



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, JANUARY 20, 2025**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. El Coronel Class B Liquor License
2. Promenade II
3. Randall Highlands / Randall Crossing Annexation Agreement
4. Invasive Tree Removal Project (Sharon Lane / Oberweis Avenue)
5. Fiscal Year 2024-25 Mid-Year Update

**EXECUTIVE SESSION**

1. Property Acquisition

**ADJOURN**

Initials: SB

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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, BUSINESS SERVICES MANAGER  
**SUBJECT:** LIQUOR LICENSE FOR EL CORONEL RESTAURANT  
**AGENDA:** JANUARY 20, 2025 COMMITTEE OF THE WHOLE MEETING

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**DISCUSSION**

The owner of the El Coronel Restaurant, 200 Butterfield Road, is requesting a liquor license due to customer demand for alcoholic beverages. El Coronel's tenant space is less than 2,000 square feet in area; as such, a Class B Small Restaurant Liquor License would be required to serve beer, wine and liquor. Staff notes that the previous tenant, Real Minas, carried a Class B Small Restaurant Liquor License. According to their liquor license application, the business owner is not pursuing video gaming at this time.

All appropriate paperwork for the liquor license application including the background check has been properly submitted.



VILLAGE OF NORTH AURORA  
LIQUOR LICENSE APPLICATION

Customer No. \_\_\_\_\_

APPLICATION DATE: 9/24/2024

Application for a CLASS B Liquor License

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

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

Type of Ownership: ☒ Corporation ☐ LLC ☐ Sole Proprietor ☐ Partnership ☐ Other \_\_\_\_\_

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

☐ Convenience ☐ Gas Station ☐ Brewpub ☐ Craft Brewery ☐ Bar/Tavern Other: \_\_\_\_\_

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

Business Name: El Coronel Restaurant Inc

Business Address: 200 Butterfield Rd #184 North Aurora IL 60542  
Street address City State Zip

Mailing Address (if different from above): ☒ \_\_\_\_\_

Business Phone: 630-892-6180 Business Fax: \_\_\_\_\_

Website: ☒ \_\_\_\_\_ Email Address: ybonecoronel1986@gmail.com

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

Please describe your business plan in detail below:

Dine-in or carry out Mexican food restaurant.

Floor Plan Attached ☒

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

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## VILLAGE OF NORTH AURORA BOARD REPORT

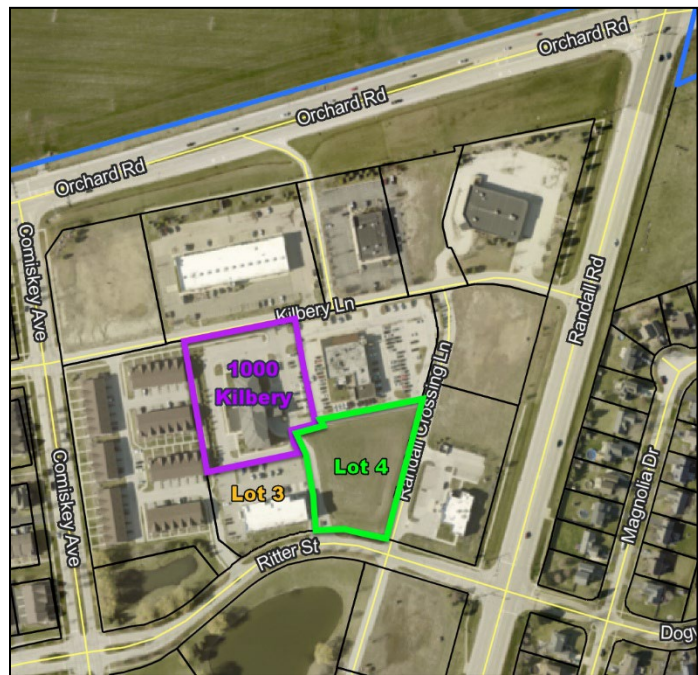
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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**CC:** STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RANDALL CROSSING PROMENADE II & HOTEL CONVERSION  
**AGENDA:** JANUARY 20, 2025, VILLAGE BOARD COMMITTEE OF THE WHOLE AGENDA

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### HISTORY

Ordinance No. 05-06-27-03, approved June 27, 2005, granted a special use as a multi-district mixed use PUD known as the Randall Highlands development. The development is comprised of a combination of commercial (B-2 General Business District), townhome (R-3 General Residence District) and single-family (R-1 Single Family Residence District) uses. For clarification purposes, 'Randall Highlands' refers to the single-family and townhome portion of the development and 'Randall Crossing' generally refers to the commercial areas. The PUD has been amended several times over the years. The two most recent amendments were in 2017 and 2020. The 2017 Amendment created the three lots in question and approved the MyPlace Hotel at 1000 Kilbery Lane. The 2020 amendment approved the Promenade, a mixed-use building on lot 3.



### DISCUSSION

The current proposal is to develop Lot 4 (1.49 acres) with a three-story mixed-use building with a ground floor commercial area and thirty (30) residential apartments. This building will be very similar and complement the existing Randall Crossings Promenade on Lot 3 (1105 Ritter St), which is located directly west of Lot 4.

The PUD amendment would also include converting the existing MyPlace Hotel at 1000 Kilbery Ln (Lot 2) to an independent living facility. There are no proposed site changes to Lot 2 as part of this petition. The current hotel operates with sixty-three (63) rooms and common area amenities. Upon conversion of the hotel, it is anticipated the independent living facility would operate with a maximum of sixty-one (61) residential units and refreshed/enhanced common areas. With the conversion to an independent living facility, the 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 will be a maximum of sixty-one (61) units and less than 1,000 square feet of gross floor area of office. As such, the Zoning Ordinance would require a total of sixty-two (63) parking spaces for the entire site. The Applicant will utilize the seventy (70) existing parking spaces, which will be more than is required by code.

The proposed mixed-use building on lot 4 would include:

- Thirty (30) residential units consisting of studio (472 square feet), one-bedroom (742 square feet), and one-bedroom plus apartments (790 square feet).
- One ground floor commercial space totaling 2,000 square feet. The plan also includes patio space along the southern part of the commercial flex space, which the developer plans to attract a restaurant or other user.
- Sixty-eight (68) parking spaces are provided. Per the parking requirements of the Zoning Ordinance, the site would require a total of sixty-six (66) parking spaces.
- A 10' x 20' loading space for residential tenants, commercial deliveries and garage pick up.

Both uses, mixed use development and independent living facility, are special uses in the B-2 General Commercial District. Approval of the planned unit development amendment would include the special use approval for both uses and site plan approval for Lot 4. The PUD amendment would include the following code exceptions for lot 4:

- Section 17.14.5.B (On-Lot Landscaping). The number of trees required by this standard would not be feasible for this development because there is not enough room to plant the amount trees required.
- Section 17.14.9.A of the Zoning Ordinance recommends that one parking lot island be provided between every ten (10) parking spaces within the interior parking lot. The petitioner is requesting to allow no parking lot islands in the parking row along the northern property line. The proposed site plan parking lot island spacing is consistent with the surrounding Randall Crossing development parking lot design for adjacent Lot 3 and the hotel property.
- The PUD establishes a maximum building height of thirty-five (35) feet, which corresponds with the maximum building height of thirty-five (35) feet (and no more than three stories) required of the underlying B-2 General Commercial District. The proposed three-story building is forty-one (41) feet in height.
- The original PUD included an additional setback ("Step Back Setback") that requires one (1) additional foot of setback for each foot of building height over twenty-five (25) feet. The proposed building meets the current Zoning Ordinance for setbacks. The applicant is proposing to eliminate the "Step Back Setback" for this PUD amendment.

The Plan Commission held a Public Hearing on January 7, 2025. They recommended approval with the following conditions:

1. The petitioner shall resolve the issue of the building's location in the easement prior to the issuance of a building permit.
2. Wall signage for the commercial space shall be permitted on the north, east and south facades.
3. Lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community Development Director.
4. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
5. All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.
6. Ensure ADA parking requirements are met for the independent living facility.



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

## APPLICATION FOR SPECIAL USE PLANNED UNIT DEVELOPMENT (PUD)

Project Name: _____		
Subject Property/Location: _____		
PIN(s): _____		
Parcel(s) Acreage: _____	Number of Lots: _____	Number of Units: _____
Current Zoning District: _____	Present Use: _____	
Proposed Zoning District: _____	Intended Use: _____	
Comprehensive Plan Designation for this Property: _____		
Contiguous Zoning: _____		
Is this an Amendment to an existing PUD?    Yes    No    PUD Name: _____		

### CONTACT INFORMATION:

Applicant Name: _____	Phone: _____
Applicant Address: _____	
Applicant Email: _____	
Signature of Applicant: _____	Signature Date: _____
Property Owner(s): _____	Phone: _____
Owner Address: _____	
Owner Email: _____	
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.

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



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### **Instructions:**

- Please see the submittal checklist below regarding required submittals for special use PUD's.
- Provide all submitted documents electronically in PDF format.
- Provide a narrative describing the proposed use, site plan and all planned improvements for the PUD.
- Provide the following plans for the site: site plan, building elevations, landscape plan, photometrics plan, signage plan, preliminary engineering, parking plan, utility plan, etc.
- Application shall include the submittal fee as required by Chapter 15.56 of the North Aurora Municipal Code. See submittal checklist for additional details.
- Please see Sections 4.3.F, 4.3.G, and 4.2.H of the Village's Zoning Ordinance for additional information on special use regarding no presumption of approval, conditions on special uses and limitations special uses.
- Please see Sections 5.4, 5.5, and 5.6 for additional information on PUD's regarding general standards, exceptions from district regulations, and plan procedure.
- Applicant is required to follow public hearing and notice requirements outlined in Title 17, Chapter 3.4 of the Municipal Code. Please see public hearing and notice requirements on page 7 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.

### **REQUIRED SUBMITTAL CHECKLIST FOR PUD'S**

- ☐ Introduction Letter. Please include information relevant to the development, which describes the proposed use, site plan and all planned improvements for the PUD. *Please note, all planned unit developments are subject to special use and the requirements of that procedure. Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- ☐ Proof of ownership of the zoning lot in question. If applicant is not the owner, a statement signed by the owner must be submitted certifying that the owner is jointly filing the application for a planned unit development.
- ☐ A site location map drawn to an appropriate scale indicating existing land use and zoning of all property within two hundred (200) feet of the subject property.
- ☐ A preliminary development plan prepared in accordance with Section 5.6.C (Preliminary Plan Procedure) of the Zoning Ordinance.
- ☐ A statement indicating the manner in which the requested planned unit development supports each of the following conclusions of Section 5.6.C.2.b. of the Zoning Ordinance. See Planned Unit Development Standards section on page 5.



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- ☐ A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on page 6.
- ☐ A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested. See full public hearing and notice requirements on page 7.
- ☐ Visit the Illinois Department of Natural Resources' website <https://dnr.illinois.gov> and initiate a consultation using DNR's EcoCat online application.
- ☐ Visit the Kane DuPage Soil and Water Conservation District's website [www.kanedupageswcd.org](http://www.kanedupageswcd.org) for a Land Use Opinion Application.
- ☐ Disclosure of beneficiaries of land trust, if applicable.
- ☐ A copy of owner's title insurance policy commitment or deed for the subject property.
- ☐ Filing fee in the amount of \$1,000 (less than 10 acres) or \$2,500 (more than 10 acres); if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit is required per Chapter 15.56. Any unused portion of the escrow will be returned to the payer upon completion of the project. Please see the Village's Escrow Application for more info.

## **PLAN SPECIFICATIONS FOR PLANNED UNIT DEVELOPMENTS**

### **Minimum Requirements. Every preliminary plan shall contain the following:**

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



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- b. The use or uses to be made of such existing and proposed buildings and structures.
  - c. The dimensions of all perimeter setbacks and the distance between all buildings and structures.
  - d. The location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each building or land use type and all parking related screening and landscaping.
  - e. The location, height, design and illumination characteristics of all external lighting fixtures within the development.
  - f. The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, places of worship, school sites, public buildings or for any other public or quasi-public use.
5. Typical building elevations and schematic design presentations indicating the general architectural character of all proposed buildings and structures. The drawings need not be the result of final architectural decisions and need not be in detail.
6. A traffic circulation plan (Traffic Study) indicating the proposed movement of vehicles, goods and pedestrians within the planned unit development, and to and from adjacent streets, and the impact of the proposed planned unit development upon existing traffic patterns. Such plan shall also include an examination of the adequacy of on-site parking facilities, vehicular circulation patterns and pedestrian access and safety.
7. A drainage plan prepared by a registered engineer in the State of Illinois indicating the manner in which surface drainage will be controlled and managed, consistent with all Village and other governmental jurisdictions, regulations and requirements.
8. A utilities study prepared by a registered engineer in the State of Illinois indicating the adequacy of the utility systems serving the proposed planned unit development, including water distribution lines, sanitary sewers and stormwater drainage facilities. *Please note any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060 of the North Aurora Municipal Code.*
9. A preliminary landscape plan prepared by a qualified professional indicating the general character of all proposed landscaping, screening and fencing, including all open space areas around buildings and structures. Said landscape plan need not be the result of final architectural decisions and need not be in detail.
10. A separate schedule setting forth any proposed exceptions to any Village regulations. The schedule shall include, but not necessarily be limited to, the regulations governing use, density, area, bulk, off-street parking and loading and signs as they apply to the zoning district or districts within which the planned unit development is to be located. This schedule shall cite by Section number each and every regulation from which an exception is sought.



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## **PLANNED UNIT DEVELOPMENT STANDARDS**

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

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

## **SPECIAL USE STANDARDS**

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



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1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
  - The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
  - The proposed special use is deemed necessary for the public convenience at that location.
  - The proposed special use does not create excessive additional impacts at public expense for public facilities and services and will be beneficial to the economic welfare of the community.
  - The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
  - The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
  - The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
  - The proposed special use is compatible with development on adjacent or neighboring property.
  - The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site.
  - The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
  - The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
  - The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

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## **PUBLIC HEARING AND NOTICE REQUIREMENTS**

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

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

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

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

**Applicant or Authorized Agent**

Date \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

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

**TRUST OFFICER**

SUBSCRIBED AND SWORN TO  
Before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.


