



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

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Parent Company Guarantee for New Water Tower
2. Petition #24-07: Clover Communities North Aurora LLC
3. Randall Oaks (Shodeen) Concept Plan

EXECUTIVE SESSION

ADJOURN

Initials: JB



MEMORANDUM

TO: North Aurora Village Board

FROM: Drendel & Jansons Law Group

DATE: December 16, 2024

RE: Parent Company Guarantee in Lieu of a Performance Bond

The Village staff have been negotiating a contract with CB&I for the construction of a new Water Tower off of Princeton at the direction of the Board with the idea that bidding will be waived, and staff are nearing the end of that negotiation. Staff has worked with the contractor to find cost savings in the construction of the Water Tower, and CB&I has suggested the provision of a parent company guarantee in lieu of a performance bond to add to the savings.

Normally, the Village would obtain a performance bond to ensure the construction of the Water Tower, but the cost of that bond ultimately gets passed on to the Village. In this case, the cost would be in the neighborhood of \$250,000. If the Board is willing to accept a parent company guarantee, the Village would save \$250,000 on the contract.

A parent company guarantee (PCG) is a contractual promise from the parent company of a contractor or subcontractor to assume responsibility for the contractor's obligations under a specific contract if the contractor defaults. It serves as an alternative to a performance bond, which is a surety-backed agreement guaranteeing the performance of the contractor.

Basically, the parent company of CB&I would provide to the Village a guarantee to fulfill the obligations of CB&I or to compensate the Village if the CB&I fails to construct the Water Tower. Unlike a performance bond, no external surety (usually an insurance company or bonding company) is involved.

CB&I has provided us a sample of a parent company guarantee they have used in the past that includes an "irrevocable and unconditional guarantee" of the full and timely performance of all CB&I's obligations under the contract and the full and prompt payment of all indebtedness to subcontractors and suppliers. It adds that the obligations of the guarantor are "primary, absolute and unconditional" If CB&I fails to perform and observe all the terms, provisions, conditions, and stipulations of the contract, the guarantor is required to step in and finish what needs to be done.

The "irrevocable and unconditional" and "primary, absolute and unconditional" language is similar to what would be in a performance bond or letter of credit. It will apply even if CB&I dissolves or goes bankrupt, among other things, and the obligation remains in effect until all the requirements of the contract have been fulfilled.





MEMORANDUM

Based on the language in the sample parent company guarantee that CB&I has provided us, it provides very similar protection to a performance bond or letter of credit. This seems to be a good, creative way of reducing the cost of the project without compromising the protection the Village would have under a performance bond or letter of credit. The Village is saving \$250,000 on the project. If CB&I fails, you will not be fighting to get paid from an insurance company, and staff can deal directly with the parent company.

Potential concerns are the financial soundness of the parent company; the need to litigate if the parent company also failed in its obligations; potentially fewer remedies for failure (such as appointment of a replacement contractor and funding for getting the work done directly); and delay if the parent company isn't responsive. Thus, we probably want to do some due diligence into the financial soundness and reputation of the parent company. We will want to make sure the guarantee is clear on the terms that trigger the guarantor's obligations, limits defenses, and (perhaps) provides for alternative dispute resolution.



**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 #24-07: CLOVER COMMUNITIES NORTH AURORA LLC

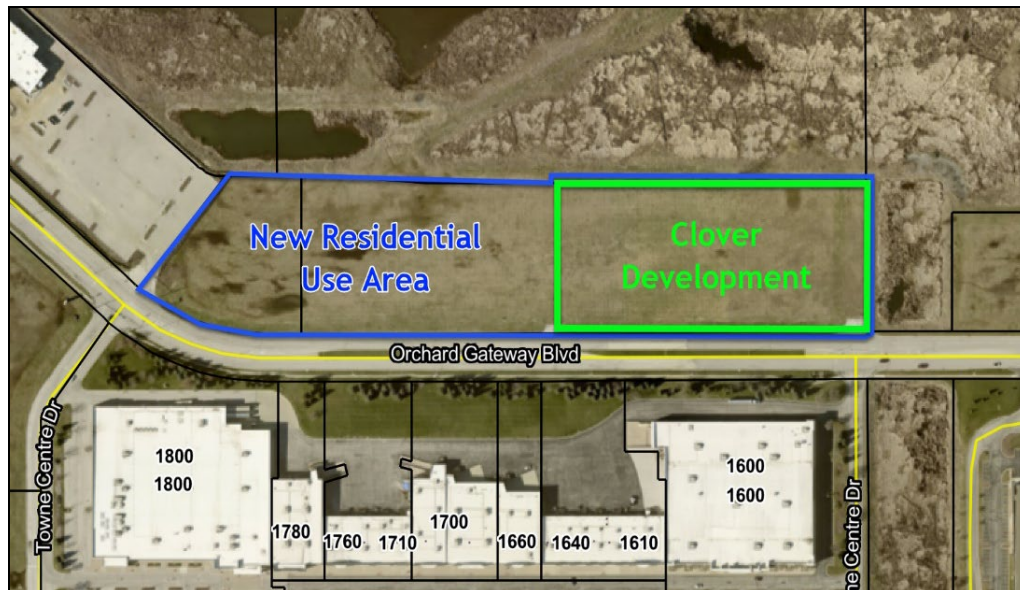
AGENDA: DECEMBER 16, 2024 COMMITTEE OF THE WHOLE MEETING

BACKGROUND

The subject property is located in the B-2 General Commercial District. It is also part of the “Towne Center Planned Unit Development”, which was adopted as a special use for a general mixed-use planned unit development by Ordinance No. 05-05-02-02. The PUD Ordinance approved a mix of uses including a residential component on Lot 20. The PUD Ordinance was amended by Ordinance No. 13-04-01-01, that approved warehouse uses on Lot 20 instead of residential uses.

Clover reached out to the Village in late 2023 regarding a residential use for this area. Staff brought the concept plan to the Village Board for review in early 2024. The Village Board supported adding residential back into the Towne Center PUD and had a favorable opinion of the proposed development.

The 2005 PUD Ordinance included residential standards in Exhibit F. These standards included details that are no longer applicable to the property such as townhome dwelling density requirements. The standards for the new residential area are outlined in Exhibit D in the 2nd amendment ordinance. These standards are designed for multi-family buildings and uses. These standards were created in partnership with Clover Development and their proposed site plan meets these new standards. The standards are included in the packet and any future development in the new residential area would need to follow these standards.



DISCUSSION

The proposed PUD Amendment will add a residential area in the Towne Center PUD. The total acreage for the new proposed residential area is approximately 11.34 acres. The 11.34-acre vacant tract is situated directly east of 1851 Orchard Gateway Blvd (Riverfront Ram) and directly north of 1600 Orchard Gateway Blvd (JCPenney). The property is currently comprised of two separate parcels. A 9.28-acre parcel and 2.06-

acre parcel. The petitioner intends to subdivide the eastern 9.28-acre parcel into two parcels and build the independent living facility on the eastern 5.45 acres.

Use of Property

The petitioner is proposing a senior (55 and older) apartment independent living facility. The 5.45-acre property would be improved with a four-story, 124 unit building with detached garages. The floorplan shows six (6) one-bedroom one-bath units, seventy-eight (78) two-bedroom one-bath units, thirty-two (32) two-bedroom one and half bath units, and eight (8) two-bedroom one-bath extended units. Unit amenities include a full kitchen, stainless steel appliances, walk-in showers, indoor mailboxes and emergency pull cords in each unit. The overall building also includes amenities and activities for residents. Amenities include a large community room, coffee bar, fireplace lounge, fitness center, game room / library, and onsite beauty salon / barbershop. Activities include book clubs, knitting clubs, bingo, and various seasonal/social gatherings.

Parking and Site Access

The Independent Living Facility use requires one (1) parking space per dwelling unit plus two (2) parking spaces per 1,000 square feet of gross floor area of office. According to the petitioner there are 124 units and less than 1,000 square feet of gross floor area of office. As such, the Zoning Ordinance would require a total of 126 parking spaces for the entire site. The applicant has proposed 148 parking spaces for the site, which include 40 detached garages. They are also showing 50 land banked spaces that could be added in the future if the need arises. The site currently has two access points. The western access point has a dedicated turn lane. The eastern access point is located at a four way stop but does not have a dedicated turn lane. The applicant is conducting a traffic study. This study will evaluate options including adding an additional left turn lane or converting the eastern access point to right in and right out.

There are several requests for approval being made to the Village as part of Petition #24-07:

- 1. Special Use - Planned Unit Development (PUD) Amendment to Towne Center PUD regarding Residential Uses and Standards**

The PUD Ordinance was approved through the special use process; as such, any amendments to the PUD must be subsequently approved through the special use process. The 2nd amendment will grant residential uses in the new residential area and approve standards for their development shown in Exhibit D.

- 2. Site Plan Review**

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.

- 3. Preliminary / Final Plat of Subdivision and Plat of Easement**

The subject property is currently comprised of two separate parcels located north of Orchard Gateway Blvd. A 9.28-acre parcel and 2.06-acre parcel. The petitioner intends to subdivide the eastern 9.28-acre parcel into two lots and build an independent living facility on the eastern 5.45 acres. A final plat of subdivision will be reviewed by staff at final engineering.

The Plan Commission reviewed the proposal at the November 5, 2024 meeting. They tabled the item and made several suggestions to the petitioner. Clover came back to the Plan Commission on December 3, 2024 with revisions and the Commission voted to recommend approval of the project. Based on the Commission and staff review, this project is recommended for approval with the following conditions:

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.

Exhibit D

The following standards are applicable to Multi-Family Residential Uses. Any standards that are not mentioned shall default to the PUD Ordinance and the Village's Zoning Ordinance (Title 17) requirements.

Multi-Family Uses

Permitted Uses: Residential uses permitted for this area will include multi-family dwelling, independent living facility, and assisted living facility.

Yard and Bulk Regulations for Multi-Family Dwellings

- Setbacks and the Floor Area Ratio (FAR) shall meet the Village's B-2 General Commercial District.
- Building Height: No residential buildings shall exceed fifty (50) feet in height.
- Accessory Building and Structures standards shall meet the Village's Zoning Ordinance for Accessory Buildings (Non-Residential Districts) except for the following:
 - Location. May be located in front of the principal building but not in any required yard in the B-2 District setback.
 - Height. Shall not exceed the peak height of the principal structure (when measured to the highest point on the roof or parapet) or twenty (20) feet in height, whichever is less.
 - Area. The combined square footage of all detached accessory buildings shall be included in the applicable floor area ratio (FAR) requirement and shall not exceed the maximum lot coverage allowed in each zoning district.
 - Style. The exterior elevations of accessory buildings shall be architecturally compatible, and comprised of the same material and color, as the principal structure.

Development Standards for Multi-Family Dwellings

- Parking standards including location, design, required number of off-street parking spaces shall adhere to Chapter 13 of the Village's Zoning Ordinance.
- Lighting Standards shall adhere to Chapter 8.32 – Outdoor Lighting Ordinance - of the Village's Municipal Code.
- Signage Standards shall adhere to Chapter 15.48 – Signs - of the Village's Municipal Code except for the following for monument signage:
 - Number. One monument sign shall be permitted per site access entrance.
 - Material. The brick façade shall match the brick elevation of the principal building.
 - Area. Monument sign area shall be 8'-2" by 12'-2" by 2'-6" in dimension.
- Landscaping Standards and Plans shall adhere to Chapter 14 of the Village's Zoning Ordinance with the following exceptions:
 - Plans are exempt from the on-lot landscaping required trees landscape standard outlined in section 17.14.5.B.1.

**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

1. **Petition #24-07 (East of 1851 Orchard Gateway Blvd):** The petitioner, Clover Communities North Aurora LLC, requests the following actions in the Towne Center Planned Unit Development:
 - a. Special Use – Planned Unit Development Amendment
 - b. Site Plan Approval
 - c. Preliminary Final Plat of Subdivision

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

Planner David Hansen introduced Petition #24-07 (East of 1851 Orchard Boulevard). This property is located in the Towne Center Planned Unit Development (PUD), which is zoned B-2 General Commercial District. Hansen mentioned the PUD amendment is to amend the Towne Center PUD to allow certain residential uses on the parcels north of Orchard Gateway Blvd directly north of the shopping center. The site plan approval part of the request is for Clover Communities North Aurora LLC to build an independent living facility on the eastern half of this 11.34 acre parcel. The preliminary plat of subdivision is needed since the parcel will need to be subdivided for the Clover Development, which is approximately 5.45 acres in size.

Hansen said the Towne Center PUD was originally approved in 2005 and included a residential area on the southeast portion of the PUD known as Lot 20. The PUD Ordinance was amended in 2013, which approved warehouse uses on Lot 20. Hansen shared Clover reached out to the Village in late 2023 regarding a residential use for this area. Staff brought the concept plan to the Village Board for review in early 2024. The Village Board supported adding residential back into the Towne Center PUD and had a favorable opinion of the proposed development. The 2005 PUD Ordinance included residential standards in Exhibit F. These standards included details that are no longer applicable to the property. The proposed standards for the new residential area are outlined in Exhibit D, which would be the 2nd PUD amendment ordinance.

Hansen said the Comprehensive Plan for this area is regional commercial. The subject property is located in the Comprehensive Plan's West Gateway Subarea Plan, which includes the existing North Aurora Towne Center. A recommendation of the West Gateway Subarea Plan states the shopping center should capitalize on its visibility from I-88 by intensifying development and creating a more attractive and walkable environment.

The petitioner is proposing a special use PUD Amendment to add a residential use area in the Towne Center PUD. The petitioner is proposing a senior (55 and older) apartment independent living facility on the vacant property. The 5.45-acre property would be improved with a single four story, 124 unit building with detached garages. Unit amenities include a full kitchen, walk-in showers and emergency pull cords in each unit. The overall building also includes amenities and activities for residents. Amenities include a large community room, coffee bar, fireplace lounge, and fitness center. Activities on site include book clubs, bingo, and various seasonal/social gatherings.

Hansen said the Independent Living Facility use requires one (1) parking space per dwelling unit plus two (2) parking spaces per 1,000 square feet of gross floor area of office. According to the petitioner there are 124 units and less than 1,000 square feet of gross floor area of office. As such, the Zoning Ordinance would require a total of 126 parking spaces for the entire site. The applicant has proposed 150 parking spaces for the site, which include 40 detached garages. The site currently has two access points. The western access point has a dedicated turn lane. The eastern access point is located at a four way stop but does not have a dedicated turn lane. The applicant is conducting a traffic study.

Hansen said site plan review is needed since the Zoning Ordinance requires it for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved. Hansen also said preliminary final plat of subdivision is needed since the petitioner intends to subdivide the eastern 9.28-acre parcel into two lots and build an independent living facility on the eastern 5.45 acres. Hansen shared that the Community Development Department finds the information presented **meets** the Standards for Special Uses and Planned Unit Developments as submitted by the petitioner. The proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance and the Towne Center PUD. Hansen said there are three conditions added to this petition request, which reiterates the Zoning Ordinance code regarding outdoor lighting, dumpster standards, and mechanical equipment screening. Hansen showed a PowerPoint with images of the proposed site plan, landscape plan and building elevations. Hansen mentioned Exhibit D would allow the following uses and standards for this area: Residential uses permitted for this area would include multi-family dwelling, independent living facility, and assisted living facility. Setbacks and the Floor Area Ratio (FAR) shall meet the Village's B-2 General Commercial District. Building Height: No residential buildings shall exceed fifty (50) feet in height.

Community Development Director Nathan Darga stated the original PUD had an exhibit that had standards and uses for a residential area, but it is no longer applicable. Darga said these standards have been rewritten to make it apply to present day standards and the existing developments in the area. Exhibit D would be the new standards to govern residential development in this area and the Clover Development that is presented would meet those standards. Hansen introduced Russell Caplin of Clover Development.

Caplin provided a summary of Clover Development, which was founded in 1987 in western New York. Clover's focus is on age restricted multi family housing and have properties in eight (8) different states. Their portfolio includes about 50 communities, and this type of housing is only type they focus on. There are no apartments, HUD financing, tax credit or affordable housing or meal service in there housing portfolio. Caplin said the residents go out into the community for meals, shopping, healthcare, and places of worship. Most residents who live in these apartments come from the community.

Chairman Mike Brackett confirmed there was no meal service and asked about the assisted living use. Darga said this is not assisted living and does not have a cafeteria or on site nurses. The use is age restricted apartments with amenities, and it is assumed you should be able to take care of yourself. Darga said the proposed Exhibit D mentions assisted living as a possible use for this area, however this project is independent living. Darga said the amendment would make this area a target for residential uses should the market think residential is warranted and would reintroduce the use into the Towne Center area. Also, this

proposed area for residential still allows all other uses mentioned in the PUD. The only allowed residential uses would be multi-family dwelling, independent living facility, and assisted living facility. Townhomes were in the original PUD, but they would no longer fit in the PUD due to the lack of parcel size available, so they were excluded from the uses added in Exhibit D.

Commissioner Botkin had no questions. Commissioner Bozik asked if the garages are additional rent and how they are distributed. Caplin said there are 40 detached garages, and they are offered at a premium. Commissioner Bozik had a concern about the garage spaces not being used for parking and that perhaps they shouldn't count towards the parking count. Commissioner Bozik also asked about the eastern parcels future plans and what the Comprehensive Plan says about this area. Darga said a garage space does count as a parking space towards the parking count and the site meets the parking count requirements for the independent living facility use. Darga said there is still a lot of vacant land in the Towne Center area. There are possibilities of more car dealerships west of Target. Darga said that including a residential component is a way to help the businesses out there and there are no restaurants in Towne Center due to low daytime population in the area. Introducing residential would help put more people in the area and this area proposed isn't an ideal commercial space due to its location off I-88 and is across from the commercial area on the other side of Orchard Gateway Blvd. Darga said the Comprehensive Plan calls for intensifying the uses in the area to make it more walkable and pedestrian friendly. Slick City just opened in the old BestBuy location. Darga said the property directly east is wetlands and then the first buildable property, to the east, was bought by a union who is looking to build a union hall. There are no plans for the Village property parcel at this time. Commissioner Bozik said the original residential approved was pushed off due to utility and public safety burden of the area and asked if this was a concern for the proposed project. Darga said utilities are adequate for this area and the proposed new area is quite smaller than where the warehouses were built so it should be able to be serviced. Darga said the Fire District had no initial concerns and will be part of the ongoing review process.

Commissioner Tuohy asked how long after the building is built do you expect it to be at full capacity. Caplin said it takes about a year after the building is open to get to a high occupancy rate, but many of the properties run at 100% with a waiting list. Commissioner Lenkart asks what age a senior person is defined by. Caplin said it would be an age restricted development of 55 and over. Commissioner Lenkart asked how many bedrooms the units are. Caplin said all, but six apartment units are two bedroom units. Commissioner Lenkart said he was concerned that the parking for the 124 units could be skewed since there are majority 2 bedroom units, which could have multiple cars. Caplin said in the portfolio that majority of the properties are between one unit and 1.25 spaces per unit. Commissioner Lenkart said if there are half the units have more than one car it would require an additional sixty two parking spots or over thirty more than what the parking is proposed. Commissioner Lenkart asked if there are any other facilities in the area. Caplin said there is one under construction in Crystal Lake, but there are none operating in Chicagoland yet. Commissioner Lenkart asked what amenities are on site. Caplin said there are community rooms, fitness centers, and other bars and lounges for residents. Commissioner Lenkart asked if there will be a kitchen in the community room. Caplin said there will be a kitchen for warming stuff up or a catering area, but not a commercial kitchen. Darga said the parking does meet the Village's code for independent living and there is space on site to add additional spaces should it become an issue.

Commissioner Branson asked about garage sizes on site. Caplin said they are all detached one door garages, and no other sites have tandem or two car garages. Commissioner Branson asked if there are any wetland concerns for the site, if this is apartment living only (no condos) and potential rent rates. Darga mentioned the lot is buildable and there are utilities already installed on site. Caplin said the units are only available for rent and the rents are projected to be a single bill (cable, rent, utilities, etc.) of approximately \$2,000 price range. Commissioner Branson asked the average age of the renters. Caplin said its approximately around 70 and mostly retirees. Commissioner Negro asked how long the leases are for. Caplin said they are one year leases. Commissioner Negro asked if extended family is allowed to move in. Caplin said all

occupants must be 55 and over. Darga added as part of the PUD a condition could be written to have it age restricted for this development and run with the land for any future owners.

