



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, MAY 19, 2025**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Perla Water Agreement
2. Veterinary Office Concept
3. Cannabis Craft Grower
4. Gas N Wash Incentive Request

**EXECUTIVE SESSION**

1. Property Acquisition
2. Pending Litigation

**ADJOURN**

Initials: SB

# Memorandum



To: Mark Gaffino, Village President & Board of Trustees  
Cc: Steven Bosco, Village Administrator  
From: Brandon Tonarelli, Assistant Public Works Director / Village Engineer  
Brian Richter, Public Works Director  
Date: May 13, 2025  
Re: Perla Real Estate USA Inc. and Perla Foods USA Corp. Water Impact Agreement

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Perla Real Estate USA Inc. and Perla Foods USA Corp. (Perla) is the owner and future operator of 950 Ice Cream Drive.

Perla's projected water usage and previously approved water usage for the property is shown in the table below:

Description	Original Permitted Water Usage	Projected Water Usage at Full Operations
Avg. Daily Usage	2,400 gallons	49,467 gallons
Max. Daily Usage	2,400 gallons	69,252 gallons

The Village adopted an Ordinance in January of 2024 and amended in March of 2025, that established a protocol for determining an impact fee on new large water users and existing water users that increase their water usage by 15,000 gallons per day or more.

This Water Impact Agreement has been reviewed by both parties and is being entered into pursuant to the North Aurora Impact Fee Ordinance. A summary of the key points of the agreement are as follows:

1. A preliminary non-refundable impact fee of \$437,715.50 to be paid prior to issuance of the interior buildout permit for the facility.
2. The full impact fee is to be determined and paid a year after Perla reaches full production capacity at the new facility and will be the difference between the full impact fee and the preliminary impact fee.
  - a. The full impact fee is currently projected to be \$875,431 with the final payment resulting in \$437,715.50.
3. The Village will supply water to Perla up to the Projected Average Daily and Projected Maximum Daily usage.
4. Water use monitoring and communication between Perla and the Village will be ongoing to minimize any disruptions to Perla's operations and provide advanced

notice of any planned Village maintenance that may potentially limit Perla water usage, and to avoid any issues to the Village water supply.

5. If Perla's water usage increases after the final impact fee is paid, the Village may charge additional water usage fees if their average daily usage increases by 15,000 gallons or more in any rolling period of six billing cycles or exceeds the maximum daily usage by 15,000 gallons or more on any day and would be calculated using the same methodology.
6. Perla's water usage is capped at 30,000 gallons more than the current projected maximum day water usage and increasing water usage beyond that, would require Village approval and the impact fee.
7. The Village has the right to shut off or restrict water to Perla if Perla's excessive usage imminently jeopardizes the Village's ability to provide water to other users.

Village staff is seeking feedback from the Village Board on the proposed Water Impact Agreement with Perla Real Estate USA Inc. and Perla Foods USA Corp.

## **WATER IMPACT AGREEMENT**

*THIS WATER IMPACT AGREEMENT* (“**Agreement**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the VILLAGE OF NORTH AURORA, an Illinois Municipal corporation (“**Village**”), PERLA REAL ESTATE USA INC., a Delaware corporation (“**Perla RE**”), and PERLA FOODS USA CORP., a Delaware corporation (“**Perla**”). Village, Perla RE, and Perla may be referred to collectively as “**Parties**” and individually as “**Party**”.

### **RECITALS**

A. Perla RE is the owner of the real property consisting of approximately 9.43 acres located at 950 Ice Cream Drive, North Aurora, Illinois as legally described in **Exhibit A**, and leases the property and facilities thereon to Perla.

B. Perla currently projects that Perla’s average daily water usage will be approximately 49,467 gallons of potable water usage for all water billing associated with all Perla operations (the “**Projected Average Daily Usage**”). Average Daily Usage is based on total gallons used over the six billing cycles divided by number of calendar days within those six billing cycles.

C. Perla currently projects that Perla’s maximum daily water usage will be approximately 69,252 gallons of potable water for all water billing associated with all Perla operations (the “**Projected Maximum Daily Usage**”).

D. Pursuant to Ordinance No, 24-01-15-02 (the “**Impact Fee Ordinance**”) a protocol is established for determining an impact fee on new large water users and water users projecting increases of more than 15,000 gallons a day that requires an engineering study of the projected water use to determine the comparative burden of that water use on the Village water facilities, and the infrastructure cost specifically and uniquely attributed to that additional burden on the facilities.

E. Engineering Enterprises, Inc. has completed the study required by the Impact Fee Ordinance based on the projected water use (a copy of which study is attached hereto and incorporated herein by reference as Exhibit A), and the parties enter into this Water Impact Agreement to provide for the collection of funds for infrastructure improvements uniquely and specifically attributable to meet the new demands of such additional water user.

*NOW, THEREFORE*, in consideration of the mutual promises and undertakings herein contained and for other valuable consideration, the sufficiency of which is hereby acknowledged, the Village and Perla agree as follows:



1. **Recitals.** The above recitals are hereby incorporated into and made a part of this Section 1 as though fully set forth herein.

2. **Building Permit and Impact Fee.**

A. Prior to issuance of a building permit for the interior buildout of the facility, in addition to all other conditions of the building permit, Perla shall pay to the Village as a preliminary non-refundable impact fee the sum of Four Hundred Thirty-Seven Thousand Seven Hundred Fifteen and 50/100 Dollars (\$437,715.50) (“**Preliminary Impact Fee**”)

B. The parties agree that the actual average daily water usage and maximum daily water usage shall be determined as of the last day of the 6<sup>th</sup> 2-month billing cycle after the date Perla reaches full production capacity as determined by Perla, but in no event shall the full production capacity be later than two (2) years from the date Perla receives temporary occupancy. The data from six (6) 2-month billing periods of metered usage after Perla reaches full production capacity will be used to calculate the “**Benchmark Average Daily Usage**” and “**Benchmark Maximum Daily Usage**”, and Perla shall pay, the difference between the total impact fee applicable based on the Impact Fee Formula and the Preliminary Impact Fee already paid (the “**Full Impact Fee**”) within sixty (60) days of the date of determination and written notice of same to Perla. Perla shall provide the Village notice in writing when it reaches full production capacity, and if Perla does not provide such notice, full production capacity shall be determined as of the date two (2) years from the date the temporary occupancy permit issued.

C. The calculations to determine the Benchmark Average Daily Usage and Benchmark Maximum Daily Usage shall be made using the Village metered billing data for the water supplied to Perla. Perla will have the right to review the data and calculations. Perla shall have the right to review the data and the calculations, and Perla shall have an opportunity to challenge the benchmark determinations and require redetermination of the benchmark determinations in keeping with the data.

D. Under no circumstances may the Benchmark Average Daily Usage and/or Benchmark Maximum Daily Usage be greater than the Projected Average Daily Usage and/or Projected Maximum Daily Usage except in compliance with this Agreement.

3. **Village Supply of Water.** Pursuant to this Agreement, the Village shall supply water to Perla up to the Projected Average Daily Usage amount and the Projected Maximum Daily Usage amount, and the Village shall build out the infrastructure required to accommodate Perla’s daily and peak water usage needs and shall continue to provide Perla’s water needs up to the Projected Average Daily Usage amount and the Projected Maximum Daily Usage amount, subject to delays or failures caused by *force majeure*, including, but is not limited to acts of God (such as earthquakes, floods, hurricanes, or other natural disasters); acts of war, terrorism, or civil disturbance; governmental orders, restrictions, or regulations beyond the reasonable control of the Village; extreme drought or significant disruptions in the supply of water due to uncontrollable environmental factors; fires, explosions, or mechanical failures at treatment or distribution facilities; strikes, lockouts, labor disputes, or other industrial actions beyond the reasonable control of the Village; any other cause beyond the reasonable control of the Village, provided that such

cause could not have been prevented through the exercise of reasonable care or foresight. In so agreeing to supply Perla's projected water needs up to Projected Average Daily Usage amount and the Projected Maximum Daily Usage amount, the Village does not waive any applicable tort immunity under the Illinois Tort Immunity Act, 745 ILCS 10/1-101 et seq., and this Agreement is not intended to alter the relationship of municipal water supplier to water user in that or any other respect. Perla acknowledges that the Village may not be able to supply water in excess of the Projected Average Daily Usage amount and the Projected Maximum Daily Usage amount without further expansion and improvement of the Village water facilities, and the Village is not committing to such further expansion and improvements of the Village water facilities by entering into this Agreement.

4. **Water Use Monitoring.** The parties recognize that Perla is a large water user in the Village, and Perla's water usage uniquely impacts the Village's ability to provide water throughout the Village, and Perla would be uniquely impacted if water by conservation measures, water restrictions, or water is shut-off in an emergency or exigent circumstances. As a result, ongoing monitoring of Perla's water usage and communication between Perla and the Village is critical for both parties. Perla shall designate a representative to facilitate emergency communications on an ongoing, 24-hour basis, if needed, (the "**Designated Perla Representative**"), and Perla shall provide the Village with emergency contact information for the Designated Perla Representative. Perla shall update the Designated Perla Representative at all times so that the Perla representative contact information is always accurate. The Village is reachable twenty-four (24) hours a day, seven (7) days a week through the non-emergency phone number (630) 897-8705.

A. To aid with water monitoring, the Village will install and maintain a cellular or AMI equipped water meter capable of providing automated, real time water readings directly to the Village and Perla shall provide the Village necessary access upon reasonable request to the water meter in keeping with the North Aurora Municipal Code. Either party may request periodically, but not any more frequently than annually, that the meter be retested and recalibrated, and the party requesting the retesting and recalibration shall pay the associated cost thereof. Any such calibration or the maintenance or replacement of the water meter shall be done during the Village of North Aurora's normal working hours (Monday-Friday/7AM-3:30PM).

B. The Village acknowledges and agrees that Perla has communicated that its water usage data is proprietary information, and the Village shall not disclose said information to any person or entity except as required by law.

C. In order to allow both parties to manage water distribution and consumption and to minimize the need for any sudden or unexpected need to curtail water usage, Perla shall provide the Village an ongoing projection of their water demands that will be required on a rolling, periodic basis as agreed by the parties, and if Perla's planned water demand increases significantly, Perla shall notify the Village of such planned increases after the plans are developed, but not later than five (5) business days from the date of the planned increase in water demand.

D. The Village and Perla hereby agree to coordinate and cooperate with each other to manage water usage by agreement whenever any events or circumstances arise that jeopardize or are expected to jeopardize the Village's ability to provide sufficient potable water to meet the public demand at any time and to avoid, as far as reasonably practicable, the declaration of a water emergency. Events or circumstances that may give rise to joint efforts to curtail water usage include, but are not necessarily limited to, the following or combination of the following: fire suppression events, water tower maintenance or system failure, water distribution system maintenance or failure, water treatment plant maintenance or system failure, well maintenance or system failure, drought, unavailability of water from the source, and similar events and circumstances ("**Imminent Threats to the Water Supply System**").

E. The Village hereby agrees to provide reasonable notice to the Designated Perla Representative of Imminent Threats to the Water Supply System as soon as reasonably practicable as those events occur. Perla shall comply with any required temporary reductions in water usage required by the Village. The Village will contact Perla reasonably promptly after the Imminent Threat has been concluded to allow them to return to normal water usage.

(1). Water Main Breaks. The Village hereby agrees to provide no less than six (6) hours' notice for any imminent need to shut down or reduce water that can be provided to Perla for a water line break or other unforeseen systems failures unless the need to shut down or reduce the flow of water to Perla requires more immediate action to protect the public health, safety, and welfare, in which case the Village shall provide such advance notice as immediately practicable. The Village shall also use its best efforts to minimize the duration of the water shut down or reduction and to expedite the water main or system repair and to restore full water use to Perla as soon as reasonably and safely possible under the circumstances.

(2) Major Upgrades or Scheduled Maintenance. Major upgrades or scheduled maintenance to the Village's water system that could affect Perla's water usage are infrequent and are typically well known in advance. In the event that a major system upgrade or scheduled maintenance of the water system might require the Village to reduce or shut off water to Perla for any length of time, the Village shall notify Perla and inform Perla of the plans for the Upgrade and/or Scheduled Maintenance. In these events, the Village will work to accommodate Perla as reasonably as practicable to minimize the adverse impact of any scheduled reduction or shut off water for such work.

F. In the event of an actual water emergency, Perla acknowledges that, pursuant to Section 13.04.270 of the Code, as amended from time to time, whenever emergency action is needed to protect the quality or quantity of the Village's water supply, protect the integrity of the Village's water distribution system, or ensure proper system pressure, and an emergency is declared and an appropriate emergency order is entered ("**Emergency Order**") and as long as such Emergency Order remains in effect, as provided

by and in keeping with the requirements of State law and Village Code, the Emergency Order may set limitations in respect to time for use and quantity of water to be used in public or private fountains, yards and street sprinkling, or for any other purpose, including but not limited to limiting supply to Perla. Perla shall comply with the Emergency Order unless or until such Emergency Order is terminated or is deemed invalid or adjudicated as unenforceable by a court of competent jurisdiction. If an Emergency Order is declared, the Village shall treat Perla according to its Village-wide protocol for dealing with water emergencies, and the Village will use its best efforts to restore water use to Perla as soon as practicable in keeping with that protocol, best practices, and the protection of the public health, safety, and welfare. The Village shall also keep Perla reasonably informed to further minimize any impacts to Perla's operations.

5. **Additional Impact Fees/Penalties.** After the Benchmark Average Daily Usage and Benchmark Maximum Daily Usage are calculated and the Full Impact Fee is determined, adjustments shall be made for increases in the average daily usage or the maximum daily usage that exceeds the Benchmark Average Daily Usage and Benchmark Maximum Daily Usage as follows:

A. **Additional Impact Fees.** If Perla exceeds the Benchmark Average Daily Usage by 15,000 gallons or more per day in any rolling period of six (6) billing cycle or exceeds the Benchmark Maximum Daily Usage by 15,000 gallons or more on any day, the Village may require an updated water study and/or assess an additional impact fee commensurate with the additional burden of the increased average daily water usage.

B. **Cap Usage/Penalties.** Perla shall not exceed the Benchmark Maximum Daily Usage, by more than 30,000 gallons per day without prior written approval by the Village and revision to this Agreement. If Perla exceeds the Benchmark Daily Maximum Usage by more than 30,000 gallons in a day without prior written approval of the Village and revision of this Agreement, the Village may shut off or restrict Perla's water to the extent that, but only as long as, Perla's excessive usage imminently jeopardizes the Village's ability to provide water to other water users.

C. **Request for Increase.** In the event Perla plans to utilize more water than the Benchmark Average Daily Usage or Benchmark Maximum Daily Usage, Perla shall notify the Village's Water Superintendent or the Village's Director of Public Works. If the increase is more than 15,000 gallons of the Benchmark Average Daily Usage or Benchmark Maximum Daily Usage, the Village shall review the request from Perla promptly in the ordinary course of review and determine if an updated water study and/or assessment of an additional impact fee commensurate with the additional burden of the increased water usage is necessary.

D. **Force Majeure.** No penalties or requirement for increased impact fees shall be triggered for temporary increases in water usage that are unforeseen and outside of Perla's control, such as a catastrophic event or water main break.

E. **Limitations.** The Village is not committing to provide nor guaranteeing the provision of water to Perla in excess of the Projected Average Daily Usage or Projected

Maximum Daily Usage by entering into this Agreement. For the avoidance of doubt, the Village maintains the right and authority to deny the request for increase in the Projected Average Daily Usage and/or Projected Maximum Daily Usage, if in the sole determination of the Village the additional water cannot be supplied without unduly compromising or adversely affecting the ability of the Village to provide potable water to the public without additional infrastructure until such additional infrastructure is installed or upgraded. The Village maintains the right and authority to condition the request for increase in the Projected Average Daily Usage and/or Projected Maximum Daily Usage as the Village determines in its sole discretion is reasonably necessary to avoid unduly compromising or adversely affecting the provision of potable water to the public, including, but not limited to, delaying such increased water usage until additional infrastructure is constructed to accommodate the increase.

