



City of Aurora

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Legistar History Report

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In Control: Building, Zoning, and Economic Development Committee

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File Name: Atlantic Residential / North side of Fox Valley Mall, South of New York Street and West of Route 59 / Preliminary Plan

Final Action:

Title: A Resolution Approving a Preliminary Plan for a portion of Lot 1A1, Lot 2A1 and all of Lot 4A1 of The Third Resubdivision of Fox Valley East Region 1 Unit No. 1, on property located on the north side of Fox Valley Mall, south of New York Street and west of Route 59 (Atlantic Residential - 22-0175 / NA21/4-22.056-Ppn - TV - Ward 10)

Notes:

Agenda Date: 04/27/2022

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Preliminary Plan - 2022-04-13 - 2022.056, Building Elevations-Floor Plans - 2022-04-13 - 2022.056, Fire Access Plan - 2022-04-13 - 2022.056, Land Use Petition and Supporting Documents - 2022-03-02 - 2022.056, Plat of Survey - 2022-03-02 - 2022.056, Maps, PZC Presentation - 2022-04-19 - 2002.056

Enactment Number:

Planning Case #: NA21/4-22.056-Ppn

Hearing Date:

Drafter: vacekt@aurora.il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	04/20/2022	Forwarded	Building, Zoning, and Economic Development Committee	04/27/2022		Pass

Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/27/2022. The motion carried.

Notes: See Attachment for Items 22-0173, 22-0174 and 22-0175.

Aye: 6 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Choudhury and At Large Martinez

Attachment for Items 22-0173, 22-0174 and 22-175:

22-0173 A Resolution approving a Revision to the Final Plat to establish the Third Resubdivision of Fox Valley East Region I, Unit No. 1 (Atlantic Residential – 22-0173 / NA21/4-22.054-Fsd/R – TV – Ward 10)

Mrs. Vacek said what is before you tonight is actually the 3rd residential project and revitalization of the mall. There are actually 3 items that are before you. The first item is the Final Plat. The subject property is part of the Fox Valley Mall. The Petitioner is requesting approval of a 3rd revision to the Final Plat. Just to kind of give you a little of background, in 2020 the city did resubdivide the property to make way for the future residential on the east side of the mall. Then earlier this year, we did another revision to the Final Plat to make way for the senior housing facility on the mall and now this would be the 3rd one. This request would actually reconfigure the lots to create Lots 1A1, 2A1, 3A1, 4A1 and 5A1 of the 3rd Resubdivision of the Fox Valley East Region I, Unit #1. This is actually to make way for the new residential development on the north side of the Fox Valley Mall.

The subject property for the Conditional Use is lying in the north side of the Fox Valley Mall and is comprised of a portion of the ring road and the surface parking lot that's out there. The Petitioner, Atlantic Residential, is requesting the establishment of a Conditional Use Planned Development and to change the underlying zoning district from PDD Planned Development District to R-5A Multi-Family Dwelling District. In addition, the request includes the approval of a Plan Description that outlines specific requirements and allows for modifications, including certain rules, building standards, bulk restrictions, parking requirements and building code amendments to allow for the construction of the 4 story multi-family residential development.

Concurrently with the proposal, the Petitioner is requesting approval of the Preliminary Plan. The proposal consists of the construction of a 4 story, 319 unit multi-family residential building, private amenities and associated parking. The proposed multi-family building is oriented with a glass entrance at the southwest corner of the building facing the mall. The residential building consists of studios, 1 bedrooms and 2 bedrooms ranging from 550 square feet to 1,550 square feet. There are building amenities, including balconies and patios for each unit, entertainment area and a fitness room. It will include a private courtyard in the center of the building, including an outdoor pool, a pavilion with grills, and event lawn. The building will also wrap around a multi-story parking garage having direct access into the building. In addition, a linear park containing a gaming area, a seating area and a dog park will be located on the west side of the building and then a triangle park will be located on the east side of the building. As part of the proposal, the Petitioner is re-routing the ring road on that north side to loop along the south and west portion of the proposed development and will be reconfiguring the existing parking lots adjacent to the mall. The ring road will still extend to the west of Entrance #6. There are 2 restaurants there, there's Denny's and then there's another restaurant on the west side to allow for access into the existing restaurant and then access into the parking garage and surface parking lots for the proposed development. There are a total of 493 parking spaces that are being provided; 327 are within the garage, 140 are surface spaces within the parking lot and then 26 on-street parking spaces, which is exceeding the 1.5 parking ratio that is required in the Plan Description. Sidewalks are being constructed along the development. There are wider sidewalks along the private roads. Stormwater management has already been taken care through the original mall and is accounted for in Spring Lake,

