



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, MARCH 3, 2025**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Orchard Plaza Concept
2. FY2025-2026 Budget Presentation

**EXECUTIVE SESSION**

1. Review of the Executive Session Minutes Dated 06/17/2024; 07/01/2024; 08/05/2024 #1; 08/05/2024 #2; 09/16/2024; 10/07/2024 #1; 10/07/2024 #2; 11/04/2024 #1; and 11/04/2024 #2
2. Review of the Release of Executive Session Minutes

**ADJOURN**

Initials: JB

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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:** ORCHARD PLAZA CONCEPT PLAN  
**AGENDA:** MARCH 3, 2025, VILLAGE BOARD COMMITTEE OF THE WHOLE

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### HISTORY

The vacant lot at the northeast corner of Orchard Road and Oak Street was originally part of the lot where the Springs Apartment project is located. When the Springs was approved, the Orchard Road frontage was carved out and reserved for commercial uses. The property is zoned B-2, General Business district. The Comprehensive Plan calls for this area to be regional commercial uses.

### DISCUSSION

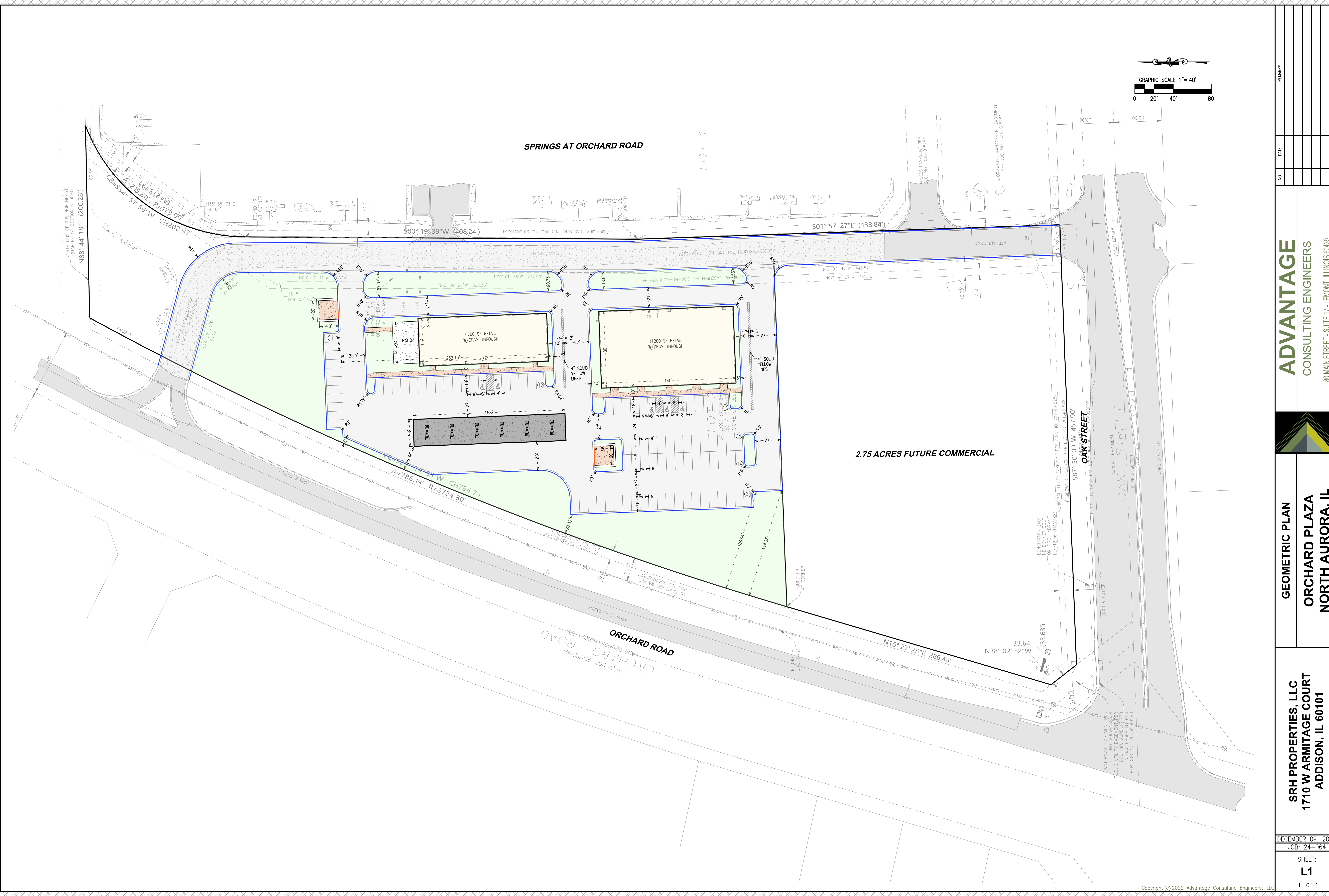
The current proposal is to create three commercial lots on the property. The lot farthest north would be for a gas station with convenience store. The gas station would have six pump islands and a 6,700 square foot store. The store would be set up to have a food user inside with a drive-thru and outdoor patio. The middle lot would be developed with a 5 unit, 11,200 square foot retail center. This would also be set up for a possible drive-thru on the end unit. The largest lot on the southern end would not be built on at this time. The developer would continue marking this lot for retail / restaurant / hotel uses in the future.