Chairman Brackett asked what would differ if this were to be changed into an apartment complex. Darga said the parking lot requirement would be higher since the Zoning code allows one space per dwelling for an independent living facility use compared to an apartment which requires two spaces per unit. Darga said building height, landscaping, and access points would all be the same. Caplin said visitors are allowed, but there is a property manager on site. Darga said the zoning codes definition of the use requires occupants to be 55 or over for an independent living facility. Chairman Brackett asked if the parking spaces are compared, an apartment complex would require about 252 spaces compared to current proposed of 150 units. Darga said Clover has never converted a property to apartments for under 55 and worst case scenario a variance would need to be granted for the lack of parking should it be converted to an apartment complex.

Commissioner Newell asked about green spaces and the landscaping plan. Caplin said the courtyard patio in the rear of the property has a sitting area and comes off the community room. Commissioner Newell asked if there are any ideas to have a walkway go out to the wetland areas to incorporate that area for public use. Darga said this question has been asked numerous times in the past regarding bike paths and to see if the Forest Preserve would want to take over the wetlands and so far, nothing has been achievable.

Commissioner Bozik asked about the construction type and exterior finishes on the building. Caplin said its construction 5B which is wood frame and fully sprinkled including the balconies. Exterior materials include stone features and vinyl. Commissioner Tuohy asked if there will be a property manager on site during the day and what is the pet policy. Caplin said they will be on site during the day and there is no designated dog area and would need to speak to property management regarding the pets. Commissioner Tuohy recommended pets be allowed to increase longevity and asked about garages being utilized as storage areas. Caplin said there are 70 interior storage units for rent, which are cheaper than garage spaces. Commissioner Tuohy asked how many handicap spaces are needed. Darga said they have a lot of handicap spots by the entrances and are more than code requires. The spaces are determined by total parking spaces not by use of property. Caplin said they also meet the fair housing requirements. Commissioner Negro asked about sidewalk connectivity for the site. Darga said there is a sidewalk to connect south to Orchard Gateway Blvd by the stop sign. Darga said there is a sidewalk along south side of Orchard Gateway Blvd by the shopping center. Commissioner Newell asked if there should be sidewalk on north side since it is a residential property. Darga said if the entire site were to develop to residential it could be beneficial.

Commissioner Bozik said a sidewalk should be shown since this is a PUD amendment and if it is not shown now there would not be one in the future and walking in the parking lot would be the only walkways available. Darga said it could be added as a condition to have a sidewalk to run to the western edge of the property. Commissioner Bozik asked who owns the new residential area now. Darga said another property owner does, and part of the sale is to subdivide the eastern portion for the Clover development. Commissioner Bozik asked if there are any landscape color renderings. Darga said staff has provided landscape comments and the petitioner meets the requirements per Zoning Ordinance. Commissioner Bozik said since this is a PUD amendment can't we ask for additional submittals and requirements. In this case I would like to see a colorized rendering of the landscape plan.

Chairman Brackett asked if the audience had any comments. Corey Spooner of Riverfront Ram said if there is a sidewalk required in front leading west up to Riverfront Ram, these seniors are going to be walking through our parking lot and can cause damage to our vehicles. Spooner said this is a commercial sector that is turning into a residential space. Car dealers are loud, mechanics work until midnight and trucks come through the night to drop off vehicles and parts. Spooner said he is not opposed to the idea but opposed to the location.

Chairman Brackett closed the public hearing.

NEW BUSINESS

1. **Petition #24-07 (East of 1851 Orchard Gateway Blvd)**: The petitioner, Clover Communities North Aurora LLC, requests the following actions in the Towne Center Planned Unit Development:
 - a. Special Use – Planned Unit Development Amendment
 - b. Site Plan Approval
 - c. Preliminary Final Plat of Subdivision

Chairman Brackett summarized the concerns, which included the parking plan, an age restriction condition, front sidewalk addition and a colorized landscape plan. Darga said age restricted is mentioned in the zoning definition however it can be added as a condition to better clarify the intent. Chairman Brackett said regarding the dealership concern, I don't think the sidewalk would encourage walking through the parking lot but encourage the residents to go over to the traffic signal to cross especially if this is a residential area. Commissioner Tuohy said as a community and the Comprehensive Plan states pedestrian friendly connections are encouraged. Commissioner Lenkart asked if the sidewalk would be clear in the wintertime or who would maintain them. Darga said the property owners would maintain sidewalk on their property.

Commissioner Botkin said his two concerns are parking and the impact to the wetlands, but both have been addressed so he would recommend approval with the noted conditions. Commissioner Bozik said the parking concern has not been addressed yet and the landscaping/pedestrian access has not been figured out. The overall package doesn't seem to be complete, and it changes the character of the area too much not to have complete plans. Commissioner Bozik said he would prefer to table it and address these issues before moving forward. Commissioner Newell said the sidewalk, parking, and landscaping needs more work and agrees with Commissioner Bozik. Commissioner Branson, Tuohy and Negro agreed with Commissioner Bozik. Commissioner Lenkart asked if the northeast corner of the property could be modified for a dog park, gathering space or at least have some more green space.

Motion to table Petition #24-07 to the next Plan Commission meeting to address parking, sidewalk access, provide a colorized landscape plan with more amenities and add a condition regarding age restriction to the current and future development owners was made by Commissioner Bozik and seconded by Commissioner Negro. Vote: Tuohy – Yes, Lenkart – Yes, Negro – Yes, Branson – Yes, Newell – Yes, Bozik – Yes. Botkin – No. Brackett – Yes. **Motion approved to table Petition to next meeting.**

VILLAGE OF NORTH AURORA PLAN COMMISSION MEETING MINUTES DECEMBER 3, 2024

CALL TO ORDER

Chairman Mike Brackett called the meeting to order at 7:02pm.

ROLL CALL

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

Not in attendance: Commissioner Aaron Anderson, Alex Negro, and Mark Bozik.

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

NEW BUSINESS

1. **Petition #24-07 (East of 1851 Orchard Gateway Blvd):** The petitioner, Clover Communities North Aurora LLC, requests the following actions in the Towne Center Planned Unit Development:
 - a) Special Use – Planned Unit Development Amendment
 - b) Site Plan Approval
 - c) Preliminary Final Plat of Subdivision

Chairman Brackett noted the public hearing will be continued from last meeting since the item was tabled last meeting. Chairman Brackett opened the public hearing. There were no public comments. Chairman Brackett closed the public hearing.

Community Development Director Nathan Darga shared Petition 24-07 was tabled last meeting. This petition is the Clover senior housing project off of Orchard Gateway Blvd. Darga added the Plan Commission had a few concerns, so Clover went back and revised their plans to address them. The three site concerns were regarding sidewalk connectivity, adequate parking, and outdoor amenities.

Darga shared that after speaking with staff, engineers, and Clover, the sidewalk has been extended across the entire frontage of the lot in front of the building. This is required since any residential use would be required to put in the sidewalk along their frontage. When the property to the west develops, sidewalk will be required to be installed along the frontage of Orchard Gateway Blvd to the stoplight on the western edge of the parcel regardless the type of use. Darga said the second concern was regarding adequate parking on site. Darga said the previous plan met code for an independent living facility use, which requires one parking space per unit. However, there was a concern that a majority of the units were two bedroom units. In response to the concern, Clover added 50 future land banked parking spaces to the plans should parking become an issue. The third and final concern was outdoor site amenities. Darga said a dog park area was added to the northeastern corner of the parcel, which includes a cross walk and sidewalk to get to it. The area will also have benches. The area will be open space and not fenced, so dogs will need to be on a leash at all times. Clover's updated colorized landscape plan shows the updated sidewalk, parking, and site amenities. Russell Caplin of Clover Development said Darga summarized all of the updates and had nothing else to add.

Commissioner Tuohy thanked the petitioner for listening to the concerns and that the floorplans for the units are well designed and the overall facility is very nice for the senior demographic. Commissioner Branson said he agreed with Commissioner Tuohy and had no additional comments. Commissioner Newell asked what the criteria and process is to install the land banked parking spaces in the future and what is the unit to parking space ratio for Clover's other facilities. Caplin said if there were parking challenges or residents were complaining to management that they couldn't find places to park, that would trigger the land banked spaces to be built. Caplin said there is management staff on site daily to help observe such issues. Caplin said most sites are one (1) parking space per unit, but in the last few years the number has ticked up to about 1.2 parking spaces per unit. The plan shown tonight is well above the 1.2 unit to parking space ratio. Commissioner Botkin said he thought last month's plan looked good, but these enhancements that the commissioners and staff have worked out make this new plan even better. Commissioner Lenkart asked what the process is if some of the land banked parking spaces were changed to garages. Darga said the parking spaces are roughly the same size as a garage, and it would require a building permit for an accessory building. Darga said as long a garage is in the proposed parking area, there shouldn't be an issue.

Chairman Brackett asked staff what conditions were added to this petition. Darga said there are three and they are very basic regarding following outdoor lighting and screening requirements for dumpsters and

mechanical equipment. Chairman Brackett thanked the petitioner for the updated plans and listening to the commissioners comments and concerns.

Motion for approval of Petition #24-07, as presented by staff, was made by Commissioner Tuohy and seconded by Commissioner Lenkart. Vote: Tuohy – Yes, Lenkart – Yes, Branson – Yes, Newell – Yes, Botkin – Yes, Brackett – Yes. **Motion approved.**

September 27, 2024

Nathan Darga
Community Development Director
Village of North Aurora
Via email

RE: Towne Center Senior Apartments

Dear Nathan,

Clover Development is pleased to present Towne Centre Senior Apartments. The project will consist of 124 market-rate, age restricted multifamily units in a single, four-story building located on the north side of Orchard Gateway in the Towne Centre PUD.

We are requesting that the existing PUD is modified to allow for the development of the project. Submitted with this letter are the following:

- Application for Special Use Planned Unit Development
- Project Narrative
- Site Location map with existing land use and zoning of all properties within 200'
- Preliminary Development Plan
- Statement of Compliance with Planned Unit Development Standards
- Statement of Compliance with Special Use Standards
- Written certified list identifying all properties within 250' of the property, including mailing addresses and public hearing and notice requirements statement
- Deed for the subject property
- Survey of the property
- Site location map with all structures within 600'
- Site plan including building footprints, heights, dimensions of setbacks, parking, photoelectric
- Building Elevations
- Schematic Floorplans
- Preliminary Drainage Plan
- Evidence of Water & Sewer availability
- Landscape Plan
- Exceptions Schedule

We anticipate continuing to provide additional documentation as it is prepared further illustrating the project in street perspective as well as any additional required or requested items.

Please feel free to contact me to further discuss. We look forward to working with you on this exciting project.

Thanks,

Russell Caplin

Russell Caplin
Development Director
Clover Development



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: <u>Towne Centre Senior Apartments</u>	
Subject Property/Location: <u>Lot 16, North Aurora Towne Centre - North of Orchard Gateway</u>	
PIN(s): <u>15-06-426-003 [portion of]</u>	
Parcel(s) Acreage: <u>5.45 Acres</u>	Number of Lots: _____ Number of Units: <u>124</u>
Current Zoning District: <u>B-2 / PUD</u>	Present Use: <u>Vacant</u>
Proposed Zoning District: <u>B-2 / PUD</u>	Intended Use: <u>Age-restricted multifamily</u>
Comprehensive Plan Designation for this Property: <u>Regional Commercial</u>	
Contiguous Zoning: <u>B-2 / PUD</u>	
Is this an Amendment to an existing PUD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No PUD Name: <u>North Aurora Towne Centre</u>	

CONTACT INFORMATION:

Applicant Name: Michael Joseph on behalf of entity to be formed by Lancaster Land, L.P Phone: 314.21.2110

Applicant Address: 348 Harris Hill Rd, Williamsville, NY 14221

Applicant Email: rcaplin@cloverdevelopment.com

Signature of Applicant: _____ Signature Date: 9.27.2024

Property Owner(s): Orchard11 LLC Phone: (630) 244-4141

Owner Address: 333 N Randall Rd #120, St. Charles, IL 60174

Owner Email: andersonclinton@colonialcafe.com

Signature of Owner*: _____ 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.

<u>FOR OFFICE USE</u>	
Petition Number: _____	File Name: _____
Filing Date: _____	Fee Received: _____



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PUBLIC HEARING AND NOTICE REQUIREMENTS

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

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

The undersigned hereby also agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Chapter 15.56 of the North Aurora Municipal Code. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

 Applicant or Authorized Agent

9.27.2024
 Date

STATE OF NEW YORK)
) SS
 COUNTY OF ERIE)

I, Michael Joseph, being first duly sworn on oath depose and say that I am Manager of on behalf of entity to be formed by Lancaster Land, L.P. and that the following are all of the beneficiaries of the 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.

 Manager

SUBSCRIBED AND SWORN TO
 Before me this 27th day of September, 2024.

Erie County, Susan J. Simonick
 A Notary Public in and for such County

SUSAN J. SIMONICK
 Notary Public-State of New York
 No. 01SI6194093
 Qualified in Erie County
 Commission Expires September 29, 2028



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

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-06-476-015	Rhino Holdings North Aurora LLC	2200 Paseo Verde Pkwy, Henderson, NV 89052-2701
15-06-476-016	Rhino Holdings North Aurora LLC	2200 Paseo Verde Pkwy, Henderson, NV 89052-2701
15-06-476-017	Rhino Holdings North Aurora LLC	2200 Paseo Verde Pkwy, STE 260, Henderson, NV 89052-2703
15-06-476-018	Rhino Holdings North Aurora LLC	2200 Paseo Verde Pkwy, Henderson, NV 89052-2701
15-06-476-019	Rhino Holdings North Aurora LLC	2200 Paseo Verde Pkwy, Henderson, NV 89052-2701
15-06-476-009	Penney Property Sub Holdings LLC	6501 Legacy Dr., MS #5213, Plano, TX 75024-3698
15-06-451-002	Target Corporation	PO Box 9456, Minneapolis, MN 55440
15-05-301-002	Oper Plasterers & Cement Masons	1102Rail Dr., Woodstock, IL 60098-9430
15-05-301-001	Rubloff North Aurora LLC	4949 Harrison Ave., Ste 200, Rockford, IL 61108
15-05-351-004	BA Leasing BSC LLC	6000 Windward Pkwy, Alpharetta, GA 30005-8882
15-06-401-006	WM Financial Group LLC	200 Hansen Blvd., North Aurora, IL 60542
15-05-426-001	Rubloff North Aurora LLC	4949 Harrison Ave., Ste 200, Rockford, IL 61108
15-05-351-001	Rubloff North Aurora LLC	4949 Harrison Ave., Ste 200 Rockford, IL 61108
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I, Michael Joseph, 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.

[Signature]
 Applicant Signature

9.27.2024
 Date

CLOVER OVERVIEW AND PROJECT NARRATIVE

Who is Clover?

Clover Management started in 1987 by our current owner and President, Mr. Michael Joseph. Clover Management owns and manages (47) market rate, Senior Independent Living communities, totaling over 6,000 units in New York, Ohio, and Pennsylvania, Indiana, Kentucky. We also have another (7) Senior Independent Living properties under construction currently. Additionally, Clover manages many condo associations, and commercial space. Our portfolio consists of more than 150 properties.



Over the past 15 years the company's strategy has been to focus on Market Rate, Senior Independent Living communities.

- Clover develops, owns, and operates the communities for the long term.
- Clover has never converted a Senior community to Low Income.
- Clover has never converted a Senior community to an All-Age community.
- Clover has no HUD funded properties in its portfolio.

What is Clover Independent Living?

- Clover provides a market rate alternative for senior (55+) Independent Living for those residents who no longer desire to own but do not want to move into an expensive full-service retirement community.
- Our senior residents typically come from a three to five - mile radius around the Community. They prefer to stay in the area to be close to family and friends.
- Our developments allow for these senior citizens to remain in the community that they grew up and raised their families in, to continue attending their place of worship, to enjoy their local restaurants and entertainment facilities, and to continue seeing their own doctors which in turn contributes to the economic welfare of the community.

North Aurora Project Narrative:

Clover Communities North Aurora LLC is proposing a four-story/ 124-unit Market Rate – Senior Independent Living Community on Orchard Gateway Blvd. The units will be Age-Restricted 55+ consistent with Fair Housing Guidelines.

Clover Communities generally draw from 3-5 miles of the property and allow for residents to age in place, staying close to family and friends and familiar places of business. This in turn frees up housing stock for young families moving into the area.

The proposed use is consistent with the Goals set forth in the 2024-2025 Strategic Plan, including the goal of Economic Development. This meets two of stated objectives:

- Review zoning use classifications for all non-residential districts
- Enhance the Towne Centre Development.

Additional Notes:

- Architecture: Traditional style architecture with Versetta LedgeStone accents at the building entrance on the front elevation and with the balance of the building clad in multi-color durable vinyl siding.
- Proposed parking is 150 spaces (including 40 garages) or 1.2 spaces/unit - consistent with other Clover Senior Living properties.
- Driveway locations: The proposed driveways will be existing curb cuts at the eastern edge of the property [across from shopping center entrance] and a drive on the western edge of the property allowing access to the remaining parcel north of Orchard Gateway.
- Traffic: Our senior communities don't impact peak traffic. Our residents control their schedules and can choose when they want to be on the road. Typically, our peak hour is between 2 pm and 3 pm with a traffic count of 33 cars per hour during that timeframe.
- Amenities and Activities: Our Senior independent living apartments provide a friendly place to live where you can spend less time worrying about daily chores and maintenance, and gain more time pursuing the things you enjoy, like hobbies, travel, reading, or visiting friends.

- 1st Floor: On the first floor of every building is a large Community Room- a hotspot for social gatherings. The Community Room holds many activities such as weekly Bingo, Pinochle, Yahtzee, and game and trivia nights. It is also a meeting point for many clubs among residents- such as Book Clubs, Knitting Clubs, Card Clubs, Puzzle Fanatics, and even Singing Club. The Community Room also holds seasonal gatherings and catered dinners, as well as exercise classes, chair yoga, ceramics classes, and much more. The large TV provides endless entertainment with Wii Bowling tournaments and Friday Night Movies.



- The Fireplace Lounge has comfy chairs, couches, and a coffee table for residents to sit back and relax by the fire. A TV above the mantel allows residents to catch up on news and events.
- 2nd Floor: The Community Room isn't the only place where residents can meet, talk, and enjoy some conversation- the Coffee Bar is a great place for residents to have their morning coffee, read the paper, watch tv in front of the fireplace, or simply relax- just steps out their front door.



- Residents can focus on their physical health at our on-site Fitness Center. Fully equipped with cardio equipment as well as dumbbells for strength training, residents are encouraged to maintain their strength and wellness. Many residents undergoing physical therapy will also use the space to work with their therapists, a great way to ensure residents can stay in their homes while receiving therapy.



- Residents are thrilled to know that an onsite beauty salon/barbershop is located within the building to serve all their beauty needs- A stylist works several days a week and will perform salon services from a wash and set, to a full haircut and/or shave. This amenity is exclusive to residents only and does not compete with the outside public.

- 3rd Floor: A Family room: Residents can enjoy a space to socialize with each other or guests. A great place for activities, or to read a book, do crafts or host small meetings.

- Fourth Floor: Game Rooms/Library are home to shuffleboards, checkers/chess tables, and a full-size poker table for the residents to enjoy. The Game Room/Library is also a place for residents to sit and enjoy a good book, attend a Bible Study, watch TV, or simply socialize.

- Outside Areas: When the weather permits, our communities offer great exterior amenities as well. The community patio hosts many warm weather gatherings where residents can socialize and soak up the summer sun. There, residents can enjoy outdoor grilling, seasonal speakers and seminars, and hosted cookouts on holidays like Memorial Day and the 4th of July. Residents take part in lawn games, such as cornhole or horseshoes; some communities also have a walking club that walks the sidewalk loop of the building.



