

THE VILLAGE OF NORTH AURORA

ORDINANCE NO. 11020701

**BEING AN ORDINANCE APPROVING**  
**THE PLAT OF CONSOLIDATION AND THE SITE PLAN**  
**FOR THE PROPERTY LOCATED OF LOT 105 AND PART OF LOT 104**  
**IN THE RANDALL CROSSING DEVELOPMENT**  
**IN THE VILLAGE OF NORTH AURORA**

**WHEREAS**, an application was filed by GB Illinois 2, LLC on behalf of Randolph Partners, LLC – Randall Orchard Series plat of consolidation, site plan approval and variation from the Sign Ordinance for the property located at Lot 105 and part of Lot 104 in the Randall Crossing Development in the Village of North Aurora; and

**WHEREAS**, the applicant has requested that Lot 105 and part of Lot 104 in the Randall Crossing Development be consolidated in the Randall Crossing Development as reflected in the Plat of Consolidation in the form attached hereto and incorporated herein by reference as Exhibit “A”; and

**WHEREAS**, the preliminary engineering plans and site plan submitted by the applicant, which are attached hereto and incorporated herein by reference as Exhibit “B”, have been reviewed and approved by the Village engineer and staff and are recommended for approval by the Plan Commission.

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of North Aurora as follows:

1. The recitals set forth above were incorporated herein as the material findings of the President and the Board of Trustees.
2. The Plat of Consolidation in the form attached as Exhibit A to consolidate Lot 105 and part of Lot 104 of the Randall Crossing Development is hereby approved.
3. The preliminary plans and site plan attached as Exhibit B are hereby approved subject to the following conditions:
  - A. That the development shall be constructed to substantially comply with the Preliminary Engineering Plan by V3 Companies, sheets PE 0-4, dated 11/24/2010, the Landscape Plan by Norris Design, sheet L.1, dated 11/24/2010, and the building elevation and signage plans by Gershman Brown Crowley, Inc., 3 sheets, dated 9/16/2010, except as such plans may be changed to conform to Village codes and ordinances and the conditions below;
  - B. The Plans shall be revised to conform to comments from Rempe-Sharpe in a letter dated December 3, 2010;
  - C. The handicapped space shall be relocated as needed once building entrances have been established;

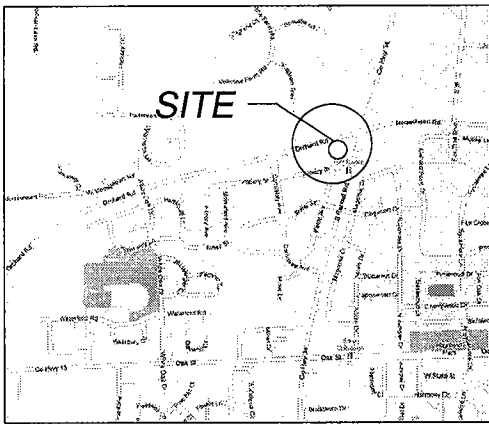


**PLAT OF CONSOLIDATION  
OF  
LOT 105 AND PART OF 104  
IN THE AMENDED FINAL PLAT OF RANDALL CROSSING**

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH,  
RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER

