

Land Use Petition

Project Number: 2018.004

Subject Property Information

Address/Location: East side of the Fox Valley Mall, west of Route 59, and south of New York Street

Parcel Number(s): 07-21-401-011 and 07-21-401-088

Petition Request(s)

Requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from PDD Planned Development District to R-5A(S) Midrise Multiple Family Dwelling District with a Special Use Planned Development on 10.97 acres for property located on the east side of the Fox Valley Mall, west of Route 59, and south of New York Street

Requesting approval of a Preliminary Plan on 10.97 acres for property located on the east side of the Fox Valley Mall, west of Route 59, and south of New York Street for Multi-Family Dwelling (1140) Use

Attachments Required

(a CD of digital files of all documents are also required)

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

Two Paper and One pdf Copy of:
Fire Access Plan (2-6)
Preliminary Engineering
Stormwater Report (2-10)

Word Document of: Plan Description (2-18)

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:
Plan Description (2-18)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

Two Paper and pdf Copy of:
Preliminary Plan (2-8)

Petition Fee: \$1,982.90 (Payable to The 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: Michaela Walker Date 8/27/2020

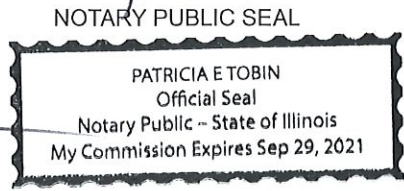
Print Name and Company: Michaela Walker, Kimley-Horn and Associates

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 27th day of August, 2020

State of Illinois)
County of DeKalb) SS

Patricia E Tobin
Notary Signature



Filing Fee Worksheet

Project Number: 2018.004
Petitioner: Centennial Real Estate Company
Number of Acres: 10.97
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): 8.94

Filing Fees Due at Land Use Petition:

Request(s):	Preliminary Plan	\$ 958.95
	Plan Description Revision	\$ 1,008.95
	Public Hearing Notice Sign(s)	\$ 15.00
	Previously Paid	\$ (1,820.11)

Total: **\$162.79**

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

Verified By: Tracey Vacek

Date: 8/21/2020

Project Contact Information Sheet

Project Number: 2018.004

Petitioner Company (or Full Name of Petitioner): Centennial Real Estate Company

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: Owner
Company Name: Centennial Real Estate Company
First Name: Jon Initial: Last Name: Meshel Title: Mr.
Job Title: SVP, Development
Address: 8750 N. Central Expressway Suite 1740
City: Dallas State: TX Zip: 75231
Email Address: jmeshel@centennialrec.com Phone No.: 972-210-3585 Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: Kimley-Horn and Associates
First Name: Michaela Initial: E Last Name: Walker Title: Ms.
Job Title: Project Manager (P.E.)
Address: 4201 Winfield Road, Suite 600
City: Warrenville State: IL Zip: 60555
Email Address: michaela.walker@kimley-horn.cc Phone No.: 630-487-3447 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Torti Gallas + Partners
First Name: Michael Initial: Last Name: Rollison Title: Mr.
Job Title: Partner, Director of Retail + Placemaking Studio
Address: 1326 N. Mascher St. Unit H
City: Philadelphia State: PA Zip: 19122
Email Address: mrollison@tortigallas.com Phone No.: 813-435-0214 Mobile No.:

Additional Contact #3

Relationship to Project: Attorney
Company Name: Meltzer, Purtil & Stelle LLC
First Name: Steven Initial: C Last Name: Bauer Title: Mr.
Job Title: Attorney
Address: 300 S. Wacker Dr.
City: Chicago State: IL Zip: 60606
Email Address: sbauer@mpslaw.com Phone No.: 312-461-4302 Mobile No.: 312-363-9806

Additional Contact #4

Relationship to Project: Operator
Company Name: Atlantic Residential
First Name: Matthew Initial: Last Name: Schossow Title: Mr.
Job Title: Development Manager
Address: 847 Chicago Ave.
City: Evanston State: IL Zip: 60502
Email Address: mschossow@goarp.com Phone No.: 224-256-6431 Mobile No.: 847-423-8873

Additional Contact #5

Relationship to Project: 0
Company Name: Focus
First Name: Vicky Initial: Last Name: Lee Title: Ms.
Job Title: Vice President, Development
Address: 100 South Wacker
City: Chicago State: IL Zip: 60606
Email Address: VickyL@workwithfocus.com Phone No.: 224-256-6431 Mobile No.:

To: City of Aurora

From: Michaela Walker, PE
Kimley-Horn and Associates, Inc.

