# City of Aurora

### Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

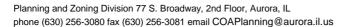
Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



## Land Use Petition

Subject Property Information		
 Address / Location: 3046 East New York Street		
Parcel Number(s): 07-20-315-004		
Petition Request		
। Requesting approval of a Final Plan for 3046 Ea	st New York Street for 2400 Business and Prof	essional, Office Use
Attachments Required	(a digital file	of all documents is also required
Digital Copy of: Development Data Tables (Document 1-0)  Microsoft Word Copy of: Legal Description (Format Guidelines 2-1)  PDF Copy of: Qualifying Statement (Format Guidelines 2-1)  Plat of Survey (Format Guidelines 2-1)	(1 paper copy and 1 electronic) Engineering Site Plans Project Information Sheet Stormwater Permit Worksheet & Application & SW Report Soil Investigation Report Fire Access Plan	PDF Copy of: Final Plan (Format Guidelines 2-4) Landscape Plan (Format Guidelines 2-7) Building & Signage Elevations (Format Guidelines 2-11)
Letter of Authorization* (Format Guidelines 2-2) Petition Fee: \$1,400.00		Payable to: City of Aurora
herewith submitted are true and correct to make all reasonable inspections and inves The Subject Property Owner must sign	pacity to authorize the filing of this Petition the best of my knowledge. The Authorize stigations of the subject property during the this form unless the Contact Person has be Subject Property Owner a Letter of Authori	d Signatory invites City representatives t e period of processing this Petition. een authorized to do so per a letter that
Print Name and Company:	a Sampson, Kimley-Homand	
I, the undersigned, a Notary Public in a signer is personally known to me to be the	nd for the said County and State aforesaid same person whose name is subscribed to pove petition as a free and voluntary act for	do hereby certify that the authorized to the foregoing instrument and that said rathe uses and purposes set forth.
Undreu Strhword Notary Signature		OFFICIAL SEAL ANDREA KIRKWOOD

OFFICIAL SEAL ANDREA KIRKWOOD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/28/2026





### **Project Contact Information Sheet**

Project Number: DST2025-163

CITY OF LIGHTS

OWNER: FOX VALLEY PROPERTIES, LTD. DEVELOPER: JAMISON COMMERCIAL PARTNER; Petitioner Company (or Full Name of Petitioner): **Owner** First Name: **RYAN** Initial: Last Name: **KINGRY** Title: Mr. Company Name: JAMISON COMMERCIAL PARTNERS Job Title: CHIEF OPERATING OFFICER Address: 135 W. CENTRAL BVLD, STE 450 City: **ORLANDO FLORIDA** Zip: 32801 Email Address: RKINGRY@JAMISONCOMMERC Phone No.: (407) 370-3244 Mobile No.: Main Contact (The individual that signed the Land Use Petition) Relationship to Project: Engineer Company Name: KIMLEY-HORN AND ASSOCIATES, INC. First Name: **ANNA** Initial: Ε Last Name: SAMPSON Title: Ms. Job Title: PROJECT ENGINEER 4201 WINFIELD RD, SUITE 600 Address: City: WARRENVILLE State: **ILLINOIS** Zip: 60555 Email Address: ANNA.SAMPSON@KIMLEY-HOF Phone No.: (630) 884-8494 Mobile No.: **Additional Contact #1** Relationship to Project: Company Name: First Name: Initial: Last Name: Title: Job Title: Address: City: State: Zip: Email Address: Phone No.: Mobile No.: **Additional Contact #2** Relationship to Project: Company Name: First Name: Initial: Last Name: Title: Job Title: Address: City: State: Zip: Email Address: Phone No.: Mobile No.: **Additional Contact #3** Relationship to Project: Company Name: First Name: Initial: Last Name: Title: Job Title: Address: City: State: Zip: Email Address: Phone No.: Mobile No.: **Additional Contact #4** Relationship to Project: Company Name: First Name: Initial: Last Name: Title: Job Title: Address: Citv: State: Zip: Email Address: Phone No.: Mobile No.:



## Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us



### Filing Fee Worksheet

Project Number: DST2025-163	Linear Feet of New Roadway:	0
Petitioner: OWNER: FOX VALLEY PROPERTIES, LTD. DEVE	New Acres Subdivided (if applicable):	0.00
Number of Acres: 2.03	Area of site disturbance (acres):	1.12