12-32-403-003  
12-32-403-002



VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE



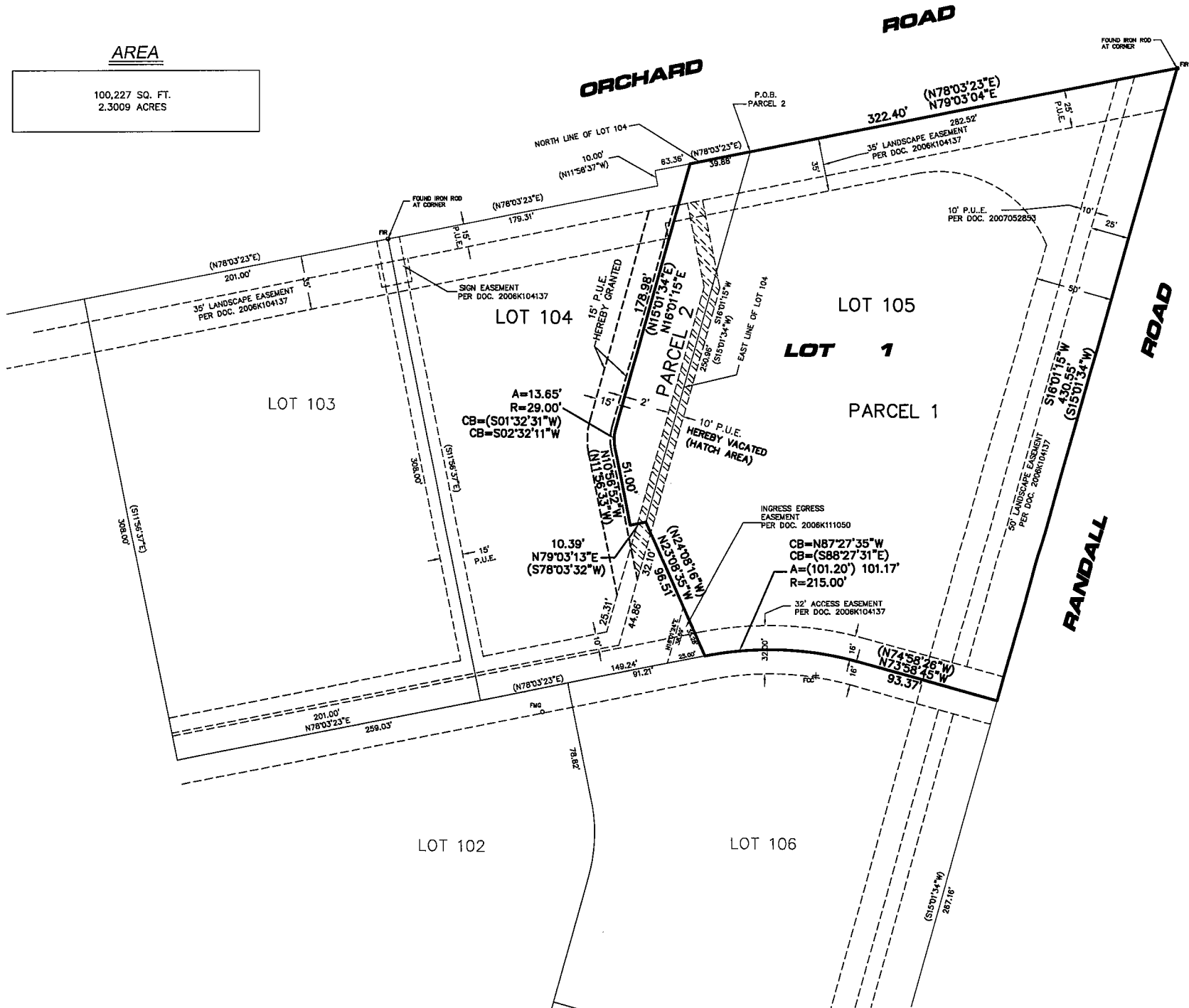
1" = 40'

**BASIS OF BEARINGS**

ASSUMED THE WESTERLY RIGHT-OF-WAY LINE  
OF RANDALL ROAD TO BE:  
S 16°01'15" W

**AREA**

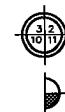
100,227 SQ. FT.  
2.3009 ACRES



**NOTES:**

- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- THERE SHALL BE NO ACCESS TO ORCHARD ROAD FROM LOT 1.
- THERE SHALL BE RESTRICTED ACCESS TO RANDALL ROAD FROM LOT 1 ALONG COMMON LOT LINE BETWEEN LOT 1 (LOT 105) AND LOT 106.

**LEGEND**



SECTION CORNER

QUARTER SECTION CORNER

PROPERTY LINE  
EXISTING RIGHT-OF-WAY LINE  
PROPOSED RIGHT-OF-WAY LINE  
EXISTING LOT LINE  
PROPOSED LOT LINE  
EX. & PRO. CENTERLINE  
EXISTING EASEMENT LINE  
PROPOSED EASEMENT LINE  
EX. & PRO. BUILDING SETBACK LINE  
SECTION LINE

- FOUND DISK IN CONCRETE
- FOUND BRASS DISC
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET CONCRETE MONUMENT WITH BRASS DISC
- SET CONCRETE MONUMENT WITH IRON PIPE

**ABBREVIATIONS**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- PRO. PROPOSED
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC] CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.3200 voice  
630.724.0384 fax  
v3co.com

**PREPARED FOR:**

**GB ILLINOIS 2, LLC**  
600 E. 96TH STREET, STE. 150  
INDIANAPOLIS, IN 46240  
317.574.7333

REVISIONS	
NO.	DATE
1.	11/24/2010
ISSUED FOR VILLAGE REVIEW	

**PLAT OF CONSOLIDATION**

**LOT 105 AND PART OF 104**

**IN THE AMENDED FINAL PLAT OF RANDALL CROSSING**

DRAFTING COMPLETED: 10-27-10 DRAWN BY: SPK PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 40'

