



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 21-1030

File ID: 21-1030

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 12/15/2021

File Name: Integrated Development II / Northeast Corner of Fox
Valley Mall, S. of New York Street, W. of Route 59 /
Conditional Use Planned Development

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development,
Approving the Integrated Development II Plan Description and amending
Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the
zoning map attached thereto to an underlying zoning of R-5A on Lot 2A of the
Second 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 (Integrated Development II - 21-1030 /
NA21/4-21.362-CUPD/Ppn - TV - Ward 10) (PUBLIC HEARING)

Notes:

Agenda Date: 02/23/2022

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Plan
Description - 2022-02-11, Land Use Petition and
Supporting Documents - 2021-12-14 - 2021.362, Plat
of Survey - 2021-12-14 - 2021.362, PZC Presentation
22-02-14 - 2021.362, Findings of Fact Sheet -
2021.362, Aerial Map

Enactment Number:

Planning Case #: NA21/4-21.362-CUPD/PD/R/Ppn

Hearing Date:

Drafter: vacekt@aurora.il.us

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Legistar History Report Continued (21-1030)

2	Planning and Zoning Commission	02/16/2022	Forwarded	Building, Zoning, and Economic Development Committee	02/23/2022	Pass
---	-----------------------------------	------------	-----------	---	------------	------

Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/23/2022. The motion carried.

Notes: See Attachment for Items 21-1033, 22-0083, 21-1030, and 21-1032.

Aye: 5 Chairperson Pilmer, At Large Anderson, Fox Valley Park District
Representative Chambers, At Large Owusu-Safo and At Large Kahn

Attachment for Items 21-1033, 22-0083, 21-1030, and 21-1032:

21-1033 A Resolution approving a Revision to the Final Plat for Lot 1, Lot 3 and Lot 4 of the First Resubdivision of the Fox Valley East Region I Subdivision, Unit No. 1 located at the northeast corner of Fox Valley Mall, south of New York Street, west of Route 59 and establishing the Second Resubdivision of Fox Valley East Region I Subdivision, Unit No. 1 (Integrated Development II – 21-1033 / NA21/4-21.363-Fsd/R – TV – Ward 10)

Mrs. Vacek said again, there are 4 action items that are taking place tonight. However, they are all related. The first action is a Revision to the Final Plat for a portion of the Fox Valley Mall. This request includes reconfiguring Lots 1, 3 and 4 of the First Resubdivision of the Fox Valley East Region I Subdivision, and establishing Lot 1A, 2A and 3A of the Second Resub of the Fox Valley East Region I Subdivision, Unit No. 1. Lot 1A consists of the Fox Valley Mall building, except for the JC Penney's and Macys. It also includes the associated parking and a portion of the Fox Valley Center Drive. Lot 2A will be for the proposed senior development that will be before you tonight. Lot 3A will be for the future retail development.

The second action that is up tonight is the Final Plan Revision. This is located at the northeast corner of the Fox Valley Mall. I kind of put a star where it is kind of located. This is currently a surface parking lot, part of which is served for the Fox Valley Mall and part which is served for the now demolished Sears building. This request includes the construction of a new private road extension from Entrance 6 and reconfigures the existing parking lot. The private road extension will serve the future development of the area. In addition, the Petitioner is constructing a northbound right turn lane leaving the Entrance 6 onto New York Street.

The third action that is before you tonight is the establishment of a Conditional Use Planned Development and changing the underlying zoning District from PDD Planned Development District to R-5A Multi-Family Dwelling District. The Plan Description establishes the zoning and then it also modifies certain rules, building standards, bulk restrictions, parking requirements and building code amendments to allow for the construction of the senior development.

The fourth and final action that is before you tonight is the Preliminary Plan. This request includes the construction of a 5 story senior housing building, which is comprised of 108 independent living units, 84 assisted living, and 22 memory care units. The independent living units will consist of 1 and 2 bedroom units. The assisted living units will consist of studios, 1 bedroom and 2 bedroom units and the memory care will consist of studios and a few shared units. The average ranges are from 302 square feet to 900 square feet and there is a total of 161 parking spaces being provided of which 54 are enclosed spaces, which are located underground within the building and 107 spaces in 3 off-street parking surface parking lots.