Number of Street Frontages: 1.00

Non-Profit No

Request(s)

Filling Fees Due at Land Use Petition:
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<u> </u>	
: Final Plan	\$ 750.00
Final Engineering Filing Fee	\$ 650.00

Total: \$1,400.00

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Joanna Wu Date: 9/9/2025



#### MEDICAL OFFICE BUILDING AT 3170 E. NEW YORK STREET - FINAL PLAN

Jamison Commercial is excited to be partnering with AdventHealth and UChicago Medicine to build a medical office building at 3170 E. New York Street. The mission is to provide high quality, timely healthcare to the Chicagoland area.

We selected the subject parcel because of its (i) excellent visibility from New York Street, (ii) easy accessibility to nearby residents and neighborhoods who may use the services provided, and (iii) proximity to nearby high traffic areas at Fox Valley Mall that makes a stop in to the medical office building quick and convenient for anyone out in the community.

Our final plan submittal for zoning calls for a one-story,  $\sim$ 5,310 SF building that will provide immediate care services and x-ray imaging. The building will be complimentary in design with the nearby businesses and fit comfortably in the aesthetics of the local market.

The proposed medical office building is zoned B-B(C), Business Boulevard with a Conditional Use Planned Development and is a permitted use in this zoning district. The building is proposed to be built according to B-B zoning standards and no variances are being requested.

The existing shared access off New York street will be utilized and minimal/insignificant impacts to traffic are anticipated. Connections to water main, sanitary sewer, and storm sewer will be made to nearby existing utilities in the northern alley or East New York Street. Stormwater will be routed to bioretention swales for treatment prior to entering the storm sewer network and ultimately outfall to a detention basin on the north side of the alley.

LOT 19 IN FOX VALLEY PROPERTIES, LTD. PHASE II PLAT OF SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6, 7 (EXCEPT THE SOUTH 55 FEET THEREOF FOR ROADWAY PURPOSES) AND LOT 1 (EXCEPT THE WEST 483.83 FEET THEREOF) OF STUBB'S ASSESSMENT PLAT OF PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1997 AS DOCUMENT NUMBER R97-169393, DUPAGE COUNTY, ILLINOIS.

July 21, 2025

Owner Contact, Job Title From:

Fox Valley Properties, Ltd.\*

Owner Company

c/o Kate McCracken

Owner Address

Hoscheit, McGuirk McCracken & Cuscaden, P.C.

City, State ZIP

St. Charles, Illinois 60174

Phone: XXX-XXX-XXXX

630-513-8700

Email:

Kate@hmcpc.com

with copy to John Elleby at

Why3521@aol.com

To:

City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

630-256-3080

coaplanning@aurora-il.org

Re:

Authorization Letter - Proposed Medical Office Building Urgent Care Developers of

3046 E. New York Street

Aurora, IL 60502

Naperville, LLC

Legal Description of Subject

Property attached.

#### To whom it may concern:

As the record owners of the above stated property, I hereby affirm that I have full legal capacity to authorize Kimley-Horn and Associates and its representatives, to act as the owner's agent and file with the City of Aurora and process such applications and petitions as may be required to obtain the City approvals needed to construct said Medical Office Building on the hereinabove referenced property.

Signature:

President

Date: <u>July 18, 2025</u>

Subscribed And Sworn To Before Me This 1840 Day

, 2025

Notary Signature

OFFICIAL SEAL DAWN LYNN JONES Notary Public, State of Illinois Commission No 1003069 My Commission Expires January 22, 2029

#### LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 19 IN FOX VALLEY PROPERTIES, LTD. PHASE II PLAT OF SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6, 7 (EXCEPT THE SOUTH 55 FEET THEREOF FOR ROADWAY PURPOSES) AND LOT 1 (EXCEPT THE WEST 483.83 FEET THEREOF) OF STUBB'S ASSESSMENT PLAT OF PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1997 AS DOCUMENT NUMBER R97-169393, DUPAGE COUNTY, ILLINOIS.

PIN: 07-20-315-004

Common Address: 3170 E. New York Street, Aurora, Illinois 60504