**A Notary Public in and for such County**

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

[illegible]

I, \_\_\_\_\_, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

  
Applicant Signature

Date \_\_\_\_\_

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# N.A. Lodging I LLC

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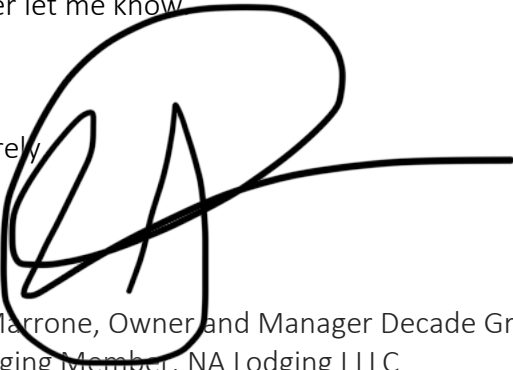
12/12/2024

123 W. Washington St. Suite 214  
Oswego, IL 60543

Dear Village of North Aurora:

Please accept my signature on this letter as authorization for Kevin Dermody and/or Randy Mueller to act on behalf of N.A. Lodging I LLC to apply for a special use PUD. They may sign and submit documentation and plans as well as represent our wishes in public meetings with the Village. If you need anything further let me know.

Sincerely,

A handwritten signature in black ink, appearing to be "Phil Marrone", with a long horizontal line extending to the right.

Phil Marrone, Owner and Manager Decade Group- Randall LLC, Owner,  
Managing Member, NA Lodging I LLC

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# PL6 LLC

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12/12/2024

123 W. Washington St. Suite 214  
Oswego, IL 60543

Dear Village of North Aurora:

Please accept my signature on this letter as authorization for Kevin Dermody and/or Randy Mueller to act on behalf of PL6 LLC to apply for a special use PUD. They may sign and submit documentation and plans as well as represent our wishes in public meetings with the Village. If you need anything further let me know.

Sincerely,

A handwritten signature in black ink that reads "Colleen Dermody". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Colleen Dermody, Owner and registered agent, PL6 LLC

PINS	Property Owner	Mailing Address
12-32-403-004	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-403-005	JAHN PROPERTIES LLC	601 RANDALL CROSSING LN NORTH AURORA, IL, 60542-5009
12-32-404-001	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-377-001	RANDALL HIGHLANDS CONDOMINIUM ASSOC	438 N WEBER RD ROMEOVILLE, IL, 60446-4945
12-32-327-010	NA TOWNHOMES LLC	123 W WASHINGTON ST STE 214 OSWEGO, IL, 60543-8204
12-32-403-020	N A APARTMENTS	123 W WASHINGTON ST STE 214 OSWEGO, IL, 60543-8204
12-32-403-008	TURF ROOM LLC PARKER GRABOWSKI	1033 FOREST TRL SUGAR GROVE, IL, 60554-9252
12-32-327-007	ORCHARD CROSSING BACELINE LLC	1391 SPEER BLVD STE 800 DENVER, CO, 80204-2555
12-32-403-001	DENVER CAPITAL LLC	123 W WASHINGTON ST STE 214 OSWEGO, IL, 60543-8204
12-32-403-010	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-459-022	LEMUS, JOSE G & MARIA	412 MAGNOLIA DR NORTH AURORA, IL, 60542-303
12-32-401-012	BORDENAVE, SEAN DAVID	500 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-401-011	THR PROPERTY ILLINOIS LP RYAN LLC	PO BOX 4900 SCOTTSDALE, AZ, 85261-4900
12-32-401-010	BABIC, BERINA	504 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-401-009	MASCORRO, JUAN & MAYRA	506 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-401-008	WINTHERS, MICHELLE M & KENNETH	508 MAGNOLIA DR NORTH AURORA, IL, 60542
12-32-401-007	ANDERSON, TERRY A & KATHLEEN C	465 WINTERBERRY DR YORKVILLE, IL, 60560-4101
12-32-401-006	LASTA, NICO & KRISTIN	512 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-327-001	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-327-003	RANDALL CROSSINGS I, LLC	107 E WASHINGTON ST OSWEGO, IL, 60543

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

Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tuesday, January 7, 2025 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Plan Commission to consider an application from Kevin Dermody ("Applicant") to allow a Special Use for Planned Unit Development Amendment to the Randall Highlands PUD with code exceptions and Site Plan Approval for Lot 4. The Applicant is proposing to redevelop Lot 4 (1.49 acres) with a three story mixed use building with a ground floor commercial area and 34 residential apartments. This building will be very similar and complement the existing Randall Crossings Promenade on Lot 3 (1105 Ritter St), which is located directly west of Lot 4. The PUD amendment would also include converting the existing MyPlace Hotel at 1000 Kilbery Ln to an independent living facility with a maximum of 60 residential units.

Property Index Number (PIN): 12-32-403-019 and 12-32-403-021

The Subject Property is legally described as follows:

LOT 2 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

The address of the Applicant is 123 W. Washington St Suite 214, Oswego, IL 60543. The Applicant's phone number is (630) 839 – 9332.

Applications have been filed by the petitioner and are known as Petition #24-17. The application for Special Use is on file at the office of the North Aurora Community Development Department and are available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-1457.

DATED: December 16, 2024

/s/ Nathan Darga  
Community Development Director

**Public Hearings & Notices**

**NOTICE OF PRIVATE SALE**  
The following property will be sold by written bid by 2:00 a.m. MST on 12/27/2024.  
2020 Freightliner Cascadia 126-3AKJH0RXL5LM9445  
To inquire about this item please call Bret Swenson at 801-624-5864.  
Transportation Alliance Bank  
1000 Portnevo Blvd.  
Ogden, UT 84403  
Published in Daily Herald Dec 19, 20, 2024 (273385)

**RIVERWOODS PLAN COMMISSION NOTICE**  
Please take notice that the Plan Commission of the Village of Riverwoods will hold a public hearing on January 6, 2025, at 7:30 p.m., in the Riverwoods Village Hall, 300 Portnevo Road, Riverwoods, Illinois. The purpose of the hearing is to consider the adoption of a text amendment to the Riverwoods Zoning Ordinance. The proposed ordinance would amend Article A of Chapter 9 of the Riverwoods Zoning Ordinance to add the Planned Development (PD) Overlay District. The purpose of the PD Overlay District is to provide a means to foster the creation and address the potential impacts of a planned community that may include forms of multiple dwellings rather than only single family dwellings. The district provides for flexibility in use of tracts receiving the PD overlay designation through the planned development process. The overlay designation is also intended to provide a means of adaptive reuse or incorporation of existing buildings. The permitted and special uses in a tract designated in the PD Overlay District are as authorized by the underlying district. In addition, the amendment to the district will include a special use for a Planned Development. A primary purpose of the Planned Development is to encourage and allow more creative and imaginative design of land developments than is possible under conventional district zoning regulations, including residences at densities greater than one dwelling per acre, while enhancing sustainability and excellence in design and construction. Except as set forth in the text amendment, the requirements under the Riverwoods Zoning Ordinance regarding the yard, lot area, lot width, lot shape, lot coverage, dwelling density, height and dwelling size requirements and the limits on combining multiple structures on a lot shall be as required in the R-1 42,000 Square Feet Single-Family Residential District. Excellence in design is the minimum standard for approval of this Planned Development. The underlying zoning ordinance may not be modified unless the applicant demonstrates a specific public benefit provided by design features that go above the minimum standards of design excellence by satisfying the enhanced design standards as set forth in the text amendment. The foregoing is a summary; the full text of the amendment should be consulted. In addition, the proposed text amendment may be varied subsequent to the hearing before the Plan Commission. The amendment as currently proposed is available for inspection at the Riverwoods Village Hall.  
All persons desiring to be heard in support or opposition to the proposal shall be afforded an opportunity to be heard in person or to submit their statements in writing, or both. Further information may be obtained from Steve Witt, Riverwoods Director of Community Services (847-945-3990).  
LAURIE GREIF, CLERK  
CHAIR  
RIVERWOODS PLAN COMMISSION  
Published in Daily Herald December 20, 2024 (273531)

**State of Illinois**  
Counties of Cook and Kane ) SS  
Village of East Dundee  
**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Planning, Zoning, and Historic Commission of the Village of East Dundee will hold a public hearing on January 9, 2025, at 6:30 P.M., at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following requests for relief from the Village of East Dundee Ordinance ("Subdivisions Ordinance") by FS Real Estate, LLC ("Applicant").  
A request for a variation from Section 155.04(C) of the Subdivisions Ordinance, as described in Sections 155.006 and 157.207, that requires all lots shall have full frontage abutting a publicly dedicated street located at 507 Rock Road Drive (PIN 03-25-215-002) in East Dundee, IL 60118 located in the M-1 Limited Manufacturing District.  
PIN(s): 03-25-215-002  
Legal Description(s):  
LOT 2 IN PAL GROUP INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2017, AS DOCUMENT NUMBER 2017K016405, IN KANE COUNTY, ILLINOIS. AREA = 1,327,186 SQUARE FEET OR 30.468 ACRES MORE OR LESS.  
All interested persons will be given an opportunity to be heard. Any questions or comments received in process may be directed to Franco Battalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at [FBattalico@eastdundee.net](mailto:FBattalico@eastdundee.net), or by phone at (224) 293-7102.  
Published in Daily Herald December 20, 2024 (273430)

**2025 Board of Commissioners Meeting Schedule**  
In accordance with the Illinois Open Meetings Act, "5 ILCS 120/11" public notice is hereby given that the Park Board of Commissioners holds Workshop meetings, when necessary, on the second Tuesday of each month, Regular Meetings shall be held on the third Tuesday of the month for the 2025 calendar year. These meetings will be held at the Spring Avenue Recreation Center, 185 Spring Avenue, Glenview, Illinois, and shall begin at 7:00 p.m. The meeting schedule is as follows:  
\* Denotes deviation in regular schedule.  
Workshop Meeting Regular Meeting  
January 14, 2025 (Regular Meeting)  
February 11, 2025\* (Regular Meeting)  
March 18, 2025 (Regular Meeting)  
April 15, 2025 (Regular Meeting)  
May 12, 2025 (Regular Meeting)  
June 9, 2025 (Regular Meeting)  
July 15, 2025 (Regular Meeting)  
August 19, 2025 (Regular Meeting)  
September 9, 2025\* (Regular Meeting)  
October 21, 2025 (Regular Meeting)  
November 11, 2025\* (Regular Meeting)  
December 9, 2025\* (Regular Meeting)  
Published in Daily Herald December 20, 2024 (273524)

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Planning, Building, & Zoning Commission of the Village of Hawthorn Woods will conduct a Public Hearing on Tuesday, January 14, 2025 beginning at 6:30 P.M. at the Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, IL, to consider an Application by MWI Homes of Chicago, LLC, as applicant for entitlements related to the property legally described below ("Subject Property") and listed on Exhibit A attached hereto. Applicant seeks approval of an amendment to a Special Use and Special Use Planned Unit Development and an amendment of Architectural Plans and Elevations in connection with certain townhome parcels located in Phases 1 and 2 of the Hawthorn Woods Country Club Subdivision as set forth on the plans and elevations attached to the application, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing.  
For further information contact the Community Development Director, Chris Heinen, at (847) 847-3592.  
The public hearing may be continued from time to time and without further notice upon the action of the Commission.  
MWI Homes Townhome Lots in Phase 1:  
LOTS 590, 591 & 592 IN HAWTHORN WOODS COUNTRY CLUB PHASE 1, BEING A SUBDIVISION IN PART OF SECTIONS 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JULY 30, 2004 AS DOCUMENT NUMBER 561309, AND CORRECTED BY CERTIFICATE OF CORRECTIONS RECORDED AS DOCUMENT NUMBER 5662935 AND 5702346 IN LAKE COUNTY, ILLINOIS.  
MWI Homes Townhome Lots in Phase 2:  
LOTS 492, 493, 494 & 495 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.  
LOTS 522, 523, 524 & 525 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.  
LOTS 526, 527, 528 & 529 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.  
LOTS 529, 530, & 531 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.  
LOTS 532, 533, 534 & 535 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.  
EXHIBIT A  
PIN 03-25-009; 1 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-007; 3 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-071; 5 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-072; 7 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-082; 2 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-083; 4 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-084; 6 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-085; 8 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-086; 42 TOWNAMENT DR N, HAWTHORN WOODS, IL 6007  
103-20-087; 40 TOWNAMENT DR N, HAWTHORN WOODS, IL 6007  
103-20-088; 38 TOWNAMENT DR N, HAWTHORN WOODS, IL 6007  
103-20-089; 36 TOWNAMENT DR N, HAWTHORN WOODS, IL 6007  
103-20-090; 34 TOWNAMENT DR N, HAWTHORN WOODS, IL 6007  
103-20-091; 32 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-092; 30 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-093; 28 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-094; 26 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-095; 24 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-096; 22 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
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103-20-101; 12 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
103-20-102; 10 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007  
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103-20-337; 1 HARBORSIDE WAY, HAW



**A.L.T.A./N.S.P.S**  
**LAND TITLE SURVEY**  
**LOT 4 IN N.A. LODGING'S**  
**RANDALL CROSSING**  
**NORTH AURORA, IL**

2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 16NW1710903WC WITH AN EFFECTIVE DATE OF JANUARY 4, 2016. LEGAL DESCRIPTION PROVIDED BY CLIENT PER UNRECORDED DEED.

2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.

3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 16NW7119093WC WITH AN EFFECTIVE DATE OF JANUARY 4, 2016. LEGAL DESCRIPTION PROVIDED BY CLIENT PER UNRECORDED DEED.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON RECORDED PLAT OF SUBDIVISION (ASSUMED).

**5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.**

6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

7. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.

8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY

(F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17089C0328H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.

9. PARCEL CONTAINS 64,745 S.F. OR 1.487 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSE.

11. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 21 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.

12. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.

13. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).

14. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE:

15. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE  
DELINEATED & VISIBLE ON SURFACE.

16. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.

17. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.):

18. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	35.35'	50.00'	N 31°11'31" W
C2	35.35'	50.00'	N 31°11'31" W
C3	11.62'	100.00'	N 07°36'27" W

**LINE/SYMBOL/ABBREVIATION LEGEND**

LINE/SYMBOL	ABBREVIATION	DESCRIPTION
—	BOUNDARY LIMITS	BOUNDARY LIMITS
---	EASEMENT LIMITS	EASEMENT LIMITS
---	UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
---	UNDERGROUND STORM LINE	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE	UNDERGROUND SANITARY LINE
---	UNDERGROUND WATER LINE	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND PHONE LINE	UNDERGROUND PHONE LINE
○	STORM MANHOLE	STORM MANHOLE
○	CATCH BASIN	CATCH BASIN
○	INLET	INLET
○	SANITARY MANHOLE	SANITARY MANHOLE
○	FIRE HYDRANT	FIRE HYDRANT
○	WATER VALVE	WATER VALVE
○	VALVE VAULT	VALVE VAULT
○	LIGHT STANDARD	LIGHT STANDARD
○	TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
○	CONCRETE SURFACE	CONCRETE SURFACE
○	RIGHT OF WAY	RIGHT OF WAY
○	BACK-TO-BACK	BACK-TO-BACK

**PARCEL DESCRIPTION**

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED IN THE PUBLIC RECORDS OF DECATUR COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2017K050873, IN THE YEAR 2017.

**SURVEYOR'S CERTIFICATE**

TO: CHICAGO TITLE INSURANCE COMPANY  
 PL6 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 21 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 31, 2019.

## PARCEL DESCRIPTION

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

**SURVEYOR'S CERTIFICATE**

TO: CHICAGO TITLE INSURANCE COMPANY  
PL6 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY  
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE  
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS  
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY  
ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 21  
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON  
DECEMBER 31, 2019.

DATE OF PLAT OR MAP: JANUARY 2, 2020.

**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
63052-9675 Ph: 630.862.2100  
Fax: 630.862.2121  
www.cemcon.com

DISC NO.: 904182  
DRAWN BY: AUB  
FILE NAME: ALTA LOT 4  
FLD. BK. / PC. NO.: 988\63  
COMPLETION DATE: 01-03-20 JOB NO.: 904182  
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# **Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC**

**NA Lodging I LLC and PL6 LLC request the Village allow the existing PUD to be amended to allow the following:**

1. A Special Use to allow for an Independent Living Residential Facility on PIN 12-32-403-019, owned by NA Lodging I LLC which is fully developed and operating as My Place Hotel. No material changes to existing approved site plan.
2. A Special Use to allow for a 3 Story, mixed use building with up to 34 residential apartments and one non-residential flex space on PIN 12-32-403-021, a 1.486 acre vacant lot.

## **NA Lodging I LLC:**

The existing structure and improvements will remain substantially as it is on the NA Lodging I LLC site. Should the existing hotel be converted to an independent living center the only changes to the current site plan and exterior appearance will be the removal of the existing My Place Signage and the addition of new signage that will be equal to or less than existing signage size. The current Hotel operates with 63 rooms and common area amenities. Upon conversion it would be anticipated the independent living facility would operate with a maximum of 60 residential units and refreshed/enhanced common areas. The concept would require minimal changes to the existing structure. The existing hotel structure was approved and constructed meeting all required zoning standards and includes 70 parking spaces.

## **PL6 LLC:**

The project named Randall Promenade II is depicted on the Site Plan (Exhibit A). This mixed use building would have up to 34 residential apartments consisting of studio, one bedroom and one bedroom plus units. It would also include 2,000 square feet of non-residential flex space to accommodate commercial use. This building will compliment and align with the existing Randall Crossings Promenade ([www.randallcrossingspromenade.com](http://www.randallcrossingspromenade.com)) which is directly adjacent on Lot 3. The architectural style, construction and layouts will be very similar and draw from the success of Randall Crossings Promenade. This concept fits very well with the original intended use of the site and will contribute to the continued growth of Randall Crossings. The Mixed Use building will drive additional spend to the existing retail and restaurant on site and attract future commercial use on the remaining vacant out lots. This lot was created and engineered as part of the original Randall Crossings subdivision, all improvements are in place to service the proposed development of this site. All detention and planned infrastructure as part of the original PUD is in place and designed to accommodate this type of use. Attached GIS hybrid Aerial indicates previously constructed offsite detention/retention in place for the development (Lot is outlined in purple).

# **Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC**

## **Attached you will find:**

- Exhibit A: Site Plan (including preliminary parking, utility plan etc.)
- Exhibit B: Building Elevations
- Exhibit C: Landscape Plan
- Exhibit D: Photometrics Plan
- Exhibit E: PowerPoint Presentation with overall project summary

## **This amendment for the existing planned unit development supports each of the following standards:**

1. Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed? **Yes**
2. Will the proposed planned unit development not have the effect of endangering the public health, safety, comfort or general welfare of any portion of the community? **It will not have the effect of endangering any of the above**
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? **No, in fact it will enhance it.**
4. Will the proposed planned unit development not diminish or impair property values within the neighborhood? **It should enhance values within the neighborhood.**
5. Will the proposed planned unit development not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district? **It will not.**
6. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities? **Yes**
7. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets? **Yes**
8. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses? **Yes**

## **Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC**

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

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

11. Are there benefits or amenities in the proposed planned unit development that are unique and/or which exceed the applicable zoning requirements? **The existing and proposed plan exceed parking requirements and provide additional growth factors to the area.**

### **SPECIAL USE STANDARDS**

**Attach a statement indicating the manner in which the requested special use supports each**

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. **Should the hotel be converted to independent living it will create a safer environment with less traffic and less unsavory elements visiting location. Proposed special uses will enhance area with more parking, more street lighting and continuity of that area of the development.**

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity. **Totally compatible and is a continuation of other existing projects already completed by ownership.**

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. **It is aligned with both.**

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

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

o The proposed special use is deemed necessary for the public convenience at that location. **It is.**

## **Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC**

- o The proposed special use does not create excessive additional impacts at public expense for public facilities and services and will be beneficial to the economic welfare of the community. **It will.**
- o The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations. **It is.**
- o The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity. **It is and will be.**
- o The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located. **It should enhance not diminish the neighborhood.**
- o The proposed special use is compatible with development on adjacent or neighboring property. **It is.**
- o The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site. **Additional proposed parking and lighting as a result of the development of the proposed mixed use building will be positive and should the hotel be converted to independent living there will be less transient traffic.**
- o The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance. **It does.**
- o The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. **It is**
- o The proposed special use conforms with the requirements of this Ordinance and other applicable regulations. **It does.**

**Randall Highlands PUD Amendment: Special Use and Site Plan  
for Randall Promenade II and NA Lodging I LLC**

## RANDALL PROMENADE II

NORTH AURORA, IL

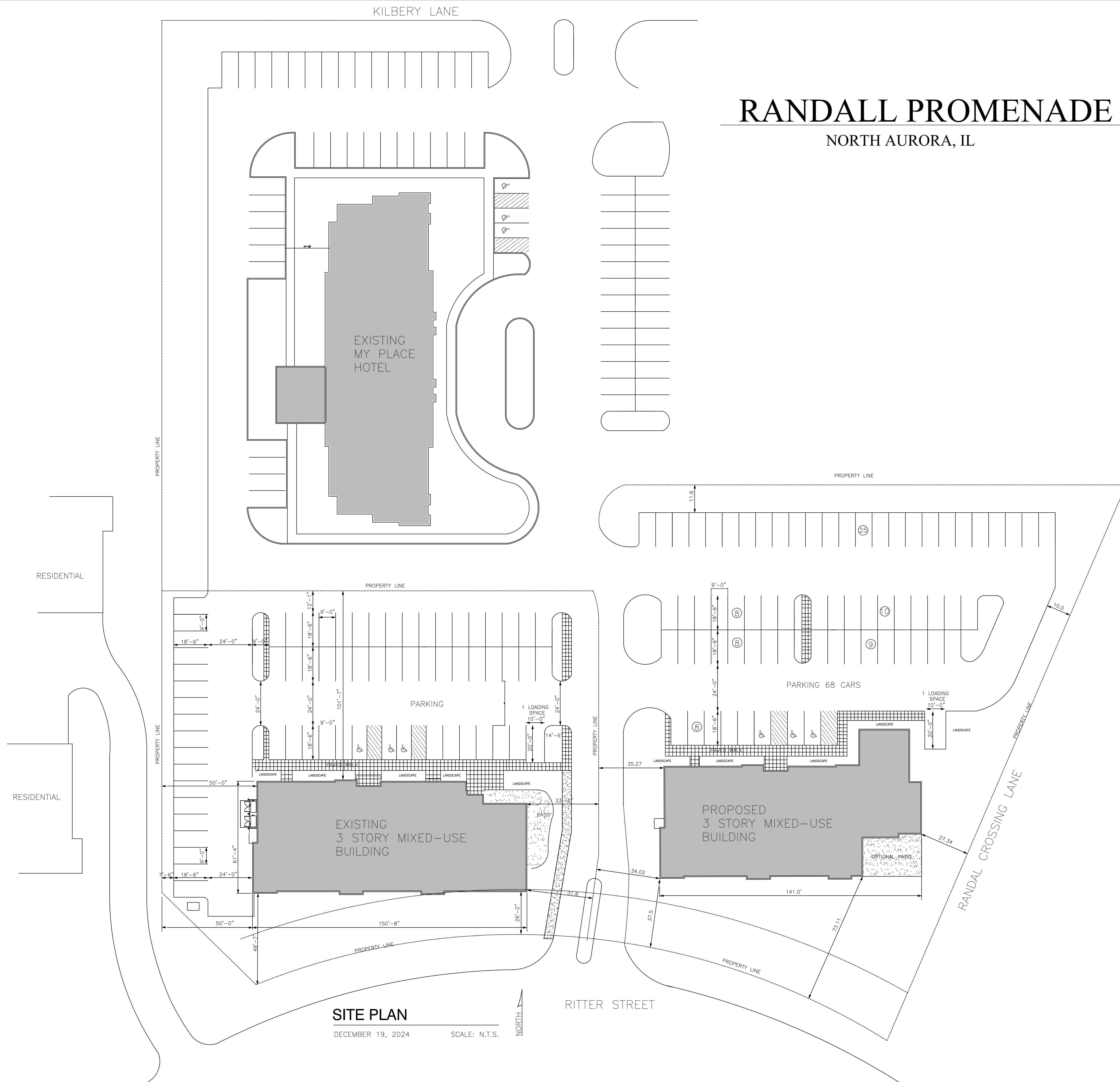
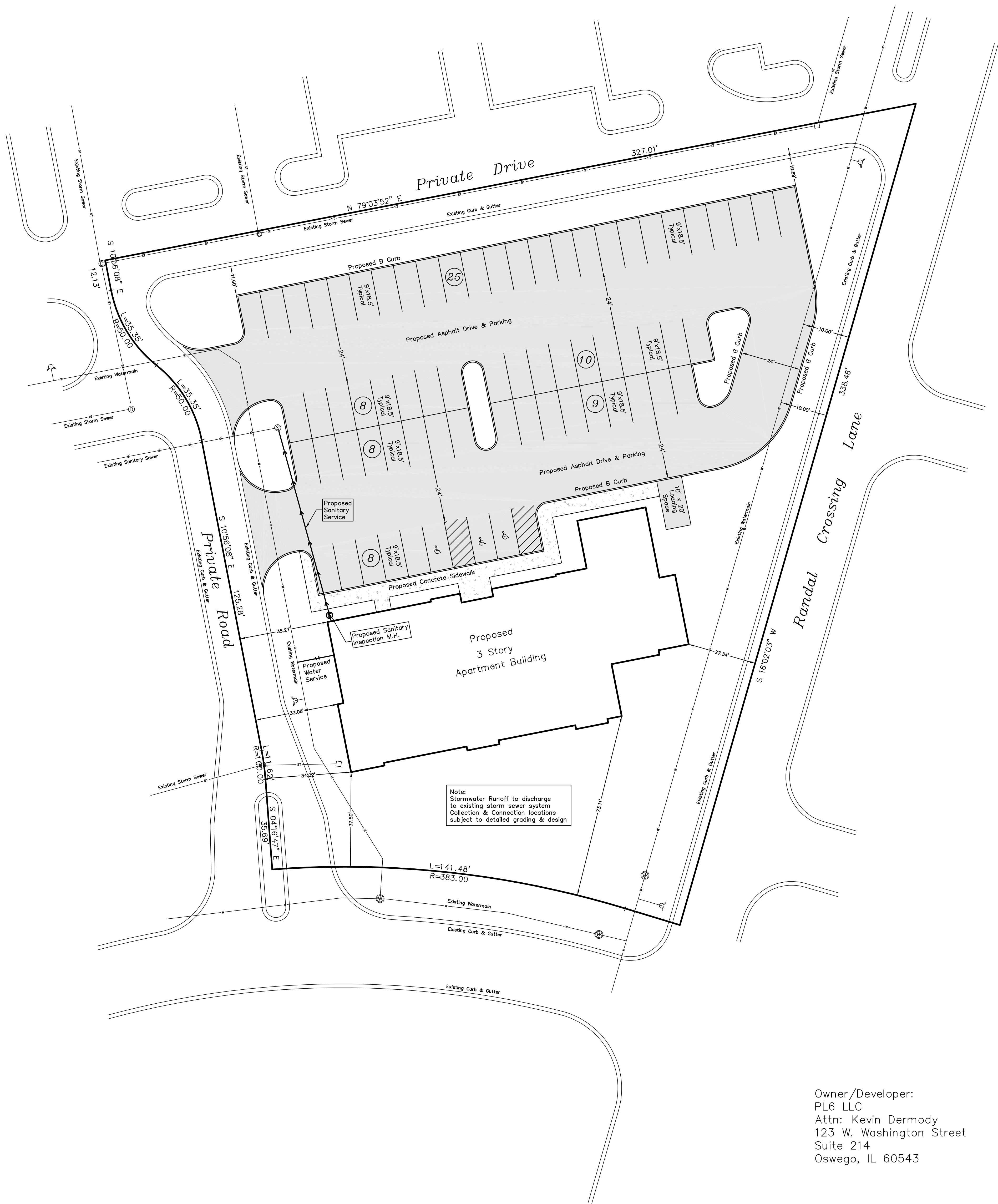
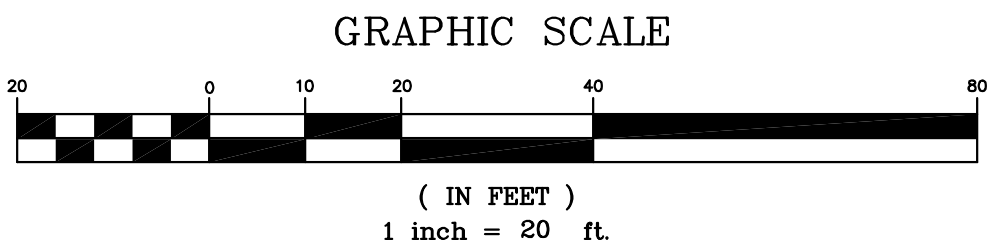