The site would be accessed by the existing right in right out on Orchard Road. Access on Oak Street is from the existing signal and right in right out for the Springs. Stormwater detention for the site has already been provided with the Springs developments. Likewise, water and sewer has already been stubbed to the site. As part of their purchase agreement from the Springs, the developer is including a landscaped berm behind both buildings to help screen them from the apartments. The buildings themselves will have a modern design with a mixture of brick, stone, metal, and EIFS claddings.

The applicant is requesting the Board's feedback on the proposed development.







SRH PROPERTIES, LLC  
1710 W ARMITAGE COURT  
ADDISON, IL 60101

GEOMETRIC PLAN  
ORCHARD PLAZA  
NORTH AURORA, IL

ADVANTAGE  
CONSULTING ENGINEERS

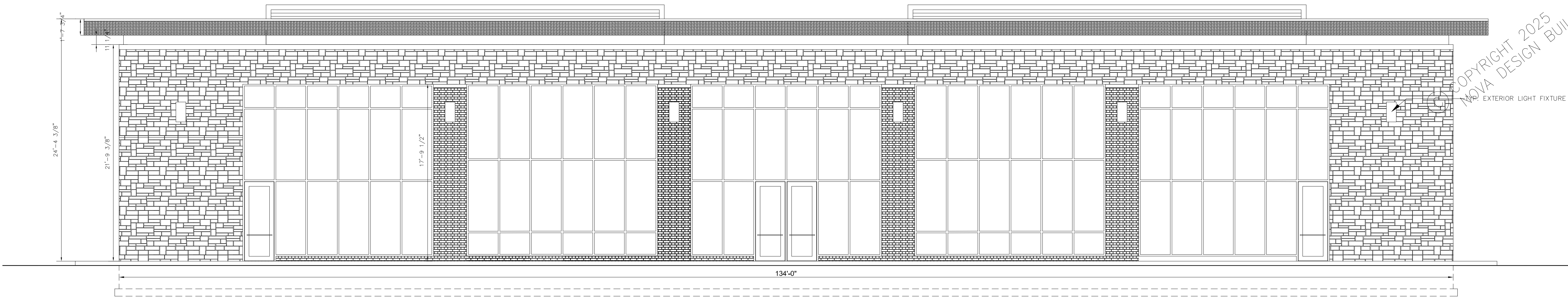
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
530-520-2467  
WWW.ACEPIUS.US