which is west of Commons Drive and located on McCoy Drive. There are building elevations within your packet. I'm sure that they will kind of go into those a little, but building elevations and landscaping are fully reviewed at Final Plan, so those are really just conceptual. I will turn it over to the developer, unless you have any questions for staff.

The Petitioners were sworn in.

Good evening Commissioners. Thank you for having us here tonight. My name is Sam Whitebread, 1010 Maple Avenue, Downers Grove. I'm the Vice President of Tenant Coordination and Construction for Centennial Real Estate. I'm happy to be here with our development partners tonight from Atlantic Residential and Focus Development. Through collaborative efforts with Atlantic Residential, we at Centennial have found a partner that is aligned with our vision to reinvest in the City of Aurora Fox Valley Mall Campus. As most of you are aware, we are currently under construction with Phase 1 residential at Fox Valley. Tonight we look forward to sharing with the plans for Phase 2 residential. With that said, I'd like to welcome the Atlantic Residential CEO, Richard Aaronson, to the podium so that he can share some of our exciting plans with you.

Thank you Sam. Good evening members of the Planning Commission. It's great to be here in person. I've had an opportunity this evening to meet many of the members of the staff that I had only met remotely in the past. Just to summarize, the development consists of the owner of the mall, Centennial, our firm, as well as Focus Development. You probably may know of us from our prior presentations, but we are based in Atlanta. We have a regional office here in Chicago and have been the developer of numerous projects in both suburban Chicago as well as in the city. As Sam mentioned, Phase 1 is currently under construction and we are excited to be here to tell you about Phase 2 now. Our partner is Focus Development. They are actually based in Chicago. They are also our General Contractor and most of our projects, both in the city as well as in the suburban markets, have been with them as our joint venture partner, so all the great work that you see there on Phase 1 is the result of their skills and their general contracting capabilities. We also, of course, have a comprehensive design team. I'm not going to go through all of those in detail, but tonight you are going to hear from our Design Architect, who is joining us from our nation's capital, Andy Czajkowski, who is here with us tonight and then also from Kimley-Horn Andy Heinen. At this time, we're going to give you a quick overview of the Route 59 Corridor Study that led up to this. I'm going to turn it back over to you Sam.

Mr. Whitebread said thank you Richard. I'll be brief. I think the Route 59 Corridor Study is something that everyone here is familiar with. We feel the proposed project is consistent with keeping the vision of the Route 59 Corridor Study. Furthermore, it provides sustainable forward looking development that helps strengthen the local economy. Moving onto the Master Plan, and again, I know that this is something that this group has seen time and time again, but we like to think and do believe that it's better as it evolves, but the overall Master Plan of the project is something we're proud of at Centennial. We think it aligns with our forward looking outlook for the Fox Valley Mall Campus. I had the opportunity to walk Phase 1 today myself and that project is looking great. I'm really excited to see that open and welcome you all to come take a look at it later this year when it does. Along with that, the fully entitled senior housing is something we're thankful to have collaborated with the city on and we think all these opportunities that we have been allowed to pursue are within our vision for the Fox

Valley Mall Campus moving forward. With that, I'd like to transition over to Andy Czajkowski, the project architect from SK+I Architects, and he can walk you through a little more in detail.