Unit Amenities:

- Full/Modern kitchen with breakfast bar and pantry
- Stainless Steel Appliances including refrigerator, microwave, range, dishwasher and in-unit washer/dryer.
- Walk-in showers
- Master bedroom
- Slider patio doors
- Private patio or balcony
- Indoor Mailboxes
- Individually controlled heat and A/C
- Emergency Pull Cords in each Unit.
- Pet Friendly



Community Amenities:

In addition to the Amenities and Activities previously mentioned, Clover Communities also offer the following:

- Controlled access building entry system
- Central Elevator Service
- Convenient Indoor Trash Facilities on every floor
- Central Indoor Mail System
- On-site parking – including leasable garages.
- Indoor Storage Units
- Camera Monitored Vestibule
- Smoke Free Community
- Activities Director
- Day Trips (shows, etc.)
- Safety Seminars

Project Schedule:

- Approvals/Permits: completed 4Q24.
- Start Construction: 3Q25.
- Anticipated Opening: 1Q27



Mr. Nathan Darga
Village of North Aurora
Community Development Director
25 East State Street
North Aurora, IL 60542

September 24, 2024

RE: Proposed Clover Senior Independent Living
Development

A portion of Tax PIN 15-06-426-003 (±5.45 acres) -see
attached site drawing

Orchard Gateway Blvd
North Aurora, IL 60542

Dear Mr. Darga,

Orchard11 LLC is the owner of Tax PIN 15-06-426-003 (±9.28 acres) with an address of Orchard Gateway Blvd, Village of North Aurora, Kane County, IL. We authorize Clover Communities North Aurora LLC to submit plans, applications, and related info for the purpose of obtaining City approvals - including amending the existing planned unit development for development of the additional permitted use of a Senior Living Community on the referenced parcel.

As the property owner we feel this is a great compliment to the existing center and the Village of North Aurora.

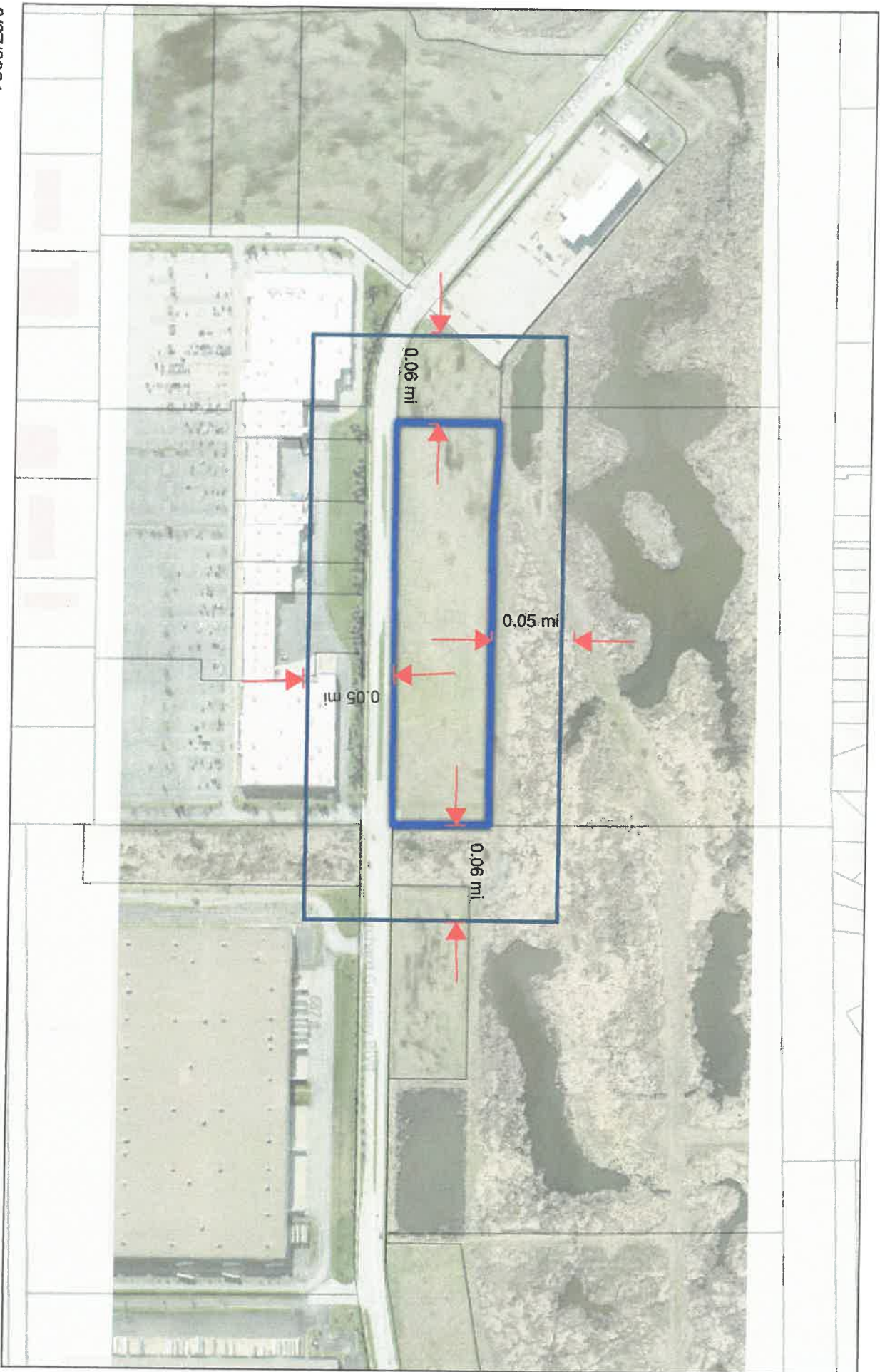
Sincerely,

A handwritten signature in black ink, appearing to read "Clinton T Anderson". The signature is fluid and cursive, with a large initial "C" and "A".

Clinton T Anderson
Manager
Orchard 11 LLC

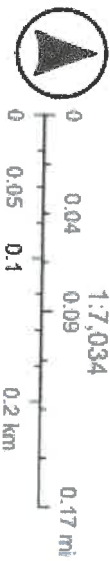
Cc: file

Kane County Illinois - KaneGIS4



9/27/2024

PinLayer



Esri, NASA, NOAA, USGS, FEMA, Esri Community Maps Contributors, City of Aurora, IL, County of Kane, © OpenStreetMap contributors, Esri, TomTom. These layers do not represent a survey. No Accuracy is assumed for the data records, including plans, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Planned Unit Development Standards Statment

- 1. Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed?**

Clover: The site is adaptable to the unified development. The existing PUD includes the Towne Center development, an anchored retail center providing hard goods and services to North Aurora residents and surrounding communities. The proposed project, with not adversely impact traffic or site lines of the retail and will add additional consumers to the service area.

- 2. 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?**

Clover: The proposed development will not impede neither the existing uses nor the future potential uses. The project does not limit the viability of the center or the ability of the center to market existing vacant storefronts or pads to potential users.

- 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**

Clover: The proposed development will not impede the current property uses and users already in the development. It will strengthen these users by providing additional consumers to the trade area. Currently vacant and underdeveloped properties will benefit from the addition of the consumers.

- 4. Will the proposed planned unit development not diminish or impair property values within the neighborhood**

Clover: Property values will not be impaired by the new development. Higer density residential is a complementary use to the neighborhood. and will free up housing stock for younger families in the area, many of whom will choose to renovate and upgrade. This will raise the value of the existing stock.

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

Clower: The proposed development will not impede the development and improvement of surrounding uses. Our residents will further strengthen the surrounding retail and create demand for additional goods and services in the area.

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

Clower: Village staff has confirmed that water and sewer in sufficient capacity is available to the property. Clower engineers, in coordination with village staff, have determined that the stormwater detention facility immediately east of the property is sufficient to manage the property drainage. The site and building provide the necessary off-street parking with capacity for resident, staff and guests. Sidewalks allow for pedestrians to travel to and from the local amenities

7. Is there provision for adequate vehicular ingress and egress designed to minimize traffic upon public streets?

Clower: The property has adequate ingress and egress. Two existing curb cuts, near the eastern and western boundaries of the property, will allow for traffic ingress and egress in all directions. Per ITE data for 'Senior Adult Housing Attached' the projected AM peak hour trips are 25 and peak PM peak hour trips are 33.

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

Clower: Our site is designed consistent with the village standards. The project does not impede the views, create excessive light or noise disturbance, or other nuisances to the current or future neighborhood land uses.

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

Clower: The landscaping is typical for an active adult community. Any areas not covered by improvements will be greenspace, enhanced with plantings as appropriate.

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

Clover: The proposed development is consistent with ordinance and comprehensive plan. From the 2023 plan update: “At the same time, while the median age of the community is expected to remain relatively stable, the percentage of older residents will increase. As a result, smaller single family housing, townhomes, and senior-oriented multifamily developments will likely be needed to address the demand created by this portion of the population”

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

Clover: The project is designed to meet the needs of an underserved population of seniors, desiring to age in place while utilizing the community shopping, dining, healthcare, and places of worship to which they have become accustomed. They are seeking market rate housing, designed with hard and soft programming to suit their changing housing needs.

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.**

Clover: The property will not endanger the health, safety, comfort or welfare of anyone in the community. Furthermore, seniors choosing to live at the property will be able to remain in the community, aging in place in a facility with hard and soft programming designed to further their comfort and well-being.

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

Clover: The proposed project is compatible with the adjacent properties. The existing PUD includes the Towne Center development, an anchored retail center providing hard goods and services to North Aurora residents and surrounding communities. The proposed project, with not adversely impact traffic or site lines of the retail and will add additional consumers to the service area.

- 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**

Clover: The proposed development is consistent with ordinance and comprehensive plan. From the 2023 plan update: “At the same time, while the median age of the community is expected to remain relatively stable, the percentage of older residents will increase. As a result, smaller single family housing, townhomes, and senior-oriented multifamily developments will likely be needed to address the demand created by this portion of the population”

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

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

Clover: A Planned Unit Development is an authorized special use in B-2 Zoning.

- The proposed special use does not create excessive additional impacts at public expense for the public facilities and services and will be beneficial to the economic welfare of the community.**

Clover: The proposed development will not create excessive impacts at public expense or public facilities. It will strengthen the economic welfare of the

community by providing additional consumers to the trade area. Currently vacant and underdeveloped properties will benefit from the addition of the consumers.

- **The proposed use is in conformance with the goals and policies of the comprehensive Plan and all Village codes and regulations**

Clover: The proposed development is consistent with ordinances and comprehensive plan. From the 2023 plan update: “At the same time, while the median age of the community is expected to remain relatively stable, the percentage of older residents will increase. As a result, smaller single family housing, townhomes, and senior-oriented multifamily developments will likely be needed to address the demand created by this portion of the population”

- **The proposed special use will not significantly diminish the safety, use, enjoyment, and value of the other property in the neighborhood in which it is located**

Clover: Our site is designed consistent with the village standards. The project does not impede the views, create excessive light or noise disturbance, or other nuisances to the current or future neighborhood land uses.

- **The proposed special uses minimizes potentially dangerous traffic movements and provides adequate and safe access to the site**

Clover: The property minimizes dangerous traffic and has safe and adequate access. Two existing curb cuts, near the eastern and western boundaries of the property, will allow for traffic ingress and egress in all directions. Per ITE data for ‘Senior Adult Housing Attached’ the projected AM peak hour trips are 25 and peak PM peak hour trips are 33.

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

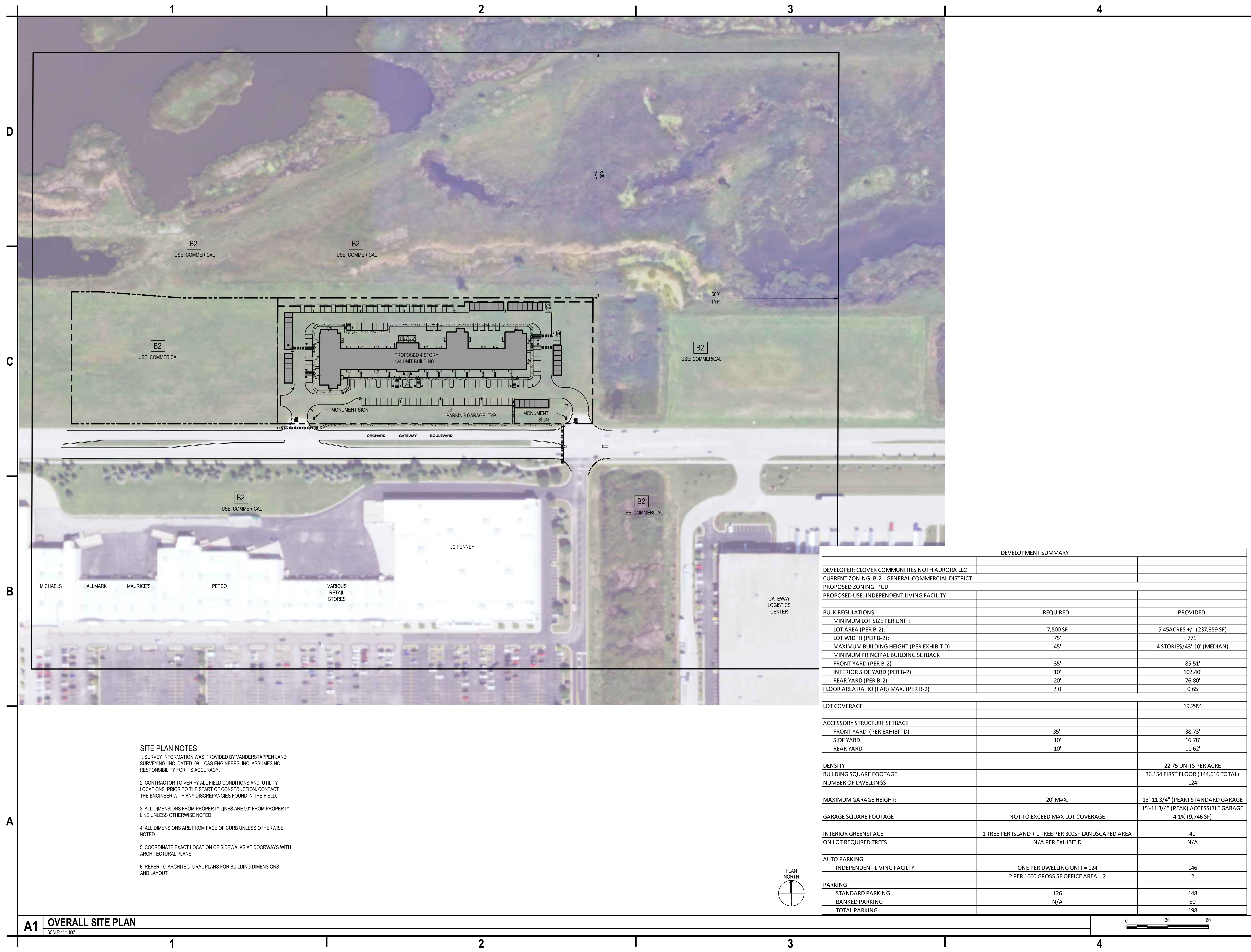
Clover: Per Chapter 14 of the Municipal Code, Independent Living Facilities require one space per dwelling unit + two spaces for every 1,000 sqft of gross office area. Based on this, the minimum off-street parking requirement would be 126 spaces. We are currently projecting to provide 148 spaces, including 110 surface parking spaces and 40 detached garages.

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

Clover: Village staff has confirmed that water and sewer in sufficient capacity is available to the property. Clover engineers, in coordination with village staff, have determined that the stormwater detention facility immediately east of the property is sufficient to manage the property drainage. The site and building provide the necessary off-street parking with capacity for resident, staff and guests. Sidewalks allow for pedestrians to travel to and from the local amenities

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

Clover: To the best of our knowledge, The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

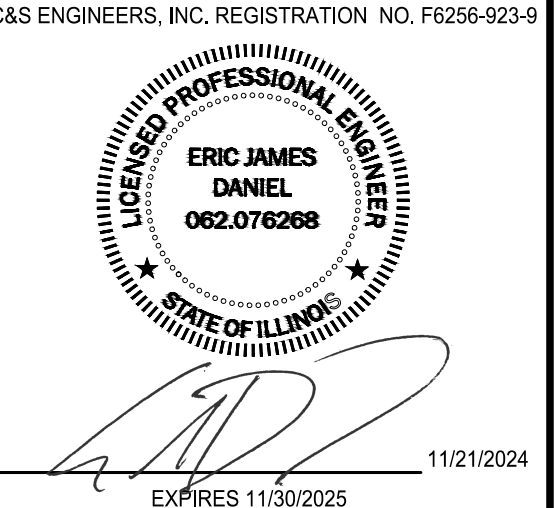


- SITE PLAN NOTES**
1. SURVEY INFORMATION WAS PROVIDED BY VANDERSTAPPEN LAND SURVEYING, INC. DATED 08- C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
 3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
 6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

DEVELOPMENT SUMMARY		
DEVELOPER: CLOVER COMMUNITIES NORTH AURORA LLC		
CURRENT ZONING: B-2 GENERAL COMMERCIAL DISTRICT		
PROPOSED ZONING: PUD		
PROPOSED USE: INDEPENDENT LIVING FACILITY		
BULK REGULATIONS		
	REQUIRED:	PROVIDED:
MINIMUM LOT SIZE PER UNIT:		
LOT AREA (PER B-2):	7,500 SF	5.45ACRES +/- (237,359 SF)
LOT WIDTH (PER B-2):	75'	771'
MAXIMUM BUILDING HEIGHT (PER EXHIBIT D):	45'	4 STORIES/43'-10" (MEDIAN)
MINIMUM PRINCIPAL BUILDING SETBACK		
FRONT YARD (PER B-2)	35'	85.51'
INTERIOR SIDE YARD (PER B-2)	10'	102.40'
REAR YARD (PER B-2)	20'	76.80'
FLOOR AREA RATIO (FAR) MAX. (PER B-2)	2.0	0.65
LOT COVERAGE		
		19.29%
ACCESSORY STRUCTURE SETBACK		
FRONT YARD (PER EXHIBIT D)	35'	38.73'
SIDE YARD	10'	16.78'
REAR YARD	10'	11.62'
DENSITY		
		22.75 UNITS PER ACRE
BUILDING SQUARE FOOTAGE		36,154 FIRST FLOOR (144,616 TOTAL)
NUMBER OF DWELLINGS		124
MAXIMUM GARAGE HEIGHT:		
	20' MAX.	13'-11 3/4" (PEAK) STANDARD GARAGE
		15'-11 3/4" (PEAK) ACCESSIBLE GARAGE
GARAGE SQUARE FOOTAGE		
	NOT TO EXCEED MAX LOT COVERAGE	4.1% (9,746 SF)
INTERIOR GREENSPACE		
	1 TREE PER ISLAND + 1 TREE PER 300SF LANDSCAPED AREA	49
ON LOT REQUIRED TREES		
	N/A PER EXHIBIT D	N/A
AUTO PARKING:		
	INDEPENDENT LIVING FACILITY	ONE PER DWELLING UNIT = 124
		2 PER 1000 GROSS SF OFFICE AREA = 2
PARKING		
STANDARD PARKING	126	148
BANKED PARKING	N/A	50
TOTAL PARKING		198



C&S Engineers, Inc.
 141 Elm Street, Suite 100
 Buffalo, New York 14203
 Phone: 716-847-1630
 Fax: 716-847-1454
 www.cscos.com



