



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 20-0275

File ID: 20-0275	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Centennial Real Estate Company / Fox Valley Mall / Multiple-Family Residential / RZSU		File Created: 05/01/2020
		Final Action:

Title: An Ordinance Establishing a Special Use Planned Development, Approving the Fox Valley SP, LLC Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5A Midrise Multiple Family Dwelling District for the property located on the east side of the Fox Valley Mall, west of Route 59, and south of New York Street (Centennial Real Estate Company - 20-0275 / NA21/4-18.004-SUPD/Rz/Ppn - TV - Ward 10) (PUBLIC HEARING)

Notes:

Agenda Date: 11/13/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Plan Description - 2020-10-23 - 2018.004, Design Guidelines - 2020-10-23 - 2018.004, Aerial Map, Land Use Petition and Supporting Documents - 2020-08-28 - 2018.004, Plat of Survey - 2020-08-28 - 2018.004, Plan Commission Presentation (Fox Valley Mall) - 2020-11-03 - 2018.004

Enactment Number:

Planning Case #: NA21/4-18.004-SUPD/Rz/Ppn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Legistar History Report Continued (20-0275)

2	Planning and Zoning Commission	11/04/2020	Forwarded	Building, Zoning, and Economic Development Committee	11/13/2020	Pass
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Action Text: A motion was made by Mr. Elsbree, seconded by Mr. Cameron, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 11/13/2020. The motion carried.

Notes: See Attachment for Items 20-0275, 20-0276 and 20-0286.

Aye: 11 At Large Anderson, At Large Cameron, Fox Valley Park District Representative Chambers, Fox Metro Representative Divine, SD 204 Representative Duncan, At Large Elsbree, At Large Gonzales, SD 129 Representative Head, SD 131 Representative Hull, At Large Owusu-Safo and At Large Tidwell

Attachment for Items 20-0275, 20-0276 and 20-0286:

20-0275 An Ordinance establishing a Special Use Planned Development, approving the Fox Valley SP, LLC Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5A Midrise Multiple Family Dwelling District for the property located on the east side of the Fox Valley Mall, west of Route 59, and south of New York Street (Centennial Real Estate Company – 20-0275 / NA21/4-18.004-SUPD/Rz/Ppn – TV – Ward 10) (PUBLIC HEARING)

Mrs. Vacek said the subject property is a portion of the Fox Valley Mall area. The property is currently zoned PDD Planned Development District. The Petitioner, Centennial Real Estate Company, purchased the Fox Valley Mall in 2015 and then in 2018 a partnership controlled by Centennial purchased the Sears and the Carson's site. Since then, Centennial has been making a substantial investment into the Mall's revitalization, including the remodeling of the Mall's center. I don't know if you've been out there, but it looks beautiful. As part of these efforts, they are also in for permit to demolish the Sears building to make way for future retail and residential development. Additionally, the Petitioner is requesting approval of a Final Plat. The details of the request include resubdividing Lot 1 and a portion of Lot 2 and 3 of the Fox Valley Region I, Unit #1 subdivision into 5 lots. In addition to the Final Plat, the Petitioner has teamed up with two firms to redevelop the purposed Lot 2 being located on the eastern portion of this site for a multi-family residential development on 11.11 acres. Let me actually pull up the Plat. I know that the Petitioner is going to go into way more detail of this, so I'm not going to go into too much detail, but Lot 2 is located here. With that, they are requesting the establishment of a Special Use Planned Development and to change the underlying zoning to R-5A. The details of the Special Use Planned Development include modifications to certain rules, building standards, bulk restrictions and parking requirements. In addition, design guidelines have been created to establish key elements of development to encourage an urban kind of Main Street setting. Concurrently with this proposal, the Petitioner is requesting approval of the Preliminary Plan. The proposal consists of three 3 story multi-family residential buildings, private amenities and two associated one story covered parking structures. Just so you guys are advised, the building elevations that are in your packet are conceptual and they will be fully reviewed and approved at Final Plan time. I will turn it over to the Petitioner who will go into a little bit more detail. Unless there are questions for me, I'm going to stop sharing here. I think they do have a PowerPoint that they can go into a little bit more detail with that.

