloudpermit system.

Excel Spreadsheet and data requirements

In order for the content to operate properly within the Cloudpermit system, the exported data will need to be in certain required column and format. Cloudpermit provides an Excel template to Customers who are importing data. The examples below shows the required formatting for each import and field found within the Import Excel templates:

Workspace Import format requirements

Column	Field Name	Required Y/N	Field Type	Req. Formatting
B	Permit Number	YES	TEXT OR NUMBER	N/A
C	Location	YES	TEXT OR NUMBER	Match GIS Format
D	Municipality	NO	TEXT OR NUMBER	N/A
E	Roll Number/PIN	YES	TEXT OR NUMBER	Match GIS Format
F	Permit description	NO	TEXT OR NUMBER	N/A
G	Category	NO	TEXT OR NUMBER	Map to CP Categories
H	Work Type	NO	TEXT OR NUMBER	Map to CP Categories
I	Work Target	NO	TEXT OR NUMBER	Map to CP Categories
J	Workspace Status	NO	TEXT OR NUMBER	Map to CP Categories
K	Assignee (Workspace)	NO	TEXT OR NUMBER	Map to CP Users
L	Date Submitted	NO	DATE AND TIME	MM/DD/YYY 00:00:00
M	Date issued	NO	DATE AND TIME	MM/DD/YYY 00:00:00
N	Issued by	NO	TEXT OR NUMBER	N/A
O	Zoning	NO	TEXT OR NUMBER	Match GIS Format
P	Worksla	NO	TEXT OR NUMBER	N/A
Q	Construction cost	NO	NUMBER	N/A
R	Applicant first Name	NO	TEXT OR NUMBER	Initcap
S	Applicant last name	NO	TEXT OR NUMBER	Initcap
T	Applicant street address	NO	TEXT OR NUMBER	N/A
U	Applicant unit number	NO	TEXT OR NUMBER	N/A
V	Applicant postal code	NO	TEXT OR NUMBER	N/A
W	Applicant municipality	NO	TEXT OR NUMBER	N/A
X	Applicant province	NO	TEXT OR NUMBER	N/A
Y	Applicant corporation or partnership	NO	TEXT OR NUMBER	Initcap
Z	Applicant mobile phone	NO	TEXT OR NUMBER	(XXX) XXX-XXXX
AA	Applicant other phone	NO	TEXT OR NUMBER	(XXX) XXX-XXXX
AB	Applicant email	NO	TEXT OR NUMBER	N/A
AC	Owner first name	NO	TEXT OR NUMBER	Initcap
AD	Owner last name	NO	TEXT OR NUMBER	Initcap
AE	Owner street address	NO	TEXT OR NUMBER	N/A
AF	Owner unit number	NO	TEXT OR NUMBER	N/A
AG	Owner postal code	NO	TEXT OR NUMBER	N/A
AH	Owner municipality	NO	TEXT OR NUMBER	N/A
AI	Owner province	NO	TEXT OR NUMBER	N/A
AJ	Owner corporation or partnership	NO	TEXT OR NUMBER	Initcap
AK	Owner mobile phone	NO	TEXT OR NUMBER	(XXX) XXX-XXXX
AL	Owner other phone	NO	TEXT OR NUMBER	(XXX) XXX-XXXX
AM	Owner email	NO	TEXT OR NUMBER	N/A
AN	Builder first name	NO	TEXT OR NUMBER	Initcap
AO	Builder last name	NO	TEXT OR NUMBER	Initcap
AP	Builder street address	NO	TEXT OR NUMBER	N/A
AQ	Builder unit number	NO	TEXT OR NUMBER	N/A
AR	Builder postal code	NO	TEXT OR NUMBER	N/A
AS	Builder municipality	NO	TEXT OR NUMBER	N/A
AT	Builder province	NO	TEXT OR NUMBER	N/A
AU	Builder corporation or partnership	NO	TEXT OR NUMBER	Initcap
AV	Builder mobile phone	NO	TEXT OR NUMBER	(XXX) XXX-XXXX
AW	Builder other phone	NO	TEXT OR NUMBER	(XXX) XXX-XXXX
AX	Builder email	NO	TEXT OR NUMBER	N/A
AY	Permit Comments	NO	TEXT OR NUMBER	N/A

