

# 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: Northeast corner of Fox Valley Mall, S. of New York Street and W. of Route 59

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

### Petition Request

Requesting approval of a Final Plan Revision for Lots 1A, 2A, and 3A of the Second Resubdivision of Fox Valley East Region I Unit No. 1 on the parking lot reconfiguration 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)  
Word Document of: Legal Description (2-1)

Two Paper and One pdf Copy of:  
Final Engineering Plans (2-16)  
Stormwater Permit Application (App 1-14)

Two Paper and pdf Copy of:  
Final Plan (2-4)  
Landscape Plan (2-7)

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

**Petition Fee: \$750.00**

**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: [Signature] Date 1/27/22

Print Name and Company: ANDREW HEINEN, P.E. KIMLEY-HORN & Assoc.

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 27 day of January, 2022.

State of Illinois)

) SS

County of DuPage)

[Signature]

Notary Signature

NOTARY PUBLIC SEAL



To: City of Aurora

From: Andrew N. Heinen, PE  
Kimley-Horn and Associates, Inc.

Date: January 27, 2022

Re: **Qualifying Statement**  
**Proposed Roadway Extension**  
**Aurora, IL 60504**

Centennial Real Estate is proposing to construct a new private roadway extension and site infrastructure from Entrance #6 to the southwest on 1.86 acres to support a proposed senior living development located east of the proposed road and south of Fox Valley Center Drive. The proposed senior living community will include +/- 65,000 sf of building footprint, at-grade and below-grade parking, as well as associated storm, water, and sanitary utilities, but is not included with this application at this time. The private road will also serve future developments adjacent to the road.

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

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

The private roadway design is in accordance with all laws and codes to maintain the existing public health, safety, morals, comfort, and general welfare. The construction of the roadway will help to attract and retain jobs in Aurora. The use of screening and landscaping will provide safety and welfare measures for pedestrians.

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

The private roadway is in an established Planned Development District that was previously a parking lot. The roadway will be an extension to a proposed senior living development and future development that will enhance the character of the existing development.

3. Property values within the neighborhood.

The construction of the roadway will not adversely impact property values of surrounding areas. The extension of the road will provide future redevelopment to attract entertainment and 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 private roadway extension represents an improvement to the existing PDD by developing a roadway system that will be able to provide future development surrounding the road. The road will be permitted in their respective existing zoning.

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 road. 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 proposed road decreases the impervious area and does not require additional detention. Water quality volume will be provided for the redevelopment area.

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 proposed roadway will help access the proposed and future developments adjacent to the road.

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

January 24, 2022

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 Senior Living Development  
195 Fox Valley Center (Northeast Parking Lot)  
Aurora, IL 60504**

To whom it may concern:

On behalf of Fox Valley Mall, LLC and Fox Valley SP, LLC, the record owners of the property upon which the above-described project is to be constructed, I hereby affirm that I have full legal capacity to authorize Kimley-Horn and Associates, Meltzer, Purtil & Stelle LLC, Integrated Development 2, and their respective representatives to 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 Senior Living Development at the Fox Valley Mall on the hereinabove referenced property.

Signature: Jon Meshel Date: January 24, 2022

Subscribed And Sworn To Before Me This 24 Day  
of January, 2022

Notary Signature Kristie Klescewski



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

## 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