**NORTH AURORA COMMUNITIES
 ORCHARD GATEWAY BLVD.
 VILLAGE OF NORTH AURORA, IL**

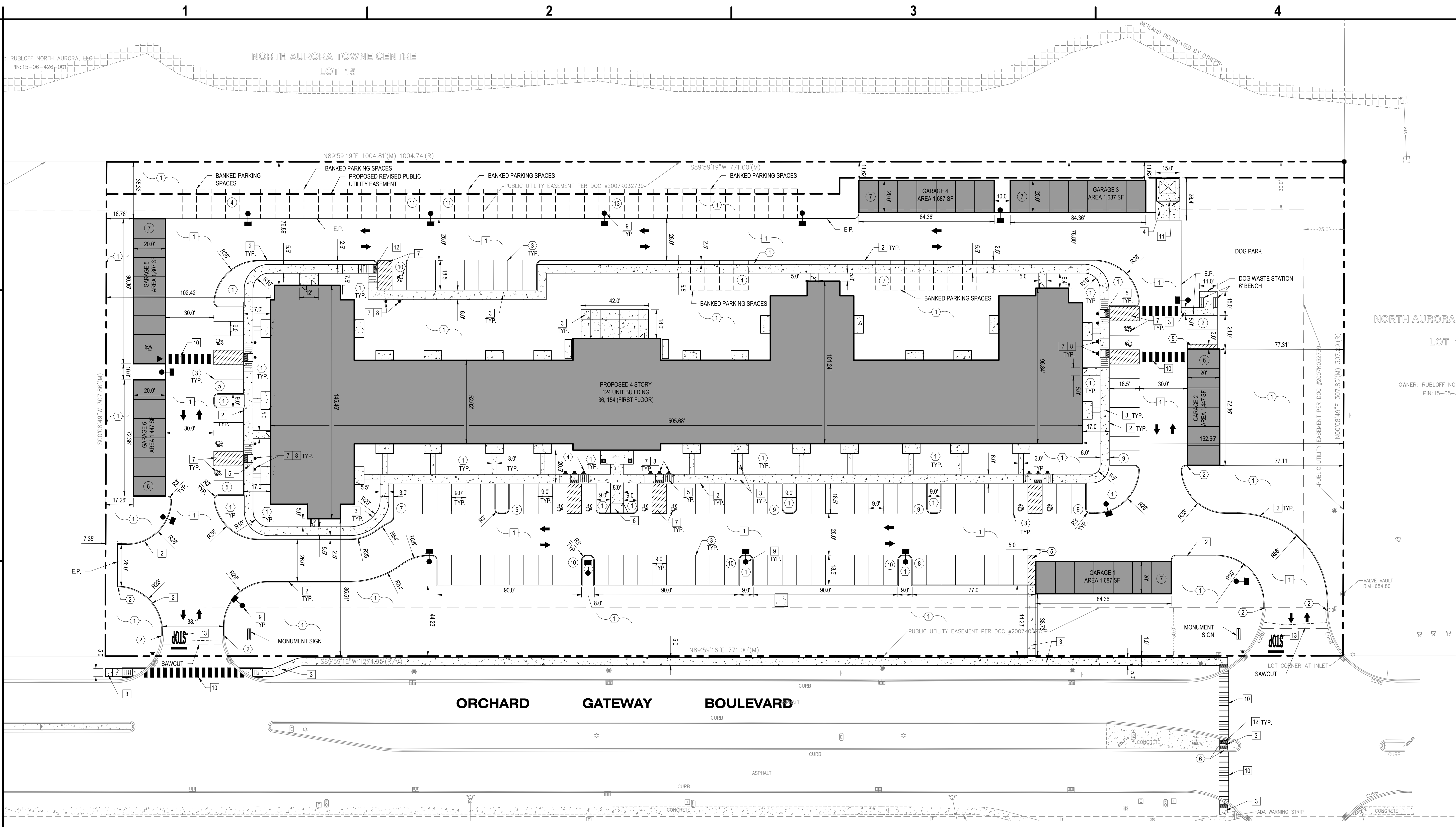
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	F53.546.002	
DATE:	OCTOBER 25, 2024	
DRAWN BY:	S. SCHIENER	
DESIGNED BY:	E. DANIEL	
CHECKED BY:		

PRELIMINARY

OVERALL SITE PLAN

C-100

Nov 21, 2024 - 2:57pm
 F:\Project\F53 - Affordable Senior Housing\F53546002 - North Aurora - IL Design\Design\CAD\Sheet Files\F53546002_C100.dwg



MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	F53.546.002
	DATE:	OCTOBER 25, 2024
	DRAWN BY:	S. SCHIENER
	DESIGNED BY:	E. DANIEL
	CHECKED BY:	

A1 SITE PLAN
SCALE: 1"=30'

SITE PLAN DETAIL LEGEND

- 1 STANDARD DUTY ASPHALT - SEE DETAIL D1/C-501
- 2 CONCRETE CURB - SEE DETAIL C1/C-501
- 3 CONCRETE SIDEWALK - SEE DETAIL B1/C-501
- 4 EXTERIOR CONCRETE SLAB-ON-GRADE - SEE DETAIL A1/C-501
- 5 ACCESSIBLE CURB RAMP 'A' - SEE DETAIL D2/C-501
- 6 ACCESSIBLE CURB RAMP 'B' - SEE DETAIL C5/C-501
- 7 ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL D3/C-501
- 8 SIGN POST 'A' - SEE DETAIL C3/C-501
- 9 LIGHT POLE FOUNDATION - SEE DETAIL A3/C-501
- 10 PAINTED PEDESTRIAN CROSSWALK - SEE DETAIL D4/C-501
- 11 DUMPSTER ENCLOSURE - SEE DETAIL C1/C-502
- 12 DETECTABLE WARNING SURFACE - SEE DETAIL A2/C-501
- 13 STOP BAR/STOP SIGN - SEE DETAIL C4/C-501

SITE PLAN SHEET KEYNOTES

- 1 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN
- 2 MATCH EXISTING CURB OR RUN OUT IN 2'-0"
- 3 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
- 4 INSTALL "RESERVED FOR LEASING OFFICE USE" SIGN
- 5 4" WIDE PAINTED YELLOW PAVEMENT STRIPES AT 45° AND 2'-0" O.C.
- 6 SAW CUT CURB AND SIDEWALK TO FACILITATE INSTALLATION OF FLUSH WALKWAY REFUGE AREA

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- NUMBER OF PARKING SPACES
- DOOR LOCATION
- EP EDGE OF PAVEMENT
- LIGHTING FIXTURES
- SAW CUT LINE
- DETECTABLE WARNING SURFACE

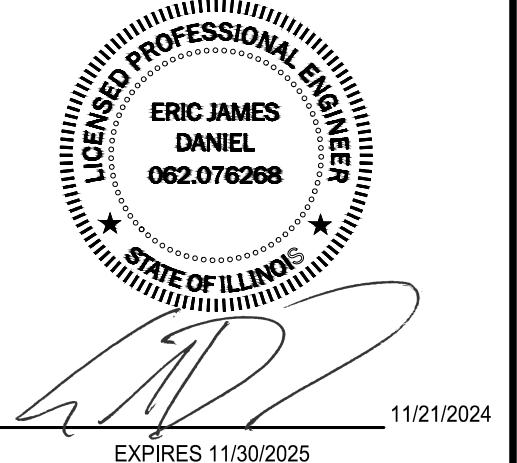
PLAN NORTH

0 30' 60'



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C&S ENGINEERS, INC. REGISTRATION NO. F6256-923-9



**NORTH AURORA COMMUNITIES
ORCHARD GATEWAY BLVD.
VILLAGE OF NORTH AURORA, IL**

MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	F53.546.002
	DATE:	OCTOBER 25, 2024
	DRAWN BY:	S. SCHIENER
	DESIGNED BY:	E. DANIEL
	CHECKED BY:	

PRELIMINARY

SITE PLAN

C-101

MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO:	F53.546.002
	DATE:	OCTOBER 25, 2024
	DRAWN BY:	S. SCHIENER
	DESIGNED BY:	E. DANIEL
	CHECKED BY:	

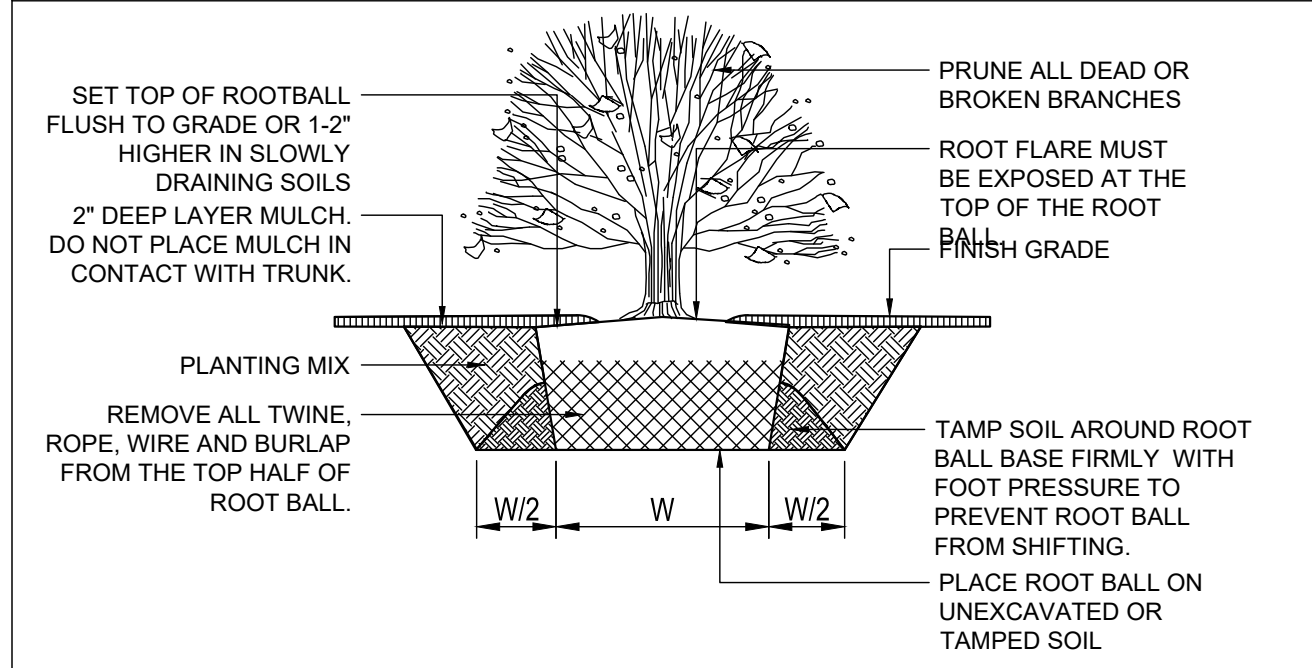
PRELIMINARY

LANDSCAPE PLAN

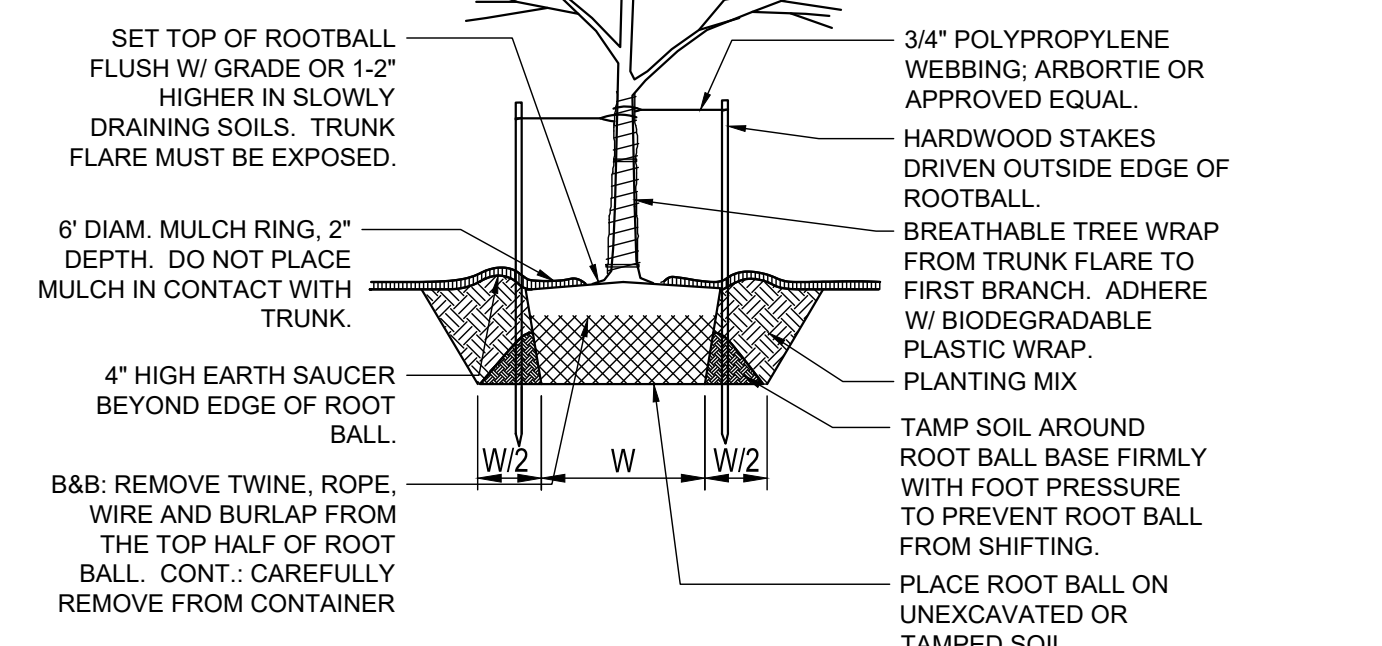
C-104

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
AO	Acer rubrum 'October Glory' / October Glory Red Maple	2.5" Cal.	B&B	6
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	2.5" Cal.	B&B	13
CK	Cornus kousa / Kousa Dogwood	2" Cal.	B&B	10
GT	Gleditsia triacanthos 'nervis' 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	11
JV	Juniperus virginiana / Eastern Redcedar	5' Ht.	B&B	10
SHRUBS				
AR	Astilbe japonica 'Rheinland' / Rheinland Japanese Astilbe	#1	Cont	44
BG	Buxus x 'Green Velvet' / Green Velvet Boxwood	18"	Cont	151
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Cont	18
HL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	#5	Cont	10
MV	Magnolia virginiana / Sweetbay Magnolia	7 gal.	Pot	7
SJ	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	18"	Cont	157

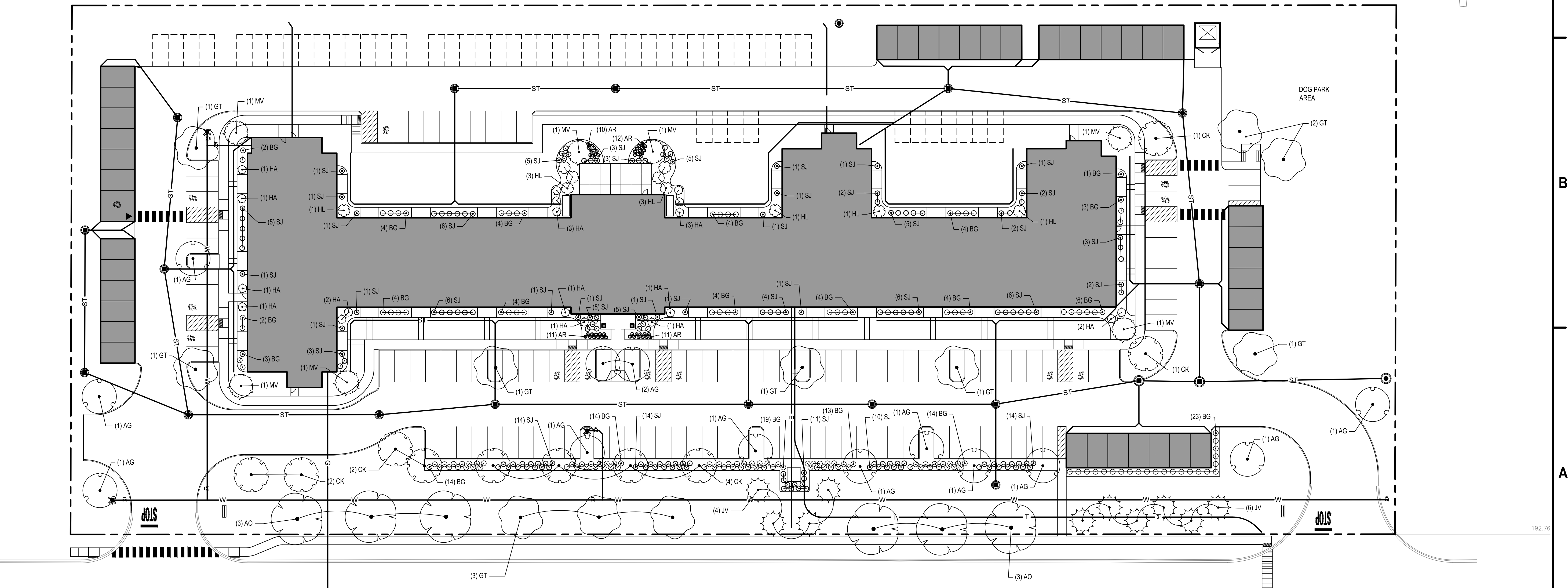


C2 SHRUB PLANTING DETAIL
NTS

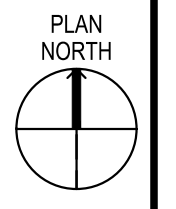


- NOTES:**
- STAKE TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. STAKING WILL BE REQ'D WHEN ROOT BALLS ARE VERY SANDY OR WET CLAY, WHEN SOIL IS VERY SOFT, OR WHEN PLANTING LOCATIONS ARE WINDY.
 - TIGHTEN ARBORTIE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT.
 - PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.
 - TREE WRAP SHOULD BE INSTALLED AT TIME OF PLANTING AND REMOVED 12 MONTHS AFTER PLANTING.

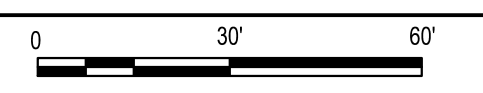
C1 TREE PLANTING DETAIL
NTS



A1 LANDSCAPE PLAN
SCALE: 1"=30'



192.76



MEMORANDUM TO: Russell Caplin
Clover Development

FROM: Brendan S. May, PE, PTOE
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: November 21, 2024

SUBJECT: Summary Traffic Evaluation
Orchard Gateway Boulevard Residential Development
North Aurora, Illinois

This memorandum summarizes the results of a summary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed age-restricted residential development to be located in North Aurora. As proposed, the development will contain 124 units and 148 parking spaces. Access to the site will be provided via Orchard Gateway Boulevard at two locations.

Site Location

The site, which is currently vacant, is located on the north side of Orchard Gateway Boulevard just north of the Towne Center shopping center (approximately 3,350 feet west of Randall Road). Land-uses in the vicinity of the site include the River Front Ram Truck Center, Sherwin-Williams, and the North Aurora Auto Mall to the west and Nestle Midwest Distribution, DHL, and Glanbia to the southeast. **Figure 1** shows an aerial view of the site.