Project No: 07188.06  
Group No: VP04.1

SHEET NO.  
1 of 2



PRELIMINARY ENGINEERING PLANS  
FOR

**CVS/** pharmacy

ORCHARD ROAD AND RANDALL ROAD  
NORTH AURORA, ILLINOIS

PROJECT TEAM

DEVELOPER

Gershman Brown Crowley Inc.  
600 East 96TH Street, Suite 150  
Indianapolis, Indiana 46240  
317 574 7333 voice  
317 574 7333 fax

ENGINEER

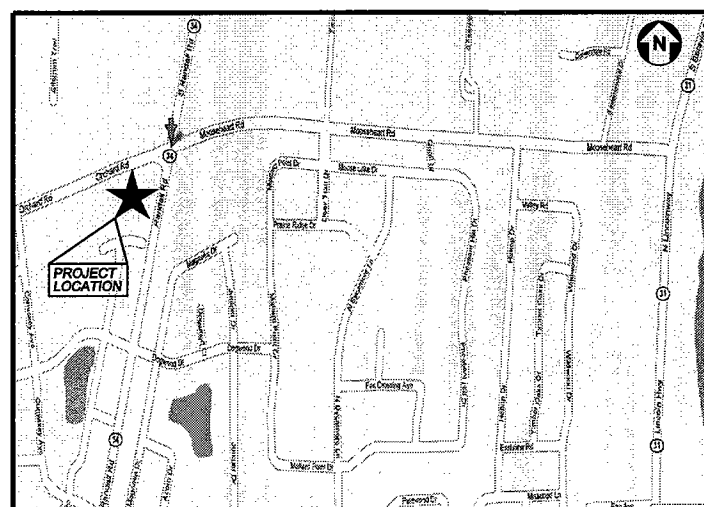
V3 Companies of Illinois  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200 voice  
630 724 9202 fax  
Project Manager : Brad Prischman; PE, LEED AP  
Project Engineer : Ed Gebauer; LEED AP

ARCHITECT

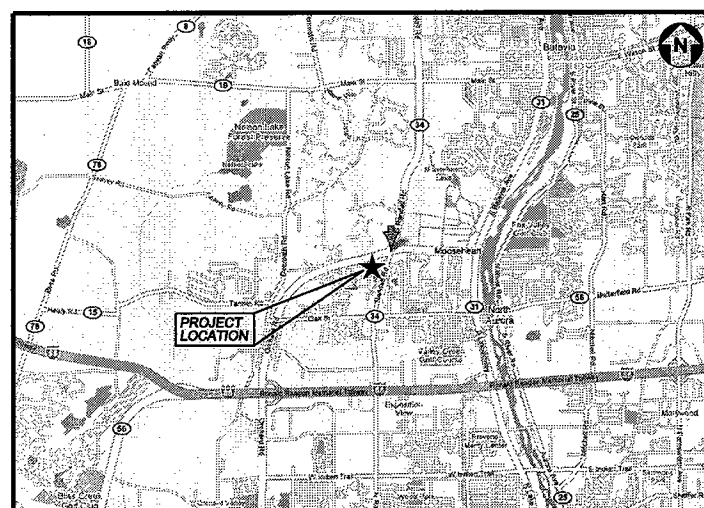
NORR, LLC  
719 Griswold Street, Suite 1000  
Detroit, Michigan 48226  
313 221 1155 voice

LANDSCAPE ARCHITECT

Norris Design  
540 Duane Street  
Glen Ellyn, Illinois 60137  
630 547 9372 voice



LOCATION MAP  
NO SCALE



VICINITY MAP  
NO SCALE

INDEX OF DRAWINGS

- PE 0 TITLE SHEET
- PE 1 PRELIMINARY OVERALL LAYOUT PLAN
- PE 2 PRELIMINARY LAYOUT PLAN
- PE 3 PRELIMINARY GRADING PLAN
- PE 4 PRELIMINARY UTILITY PLAN



V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

CONSULTANT:

ARCHITECT

NORR, LLC  
719 GRISWOLD STREET SUITE 1000  
DETROIT, MICHIGAN 48226  
PH: (313) 221-1155

LANDSCAPE CONSULTANTS

NORRIS DESIGN  
540 DUANE STREET  
GLEN ELLYN, IL, 60137  
PHONE : (630) 547 - 9372

SEAL:

**CVS/**  
pharmacy

TYPE B - 13,225  
STORE NUMBER 75809  
ORCHARD RD AND RANDALL RD  
NORTH AURORA, IL

**GBC**

GERSHMAN BROWN CROWLEY INC.  
600 EAST 96TH ST. SUITE 150  
INDIANAPOLIS, INDIANA 46240  
PHONE (317) 574-7333  
FAX (317) 574-7336