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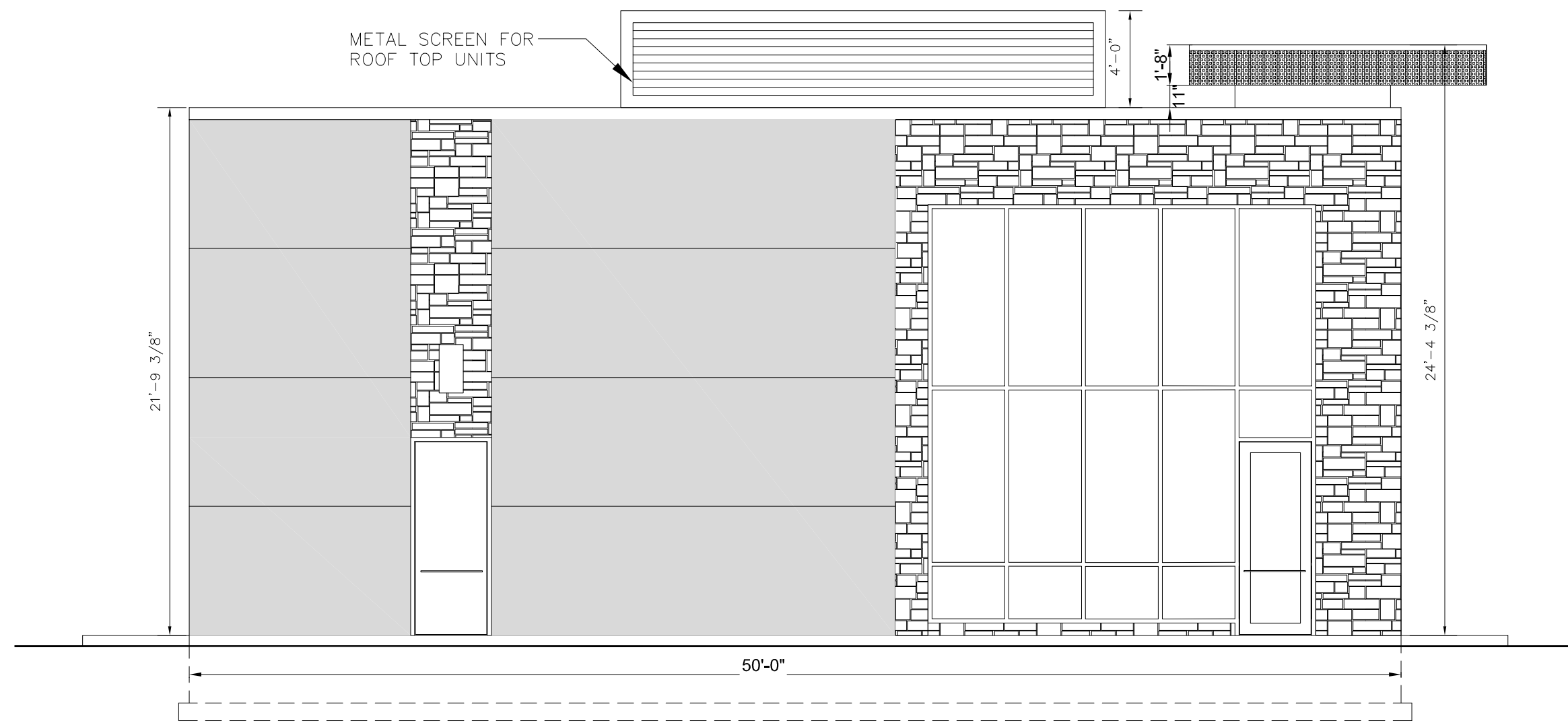
DECEMBER 09, 2024  