With that, I'm going to turn it over to the Petitioner, unless you have any questions for me. They do have a presentation for you to kind of go into a little bit more detail of who they are and a little bit more detail of the senior proposal.

The Petitioners were sworn in.

I'm Jon Meshel with Centennial Real Estate Company, 8750 N. Central Highway, Dallas, Texas. Thank you all for having us here tonight. I'm extremely excited to be before you in person. I was last before

you in 2020 when we brought the residential Phase 1 project on the Fox Valley Mall Campus. It's been awhile. Hopefully you've been by it and you see the progress that we are making with the first phase of apartments. It is definitely really exciting to be remaking the mall and continuing to operate the mall at the same time. Since then, other than starting the construction project, we've been working on Phase 2, and we have other phases that will be before you in the coming months and the coming years. Phase 2, as Tracey articulated, consists of a senior housing project and tonight I'm here with Matt Phillips of Integrated Development II, who will present the project. Just before he does, I want to reiterate that Centennial is the master owner and the developer of the property. We are also the master redeveloper of the property. We are in partnership with the Phase 1 apartment developer and in partnership with Integrated Development II here tonight and controlling and working together with all of development activity on the campus to create a unified redevelopment project. With that, I will turn it over to Matt Phillips and let him give a more comprehensive presentation.

Good evening. As Jon said, my name is Matt Phillips. My company is Integrated Development II and with us this evening in case we get into any issues or factors kind of beyond the presentation, I have our representatives from our architectural firm SAS, Jim Moyer and Jon Lindstrom, and from our civil engineer, who is also the civil on the mall, Kayla Sullivan from Kimley-Horn. And with me is my right hand assistant, Denise Williams, who is going to take us through the slide show. Really excited to be here. Our vision for this project is an active senior project. My background, I've been with 2 different major senior housing companies over the last 20 or so years. The first was a company called Classic Residence by Hyatt, which is now the Senior Living. They did communities similar to Monarch Landing here in Naperville called Continuing Care Retirement Communities with independent living, assisted living and memory care and then most recently the last 7 years before I started Integrated II, I ran a company called Senior Lifestyle Development and we developed 20 or so communities over the last 10 years around the country, some just assisted living and memory care, but many of them independent living, assisted living and memory care similar to what we are proposing here. The nearest community to us that we developed was in Elgin, the Sheridan in Elgin, which we developed about 5 or 6 years ago.

So let me just orient you first to where we're at on the site and I'll just tell you a little bit about our programming and then open it up for questions. So just to orient the site. This is kind of the current master plan of the mall and you see in yellow is the Phase 1 residential, which is currently under construction. We saw some pictures of that this morning. It is coming along quite well. The existing mall property is in the pinkish color and then our proposed development, the senior project, would be the bluish, actually some people think that looks like a fox, which I guess is appropriate for Fox Valley, but that would be the senior project. As I said, our vision is an active senior community and so we want to come up with some images that invoke what it would be like to live in this community. The image on the left is probably a grandparent. One of the reasons we really like the idea of developing at the Fox Valley Mall is because we think it creates the true opportunity for live, work and play for both our residents, their loved ones and our staff. We think being part of a master development, a lot of the communities we develop around the country, we seek ways to have a community that's just bigger than what we're building. We take our residents out to places like the Fox Valley Mall. We go to the local restaurants and we think having all of that at our doorstep will make this a really unique place to live and an exciting place for our adult children to visit their parents and to take them as they are visiting instead of just staying in a community, and going out to the other activities that are happening at the mall. We think it will be ideal. Again, so some of our images. Our vision is, we call it concierge living. What that means to us, we are going to provide meals and activities. We'll have all sorts of social spaces ourselves, restaurants, but one of things we like about the term concierge living is we think it connotes choice. A lot of the senior projects that are in the area here, as well as around the country, have kind of