6. **General Provisions.**

A. **Amendment.** No subsequent amendment, modification or waiver of any of the provisions of this Agreement shall be effective unless in writing and executed by the Parties hereto.

B. **Choice of Law and Venue.** The laws of the State of Illinois shall govern the terms of this Agreement as to both interpretation and performance. Venue for any action arising out of the terms or conditions of this Agreement shall be in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois.

C. **Severability.** If one or more of the provisions contained in this Agreement should for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

D. **Ambiguity.** If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.

E. **No Waiver.** Neither Party shall be deemed, by any act or omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by the waiving Party and, then only to the extent specifically set forth in the writing. A waiver with reference to one event shall not be construed as continuing or as a bar to or waiver of any right or remedy as to a subsequent event.

F. **Exhibits Incorporated.** Any exhibit referenced herein is incorporated herein and made a part hereof.

G. **Captions and Paragraph Headings.** Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

H. Authorization. The undersigned warrant and represent that they are authorized to execute this Agreement.

I. Recordation. This Agreement shall be recorded in the Office of the Kane County Recorder by the Village.

*IN WITNESS WHEREOF*, the undersigned have set their hands and seals on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**VILLAGE:**

**VILLAGE OF NORTH AURORA,**  
an Illinois Municipal corporation

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

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

**PERLA:**

**PERLA FOODS USA CORP.,**  
a Delaware corporation

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

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

**PERLA RE:**

**PERLA REAL ESTATE USA INC.,**  
a Delaware corporation

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

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

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of the VILLAGE OF NORTH AURORA, an Illinois Municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_, he/she signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by said municipality, as his/her free and voluntary act, and as the free and voluntary act of said municipality, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

*Seal*

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of PERLA FOODS USA CORP., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_, he signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by said company, as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

*Seal*

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be  
the \_\_\_\_\_ of PERLA REAL ESTATE USA INC., a Delaware corporation, and personally  
known to me to be the same person whose name is subscribed to the foregoing instrument,  
appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_, he  
signed and delivered the said instrument and caused the corporate seal of said company to be  
affixed thereto, pursuant to authority given by said company, as his free and voluntary act, and as  
the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

*Seal*



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PERLA PROPERTY**

#### **950 ICE CREAM DRIVE PROPERTY**

LOT 1 IN FINAL PLAT OF SUBDIVISION OBERWEIS DAIRY RESUBDIVISION NO. 1 BEING A RESUBDIVISION OF A PART OF LOT 1 AND ALL OF LOTS 2 AND 3 IN OBERWEIS DAIRY RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2021, AS DOCUMENT NUMBER 2021K064306 AND PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS, RECORDED FEBRUARY 7, 2022 AS DOCUMENT 2022K007385.

PIN: 15-05-401-007



# Engineering Enterprises, Inc.

## MEMO

To: Brandon Tonarelli, PE  
Village Engineer

From: Michele L. Piotrowski, PE, LEED AP  
Vice President

Date: March 24, 2025

**Re: Water System Evaluation – 950 Ice Cream Drive**

EEL Job #: NO2206

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Per your request, we have reviewed the adequacy of the Village's water system to meet the requested additional demands for 950 Ice Cream Drive. To determine the adequacy of the water system, three (3) parts of the system were evaluated:

- 1) Supply and Treatment Capacity
- 2) Storage Capacity
- 3) Distribution System Capacity (If there is adequate supply and storage, can the water main network adequately distribute the water at the correct pressures and flows to support the development?)

These capacity evaluations are summarized in this memo.

### **Background**

#### **Overall Village Water System Master Plan Analysis Status**

The Village is in the process of completing a Water System Master Plan. As part of this study, an analysis is being similarly performed for supply, storage, and distribution system capacity. The general volume needs for supply and treatment as well as the storage have been identified, and the distribution system analysis is still in progress via the development of a water model. Based on the current analysis, the Village has a deficit of storage of over 400,000 gallons and a surplus of supply of 1,700 gpm. These deficits/surpluses are based on parameters (*Peak Hour Storage* for storage and *Reliable Source Capacity* for supply and treatment) identified later in this report. Although the study is not complete, we understand the Village's need to address and understand the impacts of the development at 950 Ice Cream Drive on the Village's water system in a timely manner. Therefore, an analysis specific to 950 Ice Cream Drive has been completed via an evaluation of the supply, storage, and distribution system needs/impacts.

#### **Projected Water Use**

The projected water use estimate is a critical factor in determining the water system needs for 950 Ice Cream Drive. Three key parameters that are utilized in the water use projections are the Average Day Demand (ADD), the Maximum Day Demand (MDD) to Average Day Demand ratio (MDD:ADD), and the Peak Hour Demand (PHD). These are critical assumptions for analysis and understanding the impacts on the water facilities. The anticipated water use for 950 Ice Cream Drive was obtained from two sources: 1) the original IEPA Sanitary Permit for 950 Ice Cream Drive, and 2) the water use spreadsheet (water\_v2.pdf) emailed to EEL on December 10, 2024 from the Village staff after meeting with the ownership group of 950 Ice Cream Drive. Based on the information provided in the emails from the Village, it is assumed that the maximum day demand is approximately 1.40 times the average



day demand once the development is fully built out. Furthermore, the peak hour demand to maximum day demand ratio for the full buildout of 950 Ice Cream Drive will be 1.35. Table No. 1 summarizes the projected water use for 950 Ice Cream Drive:

**Table No. 1. Historical and Projected Water Use**

Parameter	Original Permitted Water Usage Based on IEPA Sanitary	Full Build-out of 950 Ice Cream Drive
AVERAGE DAY DEMAND (ADD) (GPD)	2,400	49,467
MAXIMUM DAY DEMAND (MDD) (GPD)	2,400	69,252
PEAK HOUR DEMAND (PHD) (GPD)	4,322	93,600
MDD:ADD	1.00	1.40
PHD:MDD	1.80	1.35

This water use was then used to determine the additional storage and supply and treatment impacts on the system when comparing the originally proposed development versus the most recent proposed development identified in the letter from Keeley Construction.

## **System Evaluation**

The water supply and storage systems of the overall Village were evaluated for adequacy using five (5) parameters which generally rate the strength of the supply and storage systems.

The parameters used for supply and treatment are as follows:

1. *Ultimate Source Capacity* - The ability of the system to supply the maximum day demand with the largest well out of service.
2. *Reliable Source Capacity* - The ability of the system to supply the maximum day demand with all wells operating 18 hours per day.

The parameters used for storage are as follows:

3. *Peak Hour Storage* - The ability of the system to have sufficient storage to meet the peak hour demand for 4 hours without depleting storage more than 50 percent.



4. **Fire Flow** - The ability of the system to meet a design fire flow rate for the design period and meet maximum day demand with the largest well out of service. A common design fire flow is 3,500 gpm for 3 hours.
5. **Emergency Supply** - The ability of the system to supply the average day demand using elevated storage and supply sources with standby power generator systems only. Normally 80% of storage tank capacity is assumed to be available.

In terms of the parameters that guide the amount of supply, both *Ultimate Source Capacity* and *Reliable Source Capacity* are typically calculated. However, *Reliable Source Capacity* was the limiting factor for the overall Village system analysis and therefore was the focus of the analysis for 950 Ice Cream Drive. Similarly, the various storage parameters were calculated for the overall Village, but *Peak Hour Storage* was the limiting factor and therefore was the focus of the analysis for 950 Ice Cream Drive. Based on the projected water use scenarios identified above, both the *Reliable Source Capacity* and *Peak Hour Storage* parameters were subsequently calculated and are presented in Table No. 2 below.

**Table No. 2. Water Works System Evaluation - Projected System Needs**

SCENARIO	950 Ice Cream Drive		ADDITIONAL PROJECTED USAGE BEYOND THE ORIGINAL PERMITTED USAGE
	ORIGINAL PERMITTED USAGE PER IEPA SANITARY PERMIT	FULL BUILD-OUT (ADD = 49,467 GPD)	
SUPPLY AND TREATMENT			
Reliable Source Capacity <sup>1</sup>	-2 GPM	-64 GPM	62 GPM
STORAGE			
Peak Hour Storage	-1,441 GAL	-31,200 GAL	29,759 GAL

Based on the original IEPA Sanitary permit submittal, 950 Ice Cream Drive was anticipated to utilize approximately 1,441 gallons of storage and 2 gallons per minute (gpm) of supply and treatment. However, upon reviewing the projected water use data for the new development, the supply and storage needs have increased. Based on the latest proposal, 950 Ice Cream Drive requires an additional 62 gpm (64 gpm – 2 gpm = 62 gpm) in supply as well as 29,759 gallons (31,200 gallons – 1,441 gallons = 29,759 gallons) of storage. The associated costs of these impacts are identified and evaluated later in this report; first, the distribution system capacity is evaluated.

### **Distribution System Capacity**

A water model is currently being developed and verified for the Village. It is not yet fully complete, but there is adequate information available to understand the Village's ability to meet the additional demands of 950 Ice Cream Drive.

Per AWWA Manual M32 Computer Modeling of Water Distribution Systems, in general, the water distribution system and or pipe network is considered to be deficient if any of the following occurs at any location or under any condition:

1. Pressures during maximum day demand and fire flow conditions fall below 20 psi,
2. Pressures during peak hour demand conditions fall below 30 to 40 psi,



3. Pressures rise above 90 to 110 psi (understanding that the Illinois Plumbing Code (Section 890.1210) requires a maximum of 80 psi for internal plumbing),
4. Velocities exceed 5 feet per second (fps),
5. Headlosses exceed 6 feet per 1,000 feet (ft) for pipes less than 16" in diameter, and
6. Headlosses exceed 2 feet per 1,000 feet (ft) for pipes 16" in diameter and greater.

The low-pressure constraint under maximum day demand and fire flow conditions is critical and has been recommended by the National Fire Protection Association (NFPA). However, there is some engineering judgment required for the other pressure recommendations. With respect to the velocity and headloss constraints, the general parameters above are used to design new piping system and are general guidelines. Understanding that the Village of North Aurora is not a new design, but rather an existing distribution system, some latitude and engineering judgment should be used while evaluating the distribution system with the water model. To illustrate, having pipe velocities greater than 5 fps may result in wasted energy, requiring additional pumping costs; but, it may not be cost-effective to replace the existing water main with a larger main. However, as velocities approach 10 fps, other issues commonly occur such as water hammer; and, these are more of the major concerns that we aim to identify. In addition, the pressure and velocity constraints tend to govern the needs in the system and thus became the focus of this analysis.

These guidelines are primarily tested under two scenarios:

1. Maximum Day Demand + Fire Flow Conditions, and
2. Peak Hour Demand Conditions

As stated previously, the model verification is not yet complete. However, main capacity testing was performed to observe flows throughout the system. Based on the flow tests performed on March 7, 2023 (see attached Appendix A), the main capacity at a residual psi appears to be over 7,000 gpm in the general vicinity (Flow Test Locations No. 9 and 10). This test was completed closer to a day in which the demands were the typical average day demand. However, even if the demands increased to maximum day demand conditions and the additional demand resulting from the development at 950 Ice Cream Drive were included, it appears that the mains would still have greater than 3,500 gpm available for firefighting and fire suppression purposes in the general vicinity of 950 Ice Cream Drive.

The field test is a great opportunity to understand what can be delivered to the system, but then we wanted to better understand if the velocities to get the flow to that location would not have a negative long-term effect on the overall system. Therefore, the model (although not 100% complete) was utilized to obtain a general understanding of the flow of the water, velocities, and pressures anticipated during a fire flow situation. Appendix B provides screenshots from various model runs completed. However, the general conclusion is that the pressures and velocities also appear adequate based on the current in-progress model. Therefore, based on this analysis, it appears that the distribution network appears to have adequate capacity to handle the additional demand at this time.

### **Cost Analysis and Recommendations**

As part of this study, cost estimates have been prepared for additional storage and supply and treatment to address the Village's needs through 2050. The size and location of the various facilities is still under consideration; however, cost estimates for the various potential sizes were prepared. Please refer to attached Appendix C for the conceptual cost estimates. All provided costs are based on 2023 pricing information and include contingency, engineering fees, and estimated ComEd (electrical service to the site) costs. Subsequently, a connection fee analysis was performed for the water storage and supply and treatment to understand the financial impacts of the anticipated water use by 950 Ice Cream Drive. The additional impacts to the storage, supply, and treatment beyond the original permitted use are calculated to be \$875,431 based on information provided by 950 Ice Cream Drive. Please refer

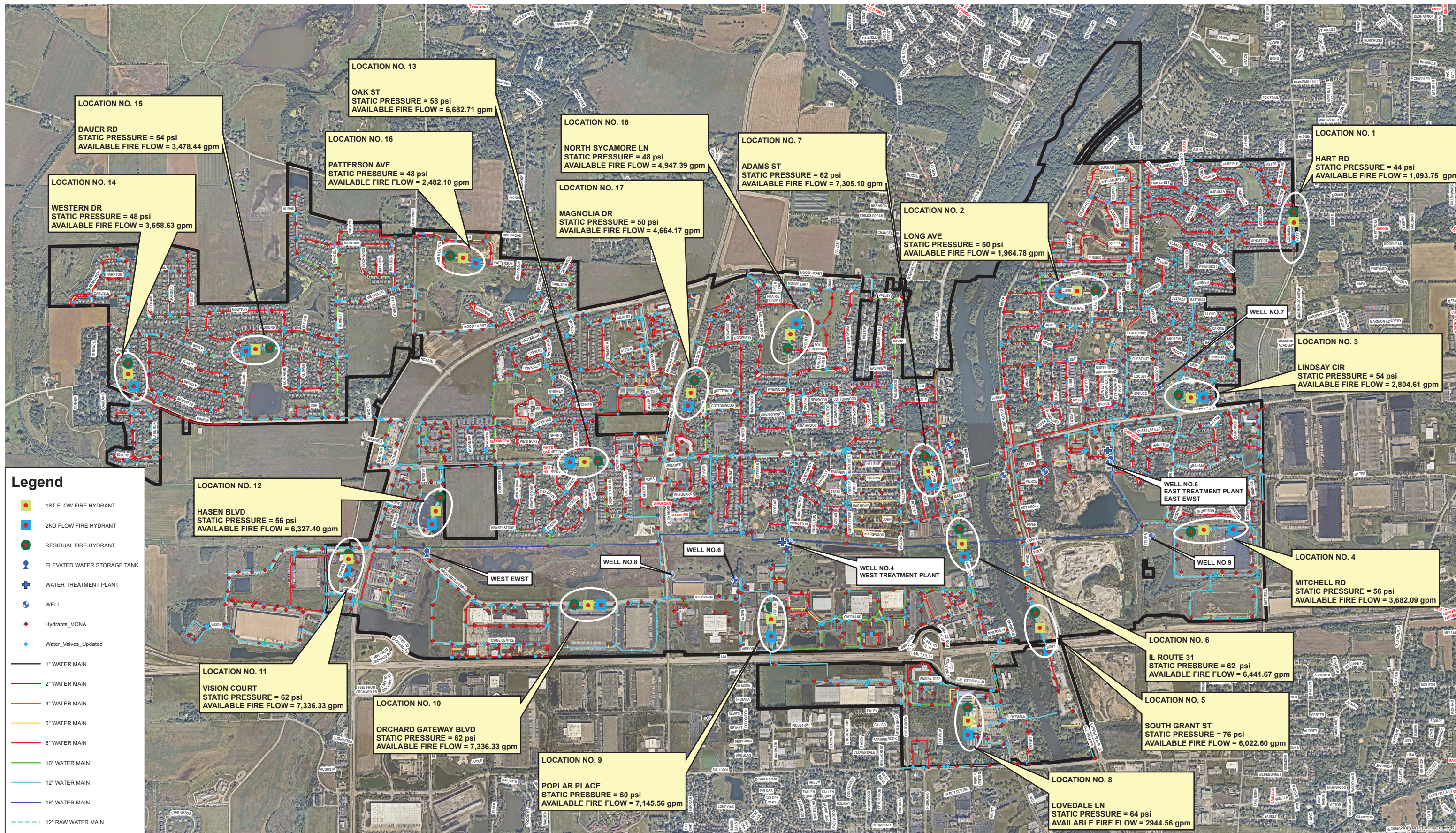


to Appendix D for the connection fee analysis. The water use assumptions are critical for understanding the impacts; and, if these should change, then this analysis should be revisited.