Mr. Elsbree said I have a question. Is this within a TIF District, this residential?

Mrs. Vacek said so the Fox Valley Mall area is establishing a TIF District. However, within that TIF District we have worked with 204 that any TIF District would not include residential.

Mr. Elsbree said on the residential then the schools will not be affected, I guess, is my big question?

Mrs. Vacek said correct.

Mr. Chambers said I have a question. I understand that the park land/cash obligation will be met by the developer. Is that correct?

Mrs. Vacek said correct. There will be land/cash obligations that they do have to meet with the construction of the residential. That will come at Final Plan time. Once they final plan it, we would work with them on the agreement of that land/cash.

The Petitioners were sworn in.

My name is Jon Meshel. I am at 8750 N. Central Expressway, Dallas, Texas 75321. I am the Senior Vice President of Development with Centennial Real Estate. As Tracey stated, we are the owner of the Fox Valley Mall. I am extremely excited to be here tonight before you all on the computer. Tonight's meeting represents a major milestone in the history of the Fox Valley Mall as we formerly embark on the most significant redevelopment of the campus since it was originally developed in the mid 1970's. As we all know, we are living in unprecedented times. In addition to the risks we are facing on a daily basis, the retail industry is undergoing an unparalleled paradigm shift in how consumers shop and spend their hard-earned dollars. The combination of the economic forces associated with consumer shifts to online shopping with the reality of COVID have created a challenging environment for both mall owners and their tenants. This evening we are going to share with you how Fox Valley Mall plans to start its evolution towards its mixed-use future while operating and maintaining its position as one of the city's most important commercial assets. I have been redeveloping enclosed mall assets my entire career, specifically brought in by Centennial 18 months ago to help lead the effort here in Aurora. We have assembled a best in class partnership and an extremely talented design team to help design and implement an amazing redevelopment project on the Fox Valley Mall campus. Tonight we will formally and comprehensively present our vision for adding a best in class residential project while continuing to operate the existing mall. It is important that Centennial undertake these changes while continuing to offer the existing options that presently exist at the mall, the interior portions of which we have been renovating and rejuvenating since last year as Tracey mentioned. Over the last year, our team and the city's dedicated and impressive staff have collaborated to produce a vision for the property that we are extremely excited about. I'm confident that all of you will also find this vision consistent with the city's vision for the Route 59 corridor. At this time, I'm pleased to introduce to you our partners, Atlantic Residential and Focus Development. Atlantic is represented this evening by Richard Aaronson, Mitzi Jones and Matt Schossow. Focus is represented by Tim Anderson, Justin Pelej and Vicky Lee. With that I'll say thank you and I'll turn the presentation over to Mitzi Jones with Atlantic.

This is Mitzi Jones with Atlantic Residential. Our address is 3500 Lenox Road, Suite 1250, Atlanta, Georgia 30326. Just to reiterate what Jon said, this is a very exciting opportunity for our team. We feel that we are on the leading edge of a national trend of incorporating housing into the traditional commercial and retail mall environments, extending the life and the success of these properties. We're able to create a live/work/play experience similar to what we see in more urban settings. The residents benefit from the walkability to their retail restaurants and the retail and commercial components are re-energized by the influx of the residents and their families and friends. In the past, we have seen the desire of people to want to move away from the cities and urban areas. Today we are seeing that people want to enjoy these same urban amenities, but from their suburban neighborhoods. We feel the Fox Valley project will achieve this. Now to tell you a little bit more about our team, Atlantic Residential is a multi-family developer and property management company with offices in Atlanta and Chicago. We build and manage luxury mid and high rise multi-family and mixed-use developments. We are committed to creating high quality residential communities with extraordinary attention to detail,