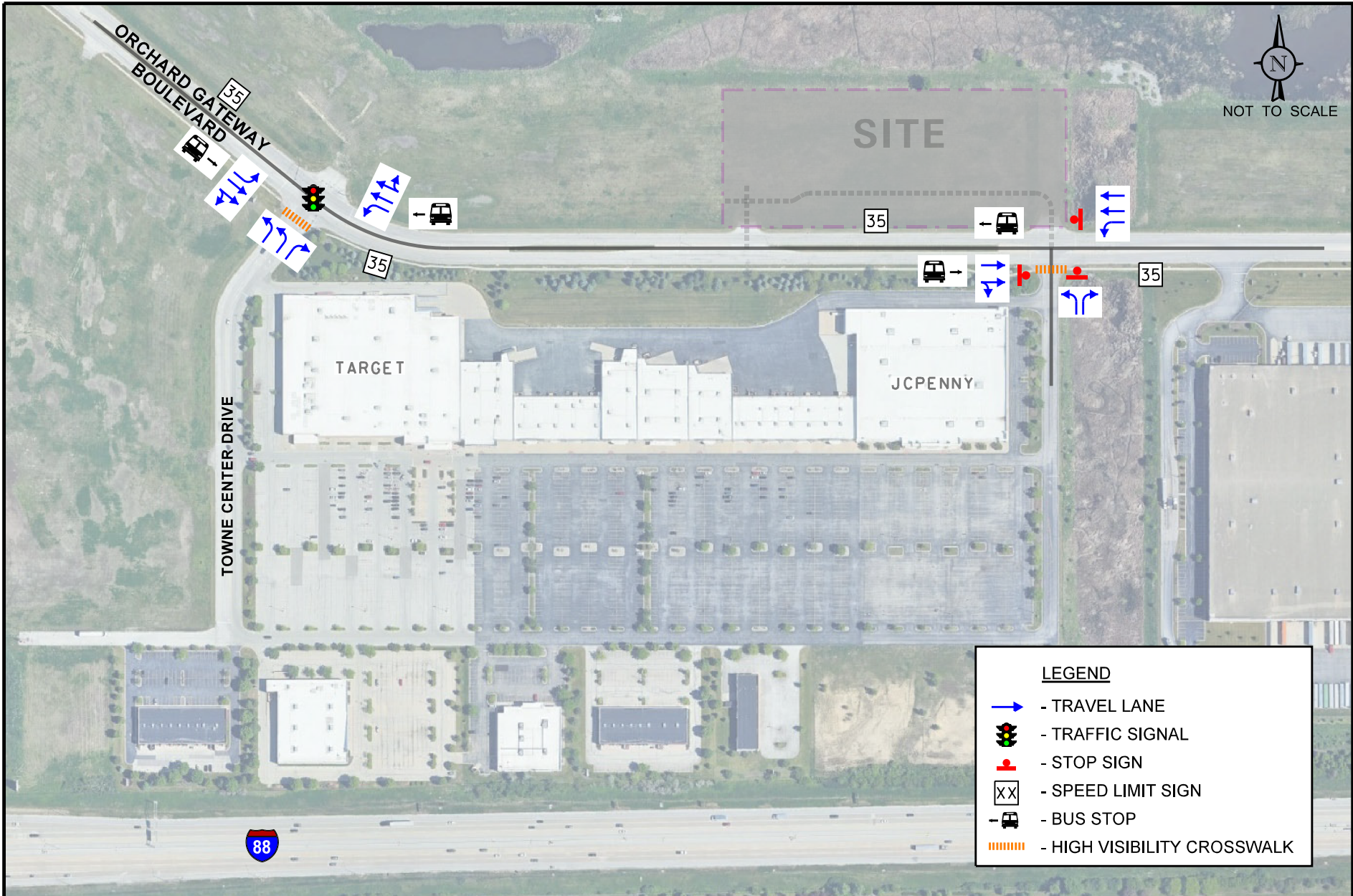
Existing Roadway Characteristics

Orchard Gateway Boulevard is an east-west major collector roadway that in the vicinity of the site provides two travel lanes in each direction. The travel lanes are separated by a landscaped median that contains exclusive left-turn lanes at various intersections and access drives along the corridor. Within the vicinity of the site, Orchard Gateway Boulevard has a signalized intersection with Towne Center Drive (west access drive serving the Towne Center shopping center) and has an all-way stop sign controlled intersection with the easterly access drive serving the Towne Center shopping center. Orchard Gateway Boulevard is under the jurisdiction of the Village of North Aurora, carries an Annual Average Daily Traffic (AADT) volume of 6,100 vehicles (IDOT 2023), and has a posted speed limit of 35 miles per hour. **Figure 2** illustrates the existing roadway characteristics.



Aerial View of Site

Figure 1



Residential
Development
North Aurora, Illinois

Existing Roadway Characteristics

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period vehicle, pedestrian, and bicycle movement traffic counts at the intersection of Orchard Gateway Boulevard with the easterly Towne Center access drive. The counts were conducted utilizing Miovision Scout Video Collection Units on Wednesday, October 23, 2024 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods and on Saturday, October 26, 2024 during the midday (11:00 A.M. to 2:00 P.M.) peak period. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M., the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M. and the Saturday midday peak hour occurs from 12:00 P.M. to 1:00 P.M. **Figure 3** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Proposed Site Plan

As proposed, the site will be developed with a four-story residential building containing 124 units that will be age-targeted and 148 parking spaces of which 40 will be enclosed garage spaces. Access to the site will be provided via the following:

- Primary access will be provided via a full movement access drive on Orchard Gateway Boulevard located approximately 1,000 feet east of Towne Center Drive. This access drive will provide one inbound lane and one outbound lane and outbound movements should be under stop-sign control. Eastbound left-turn movements from Orchard Gateway Boulevard onto the access drive will be provided via an existing exclusive left-turn lane providing 150 feet of storage and 150 feet of taper.
- Secondary access to the site will be provided via an access drive on Orchard Gateway Boulevard that will be aligned opposite the easterly access drive serving the Towne Center shopping center.
 - The intersection of Orchard Gateway Boulevard with the easterly Towne Center access drive is currently under all-way stop sign control and will continue to be with the proposed site access drive.
 - Given that an exclusive eastbound left-turn lane is not currently provided on Orchard Gateway Boulevard at this location, eastbound left-turning movements from Orchard Gateway Boulevard onto the access drive should be prohibited via signage.
 - As part of the proposed development, a crosswalk will be provided on the west leg of the intersection.

It should be noted that both curb cuts currently exist along Orchard Gate Boulevard. A copy of the proposed site plan is included in the Appendix.



Trip Generation Estimates

The number of peak hour and daily trips estimated to be generated by the proposed multi-family residential development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Senior Adult Housing – Multifamily” (ITE Land-Use Code 252) rate was utilized. **Table 1** summarizes the trips projected to be generated by the proposed development during the peak hours. **Table 2** summarizes the trips projected to be generated by the proposed development daily.

Table 1
TRIP GENERATION ESTIMATES – PEAK HOURS

Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
252	Senior Adult Housing (124 Units)	8	16	24	17	14	31	21	18	39

Table 2
TRIP GENERATION ESTIMATES – DAILY

Land Use Code	Type/Size	Weekday Daily Two-Way Vehicle Trips			Saturday Daily Two-Way Vehicle Trips		
		In	Out	Total	In	Out	Total
252	Senior Adult Housing (124 Units)	192	192	384	160	160	320

Development Traffic Assignment

The estimated weekday morning, weekday evening, and Saturday midday peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system based on the traffic patterns determined from existing conditions. **Figure 4** illustrates the traffic assignment of the trips estimated to be generated by the proposed development.

Year 2030 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 planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes along Orchard Gateway Boulevard are projected to increase by an annual compounded growth rate of approximately 0.86 percent per year. As such, traffic volumes were increased by approximately five percent total (one-year buildout plus five years) to represent Year 2030 total projected conditions. A copy of the CMAP projections letter is included in the Appendix.

Year 2030 Total Projected Traffic Conditions

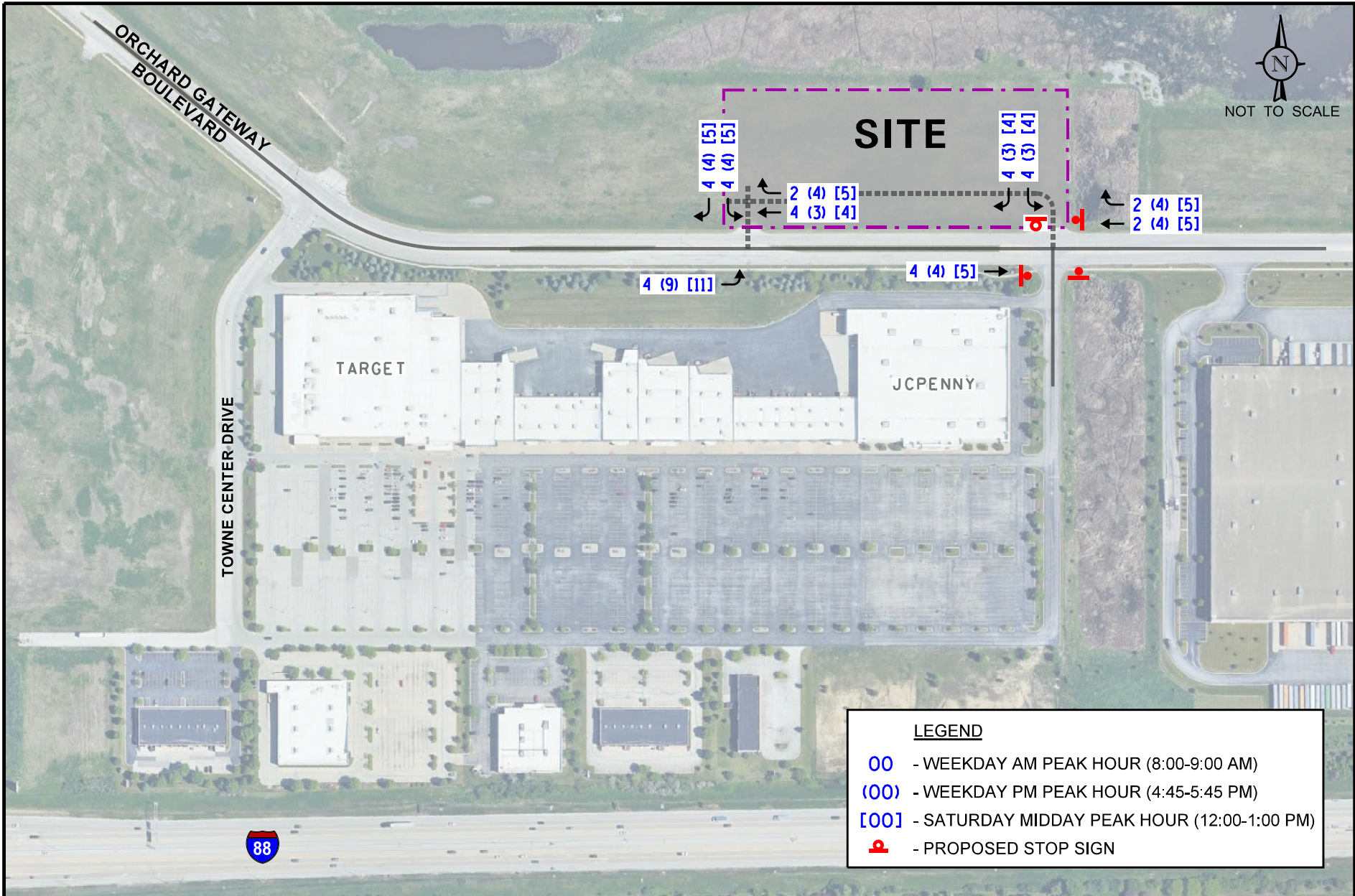
The development-generated traffic (Figures 4) was added to the existing traffic volumes increased by a regional growth factor to determine the Year 2030 total projected traffic volumes as illustrated in **Figure 5**.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing (Year 2024) 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)*, 7th Edition and analyzed using the Synchro/SimTraffic 12 software.

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 and total projected conditions are presented in **Tables 3** and **4**. Summary sheets for the capacity analyses are included in the Appendix.



Residential
Development
North Aurora, Illinois

Site-Generated Traffic Volumes



Job No: 24-278

Figure: 4

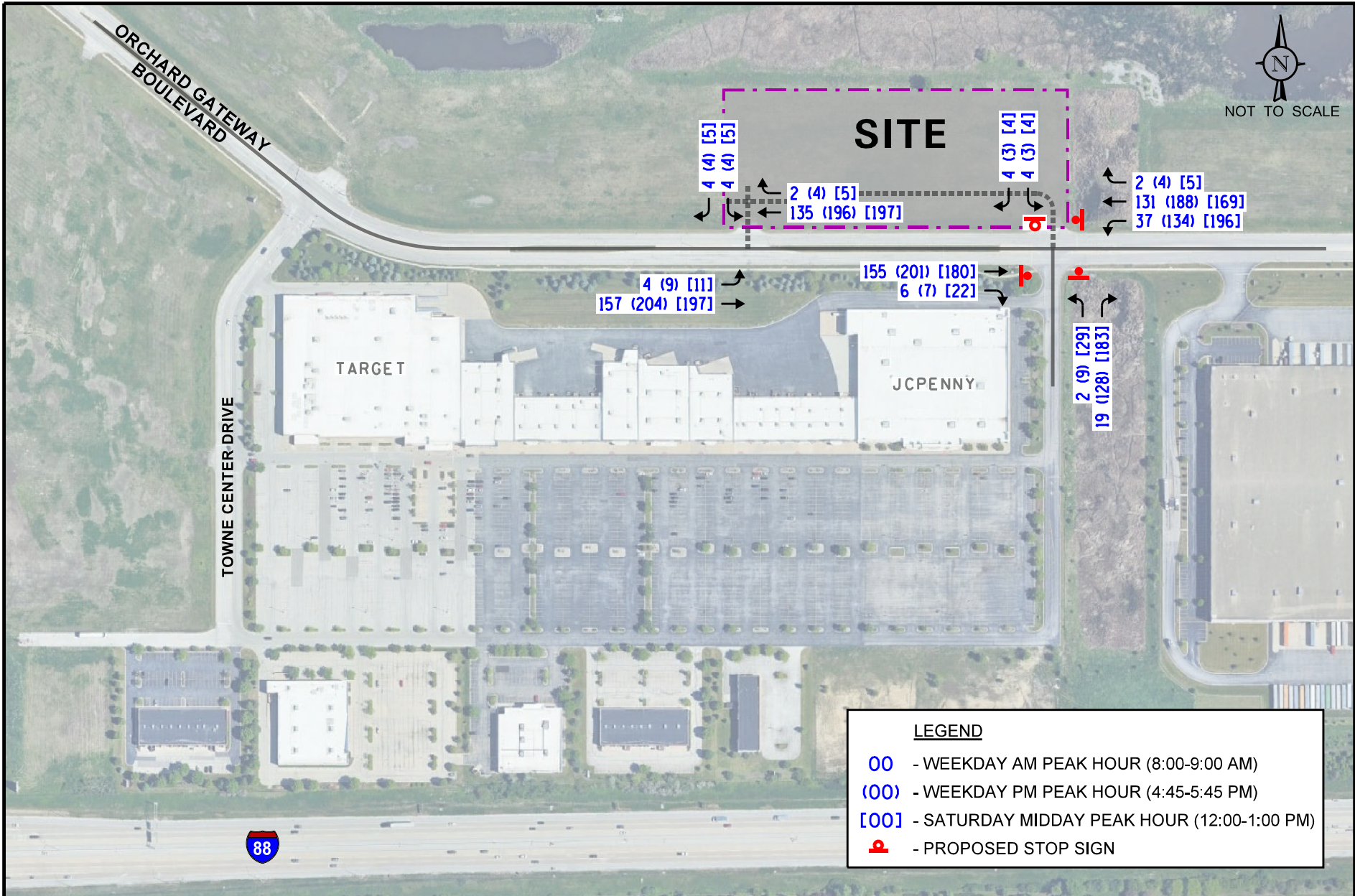


Table 3
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Orchard Gateway Boulevard with Easterly Town Center Access Drive						
• Overall	A	8.0	A	9.0	B	10.3
• Eastbound Approach	A	8.5	A	9.3	B	10.1
• Westbound Approach	A	7.5	A	8.8	B	10.5
• Northbound Approach	A	7.8	A	8.9	B	10.3
LOS = Level of Service Delay is measured in seconds.						

Table 4
CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Orchard Gateway Boulevard with Easterly Town Center Access Drive						
• Overall	A	8.5	A	9.6	B	11.1
• Eastbound Approach	A	8.7	A	9.7	B	10.6
• Westbound Approach	A	8.4	A	9.7	B	11.5
• Northbound Approach	A	7.7	A	9.3	B	11.0
• Southbound Approach	A	8.2	A	9.0	A	9.7
Orchard Gateway Boulevard with Proposed Access Drive						
• Southbound Approach	A	9.3	A	9.8	A	9.8
• Eastbound Left Turn	A	7.5	A	7.6	A	7.7
LOS = Level of Service Delay is measured in seconds.						

Traffic Evaluation

Based on the results of the capacity analyses, the all-way stop sign-controlled intersection of Orchard Gateway Boulevard with the easterly Towne Center access drive currently operates at an overall level of service (LOS) B or better during the weekday morning, weekday evening, and Saturday midday peak hours. All of the approaches currently operate at LOS B or better during the peak hours. Under total projected conditions, the intersection overall and all of the approaches is projected to continue operate at LOS B or better during the peak hours with increases in delay of approximately one second or less.

The proposed development is only projected to increase the total traffic traversing the intersection of Orchard Gateway Boulevard with the easterly Towne Center access drive by approximately five percent or less during the peak hours. Furthermore, the development is only projected to increase the traffic on Orchard Gateway Boulevard by approximately three percent daily.

As such, the limited volumes of traffic estimated to be generated by the proposed development during the peak hour and daily will have a limited impact on Orchard Gateway Boulevard and its intersection with the easterly access drive serving the Towne Center access drive. Overall, the existing all-way stop sign control at the intersection is adequate to accommodate the existing traffic volumes and will continue to be appropriate upon buildout of the proposed development due to the following:

- The all-way stop control allows for increased control of the various turning movements occurring at the intersection.
- As part of the proposed development, a crosswalk will be provided on the west side of the intersection, allowing residents of the proposed residential units to walk to the Towne Center shopping center.
- The queues in the eastbound and westbound directions do not impact the operation of adjacent intersections.
- The results of the capacity analyses indicate that all of the approaches currently operate at acceptable levels of service and will continue to do so under projected conditions.

Access Evaluation

As previously mentioned, site access will be provided off Orchard Gateway Boulevard at two locations, both of which are existing/previously identified curb cuts for the corridor. The westerly access drive will be a full movement access drive.

The easterly access drive will allow for all movements, except eastbound left-turn movements onto the access drive. These movements are recommended to be restricted via signage, given that an eastbound left-turn lane is not currently provided at the east access drive. Restricting the eastbound left-turn movements via signage only will continue to allow for southbound left-turn movements from the access drive onto Orchard Gateway Boulevard and will allow for northbound and southbound through movements between the development and Towne Center shopping center.

The restriction via signage will be effective due to the following:

- The majority of trips made to the development will be made by residents who will be familiar with the restriction
- Eastbound vehicles on Orchard Gateway Boulevard will have the first opportunity to make a left-turn onto the site at west access drive which provides an exclusive left-turn lane.
- All of the parking spaces are located to the west of the easterly access drive, therefore the most direct travel route to the majority of parking spaces for eastbound vehicles on Orchard Gateway Boulevard is via the westerly access drive.

Based on the results of the capacity analyses, outbound movements from either access drive are projected to operate at LOS B or better during the peak hours. Eastbound left-turn movements from Orchard Gateway Boulevard onto the westerly access drive are projected to operate at LOS A during the peak hours, with 95th percentile queues of one to two vehicles that can be accommodated within the existing left-turn lane provided.

Due to the limited volume of westbound right-turn volumes projected to occur at these intersections, exclusive westbound right-turn lanes will not be required at either access drive.