**Initcap = replace the first letter of every word in a character string with an uppercase letter.*

Inspection Import format requirements

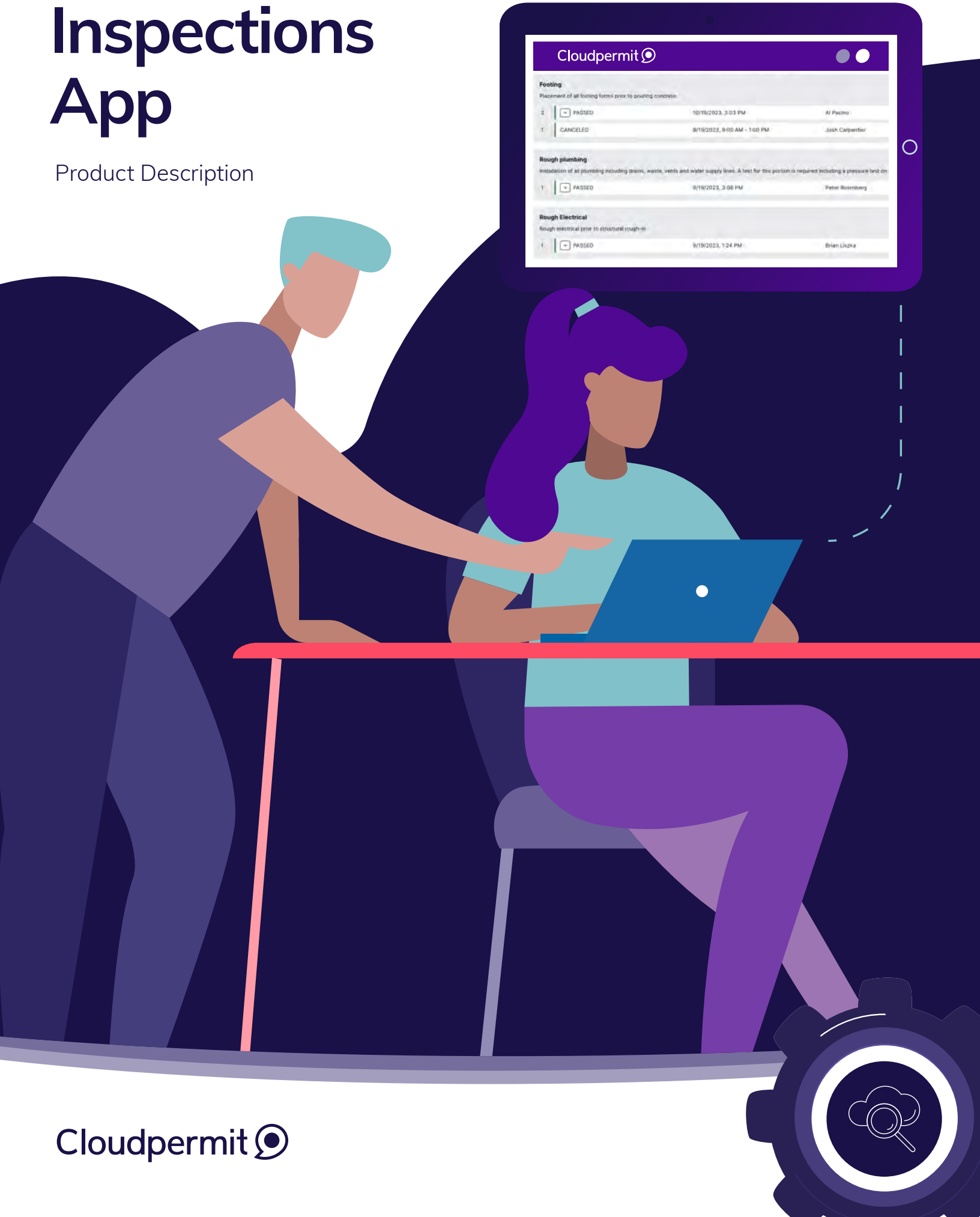
Column	Field Name	Required Y/N	Field Type	Field Formatting
B	Permit Number	YES	TEXT OR NUMBER	N/A
C	Inspection Type	YES	TEXT OR NUMBER	Map to CP Inspections
D	Result for this visit	NO	TEXT OR NUMBER	Map to CP Results
E	Site Conditions	NO	TEXT OR NUMBER	N/A
F	Internal Notes	NO	TEXT OR NUMBER	N/A
G	Inspection Date	NO	DATE AND TIME	MM/DD/YYY 00:00:00
H	Inspector	NO	EMAIL (USER IN CLOUDPERMIT)	N/A
I	Inspector Status	NO	TEXT OR NUMBER	Map to CP Statuses
J	Inspection Comments	NO	TEXT OR NUMBER	N/A
K	Requested inspection start time	NO	DATE AND TIME	MM/DD/YYY 00:00:00
L	Confirmed inspection start time	NO	DATE AND TIME	MM/DD/YYY 00:00:00