service and community. We've developed approximately 7,000 units valued at approximately \$1.5 billion. Atlantic Residential is lead by brothers Richard and Andrew Aaronson who started the company in 1995. Our partner, Focus Development, is a vertically integrated company. They are both developer and general contractor. They build everything they develop as well as third party GC for other developers, such as Fairfield and Marquette. Focus has a multi-family and office and student housing project in the Chicago area, including Evanston, Forest Park, Highland Park and Vernon Hills. Focus is lead by Ken Anderson, who started the company in 1993. To date, the Focus team has built approximately \$1.8 billion in new development. The Atlantic and Focus partnership goes back to about 2004. We partnered together on about 8 projects in the Chicago area. These total approximately 2,000 units and \$700,000,000 in development assets. A few of these projects include the Reserve at Glenview completed in 2015, which is a 3 story, 239 unit community. Circa 922, completed in 2015, is a mid-rise community located in the west loop neighborhood that includes 153 units. The Parker, completed in 2016, is a 29 story high rise with 227 units located in the Fulton Market area. Theo is in a medical district and is a 410 unit property consisting of 2 high rise towers fully renovated with the addition of a new amenity building. The most recent project we have completed as a joint venture with Focus is the Atworth at Melody Farms located in Vernon Hills. It includes 260 units and was completed in 2018. Currently we have another project in zoning at Hawthorne Mall in Vernon Hills with this same ownership team, Centennial, Atlantic and Focus. With our collective experience and talent, we are confident this team will deliver a classy product for the City of Aurora. We are fortunate to have a great project team here with us tonight. We have Hal Francke and Steve Bauer with MPS Law as our Zoning Attorneys, Kimley-Horn as our Civil Engineering and Landscape Architecture consultants Michi Walker, Daniel Grove and Rory Fancler-Splitt and we have Torti Gallas Partners as our Architectural Design Team, Mike Rollison and Brandon Diamond. I'll turn it over to Brandon, who will present the project overview.

Mr. Diamon said thank you for the opportunity to speak with you all tonight. On the next slide, I'm going to start by giving you a high-level overview. Tonight it is my pleasure to show you the proposed initial phase of Fox Valley Mall's transformation into a walkable urban destination on the Route 59 Corridor. The former Sears site has opened up an opportunity for a new front door to the site offering both substantial outdoor community space and a Main Street oriented neighborhood or village node as discussed in the Route 59 Corridor Study. If we can go to the next slide, we'll actually look at a couple of high-level points from that. You can see the sketch plan over on the right of the subarea plan of the Fox Valley Mall site and a number of points are high level objectives we pulled out that are really relevant to this development phase. Certainly the Comprehensive Plan supports infill development and in particular it's very important to start to pull together what are certainly a series of disconnected commercial sites with large parking fields. This is an opportunity to start pulling them together and to walkable places. The Comprehensive Plan certainly promotes new housing that achieves those goals with access to transit and generally recommends 3-8 stories. You will see that we have a 3 story development in this phase and certainly very compact urban design is recommended and it certainly picks up on the downtown Main Street theme as desired for the subarea plan. We've gone a lot further than a Main Street theme as we'll start to talk about. So as we look at this phase a little bit more carefully, we wanted to first of all talk about the unique sort of gateway position on the east end of the mall, that this is not just one side of the mall, but this is really the gateway from the Route 59 Corridor and it has to transition with the existing site circulation. We've managed to sort of transition from the mall ring road into a much more intimate and walkable Main Street. We've also created a larger sort of visual gateway to the community space beyond the mall front door. So part of doing that is to not only create the

community space at the mall, but the neighborhood itself begins to open up with a linear park, which we are going to discuss in more detail. It is a community park with a lot of different activation moments along it to provide publicly accessible and community accessible activities, but it is also about opening up the entire mall campus while keeping things intimate and walkable. So what we've done here is create a village of 3 story buildings that are about activating public space, not hiding it all in the back in what would normally be called amenity space, but revealing it to the public, to the street so that we really create more of an authentic neighborhood. We've done this in three buildings that amount to 304 units between them in a 3 story format. Just a few things about the architecture, which we will talk about at the next meeting in more detail in terms of its façades and materiality, but we did want to mention that just from a highlight standpoint that this is a very high quality masonry palate as recommended or specified in the Comprehensive Plan. It seeks to create sort of a nuance townhome rhythm. We do that because every unit has a very substantial balcony. It starts to break up the urban wall into a series of more vertical elements. Even the windows start to create a more vertical feeling so that you've got the rhythm of townhomes on the street, but more so the ground floor units also have door yards and direct access, so we are activating the street and creating that vibrancy by really allowing the ground floor to have an address on the street and start to give it a much more activated feel. We'll go to one more slide just for this presentation about it. This slide actually, if you look here on the right, you see where this is taken from. It is between the two buildings, what we call Buildings B and C, from the main community gathering space. It is about creating these transition paseos and pocket parks. There is the pool amenity in the back and it begins to be revealed. We have a number of pocket parks that we're going to talk about later in the presentation that are about giving back and allowing that lush community space to be seen from the street and these are the two lobbies of Buildings B and C. In the case of the left side, this is our main lobby and amenity suite, which has a variety of amenities for the community and it also connects between the street and the pool terrace beyond. I think with that, I'd like to turn it over to Michi to start talking about the site in more detail.

