

# 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

*AU 22/1-23.003-Fsd*

### Subject Property Information

Address / Location: 309 N. River Street and 201 N. River Street

Parcel Number(s): 15-22-178-010; 15-22-178-012

### Petition Request

Requesting approval of the Final Plat for Pacifica Riverview Subdivision located at 309 N. River Street and 201 N. River Street, being at the east of River Street and north of Pinney Street

### Attachments Required

(a digital file of all documents is also required)

Final Plat Submittal

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

Word Document of: Legal Description (2-1)

Two Paper and pdf Copy of:

Final Plat (2-5)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Management Agreement (2-1)

**Petition Fee: \$1,487.79**

**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: *Eddie J. Ni* Date 12/21/22

Print Name and Company: Eddie J Ni, Windfall Aurora, 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 21st day of December 2022.

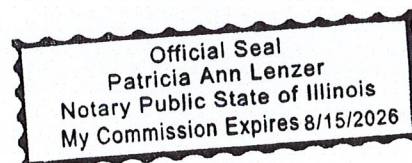
State of Illinois

County of DuPage

) SS

Notary Signature *[Signature]*

NOTARY PUBLIC SEAL





## Project Contact Information Sheet

**Project Number:**

**Petitioner Company (or Full Name of Petitioner):** WF Aurora, LLC

**Owner**

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: 0  
Company Name: City of Aurora  
Job Title: \_\_\_\_\_  
Address: 44 E. Downer Place  
City: Aurora State: IL Zip: 60505  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Contract Purchaser  
Company Name: Windfall Aurora LLC  
First Name: Eddie Initial: EN Last Name: Ni Title: Mr.  
Job Title: President  
Address: 4360 E New York St  
City: Aurora State: IL Zip: 60504  
Email Address: eddie@windfallusa.com Phone No.: 330-352-7788 Mobile No.: 330-352-7788

**Additional Contact #1**

Relationship to Project: Contract Purchaser  
Company Name: Windfall Aurora LLC  
First Name: Judy Initial: JN Last Name: Ni Title: Ms.  
Job Title: Director  
Address: 4360 E New York St  
City: Aurora State: IL Zip: 60504  
Email Address: judy@windfallusa.com Phone No.: 630-667-3183 Mobile No.: 330-807-2272

**Additional Contact #2**

Relationship to Project: Contract Purchaser  
Company Name: Windfall Aurora LLC  
First Name: Jan Initial: JZ Last Name: Zheng Title: Mrs.  
Job Title: COO  
Address: 4360 E New York St  
City: Aurora State: IL Zip: 60504  
Email Address: janz@windfallusa.com Phone No.: 630-667-3183 Mobile No.: 630-667-3183

**Additional Contact #3**

Relationship to Project: Architect  
Company Name: ZSW Architects  
First Name: Cristal Initial: CZH Last Name: Hayes Title: Mrs.  
Job Title: Architect  
Address: 4360 E New York St  
City: Aurora State: IL Zip: 60504  
Email Address: cristalz@windfallusa.com Phone No.: 312-404-5711 Mobile No.: 312-404-5711

**Additional Contact #4**

Relationship to Project: Engineer  
Company Name: Ridgeline Consultants, LLC  
First Name: Jiun-Guang Initial: JGL Last Name: Lin Title: Mr.  
Job Title: Civil Engineer  
Address: 1661 Aucutt Road  
City: Montgomery State: IL Zip: 60538  
Email Address: jlin@ridgelineconsultantsllc.com Phone No.: 630-801-7927 Mobile No.: 630-915-1747

## Filing Fee Worksheet

Project Number: 0

Petitioner: WF Aurora, LLC

Number of Acres: 7.51

Number of Street Frontages: 2.00

Non-Profit 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 7.51

Area of site disturbance (acres): 2.27

### Filling Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	837.79
	Final Engineering Filing Fee	\$	650.00

Total: **\$1,487.79**

*(see 23-003)  
pd*

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

Verified By: Tracey Vacek

Date: 12/20/2022

THAT PART OF BLOCK 15 AND PART OF VACATED CEDAR STREET LYING BETWEEN BLOCKS 8 AND 15, OF WILDER'S AMENDED ADDITION TO WEST AURORA COMPLETED, RECORDED JULY 20, 1861 IN PLAT BOOK 2 PAGE 61, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 15, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF CEDAR STREET AND THE SOUTHEASTERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF RIVER STREET A DISTANCE OF 33.00 FEET FOR THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 356.00 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 178.21 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 112 DEGREES 11 MINUTES 29 SECONDS, MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 36.29'; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.79'; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 106 DEGREES 35 MINUTES 44 SECONDS, MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 65.61 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 163 DEGREES 23 MINUTES 40 SECONDS, MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 141.64 FEET TO A LINE THAT IS PARALLEL WITH AND 315.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF RIVER STREET, AS MEASURED PERPENDICULAR TO SAID SOUTHEASTERLY LINE, THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 151.73 FEET TO A LINE THAT IS PERPENDICULAR TO THE SOUTHEASTERLY LINE OF RIVER STREET AND DRAWN THROUGH THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID PERPENDICULAR LINE A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

## Qualifying Statement

Windfall Aurora, LLC, is proposing to design and build a 178-unit apartment building on the bank of the Fox River on the corner of River Street and Plum adjacent to the end of the City's RiversEdge Park pedestrian bridge. These riverside apartments will be terraced allowing each home a view of the Fox River and/or Aurora's downtown. 10 more housing units will be riverfront townhomes. This development will be called "Pacifica Riverview".

This complex will be to the benefit of the City by providing an improved tax base and a keystone in the further development of the downtown and the river front. Other properties in the area will enjoy having more potential costumers and new potential businesses due to the new residents. Neighboring properties should increase in value because of this development. This is the first new development on the West side of the river and its success could be the key factor in bringing more riverfront development. The City has plans for additional similar development. The project site has utilities on site. The city has closed a section of River Street for a park extension. For this reason, traffic will be even less with this development than before the street closing. The project has two points of ingress and egress along with an off street drop off location. Congestion should not be a point of concern in this development. This project will conform to all applicable regulations.

- The development will need to be zoned as a Special Use PD
- Preliminary and Final Plat

The Riverview apartment complex will be an adjunct to the overall Aurora downtown revitalization plans adding more than 250 new residents. The new residents will in turn assist helping businesses develop by adding their buying power to the economy of the downtown. And the residents will enjoy the easy access to the Metra station.

Aurora's investment in both public and private projects have made this development possible and will continue to provide the foundation for even more development to the City's core.