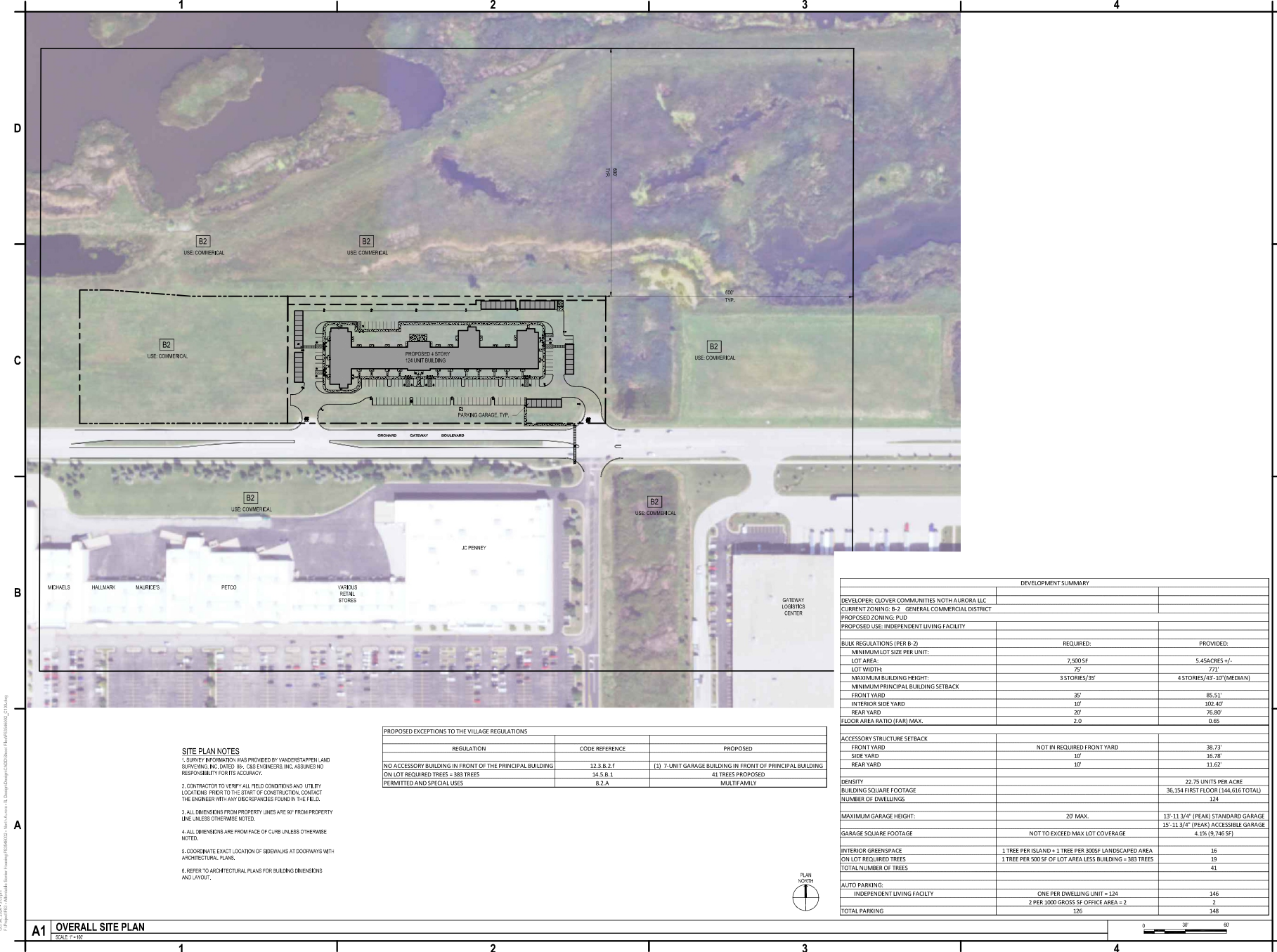
As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.

Conclusion

Based on preceding evaluation, the findings and recommendations of this study are outlined below:

- The proposed age restricted residential development will be a relatively low traffic generator.
- The proposed development generated traffic will not have a significant impact on Orchard Gateway Boulevard and its intersection with the easterly access drive serving the Towne Center shopping center.
- The proposed access drives will be provided via predetermined locations along the Orchard Gateway Boulevard corridor. However, the eastly access drive will prohibit eastbound left-turn movements via signage, given that an eastbound left-turn lane at the east access drive is not provided.
- Restricting eastbound left-turn movements via signage only will continue to allow southbound left-turn movements and northbound/southbound through movements at the easterly access drive, improving access flexibility for the development.
- The proposed access system will be adequate in accommodating the proposed development-generated traffic and will ensure efficient and flexible

Appendix



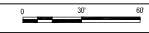
- SITE PLAN NOTES**
- SURVEY INFORMATION WAS PROVIDED BY VANDERSTAPPEN AND SURVEYING, INC. WATER 85. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 - CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
 - ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

PROPOSED EXCEPTIONS TO THE VILLAGE REGULATIONS		
REGULATION	CODE REFERENCE	PROPOSED
NO ACCESSORY BUILDING IN FRONT OF THE PRINCIPAL BUILDING	12.3.B.2.F	(E) 7-UNIT GARAGE BUILDING IN FRONT OF PRINCIPAL BUILDING
ON LOT REQUIRED TREES = 383 TREES	14.5.B.1	41 TREES PROPOSED
PERMITTED AND SPECIAL USES	8.2.A	MULTIFAMILY



DEVELOPMENT SUMMARY		
DEVELOPER: CLOVER COMMUNITIES NORTH AURORA LLC		
CURRENT ZONING: B-2 GENERAL COMMERCIAL DISTRICT		
PROPOSED ZONING: PUD		
PROPOSED USE: INDEPENDENT LIVING FACILITY		
BULK REGULATIONS (PER B-2)		
MINIMUM LOT SIZE PER UNIT:	REQUIRED:	PROVIDED:
LOT AREA:	7,500 SF	5.45 ACRES +/-
LOT WIDTH:	75'	77'
MAXIMUM BUILDING HEIGHT:	3 STOREYS/35'	4 STOREYS/43'-10" (MEDIAN)
MINIMUM PRINCIPAL BUILDING SETBACK		
FRONT YARD	35'	85.51'
INTERIOR SIDE YARD	10'	102.40'
REAR YARD	20'	76.80'
FLOOR AREA RATIO (FAR) MAX.	2.0	0.65
ACCESSORY STRUCTURE SETBACK		
FRONT YARD	NOT IN REQUIRED FRONT YARD	38.73'
SIDE YARD		15.78'
REAR YARD		11.62'
DENSITY		22.75 UNITS PER ACRE
BUILDING SQUARE FOOTAGE		36,154 FIRST FLOOR (144,616 TOTAL)
NUMBER OF DWELLINGS		124
MAXIMUM GARAGE HEIGHT:	20' MAX.	15'-11 3/4" (PEAK) STANDARD GARAGE
GARAGE SQUARE FOOTAGE	NOT TO EXCEED MAX LOT COVERAGE	4.1% (9,746 SF)
INTERIOR GREENSPACE	1 TREE PER ISLAND + 1 TREE PER 300SF LANDSCAPED AREA	16
ON LOT REQUIRED TREES	1 TREE PER 500 SF OF LOT AREA LESS BUILDING = 383 TREES	19
TOTAL NUMBER OF TREES		41
AUTO PARKING:		
INDEPENDENT LIVING FACILITY	ONE PER DWELLING UNIT = 124	146
	2 PER 1000 GROSS SF OFFICE AREA = 2	2
TOTAL PARKING		148

A1 OVERALL SITE PLAN



C&S Companies
 C&S Engineers, Inc.
 141 Elm Street, Suite 100
 Buffalo, New York 14203
 Phone: 716-847-1630
 Fax: 716-847-1454
 www.cscos.com

EXPRES 11/30/2025
 10/04/2024

**NORTH AURORA COMMUNITIES
 ORCHARD GATEWAY BLVD.
 VILLAGE OF NORTH AURORA, IL**

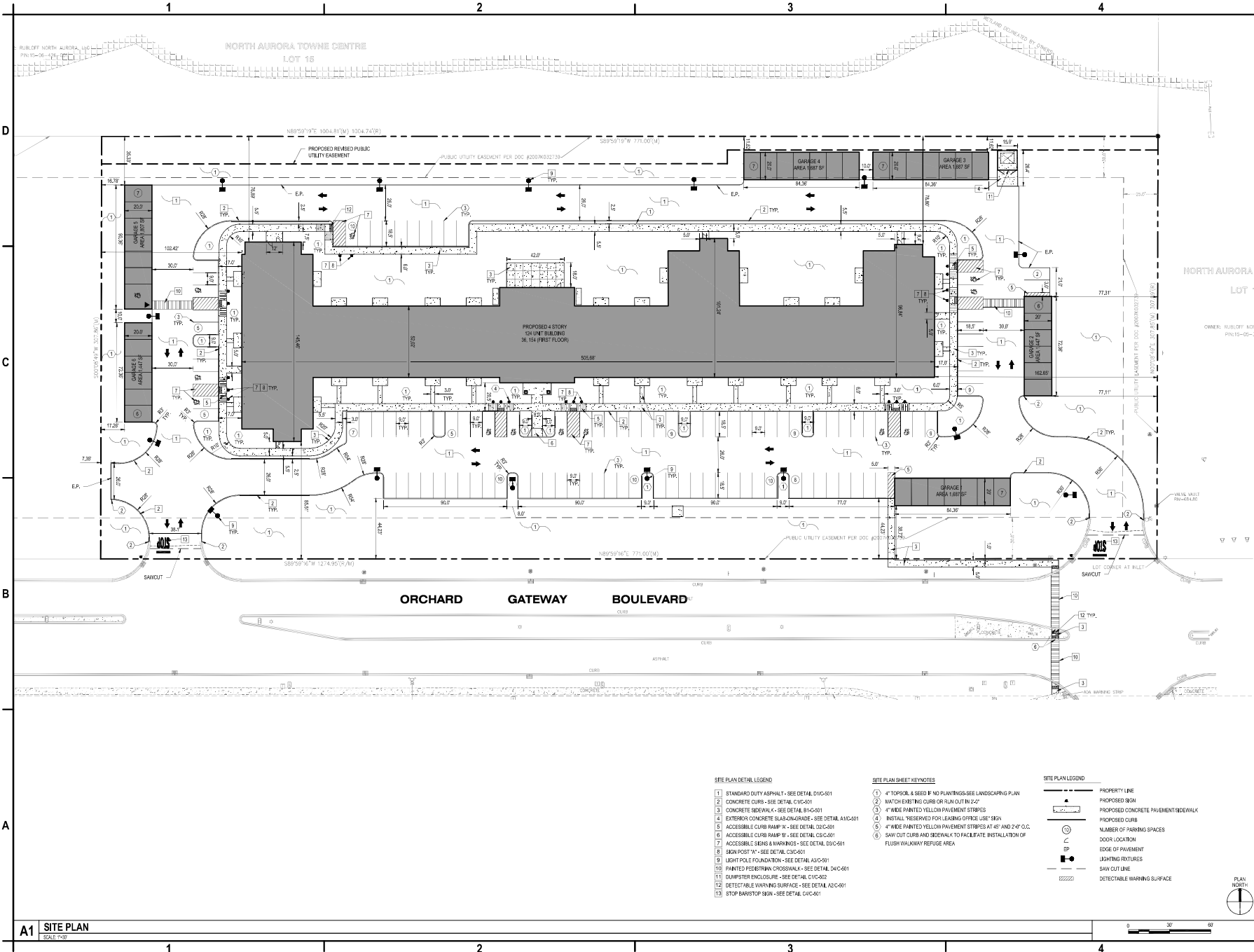
MARK	DATE	DESCRIPTION
		REVISIONS

PROJECT NO: FS3546.002
 DATE: SEPTEMBER 27, 2024
 DRAWN BY: S. SCHEIHER
 DESIGNED BY: E. DANIEL
 CHECKED BY:

PRELIMINARY

**OVERALL
 SITE PLAN**

C-100



C&S COMPANIES

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 www.cscs.com

C&S ENGINEERS, INC. REGISTRATION NO. FD5560234

10/04/2024

CLOVER GROUP

**NORTH AURORA COMMUNITIES
 ORCHARD GATEWAY BLVD.
 VILLAGE OF NORTH AURORA, IL**

MARK	DATE	DESCRIPTION
REVISIONS		
	PROJECT NO.	F53-546-002
	DATE	SEPTEMBER 27, 2024
	DRAWN BY	S. SCHIENER
	DESIGNED BY	E. DANIEL
	CHECKED BY	

PRELIMINARY

SITE PLAN

C-101

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- SITE PLAN DETAIL LEGEND**

 - 1 STANDARD DUTY ASPHALT - SEE DETAIL D1C-501
 - 2 CONCRETE CURB - SEE DETAIL C1C-501
 - 3 CONCRETE SIDEWALK - SEE DETAIL B1C-501
 - 4 EXTERIOR CONCRETE SLAB ON GRADE - SEE DETAIL A1C-501
 - 5 ACCESSIBLE CURB RAMP "X" - SEE DETAIL D3C-501
 - 6 ACCESSIBLE CURB RAMP "R" - SEE DETAIL C3C-501
 - 7 ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL D3C-501
 - 8 SIGN POST "A" - SEE DETAIL C3C-501
 - 9 LIGHT POLE FOUNDATION - SEE DETAIL A1C-501
 - 10 PAINTED ROBERTSON CROSSWALK - SEE DETAIL D4C-501
 - 11 DUMPSTER ENCLOSURE - SEE DETAIL C1C-502
 - 12 DETECTABLE WARNING SURFACE - SEE DETAIL A2C-501
 - 13 STOP BANSTOP SIGN - SEE DETAIL C4C-501

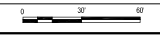
SITE PLAN SHEET KEYNOTES

 - 1 4" TOPSOIL & SEED IF NO PLANTING - SEE LANDSCAPING PLAN
 - 2 MATCH EXISTING CURB OR PLAN CUT IN 2:2"
 - 3 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
 - 4 INSTALL RESERVED FOR LEASING OFFICE USE SIGN
 - 5 4" WIDE PAINTED YELLOW PAVEMENT STRIPES AT 45 AND 2-45° O.C.
 - 6 SAW CUT CURB AND SIDEWALK TO FACILITATE INSTALLATION OF FLUSH WALKWAY REFUGE AREA

SITE PLAN LEGEND

 - PROPERTY LINE
 - PROPOSED SIGN
 - PROPOSED CONCRETE PAVEMENT/SIDEWALK
 - PROPOSED CURB
 - NUMBER OF PARKING SPACES
 - DOOR LOCATION
 - EDGE OF PAVEMENT
 - JOINTING FEATURES
 - SAW CUT LINE
 - DETECTABLE WARNING SURFACE

A1 SITE PLAN
 SCALE: 1"=50'





October 23, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O’Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

**Subject: Orchard Gateway Boulevard at Towne Center Drive
IDOT**

Dear Ms. May:

In response to a request made on your behalf and dated October 22, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2023)	Year 2050 ADT
Orchard Gateway Blvd, at Towne Center Dr	6,100	7,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Riso (IDOT)
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Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	↗
Traffic Vol, veh/h	144	6	35	123	2	18
Future Vol, veh/h	144	6	35	123	2	18
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	17	0	6	5	0	11
Mvmt Flow	158	7	38	135	2	20
Number of Lanes	2	0	1	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	3	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	3
HCM Control Delay, s/veh	8.5	7.5	7.8
HCM LOS	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3
Vol Left, %	100%	0%	0%	0%	100%	0%	0%
Vol Thru, %	0%	0%	100%	89%	0%	100%	100%
Vol Right, %	0%	100%	0%	11%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	18	96	54	35	62	62
LT Vol	2	0	0	0	35	0	0
Through Vol	0	0	96	48	0	62	62
RT Vol	0	18	0	6	0	0	0
Lane Flow Rate	2	20	105	59	38	68	68
Geometry Grp	6	6	6	6	6	6	6
Degree of Util (X)	0.004	0.026	0.151	0.079	0.059	0.093	0.06
Departure Headway (Hd)	5.829	4.815	5.16	4.793	5.498	4.98	3.191
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	615	745	699	752	654	722	1125
Service Time	3.55	2.537	2.86	2.493	3.209	2.691	0.903
HCM Lane V/C Ratio	0.003	0.027	0.15	0.078	0.058	0.094	0.06
HCM Control Delay, s/veh	8.6	7.7	8.8	7.9	8.6	8.2	6.1
HCM Lane LOS	A	A	A	A	A	A	A
HCM 95th-tile Q	0	0.1	0.5	0.3	0.2	0.3	0.2

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	↗
Traffic Vol, veh/h	188	7	128	175	9	122
Future Vol, veh/h	188	7	128	175	9	122
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles, %	2	0	1	2	0	0
Mvmt Flow	192	7	131	179	9	124
Number of Lanes	2	0	1	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	3	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	3
HCM Control Delay, s/veh	9.3	8.8	8.9
HCM LOS	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3
Vol Left, %	100%	0%	0%	0%	100%	0%	0%
Vol Thru, %	0%	0%	100%	90%	0%	100%	100%
Vol Right, %	0%	100%	0%	10%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	122	125	70	128	88	88
LT Vol	9	0	0	0	128	0	0
Through Vol	0	0	125	63	0	88	88
RT Vol	0	122	0	7	0	0	0
Lane Flow Rate	9	124	128	71	131	89	89
Geometry Grp	6	6	6	6	6	6	6
Degree of Util (X)	0.016	0.176	0.195	0.106	0.211	0.132	0.089
Departure Headway (Hd)	6.284	5.082	5.495	5.39	5.82	5.334	3.591
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	567	701	650	661	614	669	987
Service Time	4.053	2.85	3.261	3.156	3.579	3.093	1.349
HCM Lane V/C Ratio	0.016	0.177	0.197	0.107	0.213	0.133	0.09
HCM Control Delay, s/veh	9.2	8.9	9.6	8.8	10.1	8.9	6.7
HCM Lane LOS	A	A	A	A	B	A	A
HCM 95th-tile Q	0	0.6	0.7	0.4	0.8	0.5	0.3

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	↗
Traffic Vol, veh/h	167	21	187	157	28	174
Future Vol, veh/h	167	21	187	157	28	174
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	4	5	1	3	4	0
Mvmt Flow	184	23	205	173	31	191
Number of Lanes	2	0	1	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	3	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	3
HCM Control Delay, s/veh	10.1	10.5	10.3
HCM LOS	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3
Vol Left, %	100%	0%	0%	0%	100%	0%	0%
Vol Thru, %	0%	0%	100%	73%	0%	100%	100%
Vol Right, %	0%	100%	0%	27%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	28	174	111	77	187	79	79
LT Vol	28	0	0	0	187	0	0
Through Vol	0	0	111	56	0	79	79
RT Vol	0	174	0	21	0	0	0
Lane Flow Rate	31	191	122	84	205	86	86
Geometry Grp	6	6	6	6	6	6	6
Degree of Util (X)	0.057	0.29	0.208	0.139	0.356	0.138	0.096
Departure Headway (Hd)	6.727	5.455	6.107	5.93	6.24	5.769	4.003
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	533	660	588	606	577	623	895
Service Time	4.457	3.185	3.834	3.657	3.964	3.493	1.726
HCM Lane V/C Ratio	0.058	0.289	0.207	0.139	0.355	0.138	0.096
HCM Control Delay, s/veh	9.9	10.4	10.4	9.6	12.4	9.4	7.2
HCM Lane LOS	A	B	B	A	B	A	A
HCM 95th-tile Q	0.2	1.2	0.8	0.5	1.6	0.5	0.3

HCM 7th AWSC

1: Towne Center East Access Drive/Proposed East Access & Orchard Gateway Boulevard 11/20/2024

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑		↵	↑↑		↵	↵			↕	
Traffic Vol, veh/h	0	155	6	37	131	2	2	0	19	4	0	4
Future Vol, veh/h	0	155	6	37	131	2	2	0	19	4	0	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	0	17	0	6	5	0	0	0	11	0	0	0
Mvmt Flow	0	170	7	41	144	2	2	0	21	4	0	4
Number of Lanes	0	2	0	1	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	3	2
HCM Control Delay, s/veh	8.7	8.4	7.7	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1
Vol Left, %	100%	0%	0%	0%	100%	0%	0%	50%
Vol Thru, %	0%	0%	100%	90%	0%	100%	96%	0%
Vol Right, %	0%	100%	0%	10%	0%	0%	4%	50%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	19	103	58	37	87	46	8
LT Vol	2	0	0	0	37	0	0	4
Through Vol	0	0	103	52	0	87	44	0
RT Vol	0	19	0	6	0	0	2	4
Lane Flow Rate	2	21	114	63	41	96	50	9
Geometry Grp	6	6	6	6	6	6	6	6
Degree of Util (X)	0.004	0.028	0.165	0.086	0.063	0.134	0.069	0.013
Departure Headway (Hd)	5.978	4.776	5.246	4.884	5.553	5.035	4.919	5.408
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	599	749	685	735	647	714	730	662
Service Time	3.709	2.506	2.968	2.605	3.272	2.754	2.638	3.141
HCM Lane V/C Ratio	0.003	0.028	0.166	0.086	0.063	0.134	0.068	0.014
HCM Control Delay, s/veh	8.7	7.6	9	8.1	8.6	8.5	8	8.2
HCM Lane LOS	A	A	A	A	A	A	A	A
HCM 95th-tile Q	0	0.1	0.6	0.3	0.2	0.5	0.2	0

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	157	135	2	4	4
Future Vol, veh/h	4	157	135	2	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	17	5	0	0	0
Mvmt Flow	4	165	142	2	4	4