My name is Michi Walker with Kimley-Horn and Associates. We are located in Warrenville, Illinois at 4201 Winfield Road. To go into a little bit more detail about the site plan, starting with Building A, this is the northern most building. We would be proposing 87 units within this building with an associated parking ratio of 1.5. That parking ratio is to determine one space per unit as a covered parking stall within either this covered parking garage or tuck under spaces attached to unit residences. Then we'll have surface spaces at a half space per unit for any guest parking or additional residences. For this covered parking garage, working with staff, we have allowed for two access points on the east and west sides to allow through movements through the covered parking area. Moving to Buildings B and C, for orientation, north is to the right, just for a better visual and zoomed in version. Building B highlighted here, which is on the northern side along the main street, will have approximately 92 units with 11 tuck under parking spaces and Building C will be slightly larger at 125 units with 33 tuck under parking spaces. Together these surround the amenity areas, as Brandon mentioned, a full courtyard as well as the resident amenities and doors. They will also share covered parking area as well as surface spaces at the rear of the site. To go into a little bit more detail about our landscape design and our park fields, I will turn it over to Daniel.

My name is Daniel Grove. I'm the Landscape Architect on the project with Kimley-Horn. As Michi mentioned, we are located at 4201 Winfield Road in Warrenville. So to build on the previous presentations, just talking a little about the character and the feel through these views of some of the

key spaces. So in this view we are looking west along that main street into kind of that mall plaza proposed where the Sears building was located. You can see we've got 10 foot wide sidewalks. We've got on-street parallel parking, which creates a buffer, trees in raised planters and all of this is just creating a very walkable urban streetscape feel along this main street leading into the mall. As Brandon referenced, the units are to the right on the picture. We've got lush landscape creating that buffer and having those walkout patio areas. If we go to the next slide, this shows a view then on the south side of that main street route, so again we are looking west with the mall in the background. Along this west side, the plan creates an approximately 30 foot wide linear park in front of the buildings between the sidewalk and the building face. That space is made up of a series of rooms, gathering spaces, different formal and informal seating areas and usable spaces for lawn games and here kind of in the center you are seeing a raised fitness deck. This linear space just has some covered pergola areas and then others open with landscape and trees surrounding. This just creates a really nice pattern of outdoor rooms that are available to the public and to the residents reinforcing that urban character and leading into the mall. If we go to the next slide, here is a view from the mall plaza looking back south and east toward the main street. You can see the buildings framing up that main street feel and you get a glimpse in the center of one of those structures, those pergolas that create some filtered shade and a place for people to stop and sit. If we go to the next slide, this is on the west side, again as Brandon referenced, another one of these locations where there is some open space and amenity space that's made visible to the outside. This is a pocket park on the west side of the project, again, structures and pergolas, seating opportunities and this will service the residents and have some potentially outdoor grilling areas and seating and gathering areas. As we go to the next slide, we're looking in at that internal amenity courtyard. This is envisioned with a pool gathering space, outdoor seating and those related amenities. At the far east end of this space, the northeast end, we'll show you in the next slide there would be additional amenities to support gatherings, outdoor dining, grills, a lawn that could be used for lawn games or outdoor fitness and just a series of amenities to serve the residents at this location. With that, I think that concludes our team's presentation and we just wanted to restate the requests that staff mentioned at the beginning, the establishment of the Special Use Planned Development to change the underlying zoning district to R-5A Mid-Rise Multiple Family Dwelling District. We are also asking for the approval of the Preliminary Plan and finally approval of the Final Plat for the first resubdivision of the Fox Valley East Region I, Unit #1. That concludes our presentation. We are, obviously, here for questions and we really appreciate your time. Thank you.