Exhibit A  
Conceptual/Preliminary Site Plan  
Randal Promenade II  
Lot 4 N.A. Lodging's Randal Crossing

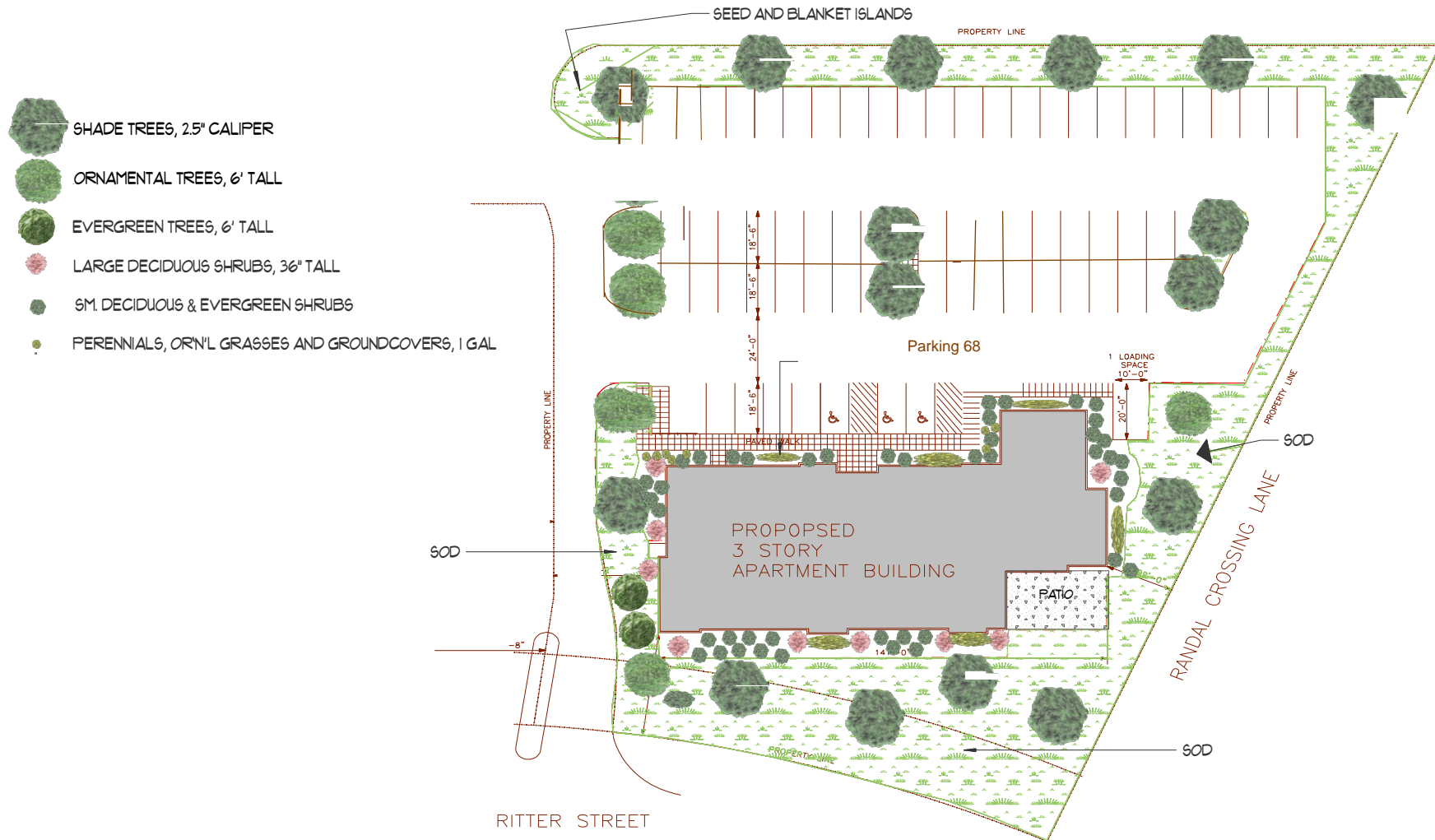


Owner/Developer:  
PL6 LLC  
Attn: Kevin Dermody  
123 W. Washington Street  
Suite 214  
Oswego, IL 60543

	12-13-23	Preparation	TR	RYNEAR & SON, INC. PROFESSIONAL DESIGN FIRM LICINSES # 184-004637
				PREPARED FOR: Mikols Construction
				PROJECT NO: 24-8323
				595 BUTTONWOOD CIR., NAPERVILLE, IL. 60540
				PH: (630) 355-9889 FAX: (630) 355-5362
NO.	DATE	DESCRIPTION	BY	

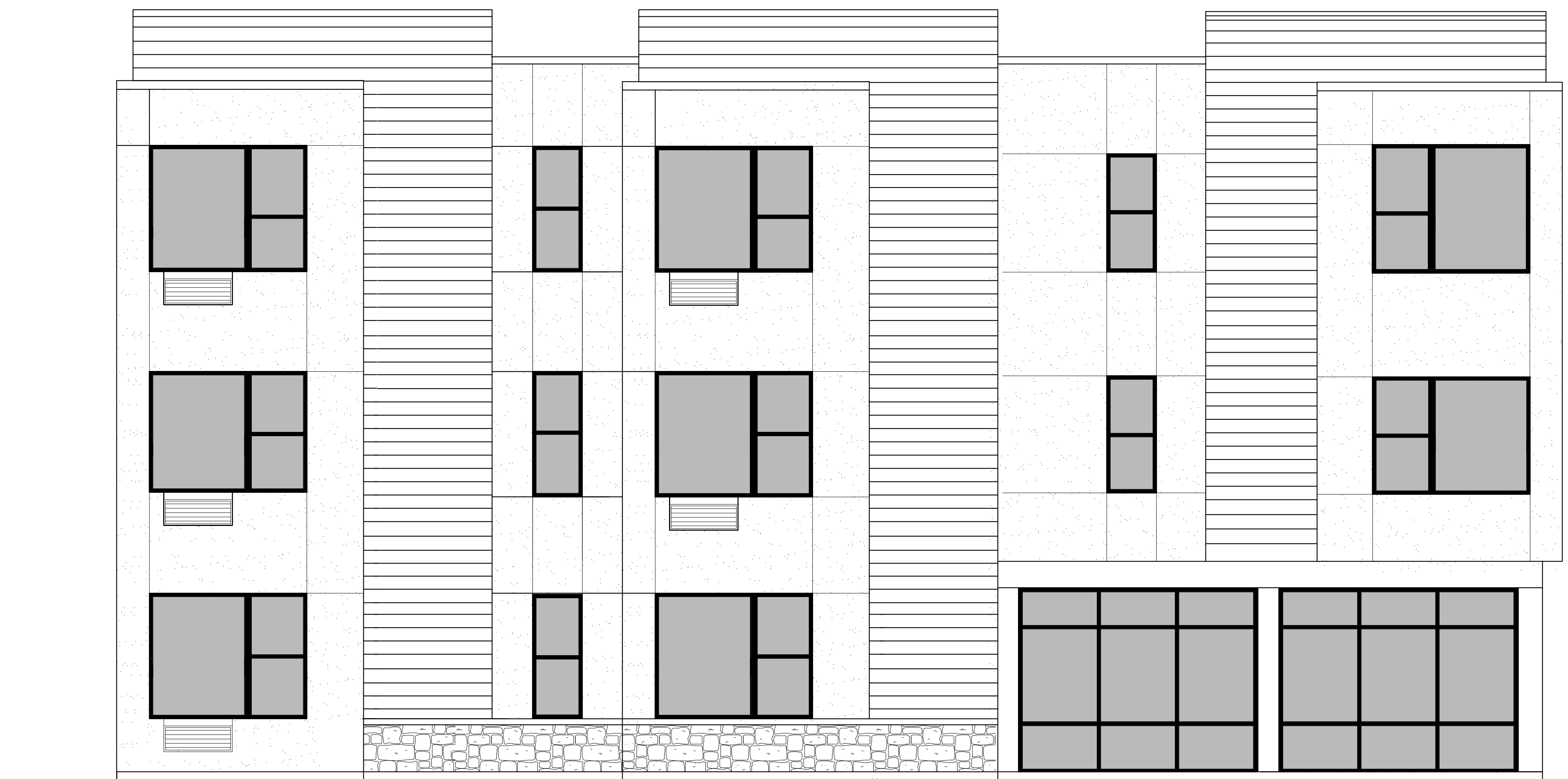
# RANDALL CROSSINGS

NORTH AURORA, IL





NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RANDALL PROMENADE II

NORTH AURORA, IL



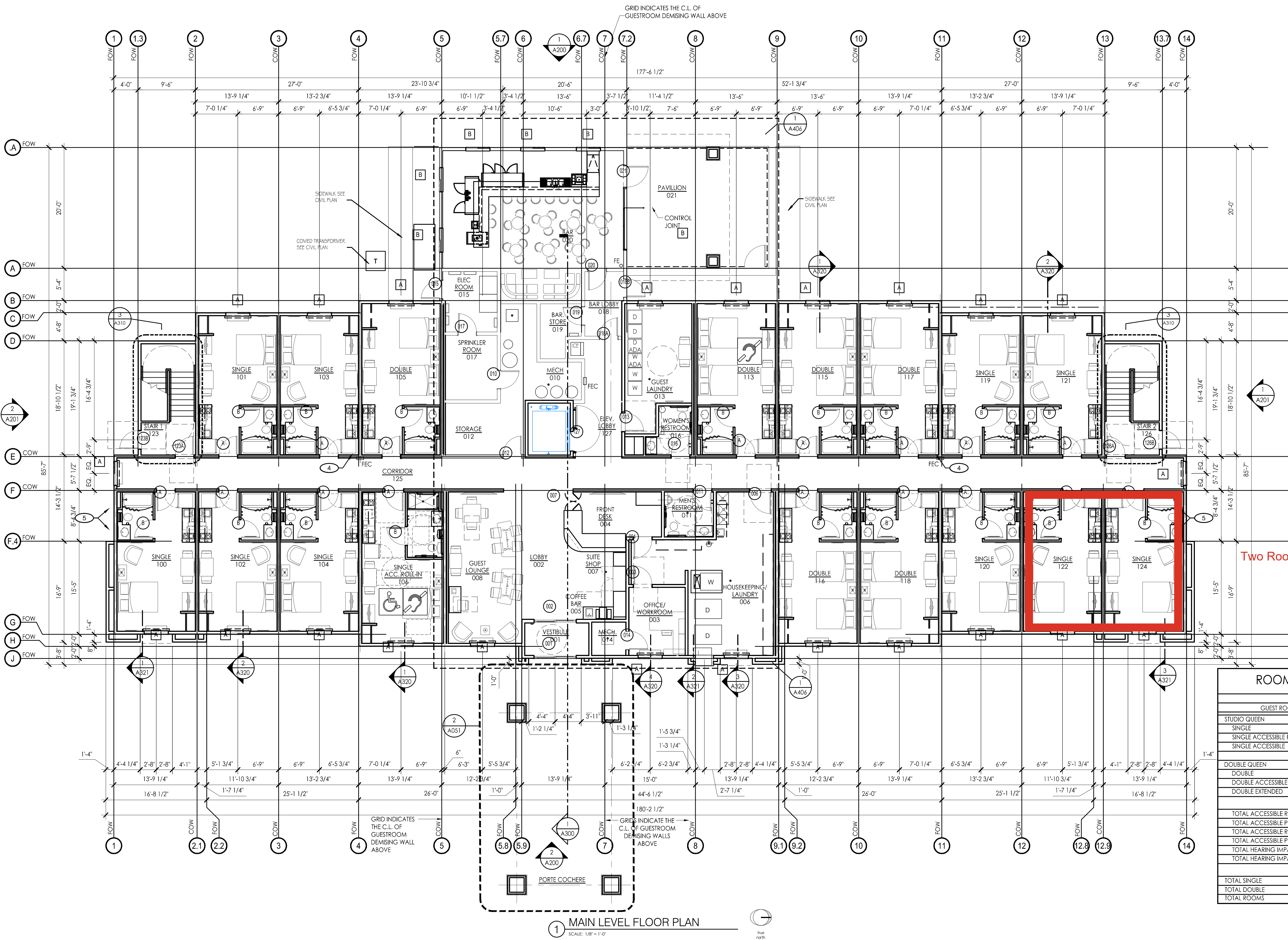
## PROPOSED GROUND FLOOR PLAN

### APARTMENT AREAS

STUDIO APARTMENT	472 SF
1BEDROOM APARTMENT	742 SF
1BEDROOM PLUS APARTMENT	790 SF

RANDALL PROMENADE II

NORTH AURORA, IL  
DECEMBER 19, 2024



- GENERAL NOTES

  - A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS
  - B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS
  - C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES
  - D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- KEYNOTES

  - 1 REFRIGERATOR. SEE SPECIFICATIONS
  - 2 FREEZER. SEE SPECIFICATIONS
  - 3 ARTWORK GROUP #10. MOUNT 62" A.F.F TO 6' OF ARTWORK. SEE MPHQA SPECIFICATIONS
  - 4 RECESSED FEC CABINET. SEE DETAIL 6/A600
  - 5 PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS

Two Rooms will be replaced by PT Exercise room

ROOM DISTRIBUTION MATRIX				
GUEST ROOMS	FLOOR LEVEL			TOTALS
	1	2	3	
STUDIO QUEEN				
SINGLE	10	10	10	30
SINGLE ACCESSIBLE ROLL-IN	1	0	0	1
SINGLE ACCESSIBLE	0	1	0	1
DOUBLE QUEEN				
DOUBLE	6	9	10	25
DOUBLE ACCESSIBLE	0	1	1	2
DOUBLE EXTENDED	0	2	2	4
TOTAL ACCESSIBLE REQUIRED (TUB)				
TOTAL ACCESSIBLE PROVIDED (TUB)	0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)				1
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)	1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED				7
TOTAL HEARING IMPAIRED PROVIDED	2	3	2	7
TOTAL SINGLE	11	11	10	32 (51%)
TOTAL DOUBLE	6	12	13	31 (49%)
TOTAL ROOMS	17	23	23	63

My Place Hotels of America, LLC maintains the copyright of the Prototype Plans, including the general elevation and interior layout design. Reproduction or Reuse of the material and design contained herein is prohibited without the written consent of My Place Hotels of America, LLC.