JOB: 24-064  
SHEET:  
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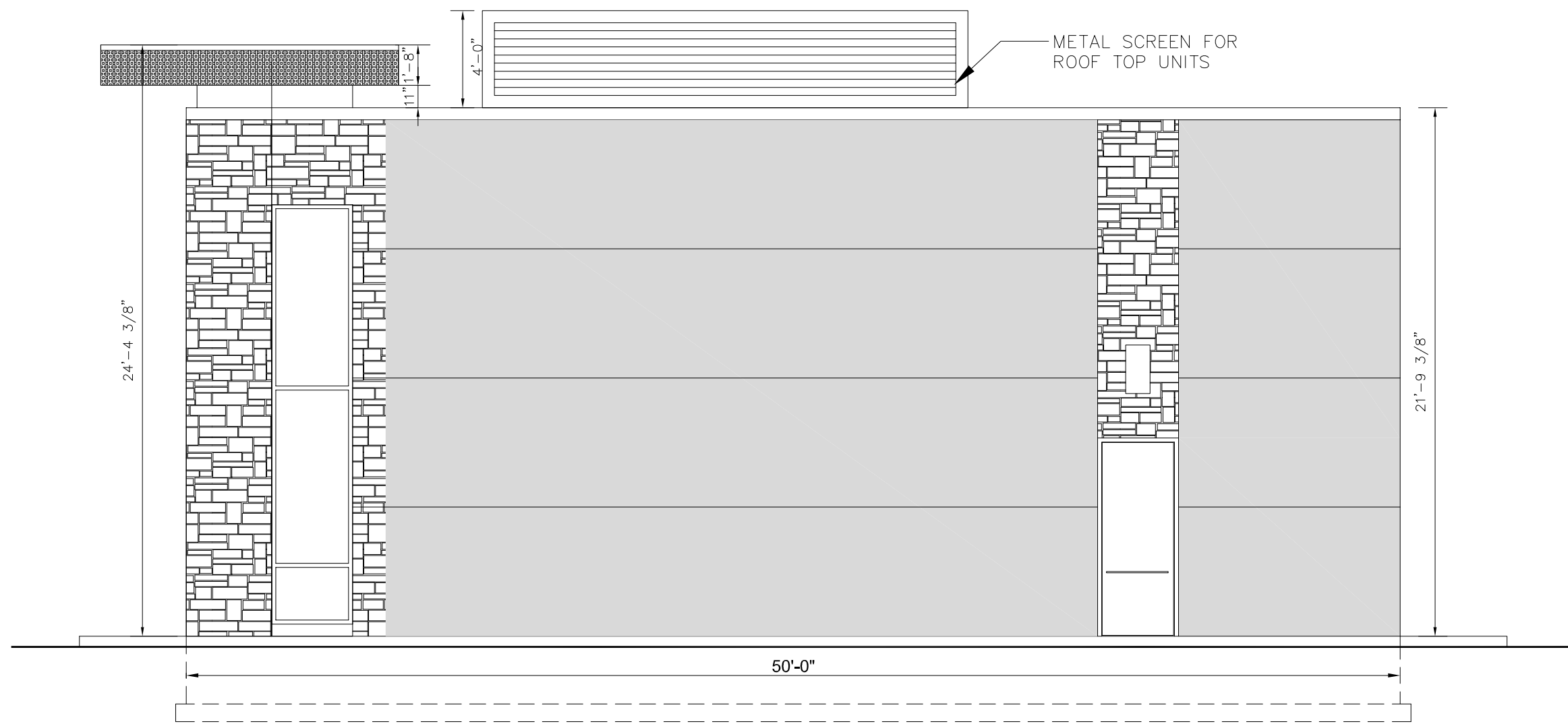