Date: August 27, 2020

Re: **Qualifying Statement**
Proposed Residential Development
195 Fox Valley Center (East Parking Lot)
Aurora, IL 60504

Centennial Real Estate is proposing to develop the existing eastern Sears parking lot into a 10.97-acre parcel for a multi-family development. The proposed development will consist of three multi-family buildings (Building A to the north, Building B central, Building C to the south), with associated covered parking structures, new utilities, grading, paving and landscaping. As described in the Plan Description, the buildings will be constructed largely of masonry and precast materials. The covered parking structures will be 1 story in height for the residents of the development only. The proposed multi-family buildings will be 3 stories in heights during this residential phase of development with ground floor parking garages for individual units. Below is a summary of the proposed unit specifications and parking provided onsite.

Building Summary				
Building	Area of Building	Unit Count		
		Studio	1 Bedroom	2 Bedroom
A	35,497-SF			
B	38,143-SF			
C	50,928-SF			
Total	237,439-SF	26	192	86

In total, 26 studios, 192 one-bedroom, and 86 two-bedroom apartments are proposed totaling 304 units. This results in 390 proposed bedrooms (studio apartments are considered one-bedrooms for this purpose).

Residential Site Parking Summary	
Total Parking Required	380
Surface Lot Parking Provided	169
Individual Garages (attached to units)	77
Covered Parking Provided (does not include garage units)	217
Total Parking Provided	463

Per agreed upon parking requirements with the City, the development will provide 1 covered parking stall per dwelling unit for 67% of the development, or 228 covered stalls and 0.5 surface stalls per unit, or 152 stalls. The proposed development meets these requirements.

The following describes how the development relates to the following standards:

1. The public health, safety, morals, comfort and general welfare.

These facilities will be designed in accordance with all laws and codes. The facility will help to attract and retain jobs in Aurora with 300 full time jobs anticipated. The use of sidewalk, screening and landscaping all provide safety and welfare measures for pedestrians.

2. The use and enjoyment of other property already established or permitted in the general area.

The proposed multi-family buildings are in an established Planned Development District that was previously used for mall parking. Promoting living space for residents in this area will transform this area to attract additional patrons to the existing mall as well as the new retail and plaza development to the west, adopting the “live, work play” mentality.

3. Property values within the neighborhood.

The addition of two multi-family buildings in the existing Fox Valley Mall parking lot will not adversely impact property values of surrounding areas. The multifamily complex, mall and plaza will become a location of entertainment and looks to attract future residents.

4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

The proposed multi-family buildings represent an improvement to the existing PDD by developing a parking lot into a utilized living space with amenities. Adjacent uses are largely commercial within the PDD on all sides.

5. Utilities, access roads, drainage and/or other necessary facilities.

Water, Sewer, Gas, and Electric utilities exist within the current mall property and will be utilized to service the proposed developments. The site drains to existing storm structures and is conveyed via underground storm sewer to an existing regional detention pond, which serves the mall in current conditions. The multi-family development decreases impervious area and not require additional detention.

6. Ingress and egress as it relates to traffic congestion in the public streets.

Trucks and pedestrian vehicles will utilize one of three entrances onto the site from Fox Valley Center Drive. Existing parking lot reconfiguration has been included to direct traffic flows towards the mall. The main access onto Fox Valley Center Drive will be from US Route-59 at an existing signalized intersection. The address of the site is 195 Fox Valley Center Dr.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The project is being constructed in accordance with City of Aurora standards and will be compliant with all variances, modifications or exceptions as described with the Plan Description for the development.

8. A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances

The proposed development will be compliant with all variances, modifications or exceptions from the City's Codes and Ordinances as described with the Plan Description for the development.



CentennialREC.com

April 30, 2020

From: Jon Meshel, SVP Development
Centennial Real Estate
8750 N. Central Expressway, Ste 1740
Dallas, TX 75231
Phone: 972-210-3585
Email: jmeshel@CentennialREC.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 Residential Development
195 Fox Valley Center (East Parking Lot)
Aurora, IL 60504**

To whom it may concern:

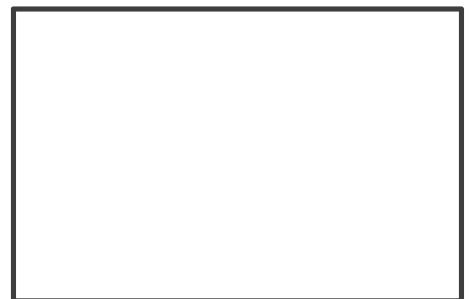
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Kimley-Horn and Associates, and its representatives, to act as the owner's agent through the Fox Valley Mall Preliminary Residential Development Land Use Petition process with the City of Aurora for said property.

