

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](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 3975 Fox Valley Drive

Parcel Number(s): 07-21-401-102

Petition Request

Requesting approval of a Final Plan Revision for Lot 2A of the Second Resubdivision of Fox Valley East Region I Unit No. 1 with certain modifications to building code amendments located at 3975 Fox Valley Center Drive

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

Word Document of: Legal Description (2-1)

Two Paper and pdf Copy of:

Building Elevations (2-11) (just for the areas that are changing).

One Paper and pdf Copy of:

Qualifying Statement (2-1) (description of the changes)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Petition Fee: \$847.57

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: *Matt Phelan* Date 7/10/2023

Print Name and Company: Matt Phelan Integrated Development II, LLC

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.

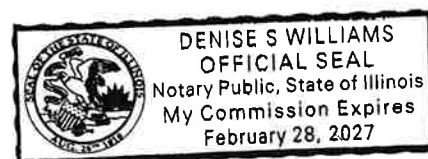
Given under my hand and notary seal this 10th day of July

State of IL)

County of Cook) SS

Denise S. Williams
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 2021.235

Petitioner Company (or Full Name of Petitioner): Integrated Development II

Owner

First Name: Steven Initial: Last Name: Levin Title: Mr.
Company Name: Fox Valley SP, LLC
Job Title: President
Address: 8750 N Central Expressway Suite 1740
City: Dallas State: TX Zip: 75231
Email Address: Phone No.: Mobile No.:

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Land Developer / Builder
Company Name: Integrated Development II
First Name: Matt Initial: Last Name: Phillips Title: Mr.
Job Title:
Address: 2310 Dorina Drive
City: Northfield State: IL Zip: 60693
Email Address: matt@intdev2.com Phone No.: 847-440-5439 Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: Kimley-Horn and Associates
First Name: Andrew Initial: N Last Name: Heinen Title: Mr.
Job Title: Project Manager (P.E.)
Address: 4201 Winfield Road Suite 600
City: Warrenville State: IL Zip: 60555
Email Address: andy.heinen@kimley-horn.com Phone No.: 630-487-5553 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: SAS Architects & Planners
First Name: Jon Initial: Last Name: Lindstrom Title: Mr.
Job Title: Partner
Address: 630 Dundee Road, Suite 110
City: Northbrook State: IL Zip: 60062
Email Address: jlindstrom@sasarch.com Phone No.: 224-904-3602 Mobile No.:

Additional Contact #3

Relationship to Project: Architect
Company Name: SAS Architects & Planners
First Name: Jim Initial: Last Name: Moyer Title: Mr.
Job Title: Partner
Address: 630 Dundee Road, Suite 110
City: Northbrook State: IL Zip: 60062
Email Address: moyer@sasarch.com Phone No.: 224-904-3599 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: 2021.235

Petitioner: Integrated Development II

Number of Acres: 7.79

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 6.89

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 847.57
		\$ -

Total: **\$847.57**

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

Verified By: Tracey M. Vacek

Date: 6/30/2023

LOT 2A, EXCEPT PRIVATE ROAD, IN THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

SEE LEGAL DESCRIPTION BELOW.

LEGAL DESCRIPTION:

LOT 2A IN THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1. BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON SEPTEMBER 20, 2022, AS DOCUMENT NO. R2022-086631, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 2A; THENCE SOUTH 33 DEGREES 09 MINUTES 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2A, 253.87 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWESTERLY ALONG THE SAID WESTERLY LINE BEING A CURVE, CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 193.00 FEET, A CHORD BEARING SOUTH 49 DEGREES 50 MINUTES 41 SECONDS WEST, A CHORD LENGTH OF 110.82 FEET, AN ARC LENGTH OF 112.40 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 06 DEGREES 50 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE, 20.79 FEET TO A LINE PARALLEL WITH AND 20.00 FEET SOUTHEASTERLY ALONG SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE, BEING A CURVE, CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 213.00 FEET, A CHORD BEARING OF NORTH 50 DEGREES 38 MINUTES 42 SECONDS EAST, A CHORD LENGTH OF 127.99 FEET, AN ARC LENGTH OF 130.00 FEET; THENCE NORTH 33 DEGREES 56 MINUTES 55 SECONDS EAST, 93.79 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 19 SECONDS EAST, 49.47 FEET TO AN ANGLE POINT THAT IS PARALLEL WITH AND 30.58 FEET SOUTHEASTERLY OF SAID WESTERLY LINE; THENCE NORTH 33 DEGREES 09 MINUTES 39 SECONDS EAST ALONG A LINE PARALLEL WITH AND 30.58 FEET SOUTHEASTERLY OF SAID WESTERLY LINE, 103.99 FEET; THENCE NORTH 51 DEGREES 16 MINUTES 37 SECONDS EAST, 15.18 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 35 SECONDS EAST, 17.45 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2A; NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 770.42 FEET, A CHORD BEARING OF NORTH 76 DEGREES 12 MINUTES 34 SECONDS WEST, A CHORD LENGTH OF 52.26 FEET, AN ARC LENGTH OF 52.27 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

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SEE LEGAL DESCRIPTION BELOW.