2	REVISED PER VILLAGE COMMENTS	11-24-10
1	ISSUED FOR REVIEW	09-10-10
ISSUE	DESCRIPTION	DATE

LAYOUT COORD: BJD

PLANNING MGR. BRP

SCALE: N.T.S. (24"x36" PLOT)

DATE: 09-10-2010

JOB NUMBER: 07188.06

TITLE:  
TITLE SHEET

SHEET NUMBER:

PE 0

NOT FOR CONSTRUCTION

BENCHMARKS

SOURCE :  
BENCHMARK PER RECORD DRAWINGS PREPARED BY ATWELL-HICKS, LAST REVISED JULY 5, 2006.  
ELEVATION : 720.00 (HELD) DATUM : UNKNOWN  
DESCRIPTION : RIM OF STORM MANHOLE 13

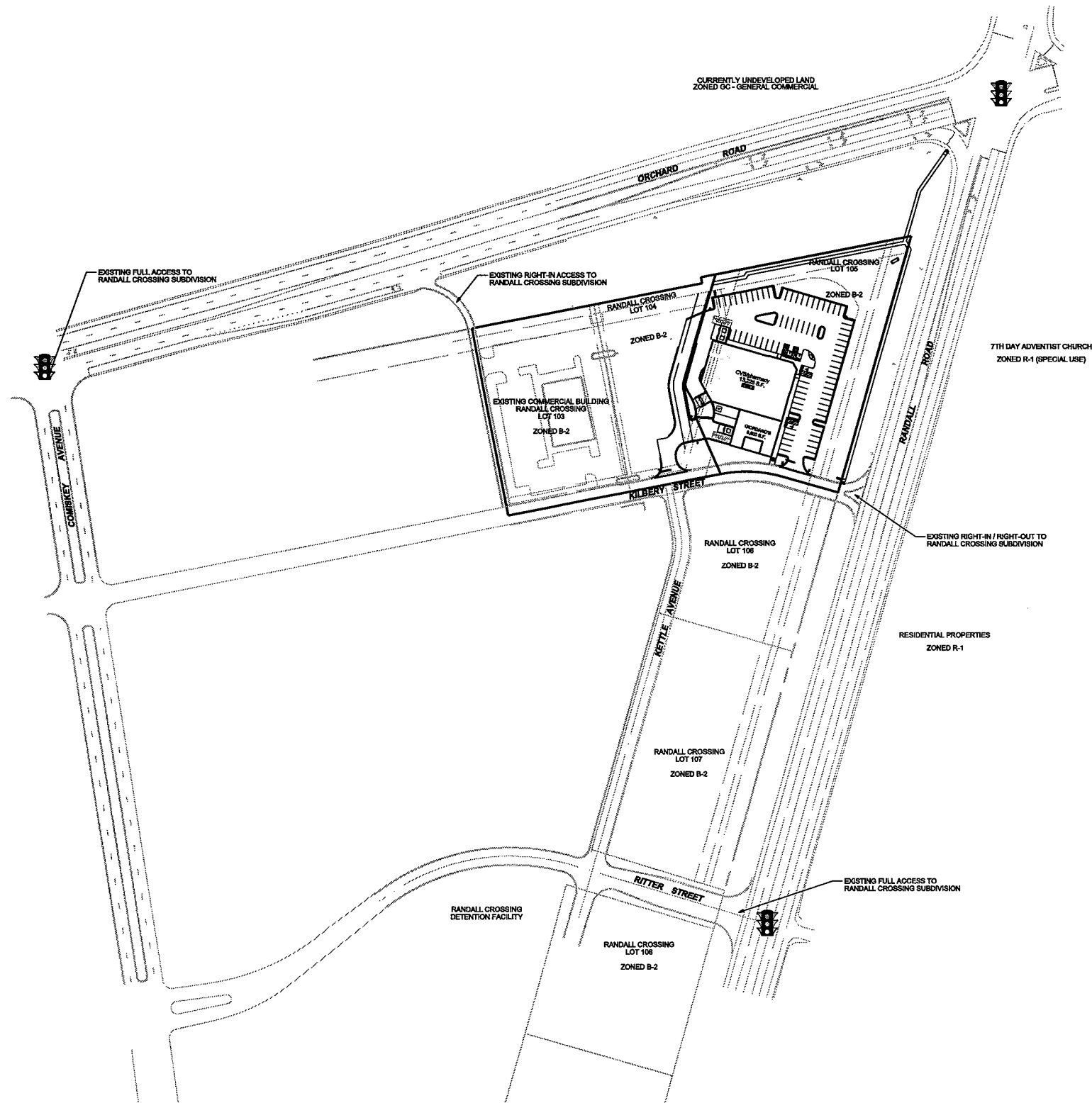
SITE :  
STATION DESIGNATION : SBM #1 ESTABLISHED BY : V3 COMPANIES DATE: 07-14-2010  
ELEVATION : 723.13 (MEASURED) DATUM : UNKNOWN  
DESCRIPTION : ARROW BOLT ON FIRE HYDRANT NEAR SOUTHWEST CORNER OF SITE.  
STATION DESIGNATION : SBM #2 ESTABLISHED BY : V3 COMPANIES DATE : 07-14-2010  
ELEVATION : 728.44(MEASURED) DATUM : UNKNOWN  
DESCRIPTION : WEST FLANGE BOLT ON Fyre HYDRANT AT NORTHWEST CORNER OF LOT 104.