**My Place Extended Stay**  
1000 Kilbery Lane, North Aurora, Illinois

**studio21 architects**  
911 Rogers Street  
Downers Grove, IL 60515  
630.789.2513  
studio21architects.com

DATE: 10/13/17

REVISIONS	ISSUED FOR PERMIT	05/31/17
REVISIONS	FOR PORT COCHERE REV.	06/19/17
REVISIONS	REVISIONS PER My Place	09/01/17
REVISIONS	REVISIONS FOR PERMIT	10/12/17

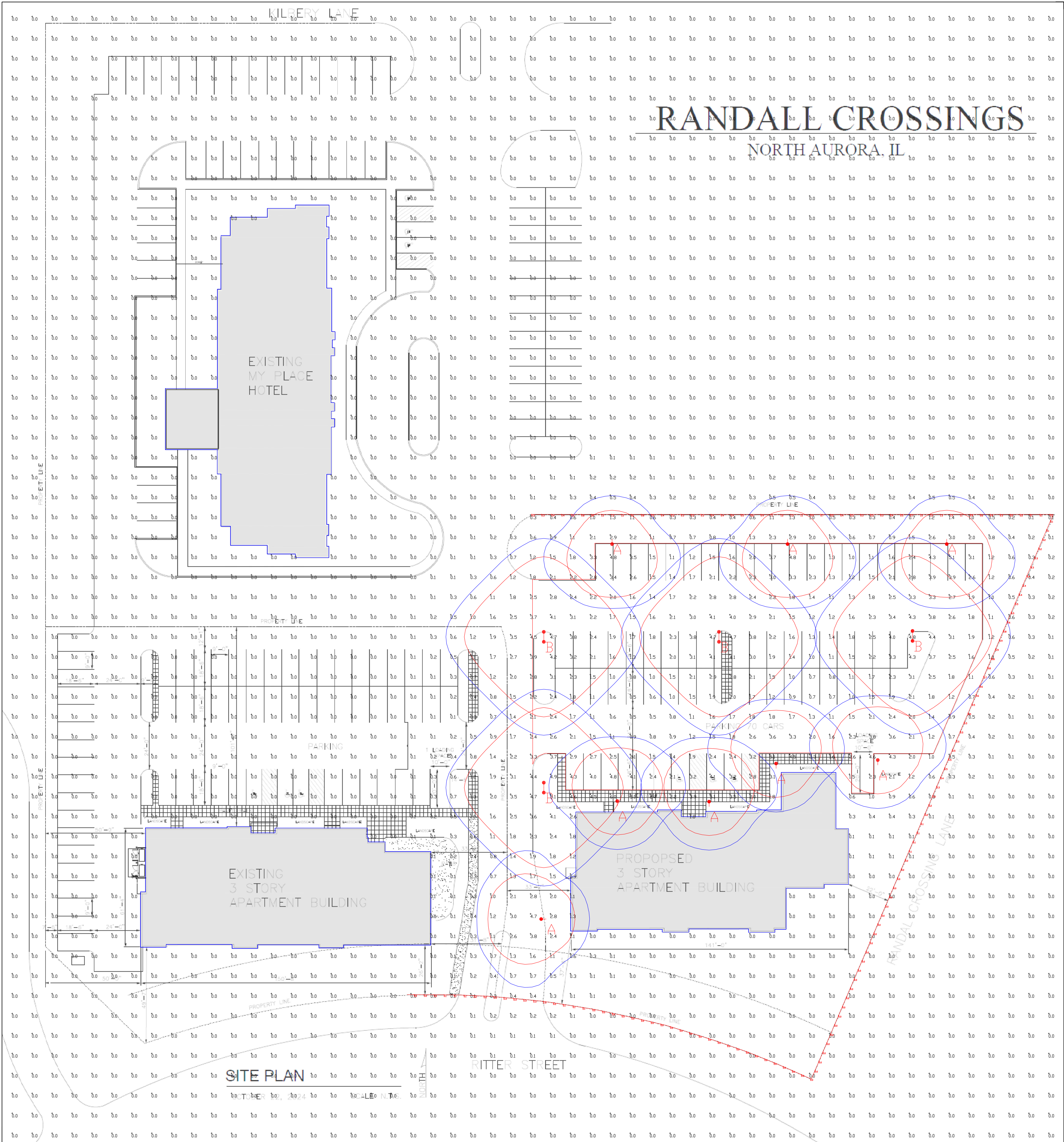
SHEET TITLE: MAIN LEVEL FLOOR PLAN

PROJECT #: 16221

SHEET: A101

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALCS AT GRADE	Illuminance	Fc	0.33	6.0	0.0	N.A.	N.A.	0
PROPERTY LINE	Illuminance	Fc	0.33	1.3	0.0	N.A.	N.A.	N.A.
PARKING LOT AREA	Illuminance	Fc	2.24	5.1	0.5	4.48	10.20	

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

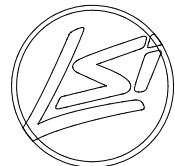
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

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

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	8	A	Single	XDLS-06L-3W-UNV-40K8-SINGLE	16' POLE + 2' BASE	1.000	0.900	6644	42
	4	B	D180*	XDLS-06L-5Q-UNV-40K8-D180	16' POLE + 2' BASE	1.000	0.900	13722	84

Note: For pricing, please contact  
ILLUMINATION TECHNOLOGY GROUP  
quotes@illuminationtg.com  
630-761-5010

Total Project Watts\_1  
Total Watts = 672



100% ALLOWED RES. CONSTRUCTION, ILLINOIS, USA  
(630) 761-5010 • FAX (630) 761-5010

LIGHTING PROPOSAL LO-161559

RANDALL CROSSINGS  
NORTH AURORA, IL

BY/CHK DATE: 05/24 REV. SHEET 1 OF 1

SCALE: 1"=30'

0' 30'

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## VILLAGE OF NORTH AURORA- STAFF REPORT

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**TO:** Plan Commission;  
CC: Steve Bosco, Village Administrator

**FROM:** Nathan Darga, Community Development Director; David Hansen, Planner

**SUBJECT:** Special Use for Planned Unit Development Amendment to the Randall Highlands PUD with code exceptions and Site Plan Approval for Lot 4

**AGENDA:** January 7, 2025 - Plan Commission Meeting

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### GENERAL INFORMATION

**Meeting Date:** January 7, 2025

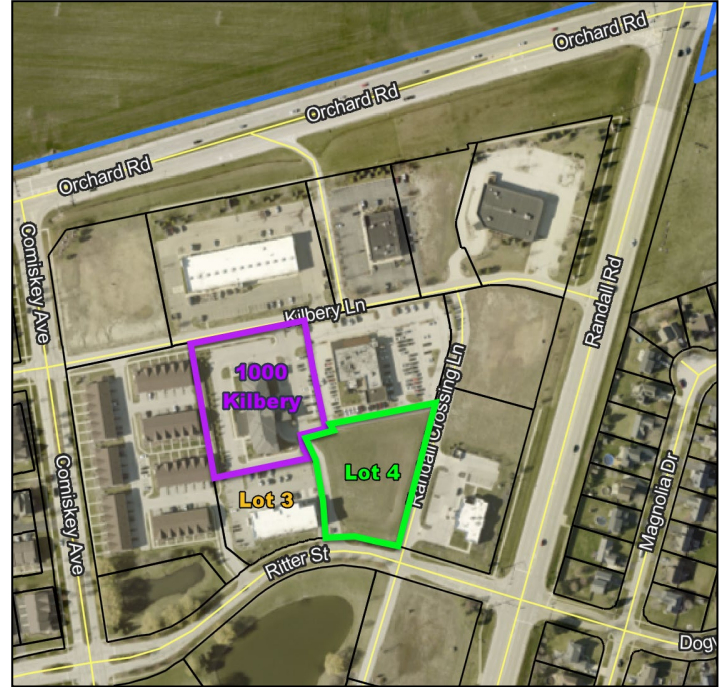
**Petition Number:** 24-17

**Petitioner:** Kevin Dermody / NA Lodging I LLC & PL6 LLC

**Location:** 1000 Kilbery Ln and directly east of 1105 Ritter Street known as N.A. Lodging's Randall Crossing Lot 4

**Requests:**

- 1) Special Use for a Planned Unit Development Amendment to Randall Highlands PUD with code exceptions
- 2) Site Plan Approval

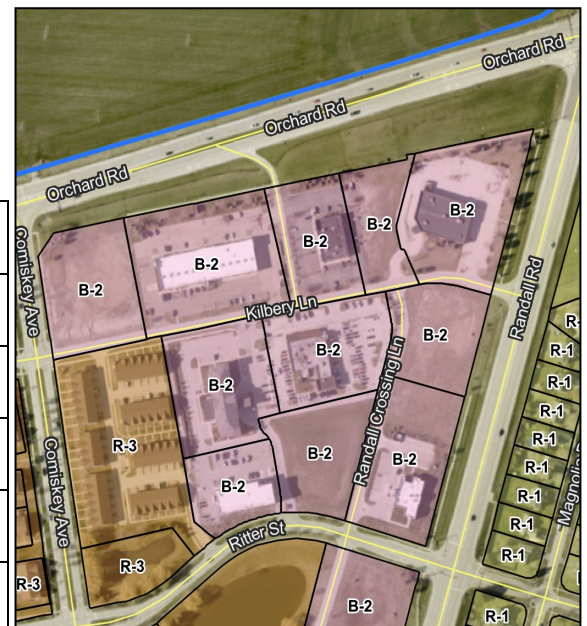


**Parcel Number(s):** 12-32-403-019 and 12-32-403-021

**Property Size:** 1.87 acres and 1.49 acres

**Comprehensive Plan Designation:** 'Regional Commercial'

	<i><b>ZONING DISTRICT</b></i>	<i><b>LAND USE</b></i>	<i><b>USER</b></i>
<b>SITE</b>	B-2, General Commercial District	Vacant Land	None
<b>NORTH</b>	B-2, General Commercial District	Restaurant	Turf Room
<b>SOUTH</b>	R-3 General Residence District	Detention Pond	None
<b>EAST</b>	B-2, General Commercial District	Dental Office	North Aurora Smiles
<b>WEST</b>	B-2, General Commercial District	Mixed Use / Hotel	Randall Crossings Promenade / Crema Coffee, MyPlace Hotel



## **PROPOSAL**

The Applicant is proposing to redevelop Lot 4 (1.49 acres) with a three story mixed use building with a ground floor commercial area and thirty (30) residential apartments. This building will be very similar and complement the existing Randall Crossings Promenade on Lot 3 (1105 Ritter St), which is located directly west of Lot 4.

The PUD amendment would also include converting the existing MyPlace Hotel at 1000 Kilbery Ln (Lot 2) to an independent living facility. There are no proposed site changes to Lot 2 as part of this petition. The current hotel operates with sixty-three (63) rooms and common area amenities. Upon conversion of the hotel, it is anticipated the independent living facility would operate with a maximum of sixty-one (61) residential units and refreshed/enhanced common areas. With the conversion to an independent living facility, the 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 will be a maximum of sixty-one (61) units and less than 1,000 square feet of gross floor area of office. As such, the Zoning Ordinance would require a total of sixty-three (63) parking spaces for the entire site. The Applicant will utilize the seventy (70) existing parking spaces, which will be more than is required by code.

Both uses, mixed use development and independent living facility, are special uses in the B-2 General Commercial District. Approval of the planned unit development amendment would include the special use approval for both uses and site plan approval for Lot 4.

## **BACKGROUND**

Ordinance No. 05-06-27-03, approved June 27, 2005, granted a special use as a multi-district mixed use PUD known as the Randall Highlands development. The development is comprised of a combination of commercial (B-2 General Commercial District), townhome (R-3 General Residence District) and single-family (R-1 Single Family Residence District) uses. For clarification purposes, 'Randall Highlands' refers to the single-family and townhome portion of the development and 'Randall Crossing' generally refers to the commercial areas. Throughout the years, there have been a few PUD amendments related to signage for the area.

In 2017, Ordinance No. 17-04-03-02, granted a PUD amendment for forty (40) townhomes known as Randall Crossing Townhomes on Lot 1 and a hotel known as MyPlace Hotel on Lot 2. In 2020, Ordinance 20-03-02-04, granted a PUD amendment for a single mixed-use building with multi-family and commercial uses known as Randall Crossings Promenade on Lot 3. The petitioner is proposing to build a very similar mixed-use product on Lot 4 known as Randall Crossings Promenade II.

The proposed building would be located on Lot 4, directly east of Lot 3 and north of Ritter Street. The proposed mixed use plan includes the following:

- Thirty (30) residential units consisting of studio (472 square feet), one-bedroom (742 square feet), and one-bedroom plus apartments (790 square feet).
- One ground floor commercial space totaling 2,000 square feet. The plan also includes patio space along the southern part of the commercial flex space, which the developer plans to attract a restaurant or other user.

- Sixty-eight (68) parking spaces are provided. Per the parking requirements of the Zoning Ordinance, the site would require a total of sixty-six (66) parking spaces.
- A 10' x 20' loading space for residential tenants, commercial deliveries and garage pick up.

### **COMPREHENSIVE PLAN**

The 2023 Comprehensive Plan recommends 'Regional Commercial' designation for the subject properties. The subject property is located in the Comprehensive Plan's Commercial and Industrial Plan, which states this site benefits from high traffic volumes on Randall Road and Orchard Road. As a result, it has the potential to host both regional and local commercial uses.

