

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

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CITY OF AURORA
PLANNING & ZONING DIVISION

Land Use Petition

2021.362

Subject Property Information

Address / Location: at the northeast corner of Fox Valley Mall, south of New York Street and west of Route 59

Parcel Number(s): 07-21-401-096; 07-21-401-097; 07-21-401-098

Petition Request

Requesting the Establishment of a Conditional Use Planned Development on the property located at the northeast corner of Fox Valley Mall, south of New York Street and west of Route 59, to be incorporated under the existing Fox Valley SP, LLC Conditional Use Planned Development, and to change the underlying zoning district from PDD Planned Development District to R-5A Multi-family Dwelling District

Requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at the northeast corner of Fox Valley Mall, south of New York Street and west of Route 59

Requesting approval of a Preliminary Plan for Lot 3 of Phase 2 of the First Resubdivision of Fox Valley East Region I Subdivision, Unit No. 1 located at the northeast corner of Fox Valley Mall, south of New York Street and west of Route 59

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Fire Access Plan (2-6)	Word Document of: Plan Description (2-18)
Word Document of: Legal Description (2-1)	Preliminary Engineering	
	Stormwater Report (2-10)	Plan Description (2-18)
Qualifying Statement (2-1)	Stormwater Permit Worksheet,	Two Paper and pdf Copy of:
Plat of Survey (2-1)	Application, and Project Information	Preliminary Plan (2-8)
Legal Description (2-1)	Sheet (1-14)	Preliminary Schematic Floor Plans
Letter of Authorization (2-2)	Traffic Impact Study	Exterior Preliminary Rendering

Petition Fee: \$1,836.04

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 Phillip Date: 12/9/2021

Print Name and Company: Matt Phillip Integrated Development #, 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.

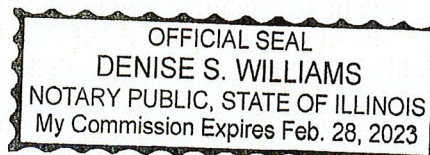
Given under my hand and notary seal this 9th day of December, 2021

State of IL

County of Cook) SS

Denise S. Williams
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2021.235

Petitioner: Integrated Development II

Number of Acres: 7.76

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): 8.05

Filing Fees Due at Land Use Petition:

Request(s):	Rezoning & Conditional Use	\$ 910.52
	Plan Description Revision	\$ 910.52
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -
		\$ -

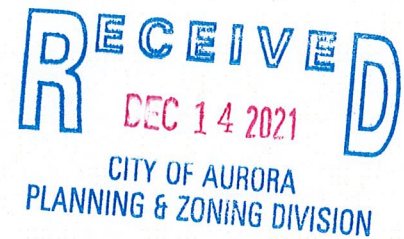
Total: **\$1,836.04**

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

Verified By: Tracey Vacek

Date: 12/9/2021

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LUXURY SENIOR LIVING AT FOX VALLEY MALL – December 9, 2021

Integrated Development, USAA Real Estate 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 creating an inspiring and active community for seniors which complements the retail, restaurants and residential properties at the mall.

We selected the subject parcel because of its (i) excellent visibility, (ii) adjacency to the new multi-family projects under construction at the mall, and (iii) walkability to the planned outdoor “amphitheater area” and the many stores and amenities the mall has or will offer once the major renovations are completed. We believe this site is ideal to create an intergenerational live, work and play community.

Our conceptual plan calls for a five-story building comprised of 108 independent living units, 84 assisted living units and 22 memory care units. Our community will be complementary in design with the Phase 1 multi-family development under construction at the campus, the planned mall redevelopment and future phases of mall redevelopment. Our senior living community will fit comfortably with the aesthetics of the local market.

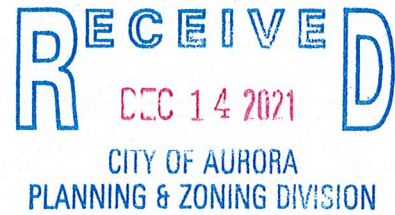
Our community will offer concierge living as the primary service package for all residents and will be especially attractive to independent minded seniors who do not need additional care and prefer a la carte pricing options. This high touch service package will include activities and social clubs, weekly housekeeping, a health and wellness program, fitness center, pickleball courts and dining in multiple restaurant quality venues. Dining and assisted living service packages will be available to all residents, for an additional fee. We envision forming “preferred partnerships” with retailers in the mall, such as restaurants and stores, that will offer joint programming to residents of the senior living community and a solid customer base for the mall tenants. To promote an intergenerational environment some common areas located on the ground level of the community, such as the coffee shop and salon as well as an outdoor plaza splash pad will be accessible to the general public.

The independent units are proposed to be built according to R2 standards except as follows:

1. In recognition of the mature nature of the residents and their guests and the minimal risk of loud parties, the STC and IIC ratings will be relaxed to be consistent with the International Building Code which stipulates a 50 STC rating and a 50 IIC minimum. We have maintained these standards for sound class at 20+ other senior living communities the Integrated Development team has developed.
2. In recognition of the expected lower use of automobiles by residents of the community and transportation programs (bus and town car) that the operator will offer residents free of charge, covered parking will be provided under the building at a ratio of .5 spaces for each independent living unit, with a total of 155 spaces on the entire site.
3. In recognition of the mixed-use nature of the various buildings that comprise the project, the brick material use requirement will be 65% of all building facades, exclusive of glass.
4. In recognition of the custom for senior living projects including the cost of utilities in residents' monthly fees and the building owner having a master account with each utility company, the utilities will not be separately metered in the units.



December 9, 2021



From: Matt Phillips
Integrated Development II
118 E Erie Street, Suite 29F
Chicago, IL 60611
Phone: 847-440-5439
Email: matt@intdeve2.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplaning@aurora-il.org

Re: **Authorization Letter - Proposed Senior Living Development**
195 Fox Valley Center (Northeast Parking Lot)
Aurora, IL 60504

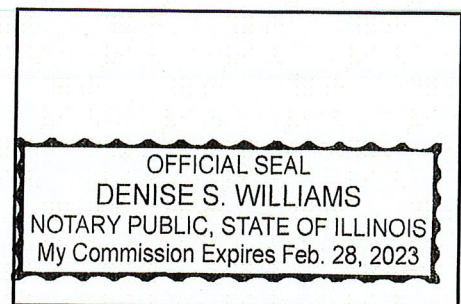
To whom it may concern:

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 Senior Living at Fox Valley Mall Development Land Use Petition process with the City of Aurora for said property.

Signature: Matt Phillips Date: 12/9/2021

Subscribed And Sworn To Before Me This 9th Day
Of December, 2021

Notary Signature Denise S. Williams



LEGAL DESCRIPTION

LOTS 1, 3 AND 4, IN THE FIRST RESUBDIVISION OF 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 JUNE 22, 2021 AS DOCUMENT R2021-096023 ALL IN DUPAGE COUNTY, ILLINOIS

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