Call 48 hours before you dig  
(Excluding Sat., Sun. & Holidays)

Joint  
Utility  
Locating  
Information  
for  
Excavators





NOTES:  
1. SEE PRELIMINARY LAYOUT PLAN (DWG. PE 2)  
FOR DETAILED INFORMATION.

NOT FOR CONSTRUCTION

1"=100'  
SCALE  
100 0 100 200  
FEET



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640 DUANE STREET  
GLEN ELLYN, IL 60137  
PHONE: (630) 647 - 9372

SEAL:

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LAYOUT COORD: BJD

PLANNING MGR. BRP

SCALE: 1" = 100' (24"x36" PLDT)

DATE: 09-10-2010

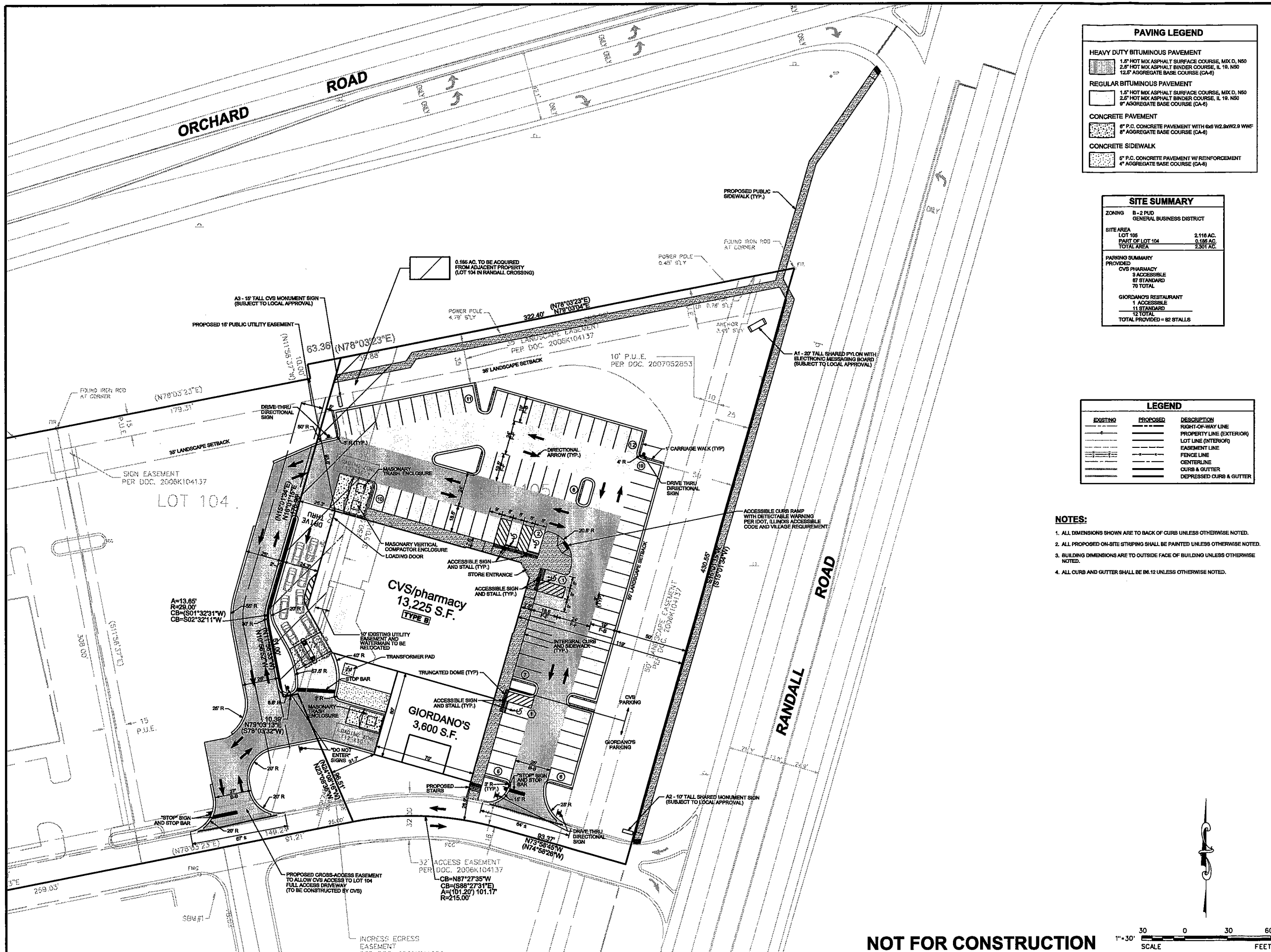
JOB NUMBER: 07188.06

TITLE:  
PRELIMINARY OVERALL  
LAYOUT PLAN

SHEET NUMBER:

PE 1





PAVING LEGEND	
HEAVY DUTY BITUMINOUS PAVEMENT	1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50 2.5" HOT MIX ASPHALT BINDER COURSE, IL 19, N50 12.5" AGGREGATE BASE COURSE (CA-6)
REGULAR BITUMINOUS PAVEMENT	1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50 2.5" HOT MIX ASPHALT BINDER COURSE, IL 19, N50 9" AGGREGATE BASE COURSE (CA-6)
CONCRETE PAVEMENT	6" P.C. CONCRETE PAVEMENT WITH 6x6 W2.8xW2.8 WWF 6" AGGREGATE BASE COURSE (CA-6)
CONCRETE SIDEWALK	6" P.C. CONCRETE PAVEMENT W/ REINFORCEMENT 4" AGGREGATE BASE COURSE (CA-6)

SITE SUMMARY	
ZONING	B-2 PUD GENERAL BUSINESS DISTRICT
SITE AREA	2.116 AC.
LOT 105	0.186 AC.
PART OF LOT 104	2.930 AC.
TOTAL AREA	
PARKING SUMMARY PROVIDED	
CVS PHARMACY	3 ACCESSIBLE
	67 STANDARD
	70 TOTAL
GIORDANO'S RESTAURANT	1 ACCESSIBLE
	11 STANDARD
	12 TOTAL
TOTAL PROVIDED = 82 STALLS	

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY LINE
---	---	PROPERTY LINE (EXTERIOR)
---	---	LOT LINE (INTERIOR)
---	---	EASEMENT LINE
---	---	FENCE LINE
---	---	CURB & GUTTER
---	---	DEPRESSED CURB & GUTTER

- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
  3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

V3 Companies  
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Woodridge, IL 60517  
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PLANNING MGR: BRP

SCALE: 1" = 30' (24"x36" PLOT)

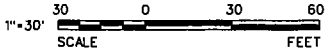
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JOB NUMBER: 07188.06