Staff notes that a subarea plan for the Randall Highlands area was not conducted as part of the Comprehensive Plan. However, the West Gateway Subarea Plan, which is located one half mile to the west of Randall Highlands, was included in the Comprehensive Plan. Staff believes that an integral element of the West Gateway Subarea Plan could also be applied to the Randall Highlands development: *higher density residential uses should separate active commercial areas from the Village's quiet single-family neighborhoods and provide dense population to support planned commercial uses.*

### **REQUESTED ACTIONS**

#### ***Special Use –Planned Unit Development Amendment with code exceptions***

The original PUD was created as a special use that requires any amendment to the PUD be conducted through the special use process. According to the Randall Highlands Annexation Agreement, any change to the development of the property for which a public hearing is required shall be considered a 'major change' to the development. Major changes must be approved by the Village Board after such hearing and recommendation by the Plan Commission. The PUD Ordinance (No. 05-06-27-03) is part of the Annexation Agreement; therefore, change of use and exceptions to the PUD are considered an amendment to the Annexation Agreement.

The petitioner has submitted the required plans regarding site plan, building elevations, photometrics, and landscaping. Staff conducted a zoning analysis of the proposed development and found the following items to be inconsistent with the PUD requirements and Zoning Ordinance, thus initiating a major change to the PUD.

#### **Landscaping – Exceptions**

The following exceptions are being requested for landscaping on the site and would be exempt from Zoning Ordinance standards.

- Section 17.14.5.B (On-Lot Landscaping). The number of trees required by this standard would not be feasible for this development because there is not enough room to plant the amount trees required.
- Section 17.14.9.A of the Zoning Ordinance recommends that one parking lot island be provided between every ten (10) parking spaces within the interior parking lot. The petitioner is requesting to allow no parking lot islands in the parking row along the northern property line. The proposed site plan parking lot island spacing is consistent with the surrounding Randall Crossing development parking lot design for adjacent Lot 3 and the hotel property.

### Building Height - Exception

The PUD establishes a maximum building height of thirty-five (35) feet, which corresponds with the maximum building height of thirty-five (35) feet (and no more than three stories) required of the underlying B-2 General Commercial District. The proposed three-story building will maintain a height of forty-one (41) feet; therefore, an exception is needed for the additional six (6) feet of height.

According to the Business District Design Guidelines, *roof lines should either be varied with a change in height or with the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature.* Lastly, staff notes that the elevator shaft will be incorporated in the final building design and is anticipated not to exceed the forty-one (41) foot building height. However, staff would like to add language to the special use ordinance that allows the elevator shaft to be treated as a permitted encroachment into the overall building height in the event that it exceeds the forty-one (41) foot building height.

### Building Setbacks – Remove Step Back Setbacks from PUD

The table below depicts the required yard setbacks for the proposed building as required of the B-2 General Commercial District. The PUD includes an additional setback (“Step Back Setback”) that requires one (1) additional foot of setback for each foot of building height over twenty-five (25) feet. The proposed building meets the current Zoning Ordinance for setbacks. The applicant is proposing to eliminate the “Step Back Setback” for this PUD.

<b>Yard Setback</b>	<b>Yard Location</b>	<b>B-2 District Standard</b>	<b>Proposed</b>
Front	South	35’	<b>37.50</b>
Rear	North	20’	<b>100+</b>
Interior Side	East	10’	<b>27.34</b>
Interior Side	West	20’	<b>34.02</b>

### Parking Spaces

The mixed-use building would require parking for retail/office space and residential apartments. The retail/office space use requires three (3) parking spaces per 1,000 square feet of gross floor area. The residential component requires two (2) parking spaces per dwelling unit. According to the petitioner, the retail space is 2,000 square feet and there will be thirty (30) dwelling units on the premises. As such, the Zoning Ordinance would require six (6) parking spaces for the retail/office use and sixty (60) parking spaces for the residential units for a total of sixty-six (66) parking spaces for the entire site. Sixty-eight (68) parking spaces are provided.

### Site Access

The site will have site access off of Ritter Street. This access point is currently shared with Lot 1 (MyPlace Hotel) and Lot 3 (Randall Promenade building). There are no new access points being proposed as part of the development.

### Modify Easement

Lastly, the proposed building location conflicts with the blanket easement that was placed on Lot 4. Staff notes the blanket easement placed on Lot 4 is atypical. As a condition of approval, the petitioner will be required to resolve the issue of the building’s location in the easement prior to the issuance of a building permit.

Overall, the building elevations for Lot 4 will be very similar and complement the existing Randall Crossings Promenade on Lot 3 (1105 Ritter St - directly west of Lot 4). This will provide a well-balanced, unified style throughout Randall Highlands PUD.

### **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. Lot 4 is currently vacant thus site plan approval is needed for this site.

Standards for Site Plan Review. The scope of site plan review includes the location of principal and accessory structures, infrastructure, open space, landscaping, topography, grading plan, building elevations, exterior lighting, traffic movement and flow, number of parking spaces, design of parking lots, and location of landscaping and screening. In reviewing site plans, the relationship of the site plan to adopted land use policies, and the goals and objectives of the Comprehensive Plan shall be evaluated. In addition, the following characteristics shall also be considered:

1. The arrangement of the structures and buildings on the site to:
  - a. Allow for the effective use of the proposed development.
  - b. Allow for the efficient use of the land.
  - c. Ensure compatibility with development on adjacent property.
  - d. Respond to off-site utility and service conditions and minimize potential impacts on existing or planned municipal services, utilities, and infrastructure.
  - e. Protect the public health, safety, convenience, comfort, and general welfare.
  - f. Conform to the requirements of this Ordinance and other applicable regulations.
2. The arrangement of open space or natural features on the site to:
  - a. Create a desirable and functional environment for patrons, pedestrians, and occupants.
  - b. Preserve unique natural resources where possible, such as, but not limited to forested areas and, hydrological features.
  - c. Provide adequate measures to preserve existing healthy, mature trees wherever practically feasible.
  - d. Provide adequate measures to preserve identified natural resources on adjacent sites.
  - e. Design drainage facilities to promote the use and preservation of natural watercourses, patterns of drainage and compliance with existing stormwater control and erosion protection facilities or requirements.
  - f. Avoid unnecessary or unreasonable alterations to existing topography.
3. The organization of circulation systems to:
  - a. Provide adequate and safe access to the site.
  - b. Minimize potentially dangerous traffic movements.
  - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
  - d. Minimize curb cuts.

4. The design of off-street parking lots or garages to:
  - a. Minimize adverse impacts on adjacent properties.
  - b. Promote logical and safe parking and internal circulation.
5. In accordance with Section 14.2 (Landscape Plan) the design of landscape improvements and related features to:
  - a. Create a logical transition to adjoining lots and developments.
  - b. Screen incompatible, negative, or unsightly uses.
  - c. Minimize the visual impact of the development on adjacent sites and roadways.
  - d. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site.
  - e. Promote and enhance the appearance and image of the Village.
6. Site illumination that is designed, located, and installed in a manner that will minimize adverse impacts on adjacent properties.
7. Conformance of the proposed development with the goals and policies of the Comprehensive Plan and all Village codes and regulations.

#### **FINDINGS & RECOMMENDATION**

The Community Development Department finds the information presented **meets** the Standards for Special Use as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance and Randall Highlands PUD. The proposed site plan meets site plan review standards of the North Aurora Zoning Ordinance and Randall Highlands PUD. Based on the above considerations, staff recommends the Plan Commission make the following motion recommending **approval** of Petition #24-17, subject to the following conditions:

1. The petitioner shall resolve the issue of the building's location in the easement prior to the issuance of a building permit.
2. Wall signage for the commercial space shall be permitted on the north, east and south facades.
3. Lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community Development Director.
4. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
5. All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.
6. Ensure ADA parking requirements are met for the independent living facility.



# VILLAGE OF **NORTH** **AURORA**

## VILLAGE OF NORTH AURORA KANE COUNTY, ILLINOIS

Ordinance No. \_\_\_\_\_

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**AN ORDINANCE APPROVING AN AMENDMENT TO THE SPECIAL USE MULTI-DISTRICT MIXED USE PLANNED UNIT DEVELOPMENT FOR THE RANDALL HIGHLANDS DEVELOPMENT AFFECTING LOT 2 AND LOT 4 OF THE RANDALL CROSSING COMMERCIAL DEVELOPMENT, IN THE VILLAGE OF NORTH AURORA**

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Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_\_ day of \_\_\_\_\_, 2025

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2025  
by \_\_\_\_\_.

Signed \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE SPECIAL USE MULTI-DISTRICT MIXED USE PLANNED UNIT DEVELOPMENT FOR THE RANDALL HIGHLANDS DEVELOPMENT AFFECTING LOT 2 AND LOT 4 OF THE RANDALL CROSSING COMMERCIAL DEVELOPMENT, IN THE VILLAGE OF NORTH AURORA**

**WHEREAS**, an Ordinance No. 05-06-27-03 being an Ordinance Granting a Special Use as a Multi-District Mixed Use PUD for Randall Highlands Development was approved on June 27, 2005, for the Randall Highlands Development, including the Randall Crossing Commercial portion of that development (hereinafter the “PUD Ordinance”); and,

**WHEREAS**, the PUD Ordinance was amended by Ordinance No. 17-04-03-02 being an Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development Affecting Only a Portion of the Randall Crossing Commercial Development on April 3, 2017, creating the N.A. Lodgings Randall Crossing Development of the Randall Crossing Commercial Development (hereinafter the “NA Lodgings PUD”), which created property and approved a hotel on lot 2; and,

**WHEREAS**, the PUD Ordinance was amended by Ordinance No. 20-03-02-04 being an Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development Affecting Only lot 3 of the Randall Crossing Commercial Development on March 2, 2020, which allowed for a mixed use building on lot 3; and,

**WHEREAS**, a petition for a further amendment to the Planned Unit Development has been filed with the Village of North Aurora, an Illinois municipal corporation (“Village”) by NA Lodging I LLC & PL6 LLC (“Developer”) as described in the application package attached as Exhibit B; and,

**WHEREAS**, the amendment includes lot 2 and 4 which are legally described and attached hereto and incorporated herein as Exhibit A (“Subject Property”); and,

**WHEREAS**, the Subject Property is currently zoned B-2, General Business District; and,

**WHEREAS**, the Developer has further applied for Site Plan approval for lot 4 of the Subject Property as shown in the plans attached hereto and incorporated herein as Exhibit C; and,

**WHEREAS**, the North Aurora Plan Commission (“Plan Commission”) held a public hearing on January 7, 2025 on the Petition for the Amendment 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 SUBJECT PROPERTY**

The amendment to the PUD ordinance shall be and hereby is granted to allow the conversion of the hotel on lot 2 to an independent senior living facility. Additionally, lot 4 shall be permitted to be developed with a mixed-use building according to the plans attached in Exhibit C. Such uses are in addition to those uses currently allowed in the B-2, General Business District and those uses previously approved in the PUD Ordinance which shall remain as approved uses on the subject property.

## **SECTION 2: DEVELOPMENT OF THE SUBJECT PROPERTY**

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

### **A. ZONING AND LAND USE REQUIREMENTS**

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

- a) The petitioner shall resolve the issue of the building's location in the easement prior to the issuance of a building permit.
- b) Wall signage for the commercial space shall be permitted on the north, east and south facades.
- c) Lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community Development Director.
- d) All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
- e) All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.
- f) Ensure ADA parking requirements are met for the independent living facility.

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

- a) Grant an exception allowing a maximum building height of forty-one (41) feet. Additionally, elevator shafts and equipment are hereby considered a permitted encroachment into the maximum height.
- b) Grant an exception to the requirement that one parking lot island be provided between every ten (10) parking spaces within the interior parking lot. The petitioner is requesting to allow no parking lot islands in the parking row along the northern property line. The proposed parking lot island spacing is consistent with the surrounding Randall Crossing development parking lot design for adjacent Lot 3 and the hotel property.
- c) Grant an exception to section 17.14.5.B for the total amount of on lot landscaping.
- d) Remove the “Step Back Setback” previously approved in the PUD. This has not been used in the balance of the site.

**B. SITE PLAN, ENGINEERING PLANS, PLAT OF EASEMENT, ELEVATIONS, AND LANDSCAPE PLANS**

The Site Plan, Engineering Plans, Landscape Plan, and other supporting and explanatory development documents for the Subject Property are attached hereto as Exhibit C 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 easement 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 \_\_\_\_\_, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, 2025, 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 \_\_\_\_\_ 2025, A.D.

\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessica Watkins, Village Clerk

**Exhibit A**

PIN: 12-32-403-019

LOT 2 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

PIN: 12-32-403-021

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

**Exhibit B**

Application Package

DRAFT

**Exhibit C**

Development Plans for Subject Property

DRAFT

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
JANUARY 7, 2025**

**CALL TO ORDER**

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

**ROLL CALL**

**In attendance:** Commissioners, Anna Tuohy, Alex Negro, Scott Branson, Richard Newell, and Doug Botkin.

**Not in attendance:** Commissioner Aaron Anderson, Tom Lenkart, and Mark Bozik.

**Staff in attendance:** Community Development Director Nathan Darga, Planner David Hansen and Building Permit Tech Morgan Pinardi.

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated December 3, 2024.

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

**PUBLIC HEARING**

1. **Petition #24-17 (1000 Kilbery Ln and N.A. Lodging's Randall Crossing Lot 4):** The petitioner, Kevin Dermody, requests the following actions in the Randall Highlands Planned Unit Development:
  - a. Special Use – Planned Unit Development Amendment
  - b. Site Plan Approval (Lot 4)

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

Planner David Hansen introduced Petition #24-17 (1000 Kilbery Ln and N.A. Lodging's Randall Crossing Lot 4). The request for the petition includes a Special Use for a Planned Unit Development (PUD) Amendment to Randall Highlands PUD with code exceptions and Site Plan Approval for Lot 4. The comprehensive plan designation for this area is regional commercial. The petition includes 1000 Kilbery Ln (MyPlace Hotel) and east of 1105 Ritter St known as Lot 4. Hansen said there are two parts to the PUD amendment petition. First is to convert the MyPlace Hotel into an independent living facility and the second is to build a mixed use building on Lot 4 that would be very similar to the mixed use building on Lot 3. The Applicant is proposing to redevelop Lot 4 (1.49 acres) with a three story mixed use building with a ground floor commercial area and thirty-four (34) residential apartments.