Thank you. Again, I'm Andy Czajkowski, Architect with SK+I Architects. We're actually in Bethesda, Maryland, but right across the street from Washington, DC. We're very excited to be here with you tonight with this exciting project and this redevelopment revision of this mall. As Tracey mentioned, the big kind of residential overview for this residential Phase 2 is relocating the ring road, which activates and draws the traffic down toward that north entrance of the mall and also activates the faces of the residential building. These new connections are now creating new opportunities in these new places. The linear park to the west is a fantastic opportunity to create the linear park that's going to connect to the north side of the mall. Again, as Tracey mentioned, it is a 4 story building, which we are completely wrapping and hiding a multi-level parking deck, which creates a 4 sided building that activates all the streets in the parking courts around it. Again, we are about 319 units, 327 of the spaces are covered inside the garage and about 166 of the surface parking. I guess I wanted to touch on a few of the really interesting things that are happening. We've collaborated with Kimley-Horn, Centennial, the senior living and with the city over the last several months to really work through the connection and grading challenges and opportunities here, and again, those connections are creating these fantastic spaces, the linear park, the dog park on the west side and this new triangle park on the east side, which is really a gateway from the northeast mall entrance off of New York Street. As you can see around the building, we have this wonderful amenitized central courtyard linking to the southwest corner. In the blue there, is the planned amenity spaces for the building. The cover image that you saw of the presentation is sort of the cracked, that glass entrance, so the traditional residential building kind of gives away to this glass corridor so you can see through. It allows light and air into the courtyard from the southwest. Also, as you can see the shape of the building, we have all these wonderful exterior courtyards that are going to be programmed and landscaped, so this is going to be a tremendous sort of reboot of this massive parking lot. It is about 9 acres. There is going to be a lot of new green space, which we are really excited about. Walking through the building really quick, you can see the lobby on the southwest corner. We are presenting these 2 fingers on the north side of the building, which will sort of present itself to New York Street, so cars passing by will see these new facades addressing the north side and then the angled arm on the east side really frames that park and is going to create a wonderful backdrop for this park on the east side of the building. Again, the garage is completely wrapped on all 4 sides and we have all the service sort of located in that northeast corner tucked away back behind the surface parking. Again, the streets and sidewalks are all going to be very wonderful pedestrian opportunities. The next couple of images here are the conceptual images of the architecture for the property. We see this as a series, you know, it is a very long building, so we see this as a series of pavilions in white masonry accented with townhouse-like cadence to really break down the scale of the building and then there are these dark brick hyphens that sort of break up the façade, so it is really trying to be sort of 1 building with a cohesive language, but then broken into smaller more recognizable pieces. That last image was the image of sort of that glass corridor. Really going back to the idea that this is a long building. We understand that, but the idea was to really break it down into smaller recognizable pieces. These are the pavilions that you would see on the north side as you are driving along New York Street. The foreground is the linear park. You can see the dog park in the foreground. Again, these are all being developed. We are collaborating with Design Workshop. They are doing a fantastic job. We're going to have some really wonderful landscape opportunities here. Then this is a view of the south side of the

building going along the rerouted ring road. This will be like a pedestrian street with street trees, sidewalks. The life of the mall is radically changed once you have residents living on the campus and really the opportunity to provide a walkable scaled urban place for them is going to be a fantastic transformation. So we are really excited to bring this before you.

Good evening. My name is Andy Heinen. I'm with Kimley-Horn and Associates. We are located in Warrenville. We are the Civil Engineers on the project. We've worked on Phase 1 for Atlantic and Focus and also have worked on the senior living project just adjacent to this, so we are very familiar with this campus and with this site. We are here for really 3 reasons. As Tracey mentioned, we are here for the Conditional Use Planned Development with the underlying zoning district's change from R-5A to the multi-family dwelling district. We are also here for the Preliminary Plan approval and then finally the approval of the Final Plat, the 3rd Resubdivision of Fox Valley. I assume there are going to be some after this, but we are here, or I'm here to answer any civil engineering questions you have. I also do want to thank Tracey and Souts and the rest of the city staff. They have really done an outstanding job. With all these applications, they've been very proactive and the main reason why we've been on schedule and even ahead of schedule. Thank you very much. I appreciate your time. We're here for any questions you may have.

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

Mrs. Vacek said I'll give the recommendation for the Final Plat. Staff recommends conditional approval of the Resolution approving a Revision to the Final Plat to establish the 3rd Resubdivision of Fox Valley East Region I, Unit #1 with the following condition:

1. That the Final Plat be contingent upon Final Engineering approval.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Martinez

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, April 27th at 4:00 p.m. in Council Chambers.