If you have any questions, please do not hesitate to reach out to me.

**APPENDIX A**  
**FLOW TESTING RESULTS**







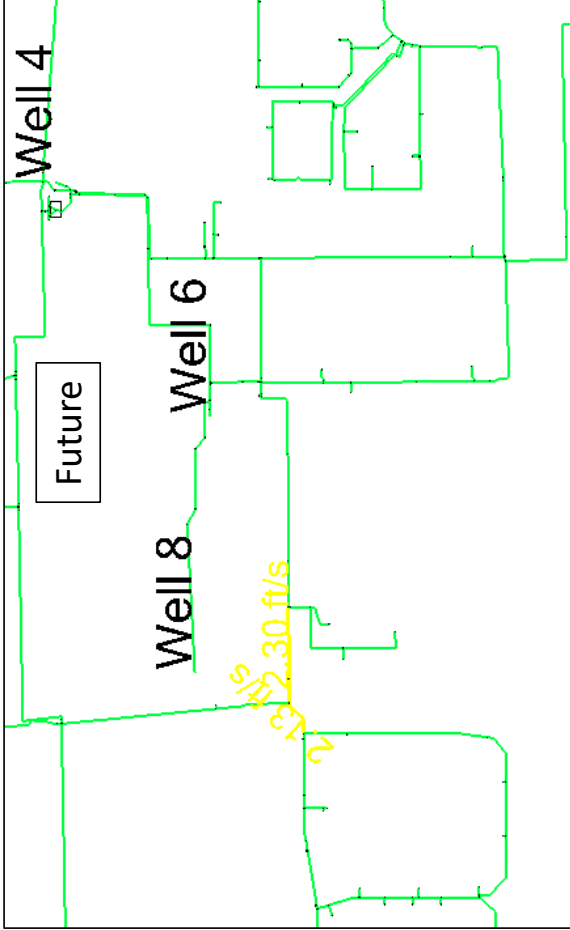
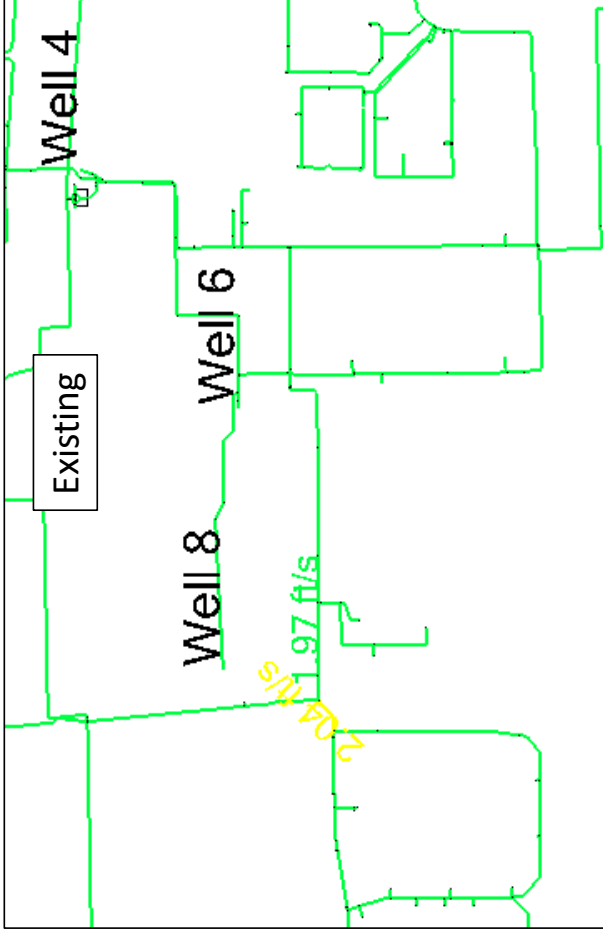
**APPENDIX B**

**WATER MODELING DISTRIBUTION SYSTEM ANALYSIS**

950 Ice Cream Drive  
(200,000gpd)

Velocity

Average Day Demand / Maximum Dy Demand  
Midday tank levels, Pumps off



Color Coding Legend  
Pipe: Velocity (ft/s)

— <= 2.00

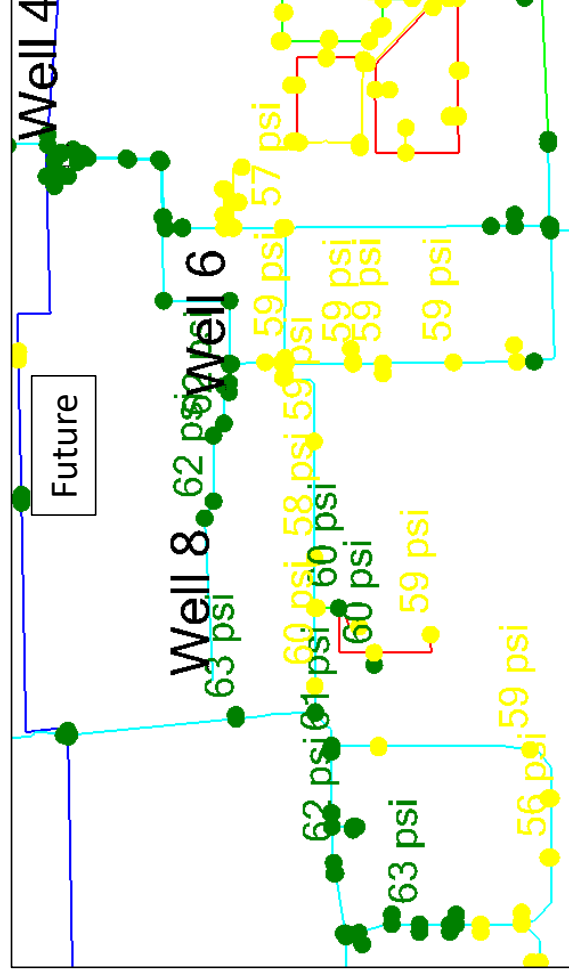
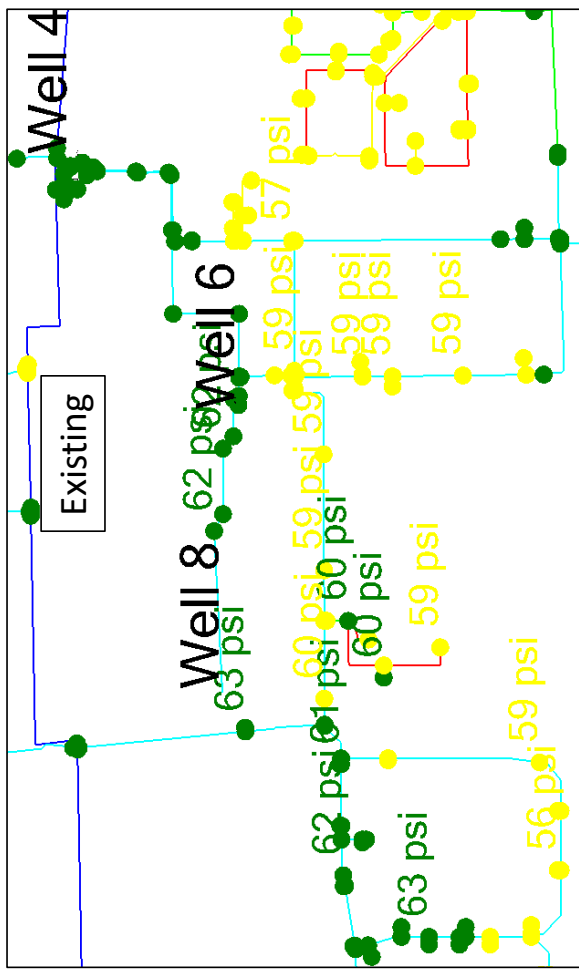
— <= 3.50

— <= 5.00

— Other

950 Ice Cream Drive  
(200,000gpd)  
Pressure

Average Day Demand / Maximum Dy Demand  
Midday tank levels, Pumps off



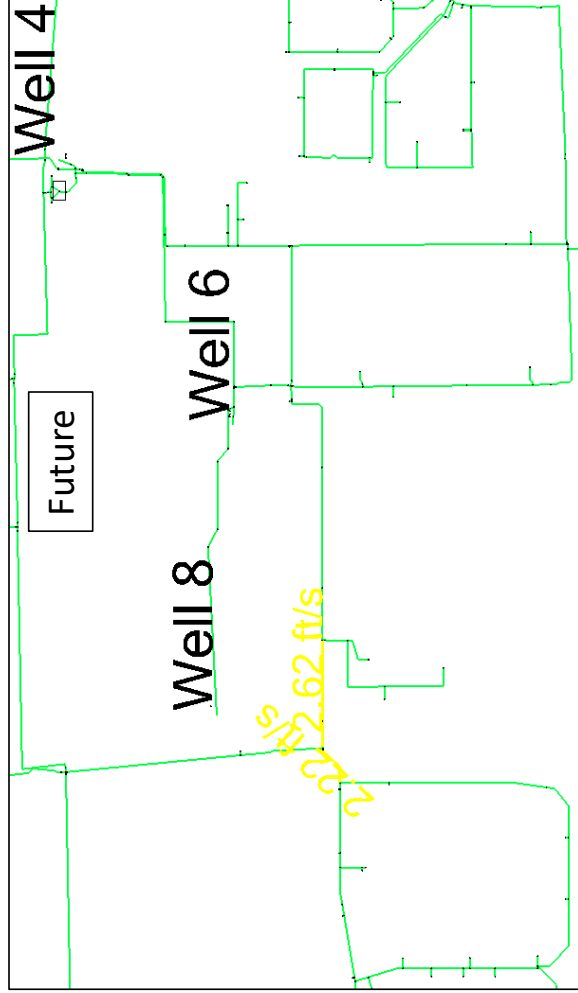
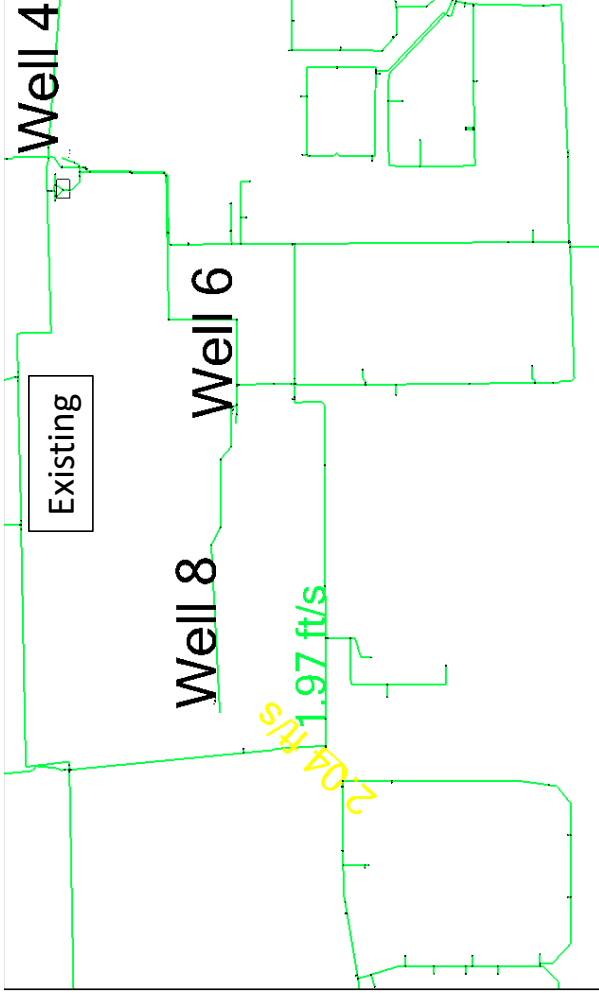
Color Coding Legend  
Pipe: Diameter (in)

- <= 0.0
- <= 2.0
- <= 3.0
- <= 4.0
- <= 6.0
- <= 8.0
- <= 10.0
- <= 12.0
- <= 16.0
- <= 20.0
- Other

Color Coding Legend  
Junction: Pressure (psi)

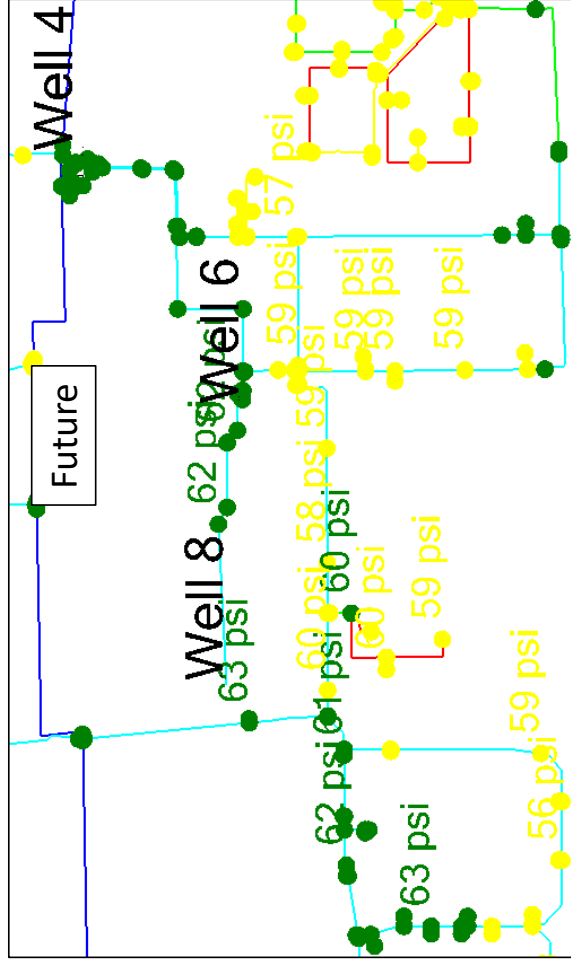
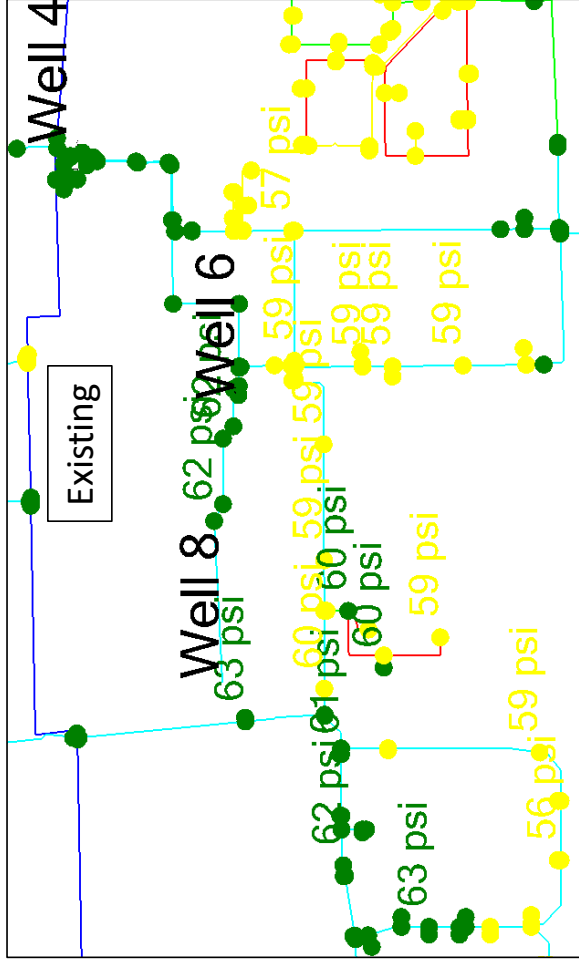
- <= 40
- <= 50
- <= 60
- <= 70
- <= 80
- <= 90
- Other

950 Ice Cream Drive  
(400,000gpd)  
Velocity  
Peak Hour Demand  
Midday tank levels, Pumps off



Color Coding Legend	
Pipe: Velocity (ft/s)	
<= 2.00	
<= 3.50	
<= 5.00	
Other	

950 Ice Cream Drive  
 (400,000gpd)  
 Pressure  
 Peak Hour Demand  
 Midday tank levels, Pumps off



**APPENDIX C**  
**CONCEPTUAL COST ESTIMATES**



Engineering Enterprises, Inc.