Hansen said regarding the MyPlace Hotel, there are no proposed site changes to Lot 2 as part of this petition only the use of the property. The current hotel operates with sixty-three (63) rooms and common area amenities. Upon conversion of the hotel, it is anticipated the independent living facility would operate with a maximum of sixty-one (61) residential units and refreshed/enhanced common areas. The Zoning Ordinance would require a total of sixty-three (63) parking spaces for the entire site. The Applicant will

utilize the seventy (70) existing parking spaces, which will be more than is required by code. Hansen showed a site plan of the area for Lot 2, 3 and 4.

Hansen said Lot 4's part of the petition includes code exceptions to the PUD and site plan approval. Hansen shared in 2005; a multi-district mixed use PUD known as the Randall Highlands development was approved. This included areas for commercial, townhomes and single-family. Randall Highlands refers to the single-family and townhome portion of the development and Randall Crossing generally refers to the commercial areas. In 2017, a PUD amendment for forty (40) townhomes known as Randall Crossing Townhomes on Lot 1 and a hotel known as MyPlace Hotel on Lot 2 was approved. In 2020, a PUD amendment for a single mixed-use building with multi-family and commercial uses known as Randall Crossings Promenade on Lot 3 was approved.

Hansen said the proposed mixed-use building would include thirty-four (34) residential units consisting of studio, one-bedroom and one-bedroom plus apartments along with a ground floor commercial space totaling 2,000 square feet as well as a patio area. Hansen said sixty-eight (68) parking spaces are provided. Per the parking requirements of the Zoning Ordinance, the site would require a total of sixty-seven (74) parking spaces. In regard to the Comprehensive Plan this area is designated regional commercial, which has the potential to host both regional and local commercial uses. Hansen shared that a subarea plan for the Randall Highlands area was not conducted as part of the Comprehensive Plan. However, staff believes that an integral element of the West Gateway Subarea Plan could also be applied to the Randall Highlands development: *higher density residential uses should separate active commercial areas from the Village's quiet single-family neighborhoods and provide dense population to support planned commercial uses.*

Hansen said the requested actions for the PUD amendment include code exceptions for Lot 4. The exceptions are regarding parking spaces, landscaping requirements, building height and removing a step back setback provision in the PUD. Hansen shared sixty-eight (68) parking spaces are provided and per the parking requirements of the Zoning Ordinance, the site would require a total of sixty-seven (74) parking spaces so the plan would be under parked by six spaces. Hansen shared that there are also two landscaping exceptions regarding on-lot landscaping requirement for number of trees and to allow greater than 10 parking spaces in a row without a parking island. The petitioner is requesting to allow no parking lot islands in the parking row along the northern property line. Hansen said the proposed site plan parking lot island spacing is consistent with the surrounding Randall Crossing development parking lot design for adjacent Lot 3 and the hotel property.

Hansen stated the building height is another exception. The PUD establishes a maximum building height of thirty-five (35) feet, which corresponds with the maximum building height of thirty-five (35) feet (and no more than three stories) required of the underlying B-2 General Commercial District. The proposed three-story building will maintain a height of forty-one (41) feet; therefore, an exception is needed for the additional four (6) feet of height. Hansen concluded the exceptions with the applicant proposing to eliminate the "Step Back Setback" for this PUD. The PUD includes an additional setback ("Step Back Setback") that requires one (1) additional foot of setback for each foot of building height over twenty-five (25) feet. Hansen mentioned the current setbacks meet the zoning ordinance, which was changed seven years after this PUD was adopted.

Hansen added the site will have site access off of Ritter Street. This access point is currently shared with Lot 1 (MyPlace Hotel) and Lot 3 (Randall Promenade building). There are no new access points being proposed as part of the development. Lot 4 is currently vacant thus site plan approval is needed for this site.

Hansen said the Community Development Department recommends approval of the petition subject to the five conditions. The petition meets the standards for special use and site plan review for both the Randall Highlands PUD and North Aurora Zoning Ordinance. Conditions include: the petitioner shall resolve the

issue of the building's location in the easement prior to the issuance of a building permit, wall signage for the commercial space shall be permitted on the north, east and south facades, and lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community Development Director. The other two conditions are regarding the dumpster enclosures and mechanical equipment follow the Zoning Ordinance standards.

Community Development Director Nathan Darga shared there are many annexation and PUD amendments over the past 20 years. Darga said the site plan for Lot 4 tries to mirror the building on Lot 3 so it lines up with the roadway and elevation. The existing Lot 3 building has Crema Coffee and all the apartment units are leased out. The hotel is not performing as originally expected. Chairman Brackett confirmed that some standards in the PUD don't meet the current Zoning Ordinance standards. Darga said the step back setback is a provision in the PUD and is not in the Zoning Ordinance present day and not being enforced anywhere else in the Village. Chairman Brackett asked if all three sites are owned by the same entity.

Jennifer Slown said she is the property manager for Randall Crossing Townhomes and Promenade and has a close relation to the property owner of the MyPlace Hotel. Slown said all three properties are owned by the same group but have different entity names. Kevin Dermody is the lead project developer. Randy Mueller is the builder and her comanager is Scott Slown, which are both in attendance. Slown shared she was with the group when the other mixed use building was built in 2021.

Commissioner Botkin asked what the occupancy levels and current demographics of the existing mixed use building are. Slown shared Randall Promenade on Lot 3 is only studios and one bedrooms that attracts recent graduates, downsized retirees and business professionals. The building is very quiet and currently 100% occupied. 25% of the tenants are original tenants and turnover, year over year, is low. The current building has luxury packages, cameras on site and remote access via phone. Crema Coffee came in last year and has made the site even more desirable.

Commissioner Newell asked about the parking in this area with the three properties and Turf Room. Slown said the current apartment building shares the lot with the MyPlace Hotel, but in the evening the apartment lot has approximately 10 to 12 spaces available of the 64 spaces. Slown said the total number of apartments for the project has been changed to 30 apartments instead of the 34 originally proposed to meet the parking space requirement. Slown said the independent living facility will be overparked while the mixed use building will meet the Zoning Ordinance requirement. Slown said most tenants for the current apartment building only have one vehicle.

Commissioner Newell asked if there are kitchenettes in the hotel rooms currently. Slown said yes, they have cooktop ranges with a few burners, microwave, dishwasher, fridge and cabinets in each unit. Slown shared the units may be remodeled, but there are no plans to knock down walls to increase the size except for to combine two units for a fitness area.

Commissioner Branson asked about rent costs for the independent living facility. Slown said the idea is to have the rents be about \$2,000 and have some wellness classes, a physical therapist room and other amenities for residents. Slown said the apartment rents for Lot 4 will be similar to Lot 3, which studios lease for \$1,500 with a water view and one bedrooms lease for \$1,800. The proposed building will have a third room option that would be a one bedroom with a den. Commissioner Branson asked how large the independent living facility room sizes will be. Slown said about 400 square feet. Slown said current studios in Lot 3 have room sizes of about 450, but they have a full kitchen while the hotel rooms have a smaller kitchen area. Commissioner Branson asked about the dumpster area of the MyPlace Hotel. Slown said the screening will match the existing building and meet code. Commissioner Branson asked about the police presence for this area over the last few years. Slown said there has been one call for the apartments over the last two years, which was a domestic. Slown added the change in use for the Hotel will reduce the

number of transients and vehicle traffic coming through the site. Slown said the change in use should help any hotel nuisance calls decrease, and the tenants will be residents of the community. Slown said the only exterior changes will be to remove the existing signage and make the new sign more elegant. Slown said the new mixed use building will match the existing building of Lot 3. Commissioner Branson asked how many parents and children live in these apartments. Slown said only 2 units have children with one child each.

Chairman Brackett asked about the commercial component of the new building such as size and layout. Slown said the northeast corner of the building will be the commercial area, which will be 2,000 square feet and can be built out as office space, restaurant, or other such uses. Slown said Crema may be interested with a new food item idea use once the building is built. Chairman Brackett asked what is on the ground floor of the existing building. Slown said there is Crema Coffee, six residential units and mixed use office space (mental health therapist, councilor and logistic company). The proposed building will be one space with more residential on the main floor.

Commissioner Negro asked if there are any age restrictions for the apartment units. Slown said there is not, and ages range from new graduates to retirees in their 70s along with married couples. Darga said the hotel use will be age restricted for 55 and over while the apartment units will not be age restricted. Darga said it will be independent living where there may be vendors on site, but there is no nursing, medical or cafeteria on site. Darga added there will be individual units and community areas for potential programming and events. Slown said there will be a concierge staff attendant there 24/7 to help answer questions but will not be providing any medical services. Commissioner Negro asked about shared parking on other properties. Darga said the Village does not have a concern since its all owned by the same group, but if the properties are sold off then some parking agreement may be necessary in the future.

Chairman Brackett asked if the commercial space in the existing building has had any parking challenges and if there has been any discussion with Turf Room to alleviate their spaces overflowing onto these lots. Slown said there has been no parking issues and Crema has three dedicated parking spaces. Slown said Kevin Dermody has reached out to the owner of Turf Room a few times but has not received a response back. Darga said Turf Room is overparked per code, but the restaurant is very successful. There is more vacant land around this area so if it becomes an issue then more parking could be built. Darga said the owner of Turf Room knows about the project and has not voiced an opinion on the matter. Scott Slown said Promenade I is overparked already and Promenade II is anticipated to be overparked as well so we may look into working with Turf Room to have them use some of our spaces so there is a more formalized relationship regarding parking.

Commissioner Tuohy asked about the independent living facility use and how the security will work. Slown said there will be a key fob to get in and the doors would auto lock. Commissioner Tuohy said the rooms are approximately 350 square feet and are tiny. Slown said it is a little smaller than a studio apartment and there is a smaller sized full fridge you would see in a hotel kitchenette. Commissioner Tuohy asked about storage closets and garbage. Scott Slown said there are closets in the unit, but the idea would have storage on each floor or work with self-storage companies in the area. Scott Slown added garbage will be collected twice a week via a cleaning service, which will also clean the unit. Slown said the pricing packages will provide different options and services. There will be programs ran out of the community room on a daily basis. Darga said the units are market rate, which will help determine if the units are listed for too much. Commissioner Tuohy said she was concerned with the design, room sizes, and limited storage. Slown said the kitchen space should meet the daily needs of a tenant. Chairman Brackett said the building is currently a hotel, that is not doing well, and the zoning aspect is all we can review and provide feedback for at this time. Chairman Brackett said he understands the concern on size and pricing, but that is what the market will decide. Scott Slown added there is an idea we could look into of losing a unit per floor and make it a small storage area for each unit.

Commissioner Newell asked if the petitioner has experience with 55 and older communities. Scott Slown added they do have experience, however the independent living facility would be run under a different group.

Chairman Brackett said there were no questions and comments from the audience.

Chairman Brackett closed the public hearing.

## **NEW BUSINESS**

1. **Petition #24-17 (1000 Kilbery Ln and N.A. Lodging's Randall Crossing Lot 4):** The petitioner, Kevin Dermody, requests the following actions in the Randall Highlands Planned Unit Development:
  - a. Special Use – Planned Unit Development Amendment
  - b. Site Plan Approval (Lot 4)

Commissioner Botkin asked about the building height exception. Darga added the building height is proposed at 41 feet while the PUD and Zoning Ordinance allows up to 35 feet in height. There will be a six (6) foot difference in height to help match the elevations of the existing building on Lot 3. Commissioner Tuohy asked if the number of ADA parking spaces are met for the independent living facility. Darga said it meets the parking code, but with 55 and older they may need to have more ADA spaces due to the demographics. Slown said there will be open parking for tenants but can make necessary accommodations should a situation warrant it.

Motion for approval of Petition #24-17, as presented by staff with an added condition regarding reviewing the ADA handicap parking spaces, was made by Commissioner Newell and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Negro – Yes, Branson – Yes, Newell – Yes, Botkin – Yes, Brackett – Yes. **Motion approved.**

**OLD BUSINESS** – None

## **PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

Darga shared Planner David Hansen will be leaving the Village for a planner role in the United City of Yorkville, and this is his last Plan Commission meeting. Darga added Building Permit Tech Morgan Pinardi will be the new planner. Chairman Brackett and the Plan Commission thanked Hansen for his service and congratulated Pinardi on her promotion to Planner.

Darga shared Crave has closed after being open for only a few months. Darga said on the opposite end of the spectrum, Slick City is packed and doing really well since it opened. Darga added Shodeen had a concept plan review at the Village Board for their apartment complex with commercial frontage along Randall Rd. Some topics of concern from the Board were regarding the four story mixed use building and that the site didn't meet parking code requirements for the apartments. Darga said Shodeen is anticipated to come to the Plan Commission meeting in the next few months with their concept. Commissioner Botkin asked about an update for Gas N Wash. Darga said the concept was approved at the Village Board last month. Commissioner Negro asked about the Scooters concept on Route 31. Darga said the group reviewed the site in greater detail and couldn't make it work. Darga said Wing Snob, alternative to WingStop, reached out and expressed interest and may be looking to go into the Randall Square area in near future.

Commissioner Newell asked if Giordano's is still going in off Orchard Rd. Pinardi said the permit is ready and the Village has reached out on a few different occasions to let the permit applicant know it's ready.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Branson and seconded by Commissioner Negro. All in favor.  
**Motion approved.**

Respectfully Submitted,

David Hansen  
Planner

DRAFT



## MEMORANDUM

TO: North Aurora Village Board

FROM: Drendel & Jansons Law Group

DATE: January 20, 2025

RE: Amendment to the Randall Highlands/Randall Crossing Annexation Agreement

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An application has been made seeking zoning approval for the development of Lot 4 and redevelopment of existing hotel building on Lot 2 of the Randall Crossing commercial development. Randall Crossing is the commercial component of the larger Randall Highlands subdivision that includes single-family, multi-family, and commercial subdivisions of property that were annexed and zoned together in 2003. Care was taken to plan the whole area as a harmonious development under one Annexation Agreement with multiple zoning districts that were planned together.