Chairman Pilmer said thank you. It is very comprehensive. It looks very good. With that, I'll open it up for questions. Are there questions of the Petitioner?

Ms. Tidwell said I have a question. I think someone said that the elevations of the buildings are an artist's rendering. Could you describe the extent and nature of what the actual buildings will look like as compared to what the renderings show?

Mr. Diamond said I can tell you that as we continue to develop those renderings we've kept them consistent with our design development, which is ongoing. Although we are going to describe it more in subsequent meetings, we are honing in on the design that you see here.

Ms. Tidwell said okay so Tracey that's not an issue for tonight then?

Mrs. Vacek said no. The building elevations actually get approved at Final Plan time, so since this is just Preliminary, they will have to come back for the Final and the approval of the elevations will be at that time.

Mr. Hull said I have a question. I was just curious as to what the price points will be on these units. I see you have 5 or 6 different units.

I'm Richard Aaronson with Atlantic Residential, 3500 Lenox Road in Atlanta. We're still in the preliminary phases of making that determination. In terms of price points, it will be consistent, more or less, with the other upper quality residential communities in this submarket. I think it is too early to give you precise numbers, but I think generally speaking it will be consistent with some of the other communities that are in the vicinity, particularly ones that are of newer higher quality and recent construction.

Mrs. Owusu-Safo said I have a question. Just visually I'm trying to picture this new development and how it relates to the existing mall. I'm assuming only this section of the mall is being redeveloped. How does that fit into whatever is left of the existing Fox Valley Mall? Is there going to be like some kind of connection between the mall? Obviously, there is a tram there. How does all of that work?

Mr. Meshel said the project has been designed to create a new entry, a Main Street if you will as Brandon described, into the property. The area that's shadowed behind it is the former Sears retail structure and we are showing an example of a retail development that plays off of the new Main Street. There are a number of different executions then we can use. We don't have one yet. We are obviously challenged by the Coronavirus environment as it relates to our own leasing efforts, but it was very carefully thought through and planned through a number of months to compliment future retail development and to really act as the front door and the catalyst for additional redevelopment on the campus.

Chairman Pilmer said Tracey could you maybe explain a little bit too for some of the Commissioners? I think a couple of years ago the city, we were presented a study for the mall at one point.

Mrs. Vacek said was it 2018? It was a couple of years ago. The city did do a big Comprehensive Plan change for this whole corridor and we did focus on the Fox Valley Mall, especially because it is the heart of kind of the Route 59 Corridor. This is consistent with that Comprehensive Plan. We spent probably a good year on that Comprehensive Plan. We had several meetings with the residents and the retail people out there just to get their input on the plan. So this is very consistent with that. We've worked extensively with Centennial and the developers to make sure that we were hitting all those things that the Comp Plan actually had in them.

Mr. Cameron said my understanding is that residential component, the Sears store to west, will be taken down and my assumption is that it is going to be a reshaped retail area. I'm trying to figure out where the retail market is going. Does that capture what is happening, the parking being both to the north and south of whatever retail that's going in there? Is that what we are doing here?

Mr. Meshel said yes. That is what we are doing. You described it well. The northern boundary of the residential property is basically a retaining wall. The parking lot is above grade, so that's a natural area to continue to park and funnel down into the retail. The southwestern boundary of the new multi-family will remain parking. It could be integrated into our retail redevelopment. As you stated, it is still without form. It is a morpheus and it does represent opportunity, but the parking areas as shown here are either going to stay as parking or be incorporated into future phases of redevelopment.

Mrs. Anderson said I have a question. What would be the deadline for completion of this project if you guys know that already?

Mr. Meshel said the deadline or the proposed schedule?

Mrs. Anderson said the proposed schedule would be good.