52 Wheeler Road, Sugar Grove, IL 60554

JOB NO:	NO2206
DESIGNED:	MLP/CRW
DATE:	June 29, 2023
PROJECT TITLE:	NORTH AURORA - CONNECTION FEE ANALYSIS NEW DEEP WELL AND WATER TREATMENT PLANT

Engineer's Opinion of Probable Construction Cost					
ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1,000 GPM DEEP IRONTON-GALESVILLE WELL (24x18)					
1	CONSTRUCTION (CASING, HOLE, GROUT, ETC.)	LS	1	\$ 1,200,000	\$ 1,200,000.00
2	DEVELOPMENT (AIR IMPULSE, HYDRAULIC JETTING, ETC.)	LS	1	\$500,000	\$ 500,000.00
3	EQUIPMENT (PUMP/MOTOR, COLUMN PIPING, POWER CABLE, PITLESS ADAPTER, ETC.)	LS	1	\$450,000	\$ 450,000.00
TREATMENT BUILDING, EQUIPMENT AND ELECTRICAL					
4	WATER TREATMENT PLANT BUILDING W/ BACKWASH TANK (APPROXIMATELY 4,000 SF)	LS	1	\$ 1,400,000.00	\$ 1,400,000.00
5	HMO TREATMENT SYSTEM	LS	1	\$ 950,000.00	\$ 950,000.00
6	CHEMICAL FEED EQUIPMENT	LS	1	\$ 150,000.00	\$ 150,000.00
7	MISCELLANEOUS PIPING AND VALVES	LS	1	\$ 250,000.00	\$ 250,000.00
8	CHEMICAL FEED EQUIPMENT	LS	1	\$ 150,000.00	\$ 150,000.00
9	ELECTRICAL	LS	1	\$ 450,000.00	\$ 450,000.00
10	CONTROLS AND INSTRUMENTATION	LS	1	\$ 75,000.00	\$ 75,000.00
11	SCADA INTEGRATION	LS	1	\$ 50,000.00	\$ 50,000.00
12	EMERGENCY GENERATOR	EACH	1	\$ 300,000.00	\$ 300,000.00
SITE WORK					
13	YARD PIPING (WATER MAIN & SANITARY AND STORM SEWER)	LS	1	\$ 150,000.00	\$ 150,000.00
14	PAVING	LS	1	\$ 40,000.00	\$ 40,000.00
15	FENCING	LS	1	\$ 50,000.00	\$ 50,000.00
16	RESTORATION & LANDSCAPING	SQYD	4000	\$ 15.00	\$ 60,000.00
CONSTRUCTION COST SUBTOTAL					\$ 6,225,000.00
CONTINGENCY (30%)					\$ 1,868,000.00
CONTRACTORS OVERHEAD AND PROFIT (13%)					\$ 810,000.00
BONDS AND INSURANCE (3%)					\$ 187,000.00
3-PHASE 480V ELECTRICAL SERVICE TO SITE					\$ 150,000.00
ENGINEER'S OPINION OF TOTAL PROBABLE CONSTRUCTION COST					\$ 9,240,000.00
ENGINEERING (18%)					\$ 1,664,000.00
TOTAL					\$ 10,904,000.00

**Notes:**

- All values are based on 2023 estimated construction costs.
- Assumes Well constructed at the WTP site.

G:\Public\North Aurora\2022\NO2206 Water Distribution System Model\Docs\Aurora Packing\[(PCE-Well&WTP.xlsx)\New Deep Well and WTP

# PRINCETON DRIVE ELEVATED WATER STORAGE TANK BID PROPOSAL

The Bidder proposes to complete the project for the following prices by XXXX, or less:

Item No.	SPECIAL PROVISION	BASE BID ITEMS	UNIT	QUAN.	Unit Price	Total
1		PERIMETER EROSION BARRIER	FOOT	2240	\$3.95	\$8,848.00
2	*	STABILIZED CONSTRUCTION ENTRANCE	EACH	1	\$14,250.00	\$14,250.00
3	*	EARTH EXCAVATION (SITEWORK ONLY)	CU YD	925	\$33.00	\$30,525.00
4		CONCRETE WASHOUT	EACH	1	\$3,750.00	\$3,750.00
5	*	CONSTRUCTION SITE PERIMETER FENCE	FOOT	1200	\$7.25	\$8,700.00
6	*	CONNECTION TO EXISTING WATER MAIN, 16-INCH	EACH	1	\$37,250.00	\$37,250.00
7	*	WATER MAIN, 16-INCH D.I.P., CLASS 52, WITH POLYETHYLENE WRAP	FOOT	71	\$525.00	\$37,275.00
8	*	WATER MAIN, 16-INCH D.I.P., CLASS 54, WITH POLYETHYLENE WRAP	FOOT	39	\$525.00	\$20,475.00
9	*	FIELD LOK GASKET, 16"	EACH	4	\$425.00	\$1,700.00
10	*	NON-DRAINING FIRE HYDRANT ASSEMBLY, COMPLETE	EACH	1	\$12,500.00	\$12,500.00
11	*	BUTTERFLY VALVE & VALVE VAULT, 16-INCH IN 60-INCH VAULT	EACH	3	\$29,250.00	\$87,750.00
12	*	INSERTION VALVE & VALVE VAULT, 16-INCH IN 60-INCH VAULT	EACH	1	\$46,215.00	\$46,215.00
13	*	DUCTILE IRON FITTINGS	POUND	951	\$10.00	\$9,510.00
14	*	NON-SPECIAL, NON-HAZARDOUS WASTE DISPOSAL - TYPE 1	CU YD	100	\$212.00	\$21,200.00
15	*	NON-SPECIAL, NON-HAZARDOUS WASTE DISPOSAL - TYPE 2	CU YD	100	\$143.00	\$14,300.00
16		REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	\$21.50	\$2,150.00
17	*	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	100	\$95.00	\$9,500.00
18	*	FOUNDATION MATERIAL	CU YD	200	\$115.00	\$23,000.00
19	*	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LSUM	1	\$1,250.00	\$1,250.00
20		RIPRAP RR-3	SQ YD	12	\$180.00	\$2,160.00
21		AGGREGATE SUBGRADE IMPROVEMENT 12-INCH	SQ YD	860	\$19.30	\$16,598.00
22		GEOTEXTILE FABRIC	SQ YD	860	\$3.00	\$2,580.00
23	*	HOT-MIX ASPHALT BINDER COURSE, IL 19.0	TON	285	\$108.00	\$30,780.00
24	*	HOT-MIX ASPHALT SURFACE COURSE, MIX D	TON	205	\$111.00	\$22,755.00
25		HOT-MIX ASPHALT SURFACE REMOVAL, 6-INCH	SQ YD	840	\$12.00	\$10,080.00
26	*	PCC SIDEWALK, 5-INCH	SQ FT	190	\$15.00	\$2,850.00
27	*	SPLASH PAD	LSUM	1	\$1,850.00	\$1,850.00



28		CONCRETE BOLLARD	EACH	1	\$1,150.00	\$1,150.00
29	*	CONTAINMENT	LSUM	1	\$240,000.00	\$240,000.00
30	*	TESTING AND DISINFECTION FOR FINAL COMPLETION	LSUM	1	\$6,000.00	\$6,000.00
31	*	FURNISH AND INSTALL CATHODIC PROTECTION	LSUM	1	\$41,200.00	\$41,200.00
32	*	SCADA, COMPLETE AND OPERATIONAL	LSUM	1	\$59,180.00	\$59,180.00
33	*	SCADA FIBER WIRE IN PCC ENCASED CONDUIT	FOOT	400	\$44.55	\$17,819.00
34	*	GRIDBEE GS-9 TANK MIXER	LSUM	1	\$50,747.00	\$50,747.00
35	*	30KVA TRANSFORMER ON CONCRETE PAD	LSUM	1	\$6,876.00	\$6,876.00
36	*	QUAZITE HANDHOLE	EACH	4	\$6,619.50	\$26,478.00
37	*	HUBBELL RATIO PAR 3 LIGHT POLE WITH PCC FOUNDATION, COMPLETE	EACH	2	\$10,744.00	\$21,488.00
38	*	CCTV SECURITY SYSTEM, 8-CAMERA, CABINET AND ANTENNA, COMPLETE	LSUM	1	\$28,516.00	\$28,516.00
39	*	CAT6 CABLE IN PCC ENCASED CONDUIT, 4 CABLE	FOOT	470	\$36.24	\$17,035.00
40	*	ELECTRIC CABLE IN PCC ENCASED CONDUIT, 4/C, NO 10 GROUND	FOOT	470	\$46.18	\$21,704.00
41	*	ELECTRIC CABLE IN PCC ENCASED CONDUIT, 3/C, NO 6 GROUND	FOOT	400	\$32.78	\$13,110.00
42	*	ELECTRICAL GROUNDING SYSTEM, COMPLETE	LSUM	1	\$43,477.00	\$43,477.00
43	*	SWING GATES	FOOT	44	\$220.00	\$9,680.00
44	*	CHAIN LINK FENCE W/ BARBED WIRE TOP TREATMENT	FOOT	870	\$51.50	\$44,805.00
45	*	FENCE REMOVAL	FOOT	125	\$8.00	\$1,000.00
46	*	RESTORATION	SQ YD	6500	\$14.70	\$95,550.00
47	*	RESTORATION WETLAND BUFFER	SQ YD	1200	\$15.95	\$19,140.00
48	*	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	UNIT	30000	\$1.00	\$30,000
		SUBTOTAL BASE BID =				\$1,274,756.00
Item No.	SPECIAL PROVISION	OPTION A BID ITEMS (1.00 MG TANK)	UNIT	QUAN.	Unit Price	Total
49	*	1,000,000 GALLON SPHEROID ELEVATED WATER STORAGE TANK, INCLUDING DESIGN AND CONSTRUCTION (ELEVATION 852.5 TCL) **	LSUM	1	\$3,889,144.00	\$3,889,144.00
50	*	FOUNDATION AND VALVE VAULT, INCLUDING PIPING, BUTTERFLY VALVE, ELECTRICAL CONDUITS AND APPURTENANCES FOR TANK	LSUM	1	\$1,414,217.00	\$1,414,217.00
51	*	EXTERIOR WET PAINTING, COMPLETE	LSUM	1	\$257,900.00	\$257,900.00
52	*	INTERIOR WET PAINTING, COMPLETE	LSUM	1	\$94,100.00	\$94,100.00
53	*	INTERIOR DRY PAINTING, COMPLETE	LSUM	1	\$356,148.00	\$356,148.00
54	*	LETTERING AND LOGO	LSUM	1	\$22,500.00	\$22,500.00
**		**Performance Bond (100%) Not Included in Item 49				
		SUBTOTAL OPTION A BID =				\$6,034,009.00

		SUBTOTAL BASE BID =				\$1,274,756.00
		TOTAL OPTION A + BASE BID PRICE =				\$7,308,765.00
Total OPTION A + BASE BID Price In Words:						
Seven million, three hundred eight thousand, seven hundred sixty-five dollars.						
Item No.	SPECIAL PROVISION	OPTION B BID ITEMS (1.25 MG TANK)	UNIT	QUAN.	Unit Price	Total
55	*	1,250,000 GALLON SPHEROID ELEVATED WATER STORAGE TANK, INCLUDING DESIGN AND CONSTRUCTION (ELEVATION 852.5 TCL) **	LSUM	1	\$4,324,597.00	\$4,324,597.00
56	*	FOUNDATION AND VALVE VAULT, INCLUDING PIPING, BUTTERFLY VALVE, ELECTRICAL CONDUITS AND APPURTENANCES FOR TANK	LSUM	1	\$1,514,217.00	\$1,514,217.00
57	*	EXTERIOR WET PAINTING, COMPLETE	LSUM	1	\$284,900.00	\$284,900.00
58	*	INTERIOR WET PAINTING, COMPLETE	LSUM	1	\$91,200.00	\$91,200.00
59	*	INTERIOR DRY PAINTING, COMPLETE	LSUM	1	\$360,384.00	\$360,384.00
60	*	LETTERING AND LOGO	LSUM	1	\$22,500.00	\$22,500.00
**		** Performance Bond (100%) Not Included in Item 55				
		SUBTOTAL OPTION B BID =				\$6,597,798.00
		SUBTOTAL BASE BID =				\$1,274,756.00
		TOTAL OPTION B + BASE BID PRICE =				\$7,872,554.00
Total OPTION B + BASE BID Price In Words:						
Seven million, eight hundred seventy-two thousand, five hundred fifty four dollars						

## 1 MG Tank

Base Bid =	\$7,308,765.00
Estimated Containment Deduct =	- \$220,000.00
Estimated Revised Foundation with Heated Valve Room =	- \$ 65,600.00
Total Construction Estimated Cost =	\$7,023,165.00
Engineering Cost =	\$601,301.00
Total Estimated Cost =	\$7,624,466.00

## 1.25 MG Tank

Base Bid =	\$7,872,554.00
Estimated Containment Deduct =	- \$240,000.00
Estimated Revised Foundation with Heated Valve Room =	- \$ 65,600.00
Total Construction Estimated Cost =	\$7,566,954.00
Engineering Cost =	\$601,301.00
Total Estimated Cost =	\$8,168,255.00

**APPENDIX D**  
**CONNECTION FEE**

## APPENDIX D - WATER CONNECTION FEE ANALYSIS - 950 ICE CREAM DRIVE

Village of North Aurora, Illinois

Revised 3/24/25

Capacity (GPM)	Type	Additional P.E. Served <sup>a</sup>	Construction Cost - Treatment	Land Acquisition	Total Project Cost	Cost Per P.E.
1,000	New Deep Well and WTP	7,714	\$10,904,000	\$0	\$10,904,000	\$1,413.44

<sup>a</sup> Based on Reliable Source Capacity (Well operating 18 hours per day to meet the Maximum Day Demand, 100 gpcpd, and a Maximum Day Demand to Average Day Demand ratio of 1.40)

### WATER STORAGE COST PER P.E.

Tower Type	Tower Volume (Gallons)	Additional P.E. Served <sup>c</sup>	Construction Cost	Land Acquisition	Total Project Cost	Cost Per P.E.
Spheroid	1,000,000	15,855	\$7,624,466	\$0	\$7,624,466	\$480.89
Spheroid	1,250,000	19,819	\$8,168,255	\$0	\$8,168,255	\$412.15

<sup>c</sup> Based on Peak Hour Storage (Storage capacity to meet four hours of Peak Hour Demand using a maximum of 50% of the storage) and a Maximum Day Demand to Average Day Demand ratio of 1.40 and Peak Hour Demand to Maximum Day Demand ratio of 1.35  
1 PE = 100 GPD

### CONNECTION FEE SUMMARY (COST PER P.E.)

	COST PER PE		
	1.0 MG EWST	1.25 MG EWST	AVERAGE
WATER SUPPLY AND TREATMENT	\$1,413	\$1,413	\$1,413
WATER STORAGE	\$481	\$412	\$446.52
TOTAL WATER IMPACT	\$1,894	\$1,826	\$1,860

Phase	Water Use for 950 Ice Cream Drive		COST PER USE		
	GPD	PE	1.0 MG EWST	1.25 MG EWST	AVERAGE
Full Build-out	49,467	494.67	\$937,072	\$903,068	\$920,070
Less Original Permit	-2,400	-24.00	-\$45,464	-\$43,814	-\$44,639
<b>Total Impacts</b>	<b>47,067</b>	<b>470.67</b>	<b>\$891,608</b>	<b>\$859,254</b>	<b>\$875,431</b>

Note: 1 PE = 100 GPD

**APPENDIX E**  
**STEP-BY-STEP CONNECTION FEE CALCULATIONS**



## APPENDIX E - STEP-BY-STEP CONNECTION FEE CALCULATIONS

Water use provided for the connection fees is as follows:

Parameter	Original Permitted Water Usage Based on IEPA Sanitary Permit	Full Build-out of 950 Ice Cream Drive
ANNUAL PUMPAGE	876,000 GAL	18,055,455 GAL
AVERAGE DAY DEMAND (GPD)	2,400 GPD	49,467 GPD
MAXIMUM DAILY PUMPAGE (1.4 x ADD BASED ON FUTURE SCENARIO INFO)	2,400 GPD	69,252 GPD
COMPUTED PEAK HOUR DEMAND (1.35 x MDD BASED ON TOTAL BUILD-OUT OF PHASES 1 & 2)	4,322 GPD	93,600 GPD
COMPUTED PEAK HOUR DEMAND	3 GPM	65 GPM

Please note that the potential user is most familiar with their processes at their plant, and we accept their water use projections for the purposes of this analysis. However, we do recommend the Village perform on-going monitoring of the water use as they expand to confirm the provided uses are consistent with those presented to the Village.