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	144	0	-	0	234 72
Stage 1	-	-	-	-	143 -
Stage 2	-	-	-	-	91 -
Critical Hdwy	4.1	-	-	-	6.8 6.9
Critical Hdwy Stg 1	-	-	-	-	5.8 -
Critical Hdwy Stg 2	-	-	-	-	5.8 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	1451	-	-	-	739 982
Stage 1	-	-	-	-	875 -
Stage 2	-	-	-	-	928 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1451	-	-	-	737 982
Mov Cap-2 Maneuver	-	-	-	-	737 -
Stage 1	-	-	-	-	872 -
Stage 2	-	-	-	-	928 -

Approach	EB	WB	SB
HCM Control Delay, s/v	0.19	0	9.32
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1451	-	-	-	842
HCM Lane V/C Ratio	0.003	-	-	-	0.01
HCM Control Delay (s/veh)	7.5	-	-	-	9.3
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

HCM 7th AWSC

1: Towne Center East Access Drive/Proposed East Access & Orchard Gateway Boulevard 11/20/2024

Intersection	
Intersection Delay, s/veh	9.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑		↵	↑↑		↵	↵			↕	
Traffic Vol, veh/h	0	201	7	134	188	4	9	0	128	3	0	3
Future Vol, veh/h	0	201	7	134	188	4	9	0	128	3	0	3
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles, %	0	2	0	1	2	0	0	0	0	0	0	0
Mvmt Flow	0	205	7	137	192	4	9	0	131	3	0	3
Number of Lanes	0	2	0	1	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	3	2
HCM Control Delay, s/veh	9.7	9.7	9.3	9
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1
Vol Left, %	100%	0%	0%	0%	100%	0%	0%	50%
Vol Thru, %	0%	0%	100%	91%	0%	100%	94%	0%
Vol Right, %	0%	100%	0%	9%	0%	0%	6%	50%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	9	128	134	74	134	125	67	6
LT Vol	9	0	0	0	134	0	0	3
Through Vol	0	0	134	67	0	125	63	0
RT Vol	0	128	0	7	0	0	4	3
Lane Flow Rate	9	131	137	76	137	128	68	6
Geometry Grp	6	6	6	6	6	6	6	6
Degree of Util (X)	0.017	0.191	0.214	0.116	0.224	0.192	0.101	0.011
Departure Headway (Hd)	6.468	5.264	5.638	5.537	5.893	5.407	5.331	6.275
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	549	675	630	641	604	657	666	574
Service Time	4.256	3.051	3.425	3.324	3.674	3.189	3.112	3.975
HCM Lane V/C Ratio	0.016	0.194	0.217	0.119	0.227	0.195	0.102	0.01
HCM Control Delay, s/veh	9.4	9.3	10	9.1	10.4	9.5	8.7	9
HCM Lane LOS	A	A	A	A	B	A	A	A
HCM 95th-tile Q	0.1	0.7	0.8	0.4	0.9	0.7	0.3	0

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	204	196	4	4	4
Future Vol, veh/h	9	204	196	4	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	9	215	206	4	4	4

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	211	0	-	0	335
Stage 1	-	-	-	-	208
Stage 2	-	-	-	-	126
Critical Hdwy	4.1	-	-	-	6.8
Critical Hdwy Stg 1	-	-	-	-	5.8
Critical Hdwy Stg 2	-	-	-	-	5.8
Follow-up Hdwy	2.2	-	-	-	3.5
Pot Cap-1 Maneuver	1372	-	-	-	640
Stage 1	-	-	-	-	812
Stage 2	-	-	-	-	892
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1372	-	-	-	636
Mov Cap-2 Maneuver	-	-	-	-	636
Stage 1	-	-	-	-	807
Stage 2	-	-	-	-	892

Approach	EB	WB	SB
HCM Control Delay, s/v	0.32	0	9.81
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1372	-	-	-	757
HCM Lane V/C Ratio	0.007	-	-	-	0.011
HCM Control Delay (s/veh)	7.6	-	-	-	9.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

HCM 7th AWSC

1: Towne Center East Access Drive/Proposed East Access & Orchard Gateway Boulevard 11/20/2024

Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑		↵	↑↑		↵	↵			↕	
Traffic Vol, veh/h	0	180	22	196	169	5	29	0	183	4	0	4
Future Vol, veh/h	0	180	22	196	169	5	29	0	183	4	0	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	0	4	5	1	3	0	4	0	0	0	0	0
Mvmt Flow	0	198	24	215	186	5	32	0	201	4	0	4
Number of Lanes	0	2	0	1	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	3	2
HCM Control Delay, s/veh	10.6	11.5	11	9.7
HCM LOS	B	B	B	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1
Vol Left, %	100%	0%	0%	0%	100%	0%	0%	50%
Vol Thru, %	0%	0%	100%	73%	0%	100%	92%	0%
Vol Right, %	0%	100%	0%	27%	0%	0%	8%	50%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	29	183	120	82	196	113	61	8
LT Vol	29	0	0	0	196	0	0	4
Through Vol	0	0	120	60	0	113	56	0
RT Vol	0	183	0	22	0	0	5	4
Lane Flow Rate	32	201	132	90	215	124	67	9
Geometry Grp	6	6	6	6	6	6	6	6
Degree of Util (X)	0.062	0.317	0.231	0.154	0.381	0.203	0.109	0.017
Departure Headway (Hd)	6.956	5.681	6.311	6.138	6.376	5.905	5.796	6.857
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	515	631	568	584	564	608	618	521
Service Time	4.697	3.422	4.053	3.88	4.112	3.641	3.532	4.614
HCM Lane V/C Ratio	0.062	0.319	0.232	0.154	0.381	0.204	0.108	0.017
HCM Control Delay, s/veh	10.2	11.1	11	10	13	10.1	9.2	9.7
HCM Lane LOS	B	B	B	A	B	B	A	A
HCM 95th-tile Q	0.2	1.4	0.9	0.5	1.8	0.8	0.4	0.1

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	197	197	5	5	5
Future Vol, veh/h	11	197	197	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	4	3	0	0	0
Mvmt Flow	12	207	207	5	5	5

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	213	0	-	0	337
Stage 1	-	-	-	-	210
Stage 2	-	-	-	-	127
Critical Hdwy	4.1	-	-	-	6.8
Critical Hdwy Stg 1	-	-	-	-	5.8
Critical Hdwy Stg 2	-	-	-	-	5.8
Follow-up Hdwy	2.2	-	-	-	3.5
Pot Cap-1 Maneuver	1370	-	-	-	638
Stage 1	-	-	-	-	811
Stage 2	-	-	-	-	891
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1370	-	-	-	633
Mov Cap-2 Maneuver	-	-	-	-	633
Stage 1	-	-	-	-	804
Stage 2	-	-	-	-	891

Approach	EB	WB	SB
HCM Control Delay, s/v	0.4	0	9.84
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1370	-	-	-	755
HCM Lane V/C Ratio	0.008	-	-	-	0.014
HCM Control Delay (s/veh)	7.7	-	-	-	9.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0



VILLAGE OF
NORTH
AURORA

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO ORDINANCE 05-05-02-02, WHICH GRANTED A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE NORTH AURORA TOWNE CENTRE, 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 _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO ORDINANCE 05-05-02-02, WHICH GRANTED A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE NORTH AURORA TOWNE CENTRE, IN THE VILLAGE OF NORTH AURORA

WHEREAS, The North Aurora Towne Centre development was approved as a Planned Unit Development by Ordinance No. 05-05-02-02, dated May 2, 2005, recorded as Document No. 2005K053995 (“PUD Ordinance”); and,

WHEREAS, the PUD Ordinance approved a mix of uses including a residential component on lot 20; and,

WHEREAS, the PUD Ordinance was amended by Ordinance No. 13-04-01-01, dated April 1, 2013, recorded as document No. 2013K050345 (“1st Amendment”); and,

WHEREAS, the 1st Amendment approved warehouse uses on lot 20 instead of residential uses; and,

WHEREAS, a petition for a second amendment to the Planned Unit Development (the “2nd Amendment”) has been filed with the Village of North Aurora, an Illinois municipal corporation (“Village”) by Lancaster Land, L.P. (“Developer”) as described in the application package attached as Exhibit C; and,

WHEREAS, the 2nd amendment includes the parcels of land located on the north side of Orchard Gateway Blvd. which are legally described and attached hereto and incorporated herein as Exhibit A (“2nd Amendment Property”); and,

WHEREAS, the 2nd Amendment Property is currently zoned B-2, General Business District; and,

WHEREAS, the Developer has further applied for Site Plan approval for a portion of the 2nd Amendment Property which is legally described and attached hereto and incorporated herein as Exhibit B (“Subject Property”); and,

WHEREAS, the North Aurora Plan Commission (“Plan Commission”) held a public hearing on November 5, 2024 on the Petition for the 2nd Amendment Property to be the new residential area of the Towne Centre Planned Unit Development and site plan review for the Subject Property, 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: USE OF THE 2ND AMENDMENT PROPERTY

The second amendment to the PUD ordinance shall be and hereby is granted to allow the 2nd Amendment property to be developed with residential uses including multi-family dwelling, independent living facility, and assisted living facility. Such uses are in addition to those uses previously approved in the PUD Ordinance which shall remain as approved uses on the 2nd amendment property.

SECTION 2: DEVELOPMENT OF THE 2ND AMENDMENT PROPERTY

Development of the 2nd Amendment Property shall be in conformity with all applicable ordinances of the Village as now in effect, including the provisions for B-2, General Business District zoning and Site Plan Review, except as otherwise provided or specifically varied in the PUD Ordinance, the 1st amendment, and including the additional procedures, definitions, uses, and restrictions contained herein.

A. DEVELOPMENT STANDARDS

New residential development of the 2nd Amendment Property shall be governed by the standards attached as Exhibit D. New commercial development of the 2nd Amendment Property shall be governed by the provisions for B-2, General Business District zoning and Site Plan Review, except as otherwise provided or specifically varied in the PUD Ordinance, the 1st amendment.

B. SITE PLAN, PLAT OF SUBDIVISION, ELEVATIONS, AND LANDSCAPE PLANS

The Site Plan, Landscape Plan, and other supporting and explanatory development documents for the Subject Property are attached hereto as Exhibit E as hereinafter shown, and are incorporated herein. Such Exhibits have been reviewed by the Plan Commission and are hereby approved by the Village Board. Developer shall be entitled to approval of a final plat of subdivision and final engineering plans for the Subject Property so long as such final plat, final engineering plans and other submissions substantially conform to the plans herein approved. The Community Development Director has the authority to approve any final plans that are in substantial conformance with the Development plans as confirmed by the Village Engineer for technical provisions. The final plat and final engineering plans shall be prepared and submitted in accordance with the Village's Subdivision Regulations, except as specifically amended or otherwise provided herein.

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, 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: 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 6: 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 7: INCORPORATION OF EXHIBITS

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

SECTION 8: 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 _____

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

Exhibit A

2nd Amendment Property

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.

DRAFT

Exhibit B

Subject Property

THE EAST 771.00 FEET OF LOT 3 IN 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.

DRAFT

Exhibit C

Application Package

DRAFT

Exhibit D

The following standards are applicable to Multi-Family Residential Uses. Any standards that are not mentioned shall default to the PUD Ordinance and the Village's Zoning Ordinance (Title 17) requirements.

Multi-Family Uses

Permitted Uses: Residential uses permitted for this area will include multi-family dwelling, independent living facility, and assisted living facility.

Yard and Bulk Regulations for Multi-Family Dwellings

- Setbacks and the Floor Area Ratio (FAR) shall meet the Village's B-2 General Commercial District.
- Building Height: No residential buildings shall exceed forty-five (45) feet in height. Definition of building height defers to the Village's Zoning Ordinance definition.
- Accessory Building and Structures standards shall meet the Village's Zoning Ordinance for Accessory Buildings (Non-Residential Districts) except for the following:
 - Location. May be located in front of the principal building but not in any required yard in the B-2 District setback.
 - Height. Shall not exceed the peak height of the principal structure (when measured to the highest point on the roof or parapet) or twenty (20) feet in height, whichever is less.
 - Area. The combined square footage of all detached accessory buildings shall be included in the applicable floor area ratio (FAR) requirement and shall not exceed the maximum lot coverage allowed in each zoning district.
 - Style. The exterior elevations of accessory buildings shall be architecturally compatible, and comprised of the same material and color, as the principal structure.

Development Standards for Multi-Family Dwellings

- Parking standards including required off-street parking spaces shall adhere to Chapter 13 the Village's Zoning Ordinance.
- Lighting Standards shall adhere to Chapter 8.32 – Outdoor Lighting Ordinance - of the Village's Municipal Code.
- Signage Standards shall adhere to Chapter 15.48 – Signs - of the Village's Municipal Code.
- Landscaping Standards and Plans shall adhere to Chapter 14 of the Village's Zoning Ordinance with the following exceptions:
 - Plans are exempt from the required trees landscape requirement outlined in section 17.14.5.B.1.

Exhibit E

Development Plans for Subject Property

DRAFT

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RANDALL OAKS (SHODEEN) CONCEPT PLAN
AGENDA: DECEMBER 16, 2024, VILLAGE BOARD COMMITTEE OF THE WHOLE

HISTORY

The property owned by Shodeen on the west side of Randall Road is unincorporated but is also surrounded by the Village. This new development is named Randall Oaks and would require an annexation agreement. The site would also need to be annexed, zoned, and have a PUD approved. Shodeen has previously presented concept plans for the Village to review, most recently in 2016.



DISCUSSION

The developer is proposing a mix of retail and residential uses for the site. In total, the site would have 261 residential units and 31,900 SF of commercial space. As part of the project, Miller Drive would be connected through the site. West of Miller Drive would have five (5) 3-story apartment buildings with underground parking and additional surface parking lots in between the buildings. There would also be a clubhouse and pool located in this area. East of Miller Drive would have a mix of uses. The lots immediately adjacent to Randall Road are shown as restaurants. Currently, one is shown with a drive-thru and one without. However, this could be altered depending on what users end up locating there. Building 2 on the plan is proposed as a 4-story mixed use building with ground level commercial and 3 floors of residential located directly above.

As previously mentioned, Miller Drive would be connected through the site as part of the project. This would be the only publicly dedicated road. The rest of the access roads and drive aisles would be private. The main east-west access road has been relocated to the center of the property since the last time the Board saw the project. This is being shown as a full access point at Randall Rd. As part of

the final engineering submittal, Shodeen will conduct a traffic study to determine appropriate turn lanes, que lengths, and traffic control measures. The developer is also working with the neighboring commercial properties to the north and south to discuss cross access. Parking provided for the development is shown in the table below. Parking is shown at less than required by code, which is 2 spaces per residential unit and would need to be called out as an exception in the PUD.

Area	Proposed Parking Ratio	Number of Spaces
West of Miller	1.5 per unit	281
Building 1	1.5 per unit	65
Mixed Use Building	1.5 per unit + 4 per 1,000 SF com	124
Commercial Buildings	1 per 60 SF of seating	96
Total Site		566

A site plan, building elevations, and an example landscape plan are included in your packet. The applicant is requesting the Board’s feedback on this proposal before they move forward with annexing the property.

Randall Oaks - Plan 24

Multi-Family - Parcel West of Miller Road

Date: November 11, 2024

Description	Units	N. Aurora Parking Req. 2' Unit	Typical Parking Req. 1.5' Unit	Proposed Parking Req. 1.5' Unit
Miller Road West:				
Multi-Family Building 3 - 3 Floors	39	78	51	59
Multi-Family Building 4 - 3 Floors	39	78	51	59
Multi-Family Building 5 - 3 Floors	39	78	51	59
Multi-Family Building 6 - 3 Floors	33	66	43	50
Multi-Family Building 7 - 3 Floors	33	66	43	50
Clubhouse				4
Parcel West Totals	183	366	239	281

Parking Requirements	Proposed Parking Summary				Miller Road	Total Parking
	Required Parking	Parking Garage	Parking Surface	Miller Road		
1.5/Unit	59	39	20		59	
1.5/Unit	59	39	20		59	
1.5/Unit	59	39	20		59	
1.5/Unit	50	33	17		50	
1.5/Unit	50	33	17		50	
				4	4	
Totals	277	183	98		281	

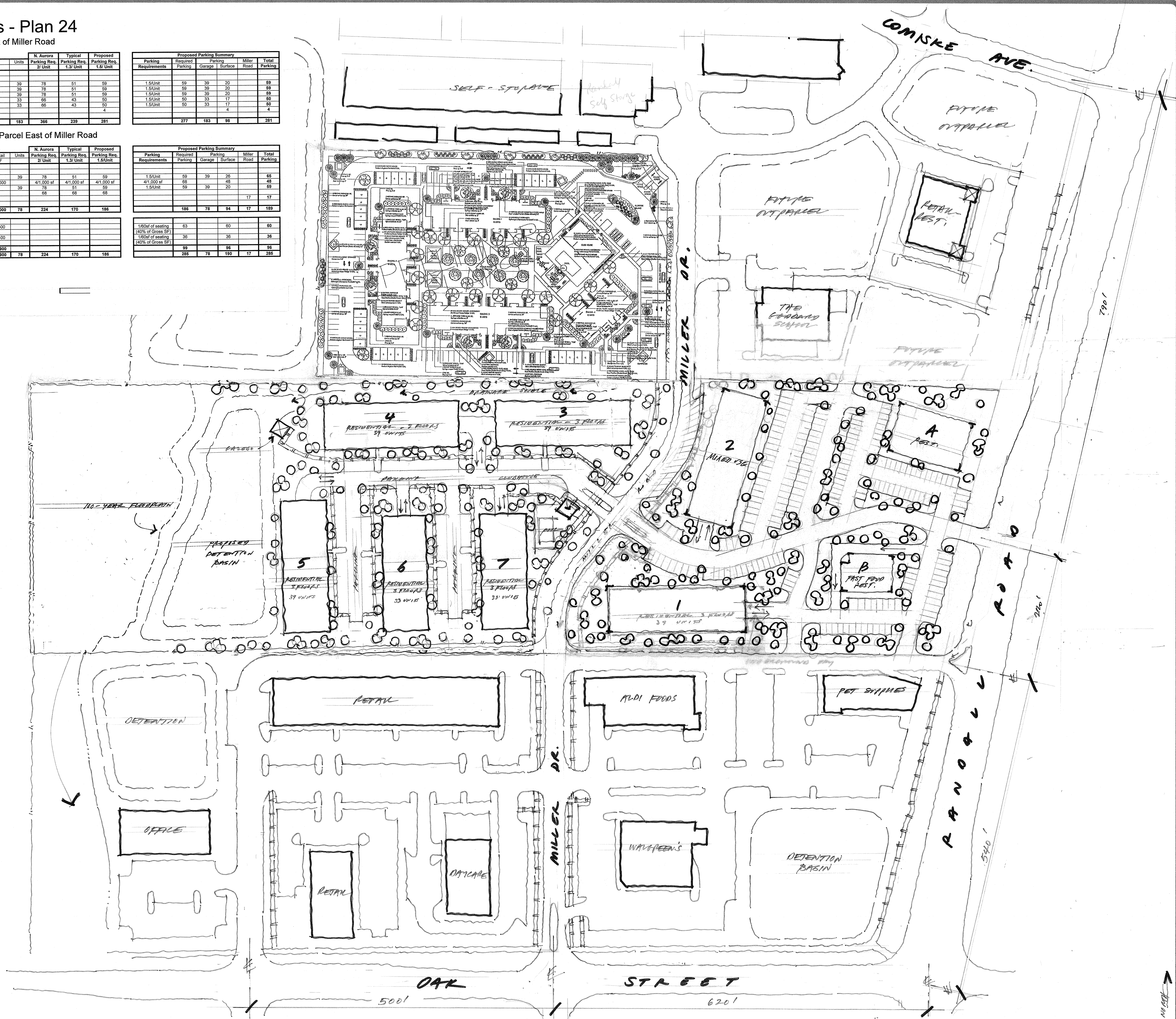
Multi-Family/Restaurant - Parcel East of Miller Road

Description	Retail SF	Units	N. Aurora Parking Req. 2' Unit	Typical Parking Req. 1.5' Unit	Proposed Parking Req. 1.5' Unit
Miller Road East:					
Residential Building 1 - 3 Floors		39	78	51	59
Mixed Use Building 2 - 1 Floor Retail	17,000		41,000 sf	41,000 sf	41,000 sf
Residential Building 2 - 3 Floors		39	78	51	59
Mixed Use Building			68	68	68
Miller Road On-Street Parking					
Subtotal	17,000	78	224	170	188

