

# Land Use Petition

21.249

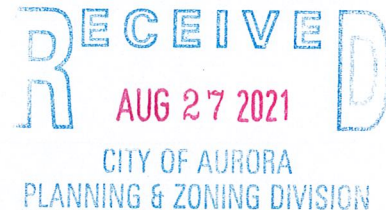
## Subject Property Information

Address/Location: at northwest corner of New York Street and State Route 59

Parcel Number(s): 07-21-200-063; 07-21-200-064

## Petition Request(s)

Requesting approval of a Final Plan Revision for Lot 1 and 3 of Pacifica Square Subdivision located at northwest corner of New York Street and State Route 59



## Attachments Required

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

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

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

Two Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

## Petition Fee: \$2,255.38 (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: Eddie J Ni Date 8/25/21

Print Name and Company: Eddie J Ni Pacific Square III, 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.

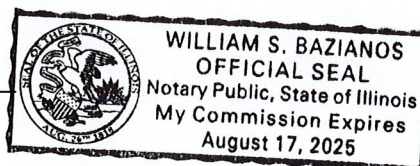
Given under my hand and notary seal this 26<sup>th</sup> day of August, 2021

State of Illinois)

NOTARY PUBLIC SEAL

County of Cook) SS

Notary Signature [Signature]



## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** Pacific Square LLC

**Number of Acres:** 29.44

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 4.97

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 1,605.38
	Final Engineering Filing Fee	\$ 650.00

**Total:** **\$2,255.38**

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

Verified By: Tracey Vacek

Date: 8/26/2021

**RECEIVED**  
AUG 27 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



## Project Contact Information Sheet

### Project Number:

### Petitioner Company (or Full Name of Petitioner):

Pacific Square LLC

### Owner

First Name: Judy Initial: JN Last Name: Ni Title: Ms.  
Company Name: Pacific Square III LLC  
Job Title: Director  
Address: 4360 E New York Street  
City: Aurora State: IL Zip: 60504  
Email Address: judy@windfallusa.com Phone No.: 630-423-6031 Mobile No.: 330-807-2272

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

Relationship to Project: Owner  
Company Name: Pacific Square III LLC  
First Name: Judy Initial: JN Last Name: Ni Title: Ms.  
Job Title: Director  
Address: 4360 E New York Street  
City: Aurora State: IL Zip: 60504  
Email Address: judy@windfallusa.com Phone No.: 630-423-6031 Mobile No.: 330-807-2272

### Additional Contact #1

Relationship to Project: Architect  
Company Name: ZSW Architects  
First Name: Cristal Initial: CZ Last Name: Zheng Title: Mrs.  
Job Title: Partner  
Address: 2620 N Wayne Ave, #3  
City: Chicago State: IL Zip: 60614  
Email Address: cristalz@windfallusa.com Phone No.: 630-423-6031 Mobile No.: 312-404-5711

### Additional Contact #2

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

### Additional Contact #3

Relationship to Project:   
Company Name:   
First Name:  Initial:  Last Name:  Title:   
Job Title:   
Address:   
City:  State:  Zip:   
Email Address:  Phone No.:  Mobile No.:

### Additional Contact #4

Relationship to Project:   
Company Name:   
First Name:  Initial:  Last Name:  Title:   
Job Title:   
Address:   
City:  State:  Zip:   
Email Address:  Phone No.:  Mobile No.:



## Qualifying Statement

Pacific Square LLC, is a partnership with the purpose of redeveloping, remodeling, redesigning and reenergizing the former Yorkshire Plaza into an Asian centric shopping and life style center. This project is broken down into two phases. This application is for phase II which is the redevelopment of the portion of the existing shopping center parking lot into retail and some office space.

Phase II will redevelop 4.73 acres as a commercial site with 5 new proposed commercial buildings for a total of 56,310 square feet, including 11,669 square feet of second floor of office space. New retail space will be located on the ground floor. Building #1 has approximately 15,000 sq. ft, building # 2 has 4,600 sq. ft, building #3 has 14,000 sq. ft., building #4 has 5,600 sq. ft. and building #5 has 4,700 sq.. The buildings will have a modern look and a colorful parapet, changing the appearance of the whole shopping center and signaling the new Asian theme.

As for the general well being of the community this development will continue the renaissance of the Yorkshire Plaza to Pacifica Square. This re-plat paves the way for new retail to expand off the success of the new grocery store and multiple smaller retail stores. The project has already saved the Value City Furniture and Best Buy outlets which are staples for the products they provide to the community. They are also substantial contributors to the tax base. This new phase will create new sales and property taxes from the existing parking lot of the center.

The proposed new space has a pedestrian connection to the existing shopping area. There will be a small plaza for both retail and social gatherings. The design, layout, and expansion accentuate the change from a 1970's era center to a 2020's

development with an Asian flair. Already traffic access and circulation have been greatly enhanced. Some detention space will be moved from the current parking lot to the detention pond to the West and behind the center.

Expanding more retail has been in the plan from the start. Residents now already certainly have new and unique dining and retail opportunities which will continue to expand in the new construction.

This development fits within the City's zoning and subdivision regulations. The proposed development is a normal and orderly continuation of development that will add to the successful retail environment of the area. We believe we will meet or exceed the City's ordinances or codes without variances.



March 22, 2021

From:  
Pacific Square III LLC  
4360 E New York Street  
Phone: 630-423-6031  
Email: judy@windfallusa.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 for: E New York St. 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 Pacific Square III LLC, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

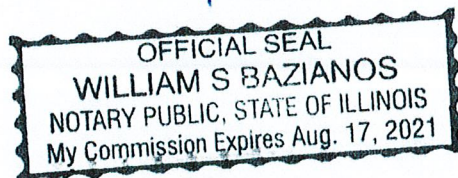
Signature: [Signature] Date 3/22/21

Subscribed And Sworn To Before Me This 22 Day Of March, 2021

Notary Signature

[Signature]

Notary Public Seal



LEGAL DESCRIPTION FOR LOTS 1 & 3:

LOTS 1 & 3 IN PACIFICA SQUARE BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF  
SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED \_\_\_\_\_ AS DOCUMENT  
\_\_\_\_\_, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED  
AUG 27 2021

CITY OF AURORA  
PLANNING & ZONING DIVISION