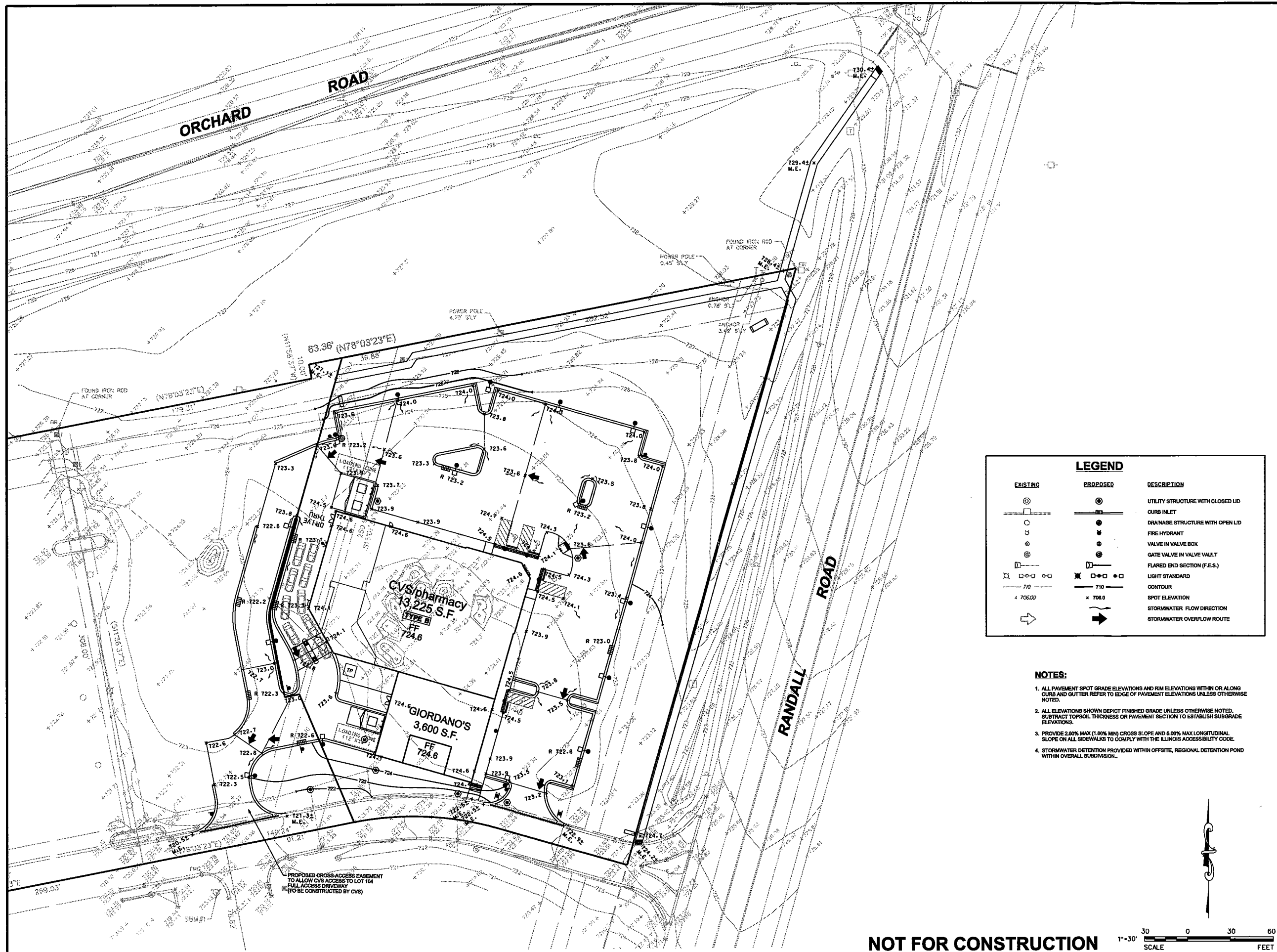
TITLE:  
PRELIMINARY LAYOUT PLAN

SHEET NUMBER:  
PE 2

NOT FOR CONSTRUCTION







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7325 Janes Avenue  
Woodridge, IL 60517  
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ARCHITECT

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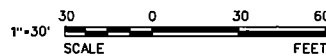
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NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.00% MAX (1.00% MIN) CROSS SLOPE AND 6.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.
4. STORMWATER DETENTION PROVIDED WITHIN OFFSITE, REGIONAL DETENTION POND WITHIN OVERALL SUBDIVISION.