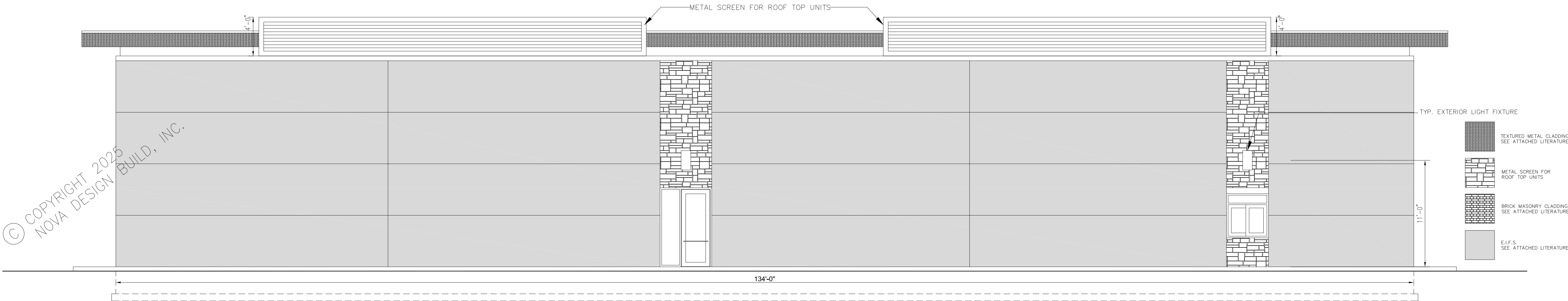
1 C-STORE/FAST FOOD BUILDING  
PROP. WEST ELEVATION  
SCALE: 3/16"=1'-0"