**Step 1:** Calculate the additional water use from the original permitted use.

*Original Permitted Average Day Demand = 2,400 gpd*

*Projected Average Day Demand = 49,467 gpd*

*Difference = 47,067 gpd*

**Step 2:** Calculate the additional anticipated population equivalent (PE) based on 47,067 gpd.

*Difference = 47,067 gpd / (100 gpd/PE) = 470.67 PE*

**Step 3:** Calculate connection fee associated with Supply and Treatment.

**Step 3.a:** Prepare a cost of a typical 1,000 gpm well and associated treatment plant.

*Estimated Cost = \$10,904,000*

**Step 3.b:** Determine how many population equivalent (PE) the 1,000 gpm well will serve based on Reliable Source Capacity assuming the following:

- Wells operate 18 hours per day to meet the Maximum Day Demand
- 1 PE = 100 gpcpd
- Maximum Day Demand = 69,252 gpd
- Average Day Demand = 49,467 gpd
- Maximum Day Demand to Average Day Demand ratio =  $(69,252 \text{ gpd}) / (49,467 \text{ gpd}) = 1.400$

*Number of PE Served by 1000 gpm well =*

*$(1000 \text{ gallons/minute}) \times 60 \text{ minutes/hour} \times 18 \text{ hours} / 1.400 / 100 \text{ gallons/day/PE} = 7,714 \text{ PE}$*

**Step 3.c:** Determine supply and treatment cost impact per PE.

*Supply and Treatment cost per PE =  $\$10,904,000 / 7,714 \text{ PE} = \$1,413.44 \text{ PE}$*

**Step 3.d:** Determine supply and treatment cost impact for 950 Ice Cream Drive.

*Supply and Treatment cost per PE =  $470.67 \text{ PE} \times \$1,413.44 \text{ PE} = \$665,266$*

**Step 4:** Calculate connection fee associated with Water Storage.

**Step 4.a:** Prepare a cost of a typical water storage tank.

*Estimate Cost for 1,000,000 gallon tank = \$7,624,466*

*Estimate Cost for 1,250,000 gallon tank = \$ 8,168,255*

**Step 4.b:** Determine how many population equivalent (PE) the various size tanks will serve based on Peak Hour Storage (Storage capacity to meet four hours of Peak Hour Demand using a maximum of 50% of the storage) assuming the following:

- Wells operate 18 hours per day to meet the Maximum Day Demand
- 1 PE = 100 gpcpd
- Maximum Day Demand = 69,252 gpd

Appendix E  
Step-By-Step Connection Fee Calculations  
Page 3 of 3

- Average Day Demand = 49,467 gpd
- Maximum Day Demand to Average Day Demand ratio = (69,252 gpd) / (49,467 gpd) = 1.400
- Peak Hour Demand = 3,900 gph = (3,900 gph) x (24 hrs / day) = 93,600 gpd
- Peak Hour Demand to Maximum Day Demand ratio = (93,600 gpd) / (4,322 gpd) = 1.352

*Number of PE Served for 1,000,000 gallon tank =*

$$= 1,000,000 \text{ gallons} \times 50\% \times / 100 \text{ gallons per day per PE} / 1.400 / 1.352 / (4 \text{ hrs} / 24 \text{ hrs} / \text{day}) = 15,855 \text{ PE}$$

*Number of PE Served for 1,250,000 gallon tank =*

$$= 1,250,000 \text{ gallons} \times 50\% \times / 100 \text{ gallons per day per PE} / 1.400 / 1.352 / (4 \text{ hrs} / 24 \text{ hrs/day}) = 19,819 \text{ PE}$$

**Step 4.c:** Determine storage cost impact per PE for the various tank sizes.

$$\text{Storage cost per PE (1,000,000 gallon tank)} = \$7,624,466 / 15,855 \text{ PE} = \$480.89 \text{ PE}$$

$$\text{Storage cost per PE (1,250,000 gallon tank)} = \$ 8,168,255 / 19,819 \text{ PE} = \$412.15 \text{ PE}$$

$$\text{Average Storage cost per PE} = \$446.52$$

**Step 4.d:** Determine the average storage cost impact for 950 Ice Cream Drive.

$$\text{Storage cost per PE} = 470.67 \text{ PE} \times \$446.52/\text{PE} = \$210,165$$

**Step 5:** Calculate connection fee associated with Supply and Treatment and Storage.

$$\text{Total Supply, Treatment, and Storage Cost Impact} = \$665,266 + \$210,165 = \$875,431$$

Subsequently, the recommended water impact fee for the additional water use for 950 Ice Cream Drive is \$875,431 as demonstrated in the calculations above and Appendix D.



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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:** COYNE VETERINARY CLINIC AT 70 HANSEN BLVD CONCEPT PLAN  
**AGENDA:** MAY 19, 2025, VILLAGE BOARD COMMITTEE OF THE WHOLE

---

### HISTORY

The vacant lot on the south side of Oak Street east of North Aurora Lifetime Dentistry (outlot 4A) was originally constructed as part of the Woodman's development in 2005. The property is zoned B-2, General Business district. The Comprehensive Plan calls for this area to be regional commercial uses.



### DISCUSSION

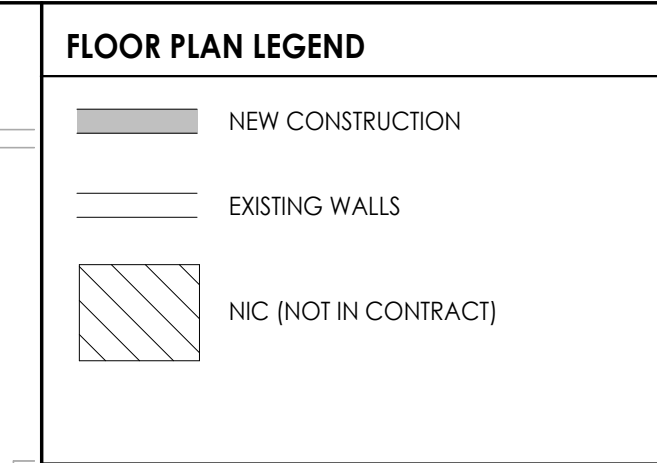
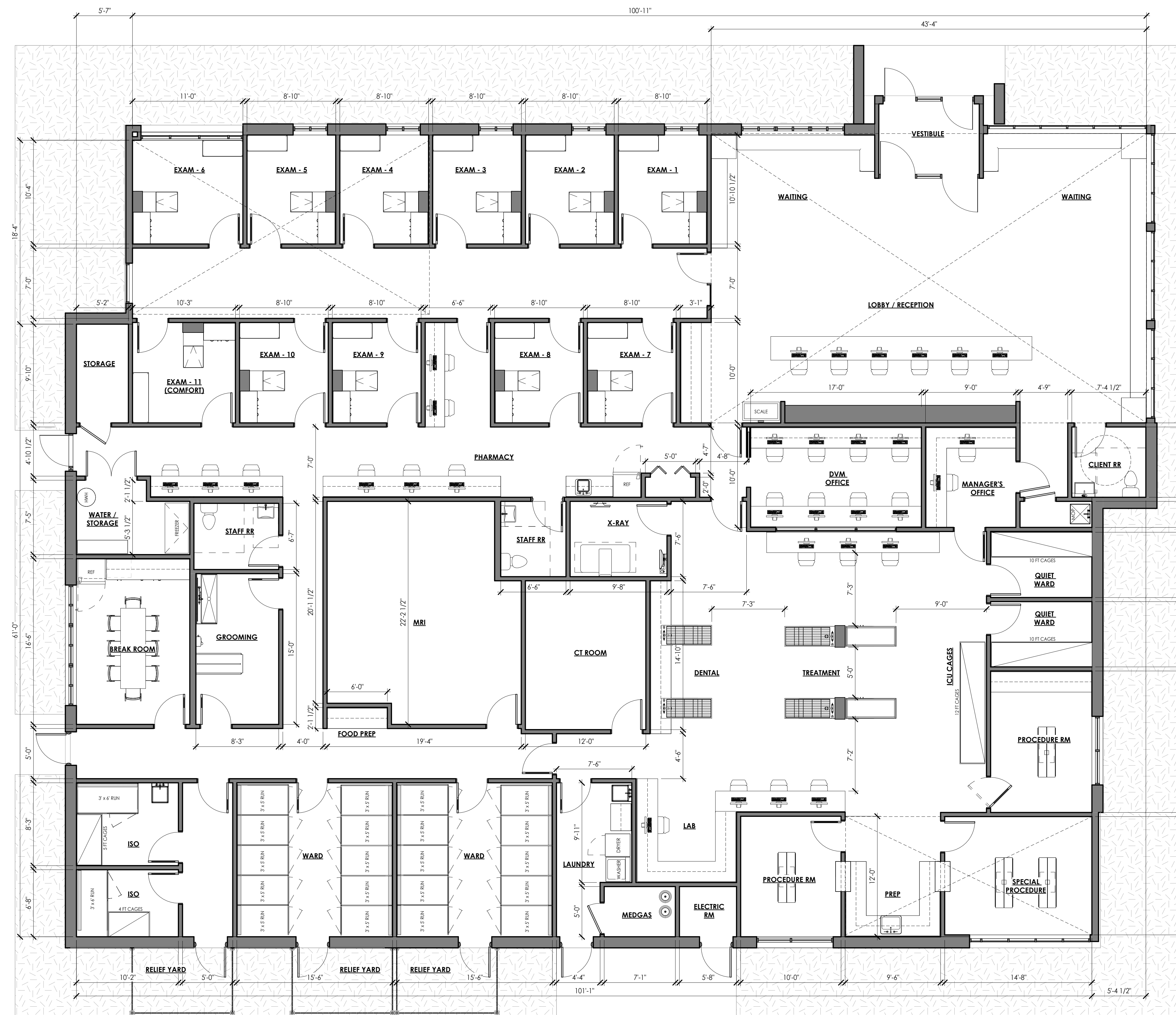
The current proposal is to build a veterinary clinic on the property. The proposed building would be 8,500 square feet. It would house 11 exam rooms, surgical rooms, imaging / x-ray rooms, and kennels for up to 20 animals. Although our code for this use requires 23 parking spaces, the applicant is proposing 51 to ensure plenty of spaces when they reach full build out.

The site would be accessed by the existing right-in-right out on Oak Street as well as Hansen Blvd. Cross access with the existing dental office drive aisle would also be included. Stormwater detention for the site has already been provided behind Woodman's. Likewise, water and sewer has already been stubbed to the site. As part of the original Woodman's PUD there is an existing 50-foot building setback along Oak Street which they meet. The buildings themselves will have a prairie style design with a mixture of brick and wood panels. A large glass lobby would feature prominently at the entrance.

The existing PUD requires the vacant lots to go through the site plan approval process. Additionally, the veterinary use is listed as a special use in our code. The applicant is requesting the Board's feedback on the proposed development.







**RWE**  
PLANNING + DESIGN

ARCHITECTURE      PLANNING      DESIGN  
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

**COYNE VETERINARY CLINIC**  
70-90 HANSEND BLVD  
NORTH AURORA, IL 60542

[illegible]

COPYRIGHT RWE PLANNING & DESIGN INC. 2024  
PROJECT #: 123456

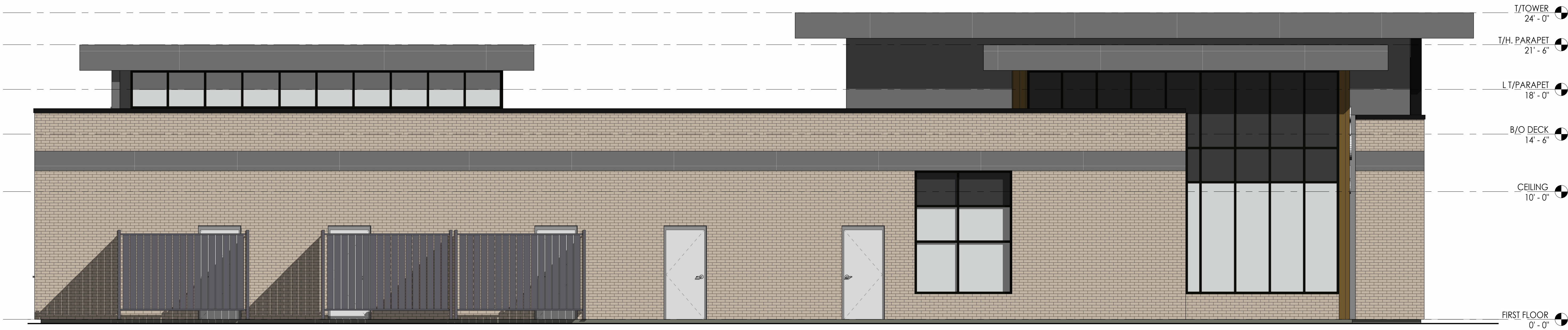
# PRELIMINARY FLOOR PLAN

A-100

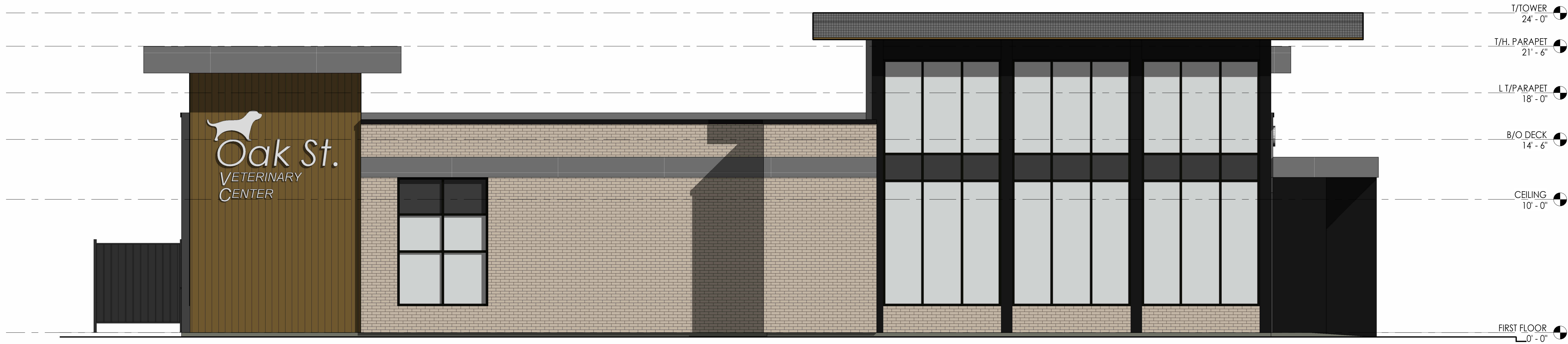
1 PRELIMINARY FLOOR PLAN  
3/16" = 1'-0"

5/9/2025 4:04:23 PM





② BUILDING EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"



① BUILDING EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"