NOT FOR CONSTRUCTION



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PLANNING MGR. BRP

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DATE: 09-10-2010

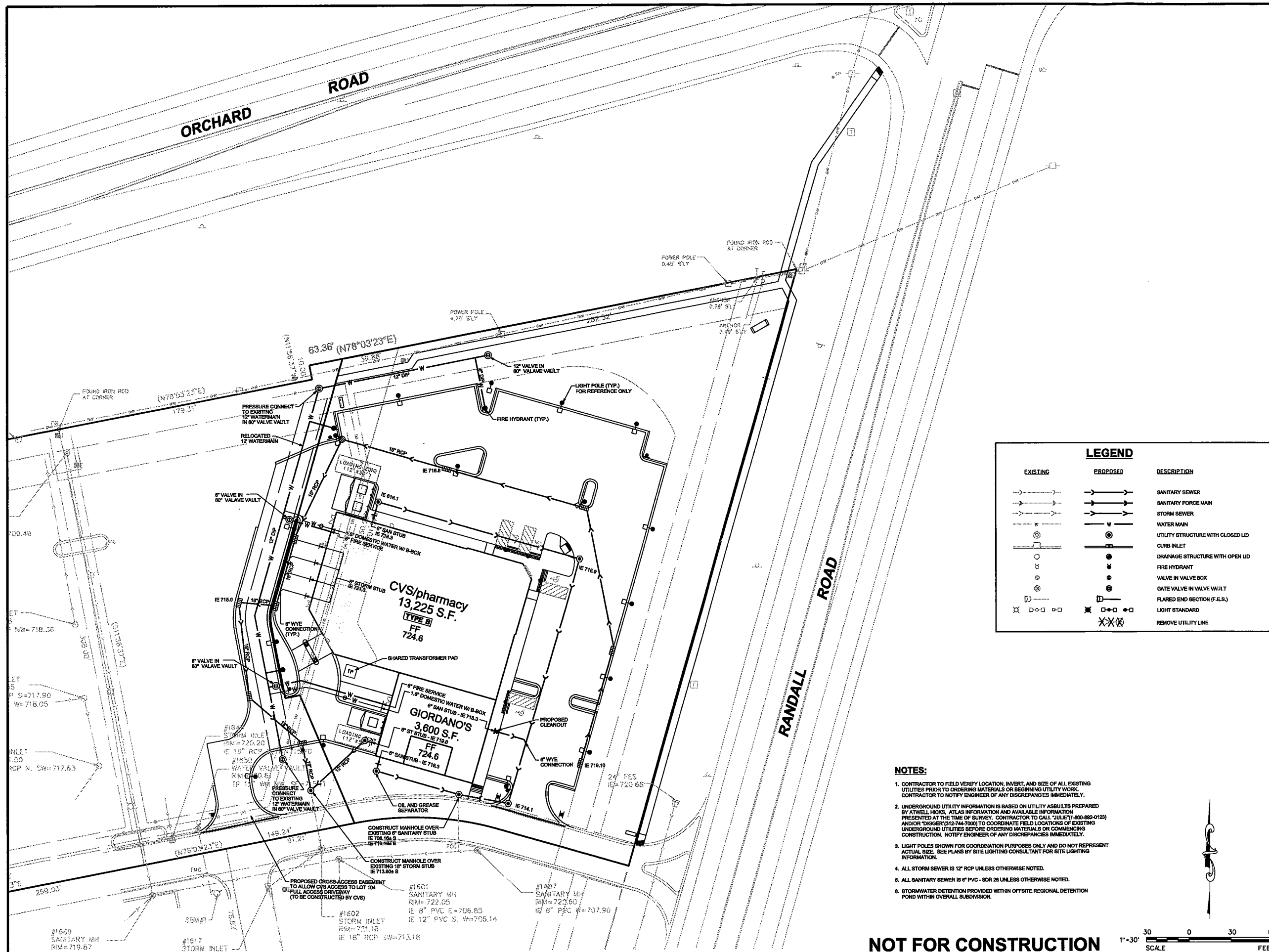
JOB NUMBER: 07188.06

TITLE:  
PRELIMINARY GRADING PLAN

SHEET NUMBER:

PE 3

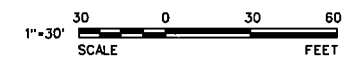




LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		REMOVE UTILITY LINE

- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  2. UNDERGROUND UTILITY INFORMATION IS BASED ON UTILITY AS-BUILTS PREPARED BY ATWELL HICKS. ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL "JULIE" (1-800-882-0120) AND/OR "DIGGER" (312-744-7000) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  3. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
  4. ALL STORM SEWER IS 12" RCP UNLESS OTHERWISE NOTED.
  5. ALL SANITARY SEWER IS 8" PVC - SDR 26 UNLESS OTHERWISE NOTED.
  6. STORMWATER DETENTION PROVIDED WITHIN OFFSITE REGIONAL DETENTION POND WITHIN OVERALL SUBDIVISION.

NOT FOR CONSTRUCTION



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ARCHITECT  
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PH: (313) 221-1166  
  
LANDSCAPE CONSULTANTS  
NORRIS DESIGN  
640 DUANE STREET  
GLEN ELLYN, IL 60137  
PHONE: (630) 547-9372

SEAL:



TYPE B - 13,225  
STORE NUMBER 75809  
ORCHARD RD AND RANDALL RD  
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PRELIMINARY UTILITY PLAN

SHEET NUMBER:  
PE 4







