

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 East New York Street for 2400 Business and Professional, Office Use

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:
Development Data Tables (Document 1-0)

(1 paper copy and 1 electronic)

Engineering Site Plans
Project Information Sheet

PDF Copy of:
Final Plan (Format Guidelines 2-4)
Landscape Plan (Format Guidelines 2-7)
Building & Signage Elevations (Format
Guidelines 2-11)

Microsoft Word Copy of:
Legal Description (Format Guidelines 2-1)

Stormwater Permit Worksheet & Application
& SW Report
Soil Investigation Report
Fire Access Plan

PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Letter of Authorization* (Format Guidelines 2-2)

Petition Fee: \$1,400.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: _____

Date

9/9/25

Print Name and Company: _____

Anna Sampson, Kimley-Horn and Associates

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

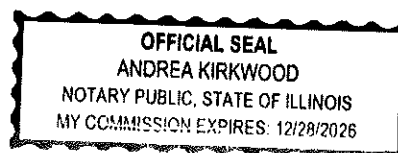
Given under my hand and notary seal this 9th day of September.

State of Illinois

County of DuPage

Andrea Kirkwood
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: DST2025-163

Petitioner Company (or Full Name of Petitioner):

OWNER: FOX VALLEY PROPERTIES, LTD. DEVELOPER: JAMISON COMMERCIAL PARTNER!

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 State: 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: E Last Name: SAMPSON Title: Ms.
Job Title: PROJECT ENGINEER
Address: 4201 WINFIELD RD, SUITE 600
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:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

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

Filing Fees Due at Land Use Petition:

Request(s):	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, ~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

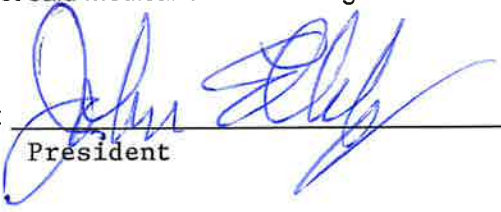
From: Owner Contact, Job Title Fox Valley Properties, Ltd.*
Owner Company c/o Kate McCracken
Owner Address Hoscheit, McGuirk McCracken & Cuscaden, P.C.
City, State ZIP St. Charles, Illinois 60174
Phone: XXX-XXX-XXXX 630-513-8700
Email: Kate@hmcpc.com with copy to John Elleby at
Why3521@aol.com

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 Naperville, LLC
Aurora, IL 60502 Legal Description of Subject
Property attached.

To whom it may concern:

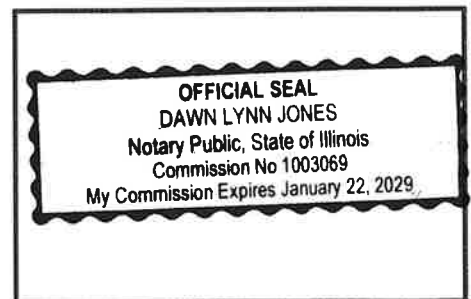
As the record owners of the above stated property, I hereby affirm that I have full legal capacity to authorize Kimley-Horn and Associates and its representatives, to act as the owner's agent and file with the City of Aurora and process such applications and petitions as may be required to obtain the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

Signature:  Date: July 18, 2025
President

Subscribed And Sworn To Before Me This 18th Day

Of July, 2025

Notary Signature 



Owner Company Address
City, State ZIP
TEL XXX-XXX-XXXX

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