a try to do a one size fits all for their residents and we think the future of senior living is first of all for people on the active side, they don't necessarily want all their meals at the same place. They want options, so that's what we mean by the concierge living. Again, as Tracey said, we'll have 1 and 2 bedroom apartments and you have the list here of our services, but it is a highly amenitized program. In Aurora, there's, well you have some competing for the assisted living communities. There's really no independent living communities like this in Aurora. You have to go Naperville, as I mentioned. I think the nearest from a quality standpoint of what we are talking about is really probably Monarch Landing in Naperville. Again, some of our services. One of the people that works for us is a real pet lover so insists on the dog walking services, but we'll have a beauty salon. We'll bring a vet in, whether it's once a month on some periodic basis and, again, other services all the way through the assisted living if someone need that. Our development experience, as I mentioned, I've done about 30 projects over the last 10 years and I'd be happy to provide that information if anyone wants it. I mentioned our architect, SAS. They are out of North Brook. I think 3 or 4 of the projects we've done were with them. They are local. We think that's really important. They understand the market and what we are trying to produce, and they come up with a really handsome design. The Interiors Group is a company that I've done several projects with. They are out of Atlanta called Hint Harris and we use them because they really came to the senior living industry out of hotels and country clubs and we think they bring a really, on the hospitality side, something that is really needed in our industry. Then finally, our contractor is Walsh Construction, a local Chicago based contractor. They've done, I think, 4 or 5 of my projects and they are a top notch contractor that is on our job here. Some specifics of our project again, just to orient, so we're that blue building. If you kind of drill down to our site plan, we are about 7 acres. The front part of the project is the independent living. The middle part of the project is a one and a half story common area with the restaurants and social spaces. The back side of the project is assisted living units and has one floor kind of sandwiched in between assisted living units. That's the memory care neighborhood. The next slide, this is a rendering of the front of our project, so this would be off the ring road and so what you are seeing is a 5 story project that reads, one of things that we try to do in our design is we want it to read residential. We don't want someone to drive up to a project and say oh I know that's senior living. We're competing, actually, with some multi-family as a place to stay and live and we want it to feel that way both on the inside and the outside of our projects. We try to articulate the building so it is not a solid mass, so what you are seeing is balconies, heavy use of brick on this project that we've worked with Tracey and the rest of the staff to fit in with the guidelines that you have here in Aurora. We'll also have a very, what I would say robust, landscaping package that, again, kind of fits in with the other things that you're doing at the mall renovation. The next slide is a shot of that middle part of our project, which is what we call the commons area. That will read, as you're sitting there on this page, a lot of glass. The dining room will be in this area. Living room, activity spaces. It will be accessible to both wings, if you will, for residents and their families. It will also be connected, as you are seeing, a little bit here in for foreground with sidewalks, not only on our property, but we think it is important that that connects with our neighbors at the mall, so that we truly are integrated. The final rendering that we have is the back of our property, which is closest to the mall and what you are seeing here in addition to just the green space, we've got 2 pickleball courts, which is a sport that is very a popular game all around the country and a splash pad. The splash pad in particular, we situated it there, and you are not going to see a fence around our property, it could be the grandkids of our residents, or it could be somebody visiting the mall using that area. Again, we're trying to both create spaces for our residents, for their guests, but also be part of the larger community. So with that, certainly we could go into any greater detail you'd like to hear, but I thank you. I'm really happy to be here. I know this is the first step of a pretty long journey and I'd be happy to answer any questions.

Chairman Pilmer said any questions for the Petitioner?

Mrs. Owusu-Safo said I have one. There are apartment buildings and this proposed building. Is there plans to maybe signalize and create some more pedestrian friendly connection between where these buildings are and maybe where the McDonalds is, where Kohls is, you know, have more connectivity? Obviously, traffic is going to significantly increase more than it is now.

Mrs. Vacek said so part of what they are doing is they are actually having a road that is now coming kind of into this property on the east side. That will have some crosswalks on it and it will be wider than normal, so we trying to make some of those things, but it will be a stop sign. We are trying to look at all that. They have done a traffic study. The traffic study really hasn't shown the need to signalize internally. It is more like when you get onto like New York Street and Route 59.

Mrs. Owusu-Safo said so basically all the perimeter going to New York, going to Route 59 and I think McCoy. Those signals will remain, but nothing internal.

Mrs. Vacek said nothing internal.