2 C-STORE/FAST FOOD BUILDING  
PROP. NORTH ELEVATION  
SCALE: 3/16"=1'-0"



3 C-STORE/FAST FOOD BUILDING  
PROP. SOUTH ELEVATION  
SCALE: 13/16"=1'-0"



4 C-STORE/FAST FOOD BUILDING  
PROP. EAST ELEVATION  
SCALE: 3/16"=1'-0"

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ARCHITECTS ENGINEERS  
2044 TECHNY ROAD NORTHBROOK IL, 60062  
PHONE NO. (847) 514 0704 EMAIL: [hjmod@gmail.com](mailto:hjmod@gmail.com)

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PROPOSED  
ORCHARD PLAZA  
NORTH AURORA, ILLINOIS.

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DWG. TITLE: C-STORE / FAST FOOD BUILDING  
EXTERIOR ELEVATIONS

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DWG. TITLE: **RETAIL BUILDING**

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PROPOSED  
**ORCHARD PLAZA**  
NORTH AURORA, ILLINOIS.

| EXTERIOR ELEVATIONS |          | REMARKS           |
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ORCHARD PLAZA

NORTH AURORA, ILLINOIS.

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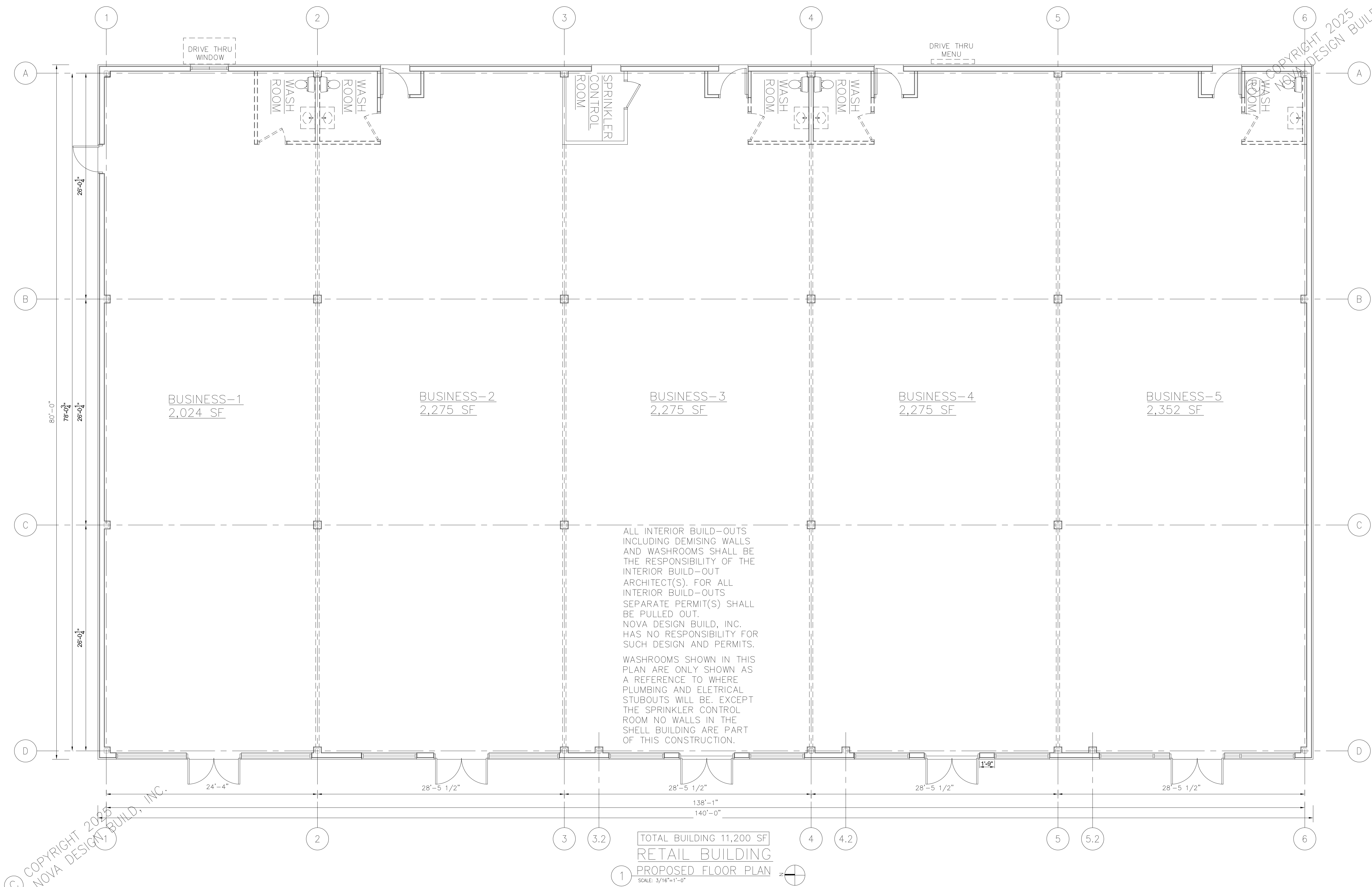
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2044 TECHNY ROAD NORTHBROOK IL 60062  
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DWG. TITLE: C-STORE / FAST FOOD BUILDING

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TOTAL BUILDING 11,200 SF  
RETAIL BUILDING  
PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"

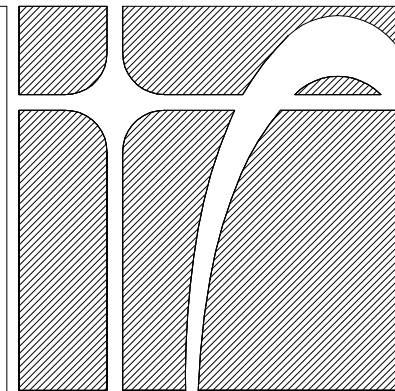
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## Village of North Aurora Memorandum



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

**From:** Jason Paprocki, Finance Director

**CC:** Steven Bosco, Village Administrator

**Date:** March 3, 2025

**RE:** FY 2025-26 Budget Process

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Over the past two months, departments have been working to finalize their FY 2025-26 budget requests. As we enter the final stages of the budget development process, staff wanted to give the Village Board an update on the process. A more in depth budget overview is scheduled for the March 17<sup>th</sup> Committee of the Whole meeting.