Parking Requirements	Proposed Parking Summary				Miller Road	Total Parking
	Required Parking	Parking Garage	Parking Surface	Miller Road		
1.5/Unit	59	39	26		65	
41,000 sf	68		48		48	
1.5/Unit	59	39	20		59	
				17	17	
Totals	186	78	94	17	189	

Randall Road Outparcels					
Restaurant A	9,500				
Fast Food Restaurant B	5,400				
Subtotal	14,900				
Parcel East Totals	31,900	78	224	170	188

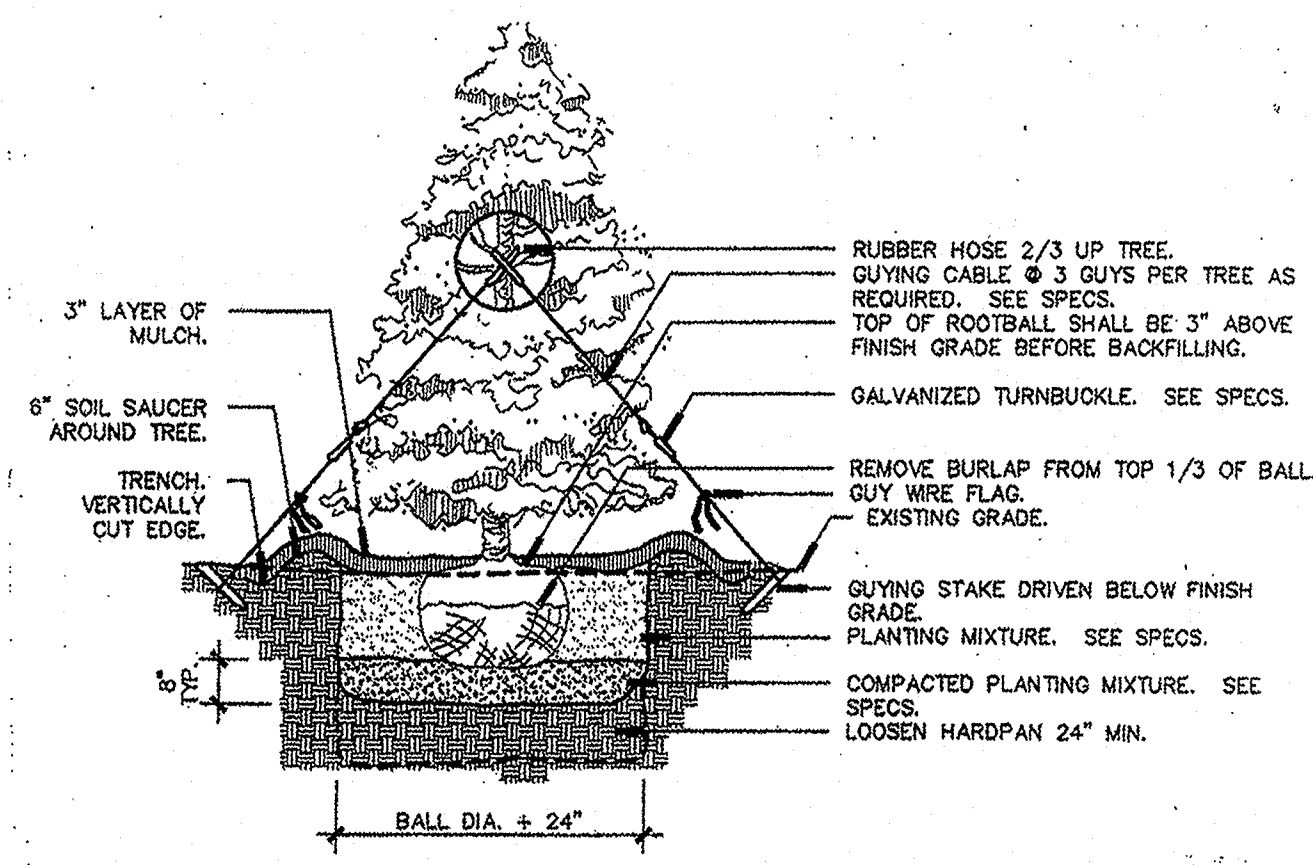
1/80th of seating (40% of Gross SF)	63		60		60
1/80th of seating	36		36		36
Subtotal	99		96		96
Totals	285	78	190	17	285



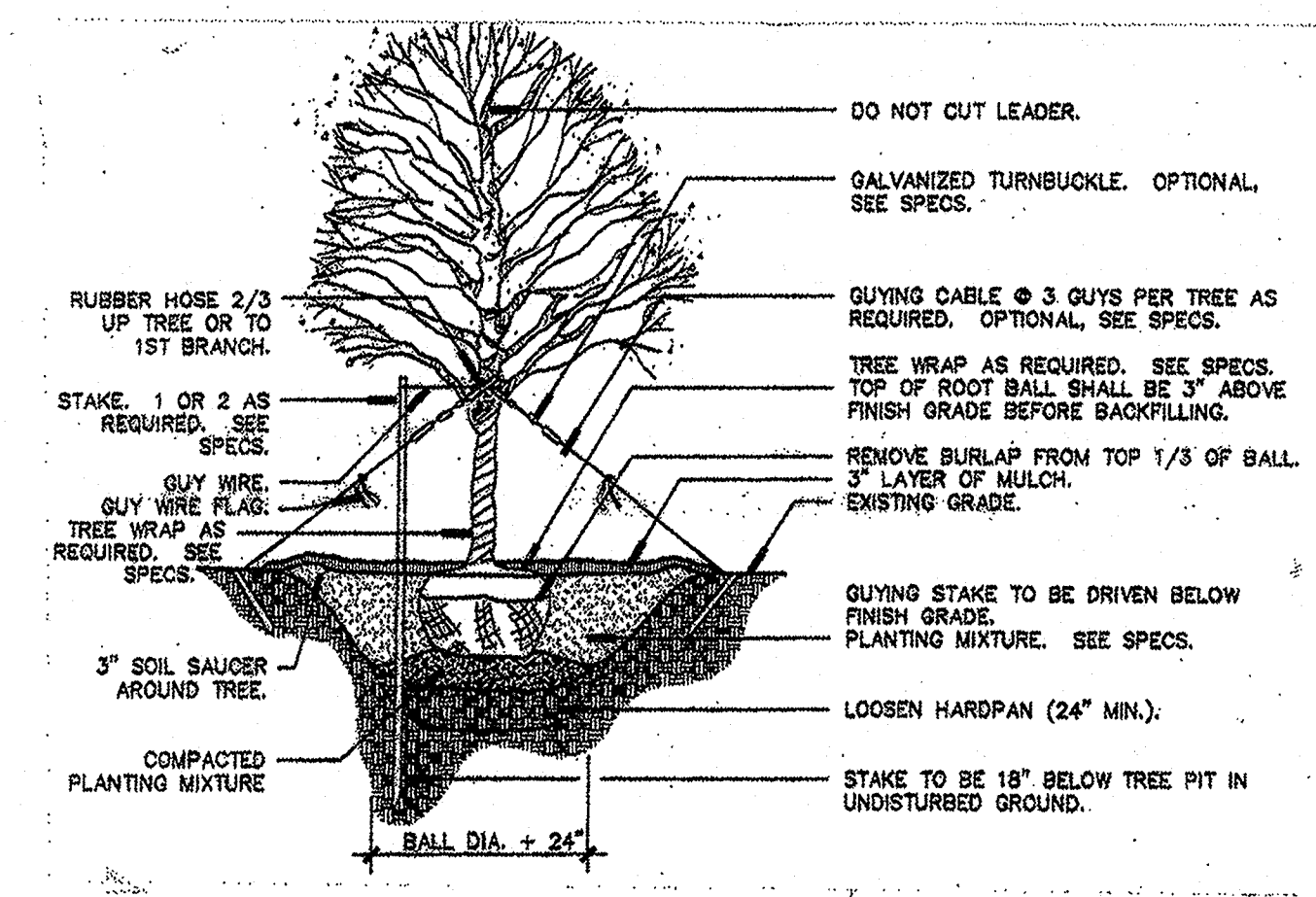
REVISIONS	BY
11-22-2024	LD

RANDALL OAKS
 SITE DESIGN 5/10/24

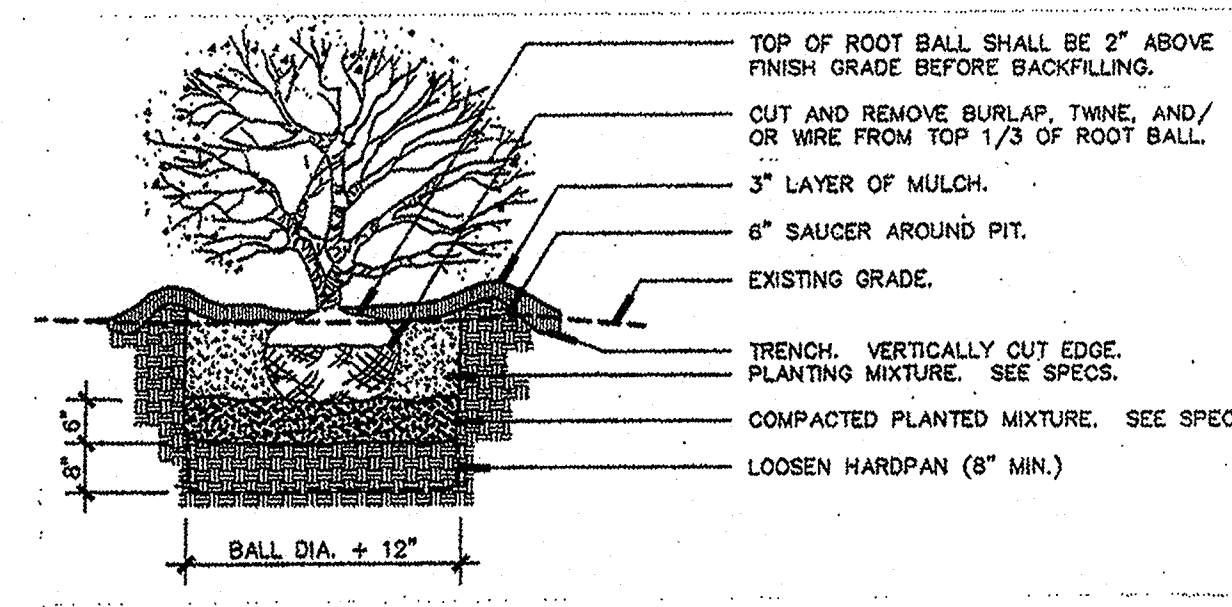
DRAWN	LD
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DATE	11-11-24
SCALE	1"=50'-0"
JOB NO.	
SHEET	24.1
OF SHEETS	



Evergreen Tree Planting Detail



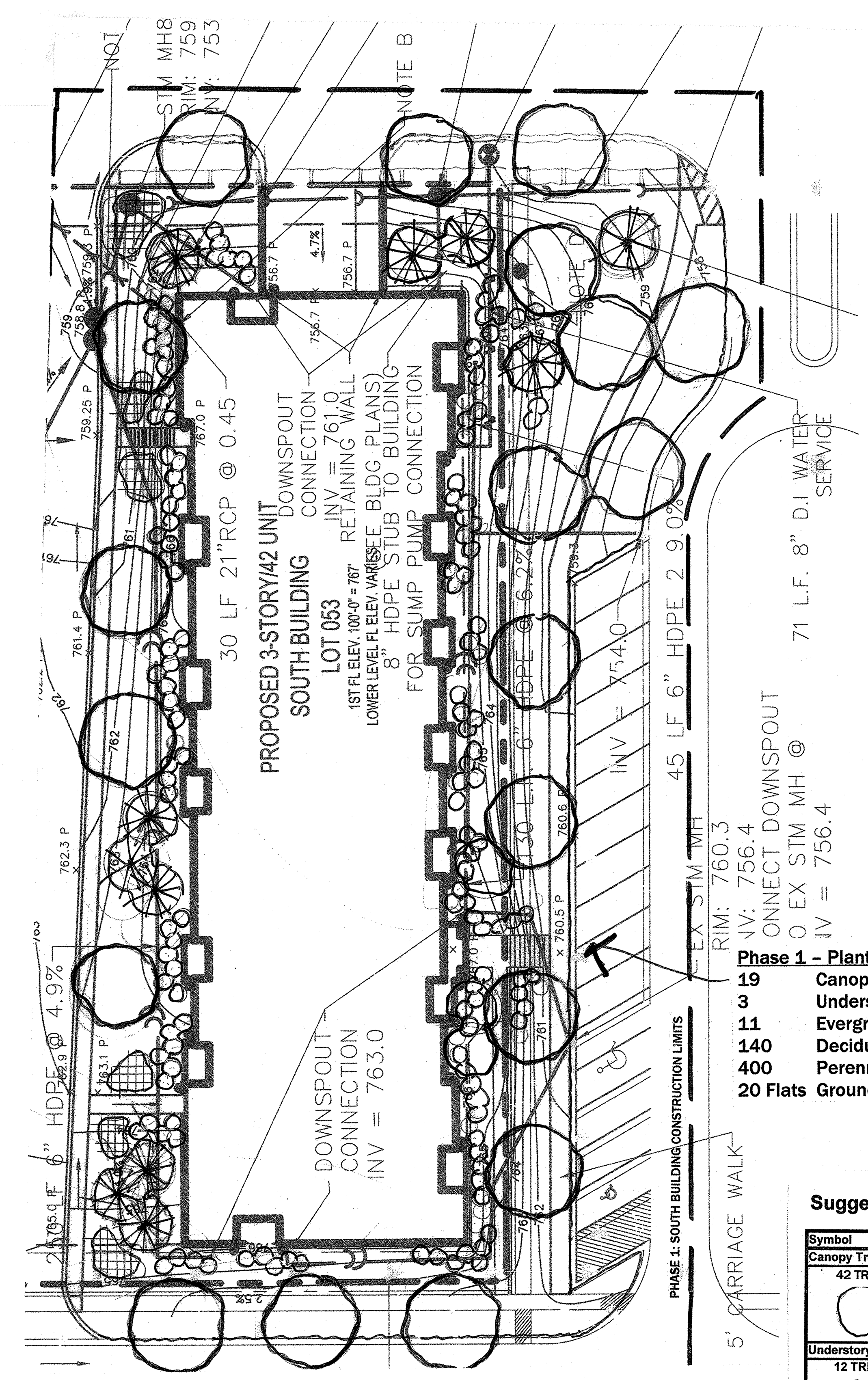
Deciduous Tree Planting Detail



Shrub Planting Detail

Planting Notes

- The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the architect/owner.
- All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.," and as detailed on this drawing. Discrepancies shall be reported immediately to the Landscape Architect.
- All plant material shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants, which fail to meet the inspection. All rejected material shall be removed and replaced by the contractor.
- Substitution from the specified list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substituted plant materials will be issued in writing by the Landscape Architect.
- Guy and stake deciduous/evergreen trees if conditions warrant, or as requested by the Landscape Architect. (Refer to planting details specifications)
- All shrub, perennial, and groundcover beds shall be mulched with a minimum of 3" of shredded hardwood bark.
- All plant material shall be guaranteed for one year.
- The contractor shall be entirely responsible for all damages to water pipes, drains, sewers, streets, pavements, sidewalks, or other structures of any kind encountered during the progress of work, and shall be liable for damages to public or private property resulting there from.
- The contractor shall be responsible for notifying all public and private utility companies 48 hours prior to any excavation, 1-800-802-1234. Cost of replacement and repair of existing utilities damaged as a result of contractor's operations shall be the contractor's responsibility.



- Phase 1 - Plant Quantities:**
- 19 Canopy Trees
 - 3 Understory Trees
 - 11 Evergreen Trees
 - 140 Deciduous or Evergreen Shrubs
 - 400 Perennial / Grasses
 - 20 Flats Groundcover

Suggested Plant Material List

Symbol	Key	Botanical Name	Common Name	Size
Canopy Tree				
42 TREES	AP	Acer platanoides 'Columnare'	Columnar Norway Maple	3" cal./BB
	AR	Acer rubrum	Red Maple	3" cal./BB
	GT	Gleditsia triacanthos 'Inermis'	Skyline Honeylocust	3" cal./BB
	LT	Lindodendron tulipifera	Tulip Poplar	3" cal./BB
TC	Tilia cordata	Greenspire Littleleaf Linden	3" cal./BB	
Understory Tree				
12 TREES	AC	Amelanchier grandiflora	Shadblow Serviceberry	8' ht./BB
	CM	Cornus Mas	Cornealian Cherry Dogwood	8' ht./BB
	CA	Cornus alternifolia	Pagoda Dogwood	8' ht./BB
	MA	Malus 'Prairie Fire'	Prairie Fire Crabapple	8' ht./BB
	SR	Syringa reticulata	Japanese Tree Lilac	8' ht./BB
Evergreen Tree				
41 TREES	PM	Pseudotsuga menziesii	Douglas Fir	8' ht./BB
	PN	Pinus nigra	Austrian Pine	8' ht./BB
	PS	Pinus strobus	White Pine	8' ht./BB
Deciduous Shrubs				
316 SHRUBS	AM	Aronia melanocarpa 'Eastland'	Black Chokeberry	24" ht./BB
	BC	Buxus 'Wintergreen'	Wintergreen Boxwood	18" ht./BB
	HP	Hydrangea paniculata 'Grandiflora'	Pee Gee Hydrangea	24" ht./BB
	JC	Juniperus chinensis 'Kallej'	Compact Pfitzer Juniper	18" ht./BB
	KJ	Kerria japonica	Japanese Kerria	24" ht./BB
	RHO	Rhododendron PJM	PJM Rhododendron	24" ht./BB
	RR	Rosa x 'Nearly Wild'	Nearly Wild Shrub Rose	2 gal.
	RA	Ribes alpinum 'Green Mound'	GM Alpine Currant	24" ht./BB
	SI	Spiraea japonica 'Marie Carpet'	Marie Carpet Spiraea	24" ht./BB
	SP	Syringa patula 'Miss Kim'	Lilac	24" ht./BB
	TM	Taxus media 'Hicksii'	Hicks Juniper	24" ht./BB
	TMD	Taxus media 'Densiflora'	Dense Yew	24" ht./BB
	VP	Viburnum prunifolium	Blackhaw Viburnum	4' ht./BB
	VT	Viburnum trilobum 'Compacta'	Compact Cranberrybush Vib.	24" ht./BB
VD	Viburnum dentatum	Arrowwood Viburnum	24" ht./BB	
Perennials/Grasses				
1000 PERENNIALS	CA	Calamagrostis acutiflora 'KF'	Feather Reed Grass	5 gal.
	EPB	Echinacea purpurea 'Bravado'	Purple Coneflower	1 gal.
	HSW	Hemerocallis 'Summer Wine'	Daylily	1 gal.
	LSP	Liatris spicata 'Kobold'	Gayfeather	1 gal.
	MS	Miscanthus sinensis	Maiden Grass	5 gal.
	PF	Perovskia Filigran	Russian Sage	1 gal.
	RFG	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.
	SAU	Sedum 'Autumn Joy'	Sedum	1 gal.
	SAL	Salvia sylvestris 'East Friesland'	Salvia	1 gal.
	Groundcover			
60 FLATS	EFC	Euonymus fortunei 'Coloratus'	Purple Leaf Wintercreeper	Flats
	VM	Vinca minor	Periwinkle	Flats
	Grass	Turf		Flats

REVISIONS	BY

RATIONALE OMS
 TYPICAL LANDSCAPE PLAN

DRAWN: 42C
 CHECKED: 42C
 DATE: 11-22-2024
 SCALE: NTS
 JOB NO.:
 SHEET:
24.3
 OF SHEETS



REVISIONS	BY

PANORAM OAKS
 AERIAL PHOTO W/ CONCEPT PLAN

DRAWN	LDC
CHECKED	LDC
DATE	11-22-2024
SCALE	1"=100'
JOB NO.	
SHEET	24.2
OF	SHEETS