Mr. Chambers said I have a question. As you stated earlier with pickleball being a very popular and growing sport, will there be enough lighting for those that want to participate in the evenings?

Mr. Phillips said we definitely are working on the lighting package. I think there will be lighting. I think what we'll need to do is probably come up with rules for our own use, what's late enough, what's too late, but yes, there will be lighting. I think most of our residents will probably want to do it during the day. I play pickle myself and I know Tracey's husband does too. I know it is very, very popular.

Mrs. Owusu-Safo said is there any, I think that you may have already said that in your amenities, but what is the security like? What are the security options you are providing there?

Mr. Phillips said so from a security standpoint we'll have 24/7 staffing here and have our own staff security. To get into the project, there will be one point of entry that will be with a receptionist or concierge that anybody coming in is going to have to check in at the front. In the evenings, there is an emergency call system for any resident that has an issue and we use wearables and things like that too. The old days of kind of a pull cord are kind of behind us. Security is very important for our residents, obviously, but it will be all internal with the staffing.

Mrs. Owusu-Safo said and the price ranges for these units?

Mr. Phillips said I'm not quite sure yet. Part of it, we're trying to absorb all of our construction costs. We're in the midst of updating our competitive analysis with all of our competitors here, but I think that it is safe to say the assisted living will probably range somewhere from \$4,000 a month and independent living is going to be starting probably a little lower than that. It obviously depends on what services somebody elects to take on the concierge program as well as in the assisted living if they have additional health needs, but it could go upwards to \$7,000 or so a month, or maybe even a little higher for memory care, but somewhere in that range and it will really depend on what package someone takes.

Mr. Kahn said I have a question. Since COVID took over our lives, how is the infrastructure for assisted living changed, if any at, all for new development?

Mr. Phillips said well initially I'd say our industry was mimicked by a lot of what you saw around the country. The thought was that cleaning services was the main answer and so there was a bunch of efforts into how often you might clean the tables or things like that. I think as it's evolved, as we understand more about COVID, the areas that it's probably most impacting is the heating and ventilating systems, so they are more robust. They have better filters, so filtering the air. Also using some ultraviolet to kill bacteria that's part of the HVAC system is one area. I think the other, you know, the infection controls and things you see as you go to health care facilities has probably picked up, so there is more screening at that front door from a security standpoint and I think the other major area from a design standpoint is we are more mindful that if, knock on wood, hopefully we're on the tail end of this, but have spaces that if people need to either isolate, whether it's in their apartment or we need to do smaller groups, have areas in our building that are more accommodating to smaller groups. I think that's impacted on our design. Those are things that we probably talk a lot more about than we did before.

Mrs. Owusu-Safo said out of curiosity, I understand there is a creek passing through this property. Is that under consideration still to unearth it and bring it to daylight?

Mrs. Vacek said the creek is actually on the west side of property and not this location here. If they ever do intend to develop, or redevelop that area on the west side, that will absolutely be one thing that we look at and consider.

The public input portion of the public was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a revision to the Final Plat for Lot 1, 3 and 4 of the First Resubdivision of Fox Valley East Region I Subdivision, Unit 1 located at the northeast corner of Fox Valley Mall, south of new York Street, west of Route 59 and establishing the Second Resubdivision of Fox Valley East Region I Subdivision, Unit 1 with the following conditions:

1. That the Final Plat approval be contingent upon Final Engineering approval.
2. That the Final Plat be revised to correct the Owner's Certificates prior to recording the Final Plat.
3. That the Final Plat be revised to change the Watermain Easement to a City Easement prior to recording the Final Plat

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Kahn, Mrs. Owusu-Safo

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, February 23rd at 4:00 p.m. in Council Chambers.