REV.	DESCRIPTION	DATE

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PROJECT #: 123456

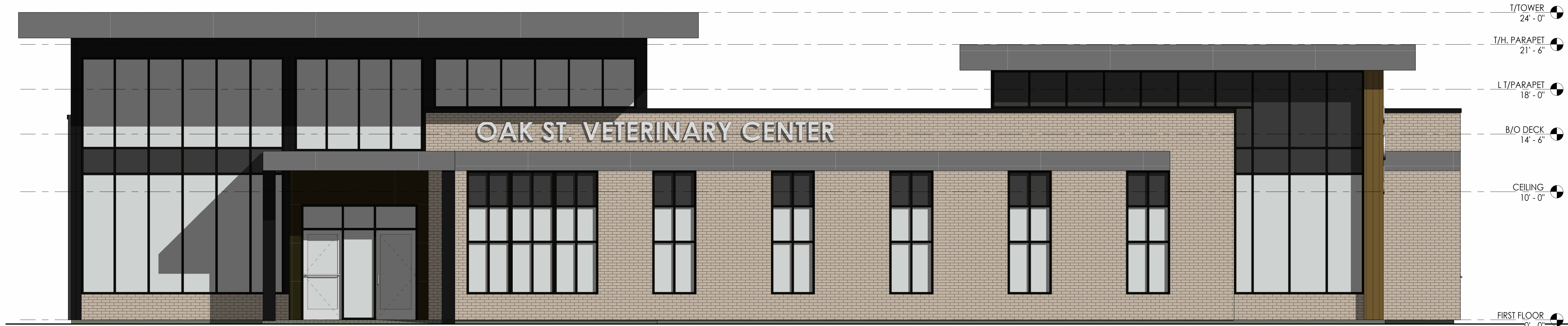
EXTERIOR  
ELEVATIONS

A-021





② BUILDING EXTERIOR ELEVATIONS - WEST  
1/4" = 1'-0"



① BUILDING EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"

REV.	DESCRIPTION	DATE

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PROJECT #: 123456

EXTERIOR  
ELEVATIONS

A-022





ARCHITECTURE PLANNING DESIGN  
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

**COYNE VETERINARY CLINIC**  
70-90 HANSEND BLVD  
NORTH AURORA, IL 60542

[illegible]

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PROJECT #: 123456

## EXTERIOR RENDERINGS

A-090

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## VILLAGE OF NORTH AURORA BOARD REPORT

---

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

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

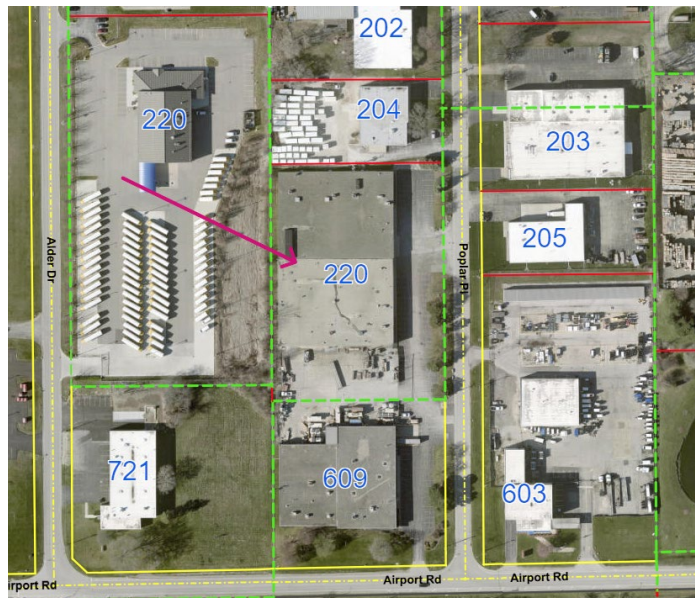
**SUBJECT:** 220 POPLAR PLACE SPECIAL USE FOR A CANNABIS CRAFT GROWER AND TRANSPORTING ORGANIZATION

**AGENDA:** MAY 19, 2025 COMMITTEE OF THE WHOLE MEETING

---

### DISCUSSION

GCF Industries, Inc. is proposing a cannabis craft grow and cannabis transport operation at the subject property located in the I-2 General Industrial District. Cannabis Craft Grower Organizations and Cannabis Transporting Organizations are classified as a special use in the I-2 District. The subject property is currently improved with a vacant industrial building. GCF Industries, Inc. would utilize the entire 60,000 square foot building with 6,258 square feet of office space and 53,742 square feet of warehouse / production space. There are no site improvements proposed.



The indoor space of the building is already built out with offices and storage areas. The facility will be used to grow cannabis and transport deliveries to and from the facility using vehicles licensed as cannabis transport vehicles. The warehouse space will be improved with grow rooms, production machinery, preparation, and packaging areas. The applicant anticipates using a maximum of 2,000 gallons of water per day. The facility will have an access control system with extensive camera coverage on the exterior and interior of the building in compliance with the Illinois Cannabis Regulation Tax Act. The petitioner anticipates 20-30 employees when fully operational.

#### Hours of Operation

The anticipated hours of operation would be 8:00 a.m. to 5:00 p.m., Monday through Friday. The facility will be closed on weekends and holidays.

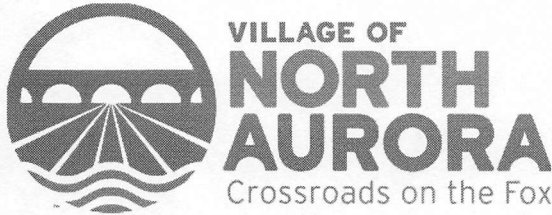
#### Parking

Warehousing, Storage, and Distribution Facility use requires 1 off-street parking space per 5,000 square feet of gross floor area of warehouse space, plus 2 off-street parking spaces per 1,000 gross

floor area of office space. As such, the Zoning Ordinance would require a total of 66 parking spaces. The subject property currently provides a total of 66 parking spaces.

A public hearing was held before the Plan Commission at their May 6, 2025 meeting. The Plan Commission unanimously recommended approval of Petition #25-05. Staff would like to take this opportunity to solicit feedback from the Village Board on Petition #25-05. Staff has included the draft meeting minutes and packet from the May 6, 2025 Plan Commission meeting in order to provide additional context. Also included is a draft Ordinance.





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

Project Name: GCF Industries Cannabis Craft Grow Facility

Subject Property/Location: 220 Poplar Place, North Aurora, IL 60542

PIN(s): 15-05-400-014

Current Zoning District: I-2 Present Use: Empty

Proposed Special Use: Cannabis Craft Grow

### CONTACT INFORMATION:

Applicant Name: GCF Industries, Inc. Phone: 630-696-1361

Applicant Address: 43 East Jefferson Ave, Suite 201, Naperville, IL 60540

Applicant Email: tim.nitsch@kcolegal.com

Signature of Applicant: [Signature] Signature Date: 3/20/2025

Property Owner(s): 220 Poplar Place, LLC

Phone: \_\_\_\_\_

Owner Address: 609 Airport Road, Suite B North Aurora, IL 60542

Owner Email: jwarden@cyberdynemasonry.com

Signature of Owner\*: [Signature] Signature Date: 3-20-25

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

### Instructions:

- Please see the submittal checklist regarding required submittals for special uses.
- Provide all submitted documents electronically in PDF format.
- Provide a written letter of introduction and narrative describing the proposed special use.
- Provide the following plans for the site: site plan, building elevations, signage, and a plat of survey.
- 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.
- 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 5 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.



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## **REQUIRED SUBMITTAL CHECKLIST**

- ☐ Introduction Letter. Please include information relevant to the proposed use of the property and its business operations (hours of operation, number of employees, etc.). *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.*
- ☐ 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 special use.
- ☐ A plat of survey of the parcel or parcels of land comprising the zoning lot, drawn to scale showing the actual dimensions of said zoning lot, including all parcels or lots contained therein, and drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot. This includes any setbacks to the principal building, accessory buildings and all other relevant dimensions.
- ☐ 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. *Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- ☐ Filing fee in the amount of \$500.00; 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.
- ☐ Disclosure of beneficiaries of land trust, if applicable.
- ☐ 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 5.
- ☐ A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on the following page.

### **FOR OFFICE USE**

Petition Number: \_\_\_\_\_

File Name: \_\_\_\_\_

Filing Date: \_\_\_\_\_

Fee Received: \_\_\_\_\_



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Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## **SPECIAL USE STANDARDS**

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

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
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.



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Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

- 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.

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

## 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 20th day of MARCH, 20 25

A Notary Public in and for such County

OFFICIAL SEAL  
KELLY M JONES  
NOTARY PUBLIC, STATE OF ILLINOIS  
WILL COUNTY  
MY COMMISSION EXPIRES 07/14/2025






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Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

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

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____
_____	_____	_____
_____	_____	_____

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

4/8/2025  
\_\_\_\_\_  
Date

GCF Industries, Inc.

GCF Industries, Inc. plans to operate a Cannabis Craft Grow and Cannabis Transport operation at 220 N Poplar Place, North Aurora, IL. The location is 60,000 square feet with 6,258 sf office space and 53,742 sf of warehouse space. The warehouse space will include grow rooms, production machinery, preparation and packaging. The facility will operate Monday-Friday from 8:00am until 5:00pm and will be closed on weekends and holidays. The facility will have an access control system and extensive camera coverage on the exterior and interior of the facility in compliance with the Illinois Cannabis Regulation Tax Act. Cannabis products will be delivered and taken from the facility under GCF's license. Products will be delivered and removed by vehicles licensed as a cannabis transport vehicle. The facility has an overhead door that allows a vehicle to pull into the warehouse to load and unload products outside of public view. The facility will employ 20-30 employees when fully operational. GCF Industries will grow cannabis at the facility. The property has 66 designated parking spaces available on a daily basis for use by GCF.

Our team has reviewed the statements below and will ensure that the location meets all of the items outlined below and the setbacks in the ordinance.

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.
  - a. **The location at 220 Poplar Place is enclosed from general public and only authorized personnel can access the property. The operation will comply with the Illinois Department of Agriculture cannabis regulations and will ensure that the general welfare of the public is not endangered.**
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
  - a. **The property at 220 Poplar Place is zoned as I-2, which allows for a cannabis craft grow as a special use under Title 17, Chapter 9 Section 9.2 of the North Aurora Zoning Code. The adjacent properties are a masonry contractor, a towing service and a school bus parking facility. Applicants' craft grow operation would not impede or affect any of the adjacent businesses. No site changes are being proposed with this use.**
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.
  - a. **The property at 220 Poplar Place is zoned as I-2, which allows for a cannabis craft grow as a special use under Title 17, Chapter 9 Section 9.2 of the North Aurora Zoning Code and is consistent with the Zoning**

**Ordinance in allowing cannabis operations in the I-2 zone and with 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.
  - a. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
    - i. **The property at 220 Poplar Place is zoned as I-2, which allows for a cannabis craft grow as a special use under Title 17, Chapter 9 Section 9.2 of the North Aurora Zoning Code and is in fact a Special Use.**
  - b. The proposed special use is deemed necessary for the public convenience at that location.
    - i. **The property at 220 Poplar Place is necessary for public convenience.**
  - c. 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.
    - i. **The property at 220 Poplar Place will not require any additional public expense for public facilities and services and will be beneficial to the economic welfare of the community by providing tax revenue and a number of good paying jobs.**
  - d. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
    - i. **The cannabis craft grow operation at 220 Poplar Place is in conformance with the goals and policies of the Comprehensive Plan and will be in conformance with all Village Codes and regulations.**
  - e. 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.
    - i. **The cannabis craft grow operation at 220 Poplar Place is in conformance 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.**
  - f. 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.



- i. **The cannabis craft grow operation at 220 Poplar Place will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.**
- g. The proposed special use is compatible with development on adjacent or neighboring property.
  - i. **The cannabis craft grow operation at 220 Poplar Place is compatible with development on adjacent or neighboring property.**
- h. The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site.
  - i. **The cannabis craft grow operation at 220 Poplar Place will minimize potentially dangerous traffic movements and provides adequate and safe access to the site.**
- i. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
  - i. **The property at 220 Poplar Place provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.**
- j. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
  - i. **The cannabis craft grow operation at 220 Poplar Place is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. We estimate the craft grow operation will use 2000 gallons of water per day.**
- k. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.
  - i. **The cannabis craft grow operation at 220 Poplar Place conforms with the requirements of this Ordinance and other applicable regulations.**

630 . 918 . 8512

**220 POPLAR PLACE LLC**

609 AIRPORT RD., SUITE B  
NORTH AURORA, IL 60542

MARCH 20, 2025

TO WHOM IT MAY CONCERN,

This Letter serves notice that I am the owner of 220 Poplar Place, North Aurora, IL 60542. I authorize my tenant, GCF Industries, to file for a special use permit for 220 Poplar Place, North Aurora, IL 60542.

We agree to be co-applicants for the special use permit.

With Regards,

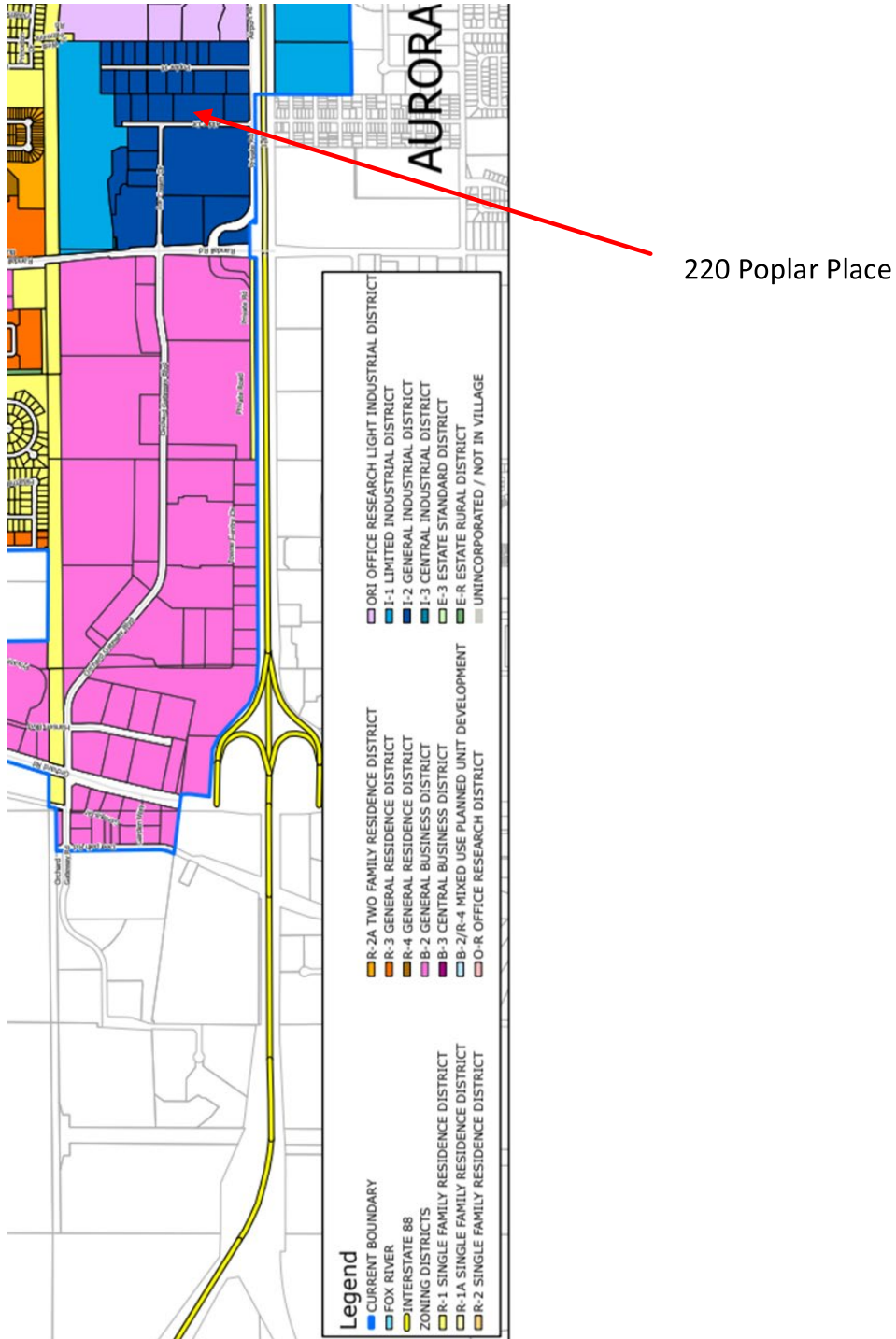


A handwritten signature in black ink, appearing to read 'J. Warden', with a long horizontal flourish extending to the right.