Attachment Import format requirements

Column	Field Name	Required Y/N	Field Type	Field Formatting
B	File Name	YES	TEXT OR NUMBER	N/A
C	Permit	YES	TEXT OR NUMBER	N/A
D	Attachment Type	NO	TEXT OR NUMBER	N/A
E	Description	NO	TEXT OR NUMBER	N/A

Inspections App

Product Description



Cloudpermit

Cloudpermit Inspections App: Empowering Inspectors Anywhere, Anytime

Our app, *Cloudpermit Inspections,* is designed to enhance the efficiency and effectiveness of building, enforcement, and licensing inspections. Seamlessly integrated with the Cloudpermit platform, this app provides a comprehensive toolset that enables inspectors to navigate their daily tasks with unparalleled ease and precision, directly from their mobile devices.

Main Features:

- **Offline Capability:** Work without limits. The Inspector App's advanced offline capabilities allow inspectors to perform inspections in any location — even without internet connectivity. Data captured during these offline inspections, including notes, photos, and videos, is synchronized with the Cloudpermit workspaces once connectivity is restored, ensuring no detail is lost.
- **Inspection Management:** Stay organized and flexible. Inspectors can view, schedule, and manage their inspections with just a few taps. The app supports the reordering of daily inspections to accommodate changing priorities, adding unscheduled and ad-hoc inspections, and accessing detailed inspection information such as permit numbers, addresses, and inspection types.
- **Data Capture:** Inspectors can effortlessly take photos and jot down notes, even when offline. The app also supports adding standard comments, deficiencies, remarks, and violations, to document the inspection process.
- **Map View and GPS Integration:** *Cloudpermit Inspections provides* a visual map view of all scheduled inspections, utilizing GPS functionality for route planning and optimization. This feature enables inspectors to visualize their day's work and plan their routes between sites.
- **Automatic Email Synchronization:** The app ensures that inspection results are automatically emailed to relevant stakeholders for a streamlined communication process. This feature allows for real-time updates and ensures that all parties are promptly informed of inspection outcomes.

Features:

This appendix provides a concise description of each feature available in the Cloudpermit Inspections App.