22-0083 A Resolution approving a Revision to the Final Plan on Lots 1A, 2A and 3A of the Second Resubdivision of Fox Valley East Region I, Unit 1 located at the northeast corner of Fox

Valley Mall, S. of New York Street and W. of Route 59 (Centennial Real Estate Company
– 22-0083 / NA21/4-22.020-Fpn – TV – Ward 10)

Mrs. Vacek said staff would recommend conditional approval on the Resolution approving a Revision to the Final Plan on Lots 1A, 2A and 3A of the Second Resubdivision of Fox Valley East Region I, Unit 1 located at the northeast corner of Fox Valley Mall, S. of New York Street and W. of Route 59 with the following conditions:

1. That the Final Plan approval be contingent upon Final Engineering approval.
2. That the Petitioner submit to the City for review and approval of the surface treatment on the retaining wall prior to building permit issuance.
3. That the Final Plan be revised prior to Final Engineering approval as follows:
 - a. That a crosswalk be provided at the intersection of Private Road A and Fox Valley Center Drive across the west and south legs of the intersection. Said crosswalk should be a minimum of 10' wide and shall be defined with a different material.
 - b. That the streetlight within the median of Entrance #6 be changed to a decorative light pole.
4. That Final Engineering Plans be revised to include the following:
 - a. Traffic signal modification at Entrance #6 and E. New York Street, associated with the proposed northbound right turn lane. The modification shall consist of installation of a near side post mounted 5-section signal head, a far side mast arm mounted 5-section signal head (with turn arrows), and installation of additional hardware and re-programming of the traffic signal controller.
 - b. A pedestrian signal and pedestrian push buttons at the north/south crosswalk on the west leg intersection of Entrance #6 and E. New York Street

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Chambers

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Kahn, Mrs. Owusu-Safo

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, February 23rd at 4:00 p.m. in Council Chambers.

21-1030 An Ordinance establishing a Conditional Use Planned Development, approving the Integrated Development II Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-5A on Lot 2A of the Second 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 (Integrated Development II – 21-1030 /
NA21/4-21.362-CUPD/Ppn – TV – Ward 10) (PUBLIC HEARING)

Mrs. Vacek said just a little bit on this case. This is the Conditional Use Planned Development case. I just wanted to state for the record that staff has been working with the Petitioner on this development really to ensure the consistency with the approved Route 59 Corridor Plan and the Fox Valley Sub-Area. The Sub-Area Plan recommends the modernization of the mall from a traditional commercial center into a mixed use development that would include diversity in housing options. As you can see, obviously, this development would help reform this area and create that more walkable mixed use development, as well as promote the inner-generational community within the Fox Valley Mall. There are Findings of Facts that are listed in the staff report also, so I just wanted to point that out. Staff would recommend approval of the Ordinance establishing a Conditional Use Planned Development, approving the Integrated Development II Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-5A on Lot 2A of the Second 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.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Kahn, Mrs. Owusu-Safo

NAYS: None

FINDINGS OF FACT

1. Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

Chairman Pilmer said I would state the project will not be detrimental to the public health, safety, morals, comfort or general welfare. The developer will bring a mixture of new residents to the area.

2. Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood, factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

Mrs. Owusu-Safo said no the proposal will not be injurious to the use and enjoyment of other properties in the area. It will be actually an improvement and there will be a lot of public amenities that will make it more enjoyable.

3. Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

Chairman Pilmer said this development will not impede the normal and orderly development and improvement of surrounding properties, as this phase will compliment retail, restaurants and help create an inner-generational live, work and play community.

4. Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?

Mrs. Anderson said yes, those will be provided.

5. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?

Mr. Chambers said even though the mall area has a lot of these things currently in place, they are taking the correct measures to assist with pedestrian crossings as well as the ingress and egress.

6. Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Commission?

Mrs. Owusu-Safo said I believe the proposal is in conformance.

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, February 23rd at 4:00 p.m. in Council Chambers.

21-1032 A Resolution approving a Preliminary Plan for Lot 2A of the Second Resubdivision of Fox Valley East Region I Subdivision, Unit No. 1 on property located at the northeast corner of Fox Valley Mall, south of New York Street and west of Route 59 (Integrated Development II – 21-1032 / NA21/4-21.362-CUPD/PD/R/Ppn – TV – Ward 10

Mrs. Vacek said staff would recommend approval of the Resolution approving a Preliminary Plan for Lot 2A of the Second Resubdivision of Fox valley East Region I Subdivision, Unit No. 1 on property located at the northeast corner of Fox Valley Mall, South of New York Street and west of Route 59.

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Kahn, Mrs. Owusu-Safo

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, February 23rd at 4:00 p.m. in Council Chambers.