LEGAL DESCRIPTION:

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LUXURY SENIOR LIVING AT FOX VALLEY MALL – RESUBMITTAL 2-STORY LOBBY – June 28, 2023

Integrated Development, Affinius Capital and Centennial Real Estate are excited to be partnering to build and operate a luxury senior living community in Fox Valley Mall. Our vision is to create an inspiring and active community for seniors which complements the retail, restaurants and residential properties at the Mall.

We have received approval of our zoning and final plan submittal on July 13, 2022, Resolution No. PDFNL 22-021.

We are proposing the following modifications to our zoning approval:

1. The entrance lobby will become a 2-story space to complement the upscale offerings the facility and staff will offer residents and their families. This revision includes the following adjustments to our design:
 - a. **IL Front Elevation** -- Minor adjustments to the main elevation to accommodate additional glazing and a better hierarchy of masonry and fenestration on this main elevation. See elevation exhibit sheet: A2.0A, which shows the previously approved elevation side-by-side with our proposed adjustments noted.
 - b. **IL Commons Elevation** – Realigned interior space with the 2-story lobby, by widening the 2nd floor elevator lobby and corresponding adjustment to windows and materials at the south elevation near the commons building. See elevation exhibit sheet: A2.0B, which shows the previously approved elevation side-by-side with our proposed adjustments noted.
 - i. Masonry on this elevation was revised but remains above our 60% requirement as indicated in the previous section of this letter.
 - ii. The roof terrace at this level will now become an unoccupied green roof as we had to elevate this portion of the commons for a greater interior ceiling height (below the unoccupied green roof).
 - c. Apartments on the second floor were revised to accommodate the 2-story revision to the lobby, but the unit count will remain the same: 108-apartment total for IL.
 - d. Two (2) apartments adjacent to the lobby on the second floor were revised to have Juliet balconies adjacent to the new entry vestibule in lieu of full balconies. The windows have increased in size to be full height to maximize natural light at this condition (see elevation).
2. Egress stairs will be checker plate metal in lieu of steel pan, concrete pour type.
3. Brick will be utility sized brick (4"W x 12"L x 4"H) in lieu of standard size (4"W x 8"L x 2-1/4"W), maintaining a 4" wythe masonry product per the zoning ordinance.



Centennial Real Estate Management, LLC
8750 N. Central Expressway, Suite 1740
Dallas, Texas 75231

January 2, 2023

VIA EMAIL

January 2, 2023

Senior Housing Project – Fox Valley

Subject: New Building Approval

To Whom It May Concern:

This letter will serve to notify you that as property owner/ manager of Fox Valley mall, we hereby approve of the construction of a new Senior Housing project on the Mall campus as currently entitled . Please allow Integrated Development, its agent and contractor, to gather necessary building permits and approvals to complete this aforementioned work.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sam Whitebread', with a stylized, cursive script.

Sam Whitebread

VP, Development

(818) 356-5580

swhitebread@centennialrec.com



sas architects + planners llc

630 Dundee Rd, suite 110
Northbrook, IL 60062

t: 847.564.8333
sasarch.com

July 6, 2023

To: Tracey Vacek (CC: Ed Sieben)
City of Aurora – Planning and Zoning Division
77 S. Broadway
Aurora, IL 60505

Re: Sophia Fox Valley Senior Living
2-story Lobby Revision - Zoning Resubmittal #1
195 Fox Valley Center
Aurora, IL 60504

Dear Ms. Vacek,

Integrated Development II, with SAS Architects and Planners has prepared a modification to our zoning approval of July 2022 which modifies the entry lobby into a 2-story space. As requested, we have prepared the necessary documents for your review:

Plan Re-submittal attached:

- Development Tables Excel Worksheet - digital only (1-0)
- Word Document of: Legal Description (2-1)

- One Paper and pdf Copy of:
 - Qualifying Statement (2-1) (description of the changes)
 - Plat of Survey (2-1)
 - Legal Description (2-1)
 - Letter of Authorization (2-2)

- Two Paper and pdf Copy of:
 - Building Elevations (2-11) (just for the areas that are changing)

Should you have any questions or require additional information, please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,
SAS Architects & Planners, LLC.

A handwritten signature in black ink, appearing to read 'Jon Lindstrom', written over a white background.

Jon Lindstrom, Partner

CC: Matt Phillips / Nancy Cutter
SAS File

Integrated Development II