Mr. Meshel said our investors have deadlines so I just wanted to make sure we are being clear. We're intending to start the demolition of the Sears and the related site work in the beginning of next year. Hopefully the project will go vertical in the spring, maybe April. I think the construction schedule is about 14 months before the first buildings will come online. It should be complete by the end of 2022.

Mr. Elsbree said I have a question for the city, I believe. Is it having an affect on public transportation, bussing or anything out there? Is there bus stops within this?

Mrs. Vacek said that's a great point. We have actually been working with PACE. PACE does have a bus stop on the south side of the mall. We've been actually working with PACE and you'll see this probably at the Final Plan time is that we are trying to relocate the actual transit, or bus stop location closer to this residential so that there is absolutely the opportunity for them to jump on the bus and bring it up to the train station.

Mr. Gonzales said I have a quick question. The size of the landscaping and all the shrubs that I see around the trees, who is going to be doing the maintaining of the property whether it is litter, trash or the watering, consistent watering of this site?

This is Mitzi with Atlantic Residential. For the multi-family component, we will maintain and take care of picking up trash in those areas.

Mr. Gonzales said okay and the landscaping part of it, the watering and maintaining of weed pulling, who handles that?

Ms. Jones said we will. The property will. We'll have a landscaping contract with a landscape management company, a third party management company, to maintain and take care of the property.

Mr. Gonzales said and those are currently existing in your other properties?

Ms. Jones said correct, yes.

The public input portion of the public hearing was opened. No witnesses registered to speak. The public input portion of the public hearing was closed.

Mrs. Vacek said staff would recommend approval of the Ordinance establishing a Special Use Planned Development, approving the Fox Valley SP, LLC Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5A Midrise Multiple Family Dwelling District for the property located on the east side of the Fox Valley Mall, west of Route 59, and south of New York Street.

MOTION OF APPROVAL WAS MADE BY: Mr. Elsbree

MOTION SECONDED BY: Mr. Cameron

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes and these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mrs. Anderson said yes it is.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Ms. Tidwell said yes it is.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Head said there should be no adverse effect.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mrs. Owusu-Safo said these will be provided as part of the development.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Chairman Pilmer said these are all noted on the plan and should provide sufficient ingress and egress.

- 7a. Is the rezoning a consistent extension of the existing land uses, existing zoning classification and essential character of the general area?

Mr. Cameron said it is.

- 7b. Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?

Chairman Pilmer said I would state it will allow more permissible uses than what is allowed today.

- 9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mr. Cameron said it should provide a road map for continued improvement of the whole area.

- 9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Pilmer said I would state it is in conformance.

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Friday, November 13, 2020, at 4:00 p.m. which will be held via tele-conference.

20-0276 A Resolution approving a Preliminary Plan on Lot 2 of the First Resubdivision of Fox Valley East Region I Unit No. 1 located on the east side of the Fox Valley Mall, west of Route 59 and south of New York Street (Centennial Real Estate Company – 20-0276 / NA21/4-18.004-SUPD/Rz/Ppn – TV – Ward 10)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Preliminary Plan on Lot 2 of the First Resubdivision of Fox Valley East Region I, Unit #1 located on the east side of the Fox Valley Mall, west of Route 59, and south of New York Street with the following condition:

1. That the Fire Plan be updated to provide a supply hydrant for any fire department connection located between 50 feet minimum to 100 feet maximum from the fire department connection per the International Fire Code, Section 507.5.1.3 and to update the sprinkler code for this project to NFPA 13. This will be taken care of, I think, at Final Plan time.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Elsbree

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Friday, November 13, 2020, at 4:00 p.m. which will be held via tele-conference.

20-0286 A Resolution approving the Final Plat for Unit No. 1 of the First Resubdivision of Fox Valley East Region I Subdivision, located on the east side of the Fox Valley Mall, west of Route 59 and south of New York Street (Centennial Real Estate Company – 20-0286 / NA21/4-19.232-Fsd – TV – Ward 10)

Mrs. Vacek said staff would recommend approval for the Resolution approving the Final Plat for Unit #1 of the First Resubdivision of the Fox Valley East Region I Subdivision, located on the east side of Fox Valley Mall, west of Route 59 and south of New York Street.

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Friday, November 13, 2020, at 4:00 p.m. which will be held via tele-conference.