Because of the recession in the late 2000's, only the single-family area was completely built out in the initial development push. The commercial area was spun off quickly by Wiseman-Hughes, who annexed all of the property, to various buyers, and the commercial development stalled with the recession and has built out more slowly than the rest of the area. The Annexation Agreement has been amended many times, and the special use/PUD ordinance was amended for all the various areas and lots, both residential and commercial, that have been built out over the years.

The Lots 2 and 4 were created by a resubdivision, and Lot 2 was developed into the hotel with an amendment to the Annexation Agreement and amendment to the Special Use/PUD Ordinance in 2000. Lot 4 remains vacant, and the hotel on Lot 2 is not commercially sustainable. Lot 2 requires a special use for senior housing to be approved to convert the hotel into multi-family residential, and the existing Special use/PUD requires a site plan, engineering, etc. for development of Lot 2 with a mixed use building to match the Promenade I building on Lot 3.

Because the original Annexation Agreement is still applicable, and the zoning was originally approved as a component of the Annexation Agreement, the Annexation Agreement also needs to be amended to accommodate the special use for this development/redevelopment plan. Among other things, the Annexation Agreement amendment requires the owners/developers to cooperate with the Fox Valley Park District to annex the parcels to the Park District so that Park District services are available to the residents. This requirement will apply retroactively to the other Promenade Building.



**AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN**  
**VILLAGE OF NORTH AURORA, ILLINOIS AND**  
**WISEMAN-HUGHES ENTERPRISES, INC.**  
**RANDALL HIGHLANDS SUBDIVISION**  
**RANDALL CROSSING LOT 3 MIXED USE DEVELOPMENT**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the **VILLAGE OF NORTH AURORA, ILLINOIS**, a Municipal Corporation, hereinafter called (the “Village”) **N A Lodging I LLC**, and **PL6 LLC** hereinafter called “Developer”.

**WITNESSETH:**

**WHEREAS**, **N A Lodging I LLC** (the “Lot 2 Owner”) is the owner of record of the property legally described as follows:

LOT 2, IN N.A. TOWNHOME'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY ILLINOIS.

Commonly known as 1000 Kilbery Ln. North Aurora, IL  
PIN 12-32-403-020

and

**PL6 LLC** (the “Lot 4 Owner”) is the owner of record of the property legally described as follows:

LOT 4, IN N.A. TOWNHOME'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY ILLINOIS.

Commonly known as vacant property between Kilbery and Ritter St. N. Aurora, IL  
PIN 12-32-403-021

(hereinafter sometimes referenced together as the “Property”); and

**WHEREAS**, **N A Lodging I LLC**, and **PL6 LLC** desire to develop the Property and have filed an Application for zoning and site plan approval for development of the Property; and

**WHEREAS**, the Property was annexed pursuant to that certain ANNEXATION AGREEMENT BETWEEN VILLAGE OF NORTH AURORA, ILLINOIS and WISEMAN-HUGHES ENTERPRISES, INC. RANDALL HIGHLANDS SUBDIVISION dated June 27, 2005, approved by Ordinance No. 05-06-27-01, recorded together in the Kane County Recorder's Office on August 17, 2005, as Document No. 2005K096385 and re-recorded on October 18, 2005, as Document No. 2005K125197 (hereinafter the "Annexation Agreement") as amended thereafter; and

**WHEREAS**, the Property is zoned B-2 General Commercial District and subject to a mixed use planned unit development pursuant to Ordinance No. 05-06-27-03, being an Ordinance Granting a Special Use as a Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development (hereinafter the "PUD Ordinance"); and

**WHEREAS**, a Petition for Amendment to the Annexation Agreement has been filed as required by the Illinois Municipal Code; and

**WHEREAS**, the Owner and Developer desire to amend the Annexation Agreement for the Property to be developed as mixed use multi-family apartment and commercial development; and

**WHEREAS**, the Owner and the Developer with a contract interest in the Property represent that no other parties have any right, title, interest or claim in the Property; and

**WHEREAS**, this Amendment to the Annexation Agreement is made pursuant to the provisions Illinois Municipal Code; and

**WHEREAS**, all notices, publications, procedures, public hearings, and other matters required for the consideration, approval, and execution of this Agreement have been given, made, held and performed as required by the Illinois Municipal Code and all other applicable statutes of the State of Illinois and Ordinances of the Village; and

**WHEREAS**, an Amendment to the Annexation Agreement will allow for the development of the Property according to sound planning, will aid in developing the Village as a balanced community and will assist the Village in realizing the purpose of the Comprehensive Plan of the Village of North Aurora; and

**WHEREAS**, the President and Board of Trustees of the Village have, by a vote of two-thirds (2/3) of the Corporate Authorities currently holding office, have approved this Amendment to the Annexation Agreement by ordinance directing the Village President to execute and the Village Clerk to attest this Amendment to the Annexation Agreement on behalf of the Village;

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants and agreements herein contained, it is hereby agreed by and between the Village and Owner as follows:

1. **RECITALS.** The representations and recitations set forth in the foregoing Recitals are material to this Agreement and are hereby incorporated into and become a part of this Agreement as though they were fully set forth in this Paragraph 1.

2. **AMENDMENT.** The Annexation Agreement is hereby amended only as to the Property as follows:

**Section 3. ZONING.** The zoning for Lot 2 shall be amended to approve a special use for senior, independent living and to allow Lot 4 to be developed with a three-story mixed use building with commercial on the ground floor and multi-family residential dwelling units above it.

**Section 4. APPROVAL OF PRELIMINARY DEVELOPMENT DOCUMENTS.** A site plan, building elevations, photometrics, and landscaping prepared by \_\_\_\_\_. Dated \_\_\_\_\_, 2025, and associated documents are attached hereto and incorporated herein as Exhibit B.

**Section 11.B. AGREED MONETARY CONTRIBUTIONS.** The monetary contributions agreed as a condition of the annexation and development of the Lot as reflected in Exhibit M attached to the Annexation Agreement is modified for the Property as follows:

A. The Traffic Impact Fee is hereby reduced to \$1 per square foot for the entirety of the mixed use building.

**Section 13. OTHER ANNEXATION REQUIREMENTS.** The parties understand the Property is not located in any park district currently and agree that they shall cooperate in regard to annexation of the Property, and any other properties the parties own in the Randall Crossing development, to the Fox Valley Park District so that the residents will have the benefits of the Fox Valley Park District. The Owner shall be solely responsible for any fees or costs associated with such action

3. **SCOPE.** This Amendment does not affect the zoning or other terms and condition of property in the Randall Highlands Development and Randall Crossing Commercial Development except as specifically stated in this Amendment. All of the property and provisions of the Annexation Agreement not specifically amended by this Amendment to the Annexation Agreement shall remain in full effect unchanged by this Amendment to the Annexation Agreement.

4. **BINDING EFFECT AND TERM.** This Amendment to the Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities for the period of twenty (20) years from the date of the Annexation Agreement

5. **COVENANT RUNNING WITH THE LAND.** This Agreement constitutes a covenant running with the land and is binding upon the parties hereto, all grantees, successors in interest, assigns and lessees, and successors.

6. **MODIFICATIONS.** Modifications hereof may be effected by the procedures established by law, in force from time to time, such as permit its initial approval. Village and the Owner of record of any portion of the Property, even if not the Owner named herein, may agree to modify this Agreement with respect to such portion of the Property. This agreement may be amended by the Village and the owner of record of a portion of the subject realty as to the provisions applying exclusively thereto, without the consent of the Owner of other portions of the subject realty not affected by this amendment.

7. **SEPARABILITY.** The provisions hereof shall be deemed to be separable; and if any section, paragraph, clause, provisions or item herein shall be held invalid, the invalidity of such section, paragraph, clause, provision, or item shall not affect any other provision of this Agreement.

8. **COOPERATION.** Village and Owner shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the parties as reflected by said terms, including the terms of the PUD Ordinance to be passed concurrently with the annexation of the Property. Both Village and Owner shall act in good faith, reasonably and promptly with respect to all consents, approvals and actions required or requested of it or taken by it hereunder or in connection with the development of the Property. During the term of this Agreement, Owner may continue its current uses on the Property including farming and general agricultural uses as to those portions of the Property not then developed.

9. **RECORDING.** This Agreement shall be recorded in the County Recorder of Deeds Office by the Village.

**IN WITNESS WHEREOF**, the parties have set their hands and seals on the date first above written.

**VILLAGE OF NORTH AURORA, ILLINOIS**  
**an Illinois Municipal Corporation**

By: \_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

**OWNER/DEVELOPER**  
**N A Lodging I LLC**

By: \_\_\_\_\_  
Its

**OWNER/DEVELOPER  
PL6 LLC**

By: \_\_\_\_\_  
Its

EXHIBIT "A"

**AN ORDINANCE APPROVING AN AMENDMENT  
TO THE SPECIAL USE MULTI-DISTRICT  
MIXED USE PLANNED UNIT DEVELOPMENT  
FOR THE RANDALL HIGHLANDS DEVELOPMENT  
AFFECTING ONLY LOT 3 OF THE  
RANDALL CROSSING COMMERCIAL DEVELOPMENT**

EXHIBIT “B”

**DEVELOPMENT PLANS**

# Memorandum



To: Mark Gaffino, Village President & Board of Trustees  
Cc: Steve Bosco, Village Administrator  
From: Brian Richter, Public Works Director  
Date: January 16, 2025  
Re: Oberweis and Sharon Woods Invasive Tree Removal Project

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## Background

There is a patch of woods located between Oberweis Ave. and Sharon Ln. The woods are comprised of three parcels. Two small parcels are part of the Banbury Ridge Subdivision and the larger third parcel is in the Pinecreek Phase III Subdivision. In November 2010, these three parcels were given to the Village by Wyndham Deerpoint Homes (Parcel 2 & 3 of Banbury Ridge) and Wyndham Deerpoint LLC (Wetlands and Detention Lot of Pinecreek Phase III). At the November 11, 2010, Village Board meeting, the acceptance of all three parcels were approved by resolution and their deeds were tendered to the Village. Maintenance of the forested areas became the Village's responsibility at that point. The two small parcels are covered by a conservation easement which is described in the following section. The larger parcel where the majority of the wooded area exists is platted as a wetland and detention area and is covered by a Special Service Area (SSA). The Village posted no trespassing signs in 2023 after learning of dumping and the accumulation of debris on the property with the intent of evaluating the future use of the wooded area.

## **Conservation Easement for Parcel 2 and Parcel 3**

### CONSERVATION EASEMENT PROVISIONS:

A non-exclusive easement for the protection of unique areas such as, but not limited to, wetlands, fens, marshes, rivers, streams, creeks, ponds, lakes, woods and prairies over and upon those areas of land designated "Conservation Easement" on the plat hereon drawn is hereby granted to the Village of North Aurora, its successors and assigns for the following purposes:

- A. To accept and conduct surface water discharges from adjacent upstream property.
- B. To maintain sold land in its natural, scenic and open condition.
- C. To enter said land at all reasonable times for the purpose of inspecting said land to determine if the grantor, or his heirs or assigns, is complying with the covenants and purposes of this grant.

In furtherance of the foregoing affirmative rights, the grantor makes the following covenants on behalf of himself, his heirs and assigns, which covenants shall run with said land in perpetuity:

- A. There shall be no dredged or fill material placed upon said land.
- B. There shall be no fences, buildings or structures, including signs constructed upon said land.
- C. There shall be no mowing nor removal or destruction of trees and plants on said land except for prudent forestry management which may include but not limited to, trimming removal of diseased, dying or dead vegetation which may threaten human occupation of said land.
- D. There shall be no plowing of said land, nor shall there be any mining, removal of topsoil, sand, rock, gravel, minerals or other material from said land.
- E. There shall be no grazing or keeping of livestock or domestic animals of any kind on said land.
- F. There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles on said land.

Said "Conservation Easement" may be changed, modified or abrogated only upon written approval of said Village of North Aurora. Except as expressly limited herein, grantor reserved for himself, his heirs and assigns, all rights as owner of said land, including the right of use of said land for all purposes not inconsistent with this grant.

#### Current

The Village was contacted by a volunteer group about performing an invasive plant and tree removal project in the Sharon and Oberweis Woods. This volunteer group has performed this type of project for the Kane County Forest Preserve. They would start in the middle of the wooded area and work their way outward toward the edges. Once finished staff discussed installing a path made of wood chips that would connect the sidewalks of Sharon Ln. and Oberweis Ave. The Village will post signs prior to the work, possibly with a QR code, to inform residents of the type of work being performed and the benefits of the project. After the work is completed, the Village will post signs that the wooded lot is a Conservation Area, and no dumping is allowed.

## Project Scope

- With the coordination from the Village of North Aurora Public Works Department and established volunteer work parties, all invasive trees, brush and vegetation will be removed and treated with approved herbicides.
- The work will take place on pre-determined dates established between both the Village and the volunteers.
- The Village will provide Personal Protection Equipment (PPE) such as safety vests, hard hats, gloves, ear protection, and safety glasses to all volunteers.
- The Village will provide the necessary equipment, hand tools, and herbicides for this project.
- Only Public Works staff may operate the woodchipper. Volunteers will drag and pile the brush to established areas determined by Village staff.
- Before work begins with the provided hand tools and equipment, a brief operation and safety training will take place conducted by the Public Works staff. All volunteers will sign and date a waiver once training has been completed.

Staff is looking for feedback from the Village Board on whether to move forward with this project of removing invasive trees, brush, and other vegetation from the wooded area between Oberweis Ave. and Sharon Ln.

## Village of North Aurora Memorandum



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**To:** President and Village Board of Trustees

**From:** Jason Paprocki, Finance Director

**CC:** Steven Bosco, Village Administrator

**Date:** January 20, 2025

**RE:** Fiscal Year 2024-25 Mid-Year Update

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As we begin to prepare for the upcoming fiscal year 2025-26 budget, staff wanted to provide the Village Board with an update on the current fiscal year 2024-25 results and trends. A brief presentation will be given highlighting financial results for the first six months of the fiscal year. In addition, we will briefly introduce topics to be presented during the fiscal year 2025-26 budget process.