22-0174 An Ordinance establishing a Conditional Use Planned Development, approving the Atlantic Residential 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 Midrise Multiple Family Dwelling District for the property located on the north side of Fox Valley Mall, south of New York Street and west of Route 59 (Atlantic Residential – 22-0174 / NA21/4-22.055-CU/Rz – TV – Ward 10) (PUBLIC HEARING)

Mrs. Vacek said before I do the recommendation, I did want to go through the Conditional Use Findings of Facts and the Rezoning Findings of Facts. For the Conditional Use:

1. The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as the development will bring a mixture of residents to the area, improving the overall economics, and strengthen the social fabric of the Fox Valley Mall.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values as the development will help modernize the mall from a traditional commercial center into a mixed-use development that will help promote the Mall as a regional center and will have a positive impact on local businesses and service providers.
3. The development will not impede the normal and orderly development and improvement of surrounding properties as it should complement the retail and restaurants and help strength and support the existing businesses and other residential businesses.
4. The proposed subdivision has adequate water and sewer capacity to serve the project.
5. The project does provide adequate ingress/egress. The development will have access to the existing entrances and will be rerouting the existing Fox Valley Center Drive which will be closer to the mall.
6. The Conditional Use in all other respects conforms to the applicable regulations of the R-4A zoning district.

As for the Rezoning portion of this:

1. Staff has noted below the physical development policies that the proposal meets.
2. The proposal does represent the logical establishment of the requested classification in considering the existing area as it allows for the residential development.
3. The proposal is consistent with a desirable trend of development in the area as a more walkable mixed-use development where residents can utilize the local businesses, service providers and entertainment services in the area.
4. The rezoning will allow uses that are more suitable than the existing PPD zoning classification as it is the City's vision to create a regional center that continues to attract residents, visitors, and businesses.
5. The rezoning is consistent with the existing area as it will not only complement the residential development to the east but also help achieve the mall's full potential as a thriving destination to shop and eat but also a sustainable place to live, work and play.

Staff would recommend approval of the Ordinance establishing a Conditional Use Planned Development, approving the Atlantic Residential 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 Midrise Multiple Family Dwelling District for the property located on the north side of Fox Valley Mall, south of New York Street and west of Route 59.

MOTION OF APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Martinez

NAYS: None

Chairman Pilmer said we do have 2 Findings of Fact to cover. We have 6 Findings of Fact for the Conditional Use and 5 Findings of Fact for the Rezoning. Staff did read those into the record. Are there any additions or corrections? Is there a motion to accept the Findings of Fact that staff read?

MOTION OF APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mr. Chambers

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Martinez

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, April 27th at 4:00 p.m. in Council Chambers.

22-0175 A Resolution approving a Preliminary Plan for a portion of Lot 1A1, Lot 2A1 and all of Lot 4A1 of the Third Resubdivision of Fox Valley East Region I, Unit No. 1, on the property located on the north side of Fox Valley Mall, south of New York Street and west of Route 59 (Atlantic Residential – 22-0175 / NA21/4-22.056-Ppn – TV – Ward 10)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Preliminary Plan for a portion of Lot 1A1, Lot 2A1 and all of Lot 4A1 of the 3rd Resubdivision of Fox Valley East Region I, Unit No. 1, on property located on the north side of Fox Valley Mall, south of New York Street and west of Route 59, with the following conditions:

1. That the Preliminary Plan be revised as follows:
 - a. That the 5' sidewalk along New York Street be changed to a 10' shared path.
 - b. That the retaining walls on the north side of Private Road A should be labeled indicating the height.
 - c. That the retaining walls along both sides of Private Road A shall not exceed 3 feet in height. The stepping of retaining walls is allowed up to 6 feet in overall height with a minimum run of 3 feet between steps.
 - d. That the center median within Private Road A be striped west of the entrance into the parking lot.

2. That the area at the northwest corner of Private Road C and Fox Valley Center Drive be restored and seeded.
3. That the Preliminary Plan be contingent upon Final Engineering approval.
4. Provide an updated traffic impact study, to be reviewed and approved by the City of Aurora, at Final Plat and Plan time which shall define improvements that are warranted, responsible parties, and cost participation for the intersection of New York Street and Entrance 6.
5. That best management practices, such as bio-swales, infiltration basins, rain gardens and/or porous pavers, to address stormwater runoff quality shall be considered in the overall site design.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Martinez

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, April 27th at 4:00 p.m. in Council Chambers.