JASON G. WARDEN

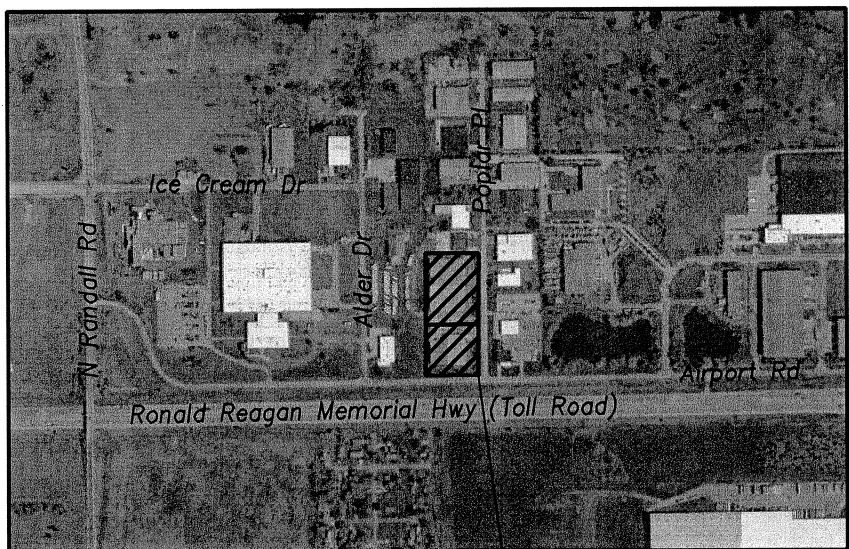
220 POPLAR PLACE LLC

# LAND USE AND ZONING MAP





Vicinity Map  
Not to Scale



Subject  
Property

## ALTA/ACSM LAND TITLE SURVEY

P.I.N.# 15-05-400-014 (Parcel One)  
P.I.N.# 15-05-400-008 (Parcel Two)

### PARCEL ONE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 49.50 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID SOUTHEAST QUARTER 366 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 290 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.95 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET THENCE SOUTH 0 DEGREES 18 MINUTES 53 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.95 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 38 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 220 POPLAR, NORTH AURORA, ILLINOIS.

### PARCEL TWO:

LOT 1 OF UNIT ONE, NORTH AURORA INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 609 AIRPORT ROAD, NORTH AURORA, ILLINOIS.

### TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- ITEM 1 - MONUMENTS FOUND/SET AS SHOWN ON SURVEY.  
ITEM 2 - ADDRESSES DISCLOSED AS SHOWN ON SURVEY.  
ITEM 4 - GROSS LAND AREA = 121,482.5 SQUARE FEET  
- 2.8 ACRES, MORE OR LESS (PARCEL ONE).  
GROSS LAND AREA = 86,998.4 SQUARE FEET  
- 2.0 ACRES, MORE OR LESS (PARCEL TWO).  
ITEM 6(a) - 1-2 (GENERAL INDUSTRIAL DISTRICT) PER ZONING DISTRICT MAP PREPARED BY REMPE-SHARPE CONSULTING ENGINEERS, DATED 11/05/13  
ITEM 6(b) - SEE "ZONING NOTES" BELOW  
ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SURVEY.  
ITEM 7(b)(1) - SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL = 59,849.6 SQUARE FEET, MORE OR LESS (PARCEL ONE).  
SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL = 32,101.6 SQUARE FEET, MORE OR LESS (PARCEL TWO).  
ITEM 8 - ONLY OBSERVED FEATURES AS SHOWN ON SURVEY.  
ITEM 9 - THERE ARE 78 REGULAR PARKING SPACES AND 2 HANDICAPPED PARKING SPACES (PARCEL ONE).  
THERE ARE 27 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACE (PARCEL TWO).  
ITEM 11(A) - ONLY OBSERVED UTILITIES AS SHOWN ON SURVEY.  
ITEM 20 - NO OFFSITE EASEMENTS NOTED ON TITLE.

### ZONING NOTES:

PER CHICAGO TITLE INSURANCE COMPANY, ENDORSEMENT - ALTA 3.1-06, ZONING - IMPROVED LAND, POLICY NUMBER 15WNW636002GV:

1. THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED IN THE EVENT THAT, AT DATE OF POLICY,

A. ACCORDING TO APPLICABLE ZONING ORDINANCES AND AMENDMENTS, THE LAND IS NOT CLASSIFIED ZONE 1-2 GENERAL INDUSTRIAL DISTRICT SUBJECT TO REVIEW OF ALTA SURVEY;

B. THE FOLLOWING USE OR USES ARE NOT ALLOWED UNDER THAT CLASSIFICATION:

ALL PERMITTED USES FOR 1-2 DISTRICT LISTED IN VILLAGE OF NORTH AURORA ZONING ORDINANCE

PER VILLAGE OF NORTH AURORA ZONING ORDINANCE (FILE CREATED 07/31/2012):

#### 9.1 PURPOSE STATEMENTS

B. 1-2 GENERAL INDUSTRIAL DISTRICT

THE PURPOSE OF THE 1-2 GENERAL INDUSTRIAL DISTRICT IS TO ACCOMMODATE THOSE INDUSTRIAL ACTIVITIES WHICH MAY PRODUCE MODERATE NUISANCES OR HAZARDS IN AREAS THAT ARE RELATIVELY REMOTE FROM RESIDENTIAL AND BUSINESS DEVELOPMENT.

#### 9.3 YARD AND BULK REGULATIONS

YARD & BULK REGULATIONS	1-2
<b>BULK REGULATIONS</b>	
Lot Area, Minimum	30,000sf
Lot Width, Minimum	200 ft
Building Height, Maximum	50 ft
<b>YARD REGULATIONS</b>	
Front Yard, Minimum	40 ft
Front Yard, Minimum	40 ft
Abutting Residential or Business District	40 ft
Rear Yard, Minimum	30 ft
Rear Yard, Minimum	30 ft
Abutting Residential or Business District	60 ft
Interior Side Yard, Minimum	15 ft
Interior Side Yard, Minimum	15 ft
Abutting Residential or Business District	60 ft
Corner Side Yard, Minimum	40 ft
Floor Area Ratio	2.0

### SURVEYOR'S NOTES:

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS: TELEPHONE, ELECTRIC, WATER, SEWER, STORM, AND CABLE T.V.

6. THIS IS AN ALTA/ACSM SURVEY. IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/STRUCTURAL DESIGN.

7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT ORDER NUMBER 15WNW636003GV PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 29, 2015 (PARCEL ONE) AND TITLE COMMITMENT ORDER NUMBER 15WNW636002GV PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 16, 2015 (PARCEL TWO). THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENTS.

TO: TANGENT TECHNOLOGIES LLC OR ASSIGNEE; AND CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, AND 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2015.

DATED AT YORKVILLE, ILLINOIS ON August 27, 2015.  
MICHEL C. ENSALACO  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2768



Scale: 1" = 30'  
C=Found 3/4" Dia. Iron Pipe  
B=Found 3/4" Dia. Iron Pipe  
●=Set Iron Pipe 3/4" Dia. x 24"  
N = North E = East  
S = South W = West  
(XX.XX') = Record Distance  
XXX' = Measured Distance

- WATER MANHOLE
- MANHOLE, UNKNOWN
- FIRE HYDRANT W/ VALVE
- STORM MANHOLE
- INLET, ROUND
- CURB INLET
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- WALL HYDRANT
- WALL LIGHT
- LIGHT MOUNTED ON UNDERSIDE OF CANOPY
- ALARM
- UTILITY POLE
- UTILITY POLE ANCHOR
- ELECTRIC METER
- GAS METER
- SANITARY MANHOLE
- MANHOLE (TYPE UNKNOWN)
- ELECTRIC TRANSFORMER
- WALL VENT
- DUCT
- BOLLARD
- FLARED END SECTION
- HANDICAPPED PARKING
- SON
- FLAG
- CLEANOUT
- FENCE
- ASPHALT

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"  
1304 Sunset Avenue, Suite E  
Yorkville, IL 60550  
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Ottosen Britz Kelly Cooper  
Gilbert & Dinolfo, Ltd.  
Book #: Sheet 2182 Drawn By: M.F.M.E. Plot #: 10951  
Reference: 2005-0490, 2011-0032  
Field Work Completed: 08/20/2015  
Rev. Date/Rev. Description

Project Number:  
2015-0129 ALTA





**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
May 6, 2025**

**CALL TO ORDER**

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

**ROLL CALL**

**In attendance:** Commissioners, Scott Branson, Richard Newell, Mark Bozik and Doug Botkin.

**Not in attendance:** Commissioner Anna Tuohy, Alex Negro, Aaron Anderson, and Tom Lenkart.

**Staff in attendance:** Community Development Director Nathan Darga and Planner Morgan Pinardi

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated April 1, 2025.

Motion for approval was made by Commissioner Newell and seconded by Commissioner Bozik. All in favor. **Motion approved.**

**PUBLIC HEARING**

1. **Petition #25-05 (220 Poplar Place):** The petitioner, GCF Industries, Inc., requests a Special Use to allow a Cannabis Craft Grower and Transporting Organization on the property located at 220 Poplar Place in North Aurora, Illinois.

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

Planner Morgan Pinardi introduced Petition #25-05 (220 Poplar Place). The request for the petition includes a Special Use for a cannabis craft grower and transporting organization for 220 Poplar Place. The property is currently zoned I-2, general industrial district, and the comprehensive plan designation for this area is office/industrial. Cannabis craft grower organizations and cannabis transporting organizations are both considered special uses in the I-2 district. The property is currently a vacant industrial building. GCF Industries would utilize the entire 60,000 square feet of the building, with 6,528 square feet of office space and 53,742 square feet of warehouse space which will include grow rooms, production machinery, preparation and packaging. The facility will be equipped with an access control system with extensive camera coverage that complies with the Illinois Cannabis Regulation Tax Act.

Pinardi added that the petitioner anticipates between 20-30 employees when fully operational with anticipated hours of 8:00 am to 5:00pm Monday through Friday. There are no site improvements proposed as a part of this project. The petitioner will provide 66 parking spaces, which meets the parking requirements for warehousing, storage and distribution and office uses according to the Zoning Ordinance.

Community Development Director Darga invited the Petitioner up to talk about their business.

Tim Nitsch of GCF Industries stated that they have had a license and have been in business for 3 years and have been looking throughout the state for a location for a craft grow organization. They currently have one

license for an infuser in Romeoville. The plan for the North Aurora location would be to have 3 licenses. Nitsch explained that they currently have 2 licenses but are looking to add a third license. If they get 3 licenses, they will probably have closer to 30 -50 employees. The business philosophy is to make sure everyone rises together, so employees will be paid good wages, have paid benefits, holidays, and paid vacation.

Commissioner Brackett asked about the three different licenses. Nitsch explained that infuser licenses are to make infused products like gummies, edibles, and vape cartridges. Under this license they cannot take cannabis plants and convert them into distillates. Distillates are used to inject into gummies and food. He added that in Romeoville they are going to make Alka-Seltzer tablets which are mostly for pain management. The Craft Grow License is for a cannabis craft grow facility that has live plants. They are allowed 5,000 sf to grow cannabis, this means plants that can be harvested at any given time. The facility will be a hydroponic facility with automated watering systems and lighting. Wastewater must be captured and destroyed, which is controlled by the Cannabis Act.

Commissioner Brackett clarified that different licenses allow them to do different procedures. Nitsch explained that you cannot move cannabis products in the state of Illinois unless you use certified vehicles for transport. The three different licenses are a transport license, an infuser license, and a craft grow license. They own one (1) craft grow license at this time, but they can operate up to 3 in this building. They are partnered with another license to do a second one and are looking for a third license.

Darga clarified that this is not a dispensary. The general public cannot come here and make purchases. This is strictly for the growing cannabis. Nitsch added that no one can consume cannabis on site and every square inch of the building will be covered in cameras.

Commissioner Brackett followed up by asking what will keep people from going to the facility. Nitsch explained that they have an access control system and security system where all doors and windows are monitored and reported to the police. They will also have a CCTV system. The State Police have access to this system as well as the access control system. The regulations in the State fall back to state policing and local policing.

Commissioner Brackett asked if our Police Department is aware of the project. Darga stated that they are aware of the project, but don't have concerns. He added that as the project moves forward, the two groups will work together.

Commissioner Branson asked how many employees they will have. Nitsch stated that they estimate 5-6 employees at when they start. He added that they will likely have a phased approach where they will build out rooms each month. When the first half is built out there will be around 20-30 employees, and if they get the third license, there will be between 30-50 employees.

Commissioner Branson asked if the employees need to be trained, and licensed. Nitsch stated that in order to work there you have to go through background checks through the State, get licensed, registered and fingerprinted. Anyone walking into the building needs to be escorted. Nitsch explained that craft growing is very complex.

Commissioner Branson asked if everything will be inside the building. Nitsch said it will be all indoors, and all the cannabis harvested during the day that has been productized, must be in a masonry covered room similar to a vault room that is access controlled with motion sensors.

Commissioner Branson asked where the nearest craft grow facility is in this area. Nitsch stated that there aren't many in the state and explained that there are 2 different types of operators. MSO – multi-state

operator with huge facilities, and craft growers, which are smaller operations. The first craft grow opened in Rockford they are roughly 30,000 - 60,000 square feet. This North Aurora project would be one of the largest in the state. Nitsch explained that there aren't many locations mostly due to funding. When craft growing started, the State was not offering any funding, and you cannot get a bank loan for cannabis operations, so many operations are self-funded like they are.

Commissioner Branson asked about the process of distribution and where they distribute to. They only distribute in Illinois, and they sell directly to the dispensaries. Illinois state law states that 25% of what is sold in dispensaries needs to be craft grow grown, so there is a market for it. All sales are completed online with no cash in the building, everything will be done through electronic transfer. Nitsch added that they use special unmarked vehicles that take products to dispensaries based on the electronic orders they receive. Branson asked if the vehicles are secure similar to Brinks trucks. Nitsch explained that in the state of Illinois everything is tracked from seed to sale. Each plant gets an RFID tag when it is brought into the building. When a plant is sold to a dispensary, they put another RFID tag on the product. Transporters will also put an RFID tag on it. All tracking is reported to a central database that the state uses.

Commissioner Branson also asked if they have a target date for opening. Nitsch said they expect to be under production on July 1, 2025. They have already submitted to the state. It's a matter of securing the special use permit and get state approval.

Nitsch stated that he also likes to work with municipalities and like to give back. There are opportunities for tours, for anyone over 21 years old. This is a business opportunity for a lot of people, it is a lucrative industry and there is money to be made.

Commissioner Brackett asked if this facility will be purchased or rented. Nitsch stated that it is rented.

Commissioner Newell asked how many craft growers there are in Illinois. Nitsch stated that there are about 14, but it's a murky area. The state website will show you how many there are, but most of them listed will say that construction permits have been secured, however many times construction never starts.

Commissioner Newell asked if there will be any manufacturing on site. Nitsch said not right away, but they may make distillate which is a THC oil which is done through an extractor. They are only allowed to make flower and oil on site. He states there is a possibility that they could start making products on site. With each license they are granted an infuser license. If the demand is there, they could hire more people and do that.

Commissioner Newell asked about employee's wages and benefits. Nitsch stated \$25 an hour with tiers for managers to make more. They will have a program where you move up in the system the more you learn. They will pay both sides of health insurance, profit sharing, mandatory 3 weeks of vacation. Their vision is to not lose any employees because it is very expensive to train people and find people good at it.

Commissioner Newell asked if the individuals hired will have experience with this type of business. Nitsch stated they hired a master grower. Nitsch has a background in mechanical hydronic systems and access control systems. They will hire growers, budtenders and buying special machinery that trims cannabis and special packaging machines. It will be a mix of people who touch the plant and people who work machines.

Commissioner Bozik asked about water usage. Nitsch stated at first, they will use approximately 400 gallons a day. The state requires they use automated watering systems. At first, they will do timed watering, then they will put moisture sensors into the plants and will only water when moisture is needed. It's a very low amount that they confirmed with their engineer.