D. The Austrian Pines identified in the Landscape Plan to be placed along Kilbery shall be replaced with another deciduous species. Any other comments made by the Village's landscape consultant shall be complied with for appropriate number, location and species of plantings prior to issuance of a building permit;

E. Compliance with the photometric requirements for parking lot lighting;

F. An IEPA permit shall be required for the watermain relocation work;

G. A cross access agreement and/or easement shall be required to allow the driveway access to be located on the adjacent lot to the west;

H. Kilbery shall be required to have final surface paving from Randall west to the western line of the western driveway prior to issuance of a final certificate of occupancy; and

I. The signage on the site shall be subject to the Sign Ordinance as modified by the variances recommended by the Plan Commission on December 7, 2010, and approved by the Board.

4. This Ordinance shall be in full force and effect from and after its passage, publication as required by law and approval by the President.

Sh Presented to The Board of Trustees of the Village of North Aurora, Kane County, Illinois, this day of February, 2011, A.D.

Sh Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this day of February, 2011, A.D.

Chris Faber  
Mark Gaffino  
Mark Guehtle

yes  
yes  
yes

Michael Herlihy III  
Vince Mancini  
Robert Strusz

yes  
yes  
yes

Approved and signed by me as the President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this 24th day of FEBRUARY, 2011, A.D.

Nale Berna  
Village President

Attest:

Lorif. Murray  
Village Clerk