- **Integration with the Cloudpermit Platform:** Seamlessly connects with the Cloudpermit platform real-time data synchronization and access.
- **View Inspections on a Map:** Visualize scheduled inspections on a map to plan routes and manage time effectively.
- **Search for an Address on the Map:** Quickly find specific locations on a map using address search functionality.
- **View "My Today" Inspections:** Access a daily overview of scheduled inspections for efficient planning and prioritization.
- **Record Inspection Results:** Complete inspections by entering results, including status updates, directly through the app.
- **Work Offline in the Field:** Perform and record inspections without an internet connection, with data syncing once connectivity is restored.
- **Schedule Inspections:** Easily schedule new inspections directly from a mobile device for better time management.
- **Access Key Fields:** Enter detailed inspection results, including status, quick pass, notes, and checklist items.
- **Manage Multiple Inspections with the Actions Tab: Perform** batch actions such as Quick Pass, reassigning, rescheduling, or route planning for multiple inspections.
- **Access the Inspection Checklist:** View and complete the inspection checklist items directly through the app.
- **Add Photos (Take/Edit Photo Names) and Edit Photo Descriptions:** Capture and manage photos with the option to edit names and descriptions for detailed documentation.
- **Upload Photos in Bulk:** Upload multiple photos simultaneously to save time and document inspections more efficiently.
- **Add Standard Comments:** Insert predefined comments into inspection records for faster data entry.
- **Add Deficiencies, Remarks, and Violations:** Record detailed findings, including deficiencies, remarks, and violations during inspections.
- **Use Talk-to-Text within Comment Fields:** Use voice-to-text functionality for convenient and fast entry of comments and notes.
- **LInk Violations to Cases:** Connect violations discovered during an inspection directly to the corresponding case.
- **Email Inspection Results Automatically:** Send inspection results via email automatically once data syncs with the Cloudpermit platform.
- **Access Permit Details and Associated Inspections:** View detailed permit information, including all associated inspections, for comprehensive case management.
- **Add an Additional Visit to a Code Enforcement Case:** Schedule follow-up inspections for ongoing code enforcement cases.
- **Schedule Follow-Up Visits for Code Enforcement Cases: Start** code enforcement cases proactively based on inspection findings, without a complaint.

- **Access Property Information with Cloudpermit Links:** View detailed property information, including links to records within the Cloudpermit platform (this requires mobile connectivity).
- **Access Finalized Attachments:** Access and review all finalized attachments and documents stored in the Cloudpermit platform for comprehensive information.

Cloudpermit

Additional Services Price List

11911 Freedom Drive, Ste 720
Reston, Virginia, 20190
+1 (833) 253-7376

Prices in USD valid as of March 2024

Category	Description of Services	Rate	Billable
Professional Services	Hourly Rate	$180	*Per Hour*
Additional Training (remote)	2 hours with recording	$1,500	*Per Session*
Additional Training (Onsite)	First day of Onsite training (recording and travel is included)	$3,000	*Per Project*
Additional Training (Onsite)	Second and Third day of Onsite training, up to 3 days max of Onsite training	$1,000	*Per Day*
Data Import	Data import of 1 Product	$3,000	*Upon Delivery*
Data Import	Data import of 2 Products	$5,000	*Upon Delivery*
Data Import	Data import of 3 Products	$6,000	*Upon Delivery*
Data Import	Data import of 4 or more Products	$7,000	*Upon Delivery*
GIS Hosting	Integration ESRI - Implementation	Based on Scope	*Upon Delivery*
	Integration ESRI - Subscription	Based on Scope	*Annually*
Integration - AD (Azure)	AD (Azure) - Implementation	$700	*Upon Delivery*
	AD (Azure) - Subscription	$500	*Annually*
Integration - Bluebeam	Bluebeam - Implementation	TBD	*Upon Delivery*
	Bluebeam - Subscription	TBD	*Annually*
Integration - DigEplan	DigEplan - Implementation	$1,500	*Upon Delivery*
	DigEplan - Subscription	$1,000	*Annually*
Integration - Laserfiche	Laserfiche - Implementation	$3,000	*Upon Delivery*
	Laserfiche - Subscription	$2,500	*Annually*
Integration - Online Payments	Online Payments - Implementation	Based on Complexity	*Upon Delivery*
	Online Payments - Subscription	$700	*Per Project*

Integration - SSO	SSO Open ID - Implementation	$700	*Upon Delivery*
	SSO Open ID - Subscription	$700	*Per Project*
Integration - Vizzly	Vizzly - Implementation	TBD	*Upon Delivery*
	Vizzly - Subscription	TBD	*Per Project*
Integration - Out of Scope	Out of Scope - Implementation	Based on Scope	*Upon Delivery*
	Out of Scope - Subscription	$500	*Annually*