Commissioner Bozik asked what kind of security modification will be made to the existing building. Nitsch stated the building is kind of a fortress already, with no windows, except for the front, and everything is masonry. Front doors will be secured, and there is a huge barrier from point of entry to where the plants are stored with steel doors in-between.

Commissioner Bozik also asked about the HVAC system and how it will be vented, and odor controlled. Any exhaust exiting the building will have a carbon filter on it to reduce the amount and it will also be directed to the empty parking lot where it will dissipate out. The HVAC system is interior multi zones with no exterior air brought in. As the business grows, they will eventually add rooftop units with filters.

Commissioner Botkin had no additional questions.

Commissioner Newell asked why many facilities are not completed. Nitsch explained that having gone through the journey it is because of finances. Typically, you have to find individual investors. They went through many different rounds before they decided to self-finance. Nitsch added that many facilities get all the approvals but never build.

Commissioner Newell asked to clarify the business funding. Nitsch said they have 3 partners and have the financial backing.

Commissioner Brackett asked Nitsch what his ideal employee is. Nitsch stated that the ideal employee is probably someone with a criminal record with cannabis. Someone who had an interest in cannabis their whole life and this opportunity could be life changing for them. They are targeting anyone willing to learn and help out where needed.

Darga stated that staff recommends approval with no additional comments.

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

Chairman Brackett closed the public hearing.

## **NEW BUSINESS**

1. **Petition #25-05 (220 Poplar Place):** The petitioner, GCF Industries, Inc., requests a Special Use to allow a Cannabis Craft Grower and Transporting Organization on the property located at 220 Poplar Place in North Aurora, Illinois.

Commissioner Bozik stated that because cannabis is so regulated, with the state regulation and where it is located there are no concerns.

Commissioner Branson asked again about the water use. Darga stated that the application stated a maximum of 2000 gallons a day at full build out. Nitsch stated that they will likely use close to 400 gallons a day when they start operating. They run a line down the center and the water drips on the plants to keep them moist. Wastewater is collected in a canister and is destroyed. It is either burned off or companies come and remove it for them. They are not allowed under regulation to put it in the sewer.

Motion for approval of Petition #25-05, as presented by staff was made by Commissioner Bozik and seconded by Commissioner Botkin. Vote: Branson – Yes, Newell – Yes, Bozik – Yes, Botkin – Yes, Brackett – Yes. **Motion approved.**

**OLD BUSINESS** – None

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

Darga shared World of Bowls, the old Browns Chicken building at 227 S Lincolnway, received their CO and are now open as La Jaivita, Beef and Bowls. Darga added that the Board also approved a TIF grant to help repave the parking lot. Darga also shared that the Gas N Wash site is being prepped and are close to getting their permits. The lot used to have a hotel on it, and they found several underground tanks used for heating oil, under the parking lot, so crews are currently on site removing the tanks. Gas N Wash is still working with the state and IDOT for site access, but they closed on the property and construction should start in a month or so.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Newell and seconded by Commissioner Botkin. All in favor.  
**Motion approved.**

Respectfully Submitted,

Morgan L. Pinardi  
Planner



VILLAGE OF  
**NORTH**  
AURORA

VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

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

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**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CANNABIS CRAFT GROWER  
AND TRANSPORTING ORGANIZATION IN THE I-2 GENERAL INDUSTRIAL DISTRICT  
FOR THE PROPERTY LOCATED AT 220 POPLAR PLACE, NORTH AURORA, ILLINOIS**

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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. \_\_\_\_\_

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A CANNABIS CRAFT GROWER AND TRANSPORTING ORGANIZATION IN THE I-2 GENERAL INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 220 POPLAR PLACE, NORTH AURORA, ILLINOIS**

**(Petition #25-05; 220 Poplar Place)**

**WHEREAS**, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois (the “Code”); and,

**WHEREAS**, an application has been filed by GCF Industries, Inc. (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 9 of the North Aurora Zoning Ordinance (the “Code”) to allow for a Cannabis Craft Grower and Transporting Organization for the property located at 220 Poplar Place, North Aurora, Illinois (the “Property”) in the I-2 General Industrial District as described in the application materials attached as Exhibit A; and,

**WHEREAS**, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on May 6, 2025, pursuant legal notice as required by State law and the Code; and,

**WHEREAS**, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

**WHEREAS**, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special use approval and is in the best interest of the Village.

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

**SECTION 1:** The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

**SECTION 2:** The application for special use for a Cannabis Craft Grower and Transporting Organization is hereby approved for the Property.

**SECTION 3:** That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 220 Poplar Place, North Aurora, Illinois and legally described as follows:

PIN 15-05-400-014: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST

QUARTER, 49.50 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID SOUTHEAST QUARTER 366 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 290 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 18 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.95 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET THENCE SOUTH 0 DEGREES 18 MINUTES 53 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 404.95 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 38 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 300 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

**SECTION 4:** Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by 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 \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

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:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

Exhibit A

Application Materials

DRAFT

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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:** GAS N WASH INCENTIVE REQUEST  
**AGENDA:** MAY 19, 2025 COMMITTEE OF THE WHOLE MEETING

---

**DISCUSSION**

On December 16, 2024, the Village Board approved Ordinance #24-12-16-01, an Ordinance approving a special use for a planned unit development at 230 S. Lincolnway. The PUD use approval includes a gas station, convenience store and a carwash, to be operated by Gas N Wash. There is also space reserved in the convenience store for a restaurant or coffee shop operator. Gas N Wash has submitted plans for a building permit, which is currently under review.

According to the April 30, 2025 incentive request letter submitted by Gas N Wash, there were unanticipated costs associated with the development of the new gas station, being water main and underground storage tanks. The underground storage tanks have already been removed so a financial incentive would not apply as the work has been completed. At a cost of \$111,625, the water main connection is the remaining item being requested for financial assistance.

The subject property and the Asbury Gardens property, located directly to the west, are serviced by one water main. Looping a water main allows for redundancy when a water main nearby is broken or under repair and helps to protect a water main from breaking during fire suppression operations. The proposed off-site water main connection would tie into the Asbury Gardens water main.

Per the Village's Economic Development Incentive Policy, the water main connection would be classified as an infrastructure improvement and would be considered a qualified expense for a financial incentive. The primary use of the property will be a gas station; however, the proposed development contains both qualified and unqualified [business] uses:

Qualified Uses	Unqualified Uses
Vacant Commercial Site Enhancement	Gas Stations
Places for Eating & Drinking	Establishments Hosting Video Gaming



Based upon preliminary research, staff believes the property will generate an estimated \$100,000 in annual sales tax revenue. Economic incentive requests involving any rebate or share of sales tax must adhere to the statutory findings included in the Illinois Municipal Code, all other State Statutes, federal regulations and Village Codes. The building permits will be an estimated \$35,000. The building permit fee also includes impact fees. While the subject property is in the United TIF District, the Asbury Gardens property, which is where the water main would be located, is not located in a TIF district. The project is likely to generate an increase in increment to the United TIF District once built and fully assessed.

Given the discrepancies with the use qualifications, staff is seeking initial feedback from the Village Board on whether or not to proceed with an economic incentive agreement with Gas N Wash.

If the Village Board wishes to proceed with financial assistance, is there a specific funding type (building permit fee waiver/reduction, sales tax etc.) the Village Board would prefer to apply? Is there a specific amount or percentage cap the Board would want to place on the incentive?



8200 W. 185<sup>th</sup> Street, Unit K ♦ Tinley Park, IL 60487 ♦ PH: (708) 444-0117

April 30, 2025

Nathan Darga  
Village of North Aurora  
25 East State Street  
North Aurora, IL, 60542

Nathan,

I hope this letter finds you well. We are excited to partner with the Village of North Aurora on this project and will bring a myriad of value-added components to the community. First and foremost, we will add 28 new jobs to the village and our tenants will add another ~15 jobs. We offer a very competitive starting rate, 401k, and all managers and assistant managers (Store and Carwash) will receive Blue Cross insurance and are bonus eligible. Gas N Wash will also generate around \$400,000 annually to the Village of North Aurora in sales tax revenue. I believe that we add value to the communities that we develop in – a feeling substantiated by the fact that we have multiple sites in many municipalities. This would not be the case if leadership in these communities did not share that sentiment. We focus on hiring, training, and retaining quality people that reflect our brand and the type of operation that we run. We take pride in the people we have and the buildings we put up. The development reflects the investment in quality materials and our investment in the long term.

Gas N Wash will incur numerous additional costs that were not in our original financial model. The watermain connection will be \$111,625.00 and the Phase I unearthed three (3) heating and oil tanks that will cost around \$100,000 to remove. The tanks were not discovered when we did our typical site boring and were covered by a concrete slab. Our request is that the Village aids us in funding the \$211,625 unforeseen cost increase through Tax Increment Financing. Please let me know if you have any questions on this request or the project.

  
\_\_\_\_\_  
Alex Kugar, Vice President of Finance

# Economic Development Incentive Policy

The goal of any economic incentive provided by the Village is to demonstrate a substantial public benefit in support of developments that create new jobs, eliminate blight, strengthen the employment and economic base of the Village, increase property values and tax revenues, create economic stability and attract businesses that the Village deems to be desirable.

## Economic Incentive Requests – Funding Types

### **Sales Tax Reimbursement**

The Village receives 1% of the 6.25% State sales tax on general merchandise (or 1% of gross sales). The Village can use sales tax as an incentive to promote new growth through the reimbursement of the sales tax generated by the specific project.

### **Amusement Tax Forgiveness**

A 3% amusement tax is levied on patrons of amusement places in the Village of North Aurora for admission to any facility and/or the use or rental of any facility, device, or equipment. The Village can reduce, eliminate or reimburse the amusement tax to provide future financial stability to amusement businesses.

### **Village Fee Reduction**

*Building Permits.* The Village collects fees for building permits, which are documents issued by the Village when an individual or company wants to engage in construction in the Village. The Village can reduce or eliminate building permit fees to reduce the upfront cost of a development project.

*Impact/Connection Fees.* As a matter of policy, the Village collects payment of impact fees to defray the initial cost of public infrastructure. The Village can reduce or eliminate certain impact and/or connections fees to reduce the upfront cost of a development project. Some examples of Village impact and connections fees include water and sewer connection fees, traffic impact fees, public works fee or other fees associated with annexation agreements.

*Business License Fees.* Although the Village generally cannot license a business (as a non-home rule entity), businesses in the Village are required to register their business annually. Additionally, some businesses are required to obtain a license for their business activities, such as liquor sales, tobacco sales and tattooing. These fees could be eliminated or reduced. Liquor license fees and business registration fees were waived during the pandemic.

### **Property Tax Rebate**

Property tax is a tax based on the assessed value of real property, which the Village collects its proportionate share of annually from properties located in the Village. Other taxing districts also collect their proportionate share of property taxes based upon their respective tax rate. The Village's proportionate share of property taxes is typically around 5%. The Village can eliminate or reduce its property tax share or broker discussions with other respective taxing districts with higher shares of property taxes to incentivize certain development projects.

### **Tax Increment Financing**

The Village's Comprehensive Plan encourages the use of Tax Increment Financing to help accomplish the Village's economic development objectives. When a TIF district is created, the property values for all parcels within the district are frozen, creating a base value. As development occurs and property values increase, the

overall value of the district increases as well. This new value that is created is called the increment, which is the difference between the current total value and the base value. The increment can be used as a financial incentive to encourage private investment and development by providing needed improvements, such as new roads and sewers, to attract private development, to assist existing businesses expand or improve their properties and for beautification efforts. The Village of North Aurora currently has two Tax Increment Financing Districts: the United TIF District and the Route 31/Lincolnway TIF District.

#### **Tax Increment Financing Grant Program (Façade Grant Program)**

The Village of North Aurora Tax Increment Financing Grant Program (NATIFGP) is designed to provide financial assistance for building and signage improvements to ultimately achieve visual improvement to properties located in the Route 31/Lincolnway TIF District and the United TIF District. Examples of eligible improvements include:

- Brick cleaning, tuck pointing and restoration of original architectural features
- Site landscaping and parking area improvements
- Windows, doors, awnings and signage

Qualified applicants are eligible to apply for grant funds equal to fifty (50) percent of the cost of improving their properties up to \$20,000.00 and up to \$10,000.00 (no match required) for sign improvements. If funding for a desired project exceeds the qualified amount of NATIFGP funding, the Village may review the request as a general TIF incentive request.

### **Economic Incentive Request – Qualified Uses of Funding**

Qualified Uses	Qualified Expenses
<ul style="list-style-type: none"> <li>• General Retail</li> <li>• Automobile Sales</li> <li>• Places for Eating &amp; Drinking</li> <li>• Entertainment Venues &amp; Event Complexes</li> <li>• Lodging/Resorts</li> <li>• Mixed Use Development</li> <li>• Beautification Projects</li> <li>• Vacant Commercial Site Enhancement</li> </ul>	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Existing Space Buildout</li> <li>• Property Acquisition</li> <li>• Property Assemblage</li> <li>• Infrastructure Improvements</li> <li>• Site Preparedness</li> <li>• Façade Improvements</li> <li>• Signage</li> <li>• Demolition</li> </ul>
Unqualified Uses	Unqualified Expenses
<ul style="list-style-type: none"> <li>• Liquor Stores</li> <li>• Tobacco Shops</li> <li>• Gas Stations</li> <li>• Cannabis Dispensing Organizations</li> <li>• Convenience Stores</li> <li>• Establishments hosting video gaming</li> <li>• Residential*</li> <li>• Warehousing/Industrial*</li> </ul>	<ul style="list-style-type: none"> <li>• Business Equipment</li> <li>• Payroll</li> <li>• Office Supplies</li> <li>• Furniture</li> </ul>

\*Unqualified unless approved by Village Board by resolution waiving the requirements of this policy.

## **Economic Incentive Request - Funding Policy**

- Economic incentive requests for qualified expenses via this policy must be approved by the Village Board prior to the issuance of a building permit. Should a building permit not be required, the request must be approved prior to project commencement.
- Economic incentive requests involving any rebate or share of the retailer's occupational taxes received by the Village must adhere to the statutory findings included in 65 ILCS 5/8-11-20 of the Illinois Municipal Code, all other State Statutes, federal regulations and Village Codes.
- TIF incentive requests shall only apply to properties located in a TIF district and must adhere to the Illinois TIF Act, all other State Statutes, federal regulations and Village Codes.
- All applications made requesting funds under the Tax Increment Financing Grant Program shall adhere to the grant guidelines.
- Taxes or revenues historically received by the Village will not be reduced below the base year of an incentive. The Village shall reserve the right to consider historic averages when formulating the base year.
- The Village will not accept requests made for front-loaded debt prior to a project starting. All TIF incentive funding shall only occur on a reimbursement basis from funds derived from net increases in tax increment associated with the project.
- The Village Board has the right to refuse any incentive request regardless of the use, if deemed undesirable.
- The Village Board may consider warehousing and industrial requests after formal presentation of incentive request and concept plan review.
- All applicants shall be in good standing with the Village of North Aurora, having no open Village Ordinance violations or defaults in payments to the Village. Any open Ordinance violations or defaults in payment will result in automatic disqualification.
- Video Gaming may be allowed once incentive terms are complete or the incentive has been forfeited.
- An unqualified use or development project seeking an incentive, where the terms of the policy do not allow for an incentive, may be reviewed by the Village Board. Should the Village Board choose to grant the incentive, the Village Board may only do so by resolution waiving the requirements of this policy.

## **Economic Incentive Request – Request Process**

<b>Step #</b>	<b>Action</b>
1	Financial incentive requests shall be submitted to Village staff. The request shall include documentation that identifies the nature of the request, rationale and justification for the request and the source of funding that is intended to be utilized as part of the project.
2	Staff shall conduct an initial review of the submittal information to ensure the request qualifies for an incentive and the request meets the policy requirements.
3	Staff shall follow up with further instructions or questioning.
4	After review is completed by staff, the request is forwarded to the Village Board for review at a Committee of the Whole meeting for initial discussion. A formal presentation of the incentive request may be required of the applicant.
5	If the Village Board agrees with the request, it shall be brought back to a future Village Board meeting for final consideration.