Signature: Jon Meshel Date: 4/28/2020

Subscribed And Sworn To Before Me This _____ Day

Of _____, 2020

Notary Signature _____



8750 N. Central Expressway Suite 1740
Dallas, Texas 75231
TEL 972:888.8000
FAX 972.888.8023



Fox Valley Mall

CENTENNIAL COLLECTION

April 29, 2020

VIA ELECTRONIC DELIVERY

Tracey M. Vacek, Senior Planner
City of Aurora Planning and Zoning Division
77 S. Broadway
Aurora IL 60505
p: (630) 256-3080
f: (630) 256-3089
tvacek@aurora-il.org

Re: Fox Valley Mall Ownership

Dear Tracey:


As owner of the former Sears building and adjacent surface parking area located on the east side of the Fox Valley Mall and designated with parcel index numbers 07-21-401-011 and 07-21-401-088, respectively (collectively, "**Subject Property**"), Fox Valley SP, LLC, a Delaware limited liability company, hereby authorizes Centennial Real Estate Management, LLC, a Texas limited liability company ("**CREC**") and CREC's attorneys and agents to pursue all actions necessary to secure such approvals and permits from the City of Aurora as CREC may deem desirable to redevelop and use the Subject Property in such manner and under such phases of development as CREC may propose including, without limitation, rezoning, planned development and subdivision approvals.

FOX VALLEY SP, LLC

a Delaware limited liability company

By: US Centennial Malls JV II, LLC,
a Delaware limited liability company
its Sole Member

By: Centennial/USEF Manager, LLC,
a Delaware limited liability company
its Managing Member

By: 
Name: Steven Levin
Title: President

Sears Redevelopment – Residential Legal Description:

PROPOSED LOT 2 LEGAL DESCRIPTION

THAT PART OF LOT 1, IN FOX VALLEY EAST, REGION 1 UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1976 AS DOCUMENT R76-82140, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 06 DEGREES 45 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT, 1.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 06 DEGREES 45 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT, 553.35 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT; THENCE NORTH 40 DEGREES 34 MINUTES 03 SECONDS WEST, 22.02 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 07 SECONDS EAST, 209.41 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE, CONCAVE WESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 87.00 FEET, A CHORD BEARING NORTH 10 DEGREES 54 MINUTES 38 SECONDS EAST, A CHORD LENGTH OF 51.96 FEET, AN ARC LENGTH OF 52.77 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 52 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 188.47 FEET; THENCE NORTH 39 DEGREES 36 MINUTES 14 SECONDS EAST, 147.63 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING NORTH 59 DEGREES 54 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 17.35 FEET, AN ARC LENGTH OF 17.72 FEET; THENCE NORTH 80 DEGREES 13 MINUTES 24 SECONDS EAST, TANGENT TO THE LAST COURSE, 87.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 52.00 FEET, A CHORD BEARING NORTH 48 DEGREES 17 MINUTES 22 SECONDS EAST, A CHORD LENGTH OF 55.01 FEET, AN ARC LENGTH OF 57.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING NORTH 52 DEGREES 12 MINUTES 36 SECONDS EAST, A CHORD LENGTH OF 23.43 FEET, AN ARC LENGTH OF 25.03 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 53 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 145.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE, NON-TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING SOUTH 29 DEGREES 18 MINUTES 55 SECONDS EAST, A CHORD LENGTH OF 125.35 FEET, AN ARC LENGTH OF 126.96 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1050.77 FEET, A CHORD BEARING SOUTH 03 DEGREES 02 MINUTES 46 SECONDS EAST, A CHORD LENGTH OF 427.89 FEET, AN ARC LENGTH OF 430.90 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 32 SECONDS WEST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 72.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 670.19 FEET, A CHORD BEARING SOUTH 33 DEGREES 16 MINUTES 46 SECONDS WEST, A CHORD LENGTH OF 557.49 FEET, AN ARC LENGTH OF 574.96 FEET; THENCE SOUTH 57 DEGREES 45 MINUTES 34 SECONDS WEST, NON-

TANGENT TO THE LAST DESCRIBED COURSE, 101.54 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2139.84 FEET, A CHORD BEARING SOUTH 59 DEGREES 07 MINUTES 47 SECONDS WEST, A CHORD LENGTH OF 105.50 FEET, AN ARC LENGTH OF 105.51 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.