



City of Aurora

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

Legistar History Report

File Number: 23-0214

File ID: 23-0214

Type: Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 03/07/2023

File Name: Windfall Aurora, LLC / 309 N. River Street and 201 N.
River Street / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Pacifica Riverview Subdivision on
property located at 309 N. River Street and 201 N. River Street

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2023-04-04 - 2023.004, Land
Use Petition and Supporting Documents - 2023-01-03
- 2023.003, Maps

Enactment Number:

Planning Case #: AU22/1-23.003-Fsd

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	04/19/2023	Forwarded	Building, Zoning, and Economic Development Committee	04/26/2023		Pass
Action Text: This Resolution was Forwarded to the Building, Zoning, and Economic Development Committee							
Notes: <i>Mr. Sieben said good evening everyone. Ed Sieben, Zoning and Planning Director. As you read into the record, this is both the Final Plan and Plat for Pacifica Riverview Development. I have an aerial up there which outlines the property in question. It's on North River Street. Basically, between Vine and Cedar, extended right at the, where the new pedestrian bridge connects to the west side of the Fox River. A little history: in February of '22, the City Council approved a Redevelopment Agreement with Windfall Group LLC for this particular apartment building on the west bank of the Fox River. In July of '22, there was an amendment to the agreement, and then in October of '22....so about, what is it...about 7 months ago....the Zoning Entitlement was granted. You guys saw this before you for the Conditional Use Planned Development along with the Preliminary Plan and Plat for this apartment building and mixed-use building. So, this is now coming in for the Final Plan and Plat. This is substantially in keeping with the Preliminary that you saw in October. A little bit of background: the subject property is owned by the City of Aurora, it's been used as a public parking lot. In 2020, after</i>							

we purchased this from the YWCA, it was rezoned to Downtown Fringe with the intent that this property would be a future investment for a redevelopment. Basically, this lot in question in the red there is about 2.34 acres. The proposal includes construction of a new riverfront market rate multi-story residential building. This would be 7 stories. It would be a stacked...and I'll let Cristal and her team go into the PowerPoint in a minute...but this is a 7-story with 187 residential units, again market rate, and there will be a combination of studio, 1, 2, and 3 bedrooms, although really the sweet spot is the 1 and 2- bedroom. There will also be 10 rowhouse units that are facing the Fox River. These will be 2-story units with rooftop patios, but again, these are all rentals. Units will range from a little over 400 square foot for the studios and a little over 1550 for the rowhouses. You know, instead of me going into detail, I think I will let Cristal go into that, but real quickly, there is a total of 292 parking spaces that are affiliated with this, so there is over 1.5 spaces per unit enclosed within this development. There is going to be at least 1 parking space in the garage reserved for each residential unit, included as part of the rent. In addition, 1/4 of the spaces will be reserved for visitor parking. The remaining spaces may be rented out to those tenants who have more than 1 car. There's a full landscape plan as part of this package, you have full elevations, and as part of this there's also going to be plat approved. There are also a few modifications to the building code. The modifications include a reduction in the amount of full wythe masonry on the building from 80% to 20%. This is really to give it a more contemporary feel that Cristal will talk about. There's also a little bit of reduction of the wall sound transmission class, STC rating, from 60 to 55 and a reduction to the floor impact insulation class rating from 58 to 53. So, Staff has worked with the Developer on this design. Tracey is not here today, she's off today, unfortunately, but she has put in a lot of work as the main point person working with the Windfall team, so unless there's any questions for me at this point, I can turn it over to the Windfall Group.

Chairman Pilmer said any questions of Staff? Just before you speak, if you'll just state your name and address for the record, thanks.

Ms. Ni said hello, my name is Judy Ni. Thank you for having us here today. And then what else...the address?

Chairman Pilmer said just your address.

Ms. Ni said 4360 East New York Street, Aurora, Illinois 60504.

Ms. Hayes said hello my name is Cristal Hayes on behalf of ZSW Architects, address 1335 North California Avenue, Chicago, Illinois.

Mr. Murawski said John Murawski, Robert Juris and Associates Architects, 25025 Aspen Lane, Manhattan, Illinois.

Mr. Lin said I am a project engineer and surveyor for the project with Ridgeline Consultants, the address is 1661 Aucutt Road (spelled out) in Montgomery and my name is Lin, Jiun-Guang Lin.

Chairman Pilmer said thank you.

Ms. Hayes said thanks for the wonderful introduction and thanks for the councilmen and aldermen in here and hearing us about Riverview, Pacifica Riverview. Like Ed was saying, since about 2022, Windfall Group and I have been working with and for on this project and we're really excited to present this to you again today. The project site, you can see this is the site plan, we're on the west bank and next to the pedestrian bridge which is we thinking during the summertime, if the people live in downtown Aurora want to cross the bridge to go to RiverEdge Park for a concert, and this is our entry point. So, we're very excited that we're adjacent to the river, north river park and with the Fox River. This is why we call it Riverview because it's all about the river and having the view and living in Downtown Aurora and how we can bring this new contemporary and modern life into Downtown Aurora. We've been through working with Ed and Tracey and the team, and Trevor. Went through several rounds of the design variations and on the façade, we put a lot of time on it. We go through the different coloration, the materials, the material changes. Before it was a metal panel, now is...changed it to high-end fiber cement board on the residential tower and with the masonry and the

bottom, as Ed just mentioned that, we request the variation to change the building code from 80% masonry to 20%, is now like we are...we are still fans of masonry but this is all the podium will be precast panel, but we just actually had a meeting with the precast this evening, this afternoon, and discussed how we can make this precast with architectural finish will look like brick and stone. So, this will be still a stone brick looking building at the podium but the material itself is precast panels and concrete panels, so that doesn't count as masonry but that does not mean this is not a masonry building, you know, looking building, but we want to have this precast not only because the quality and the fast construction time, and also you know the smooth precast has long-term durability and less maintain for the building and also give us a lot of you know fun to play with the coloration, the texture and the forms of the building façade. In this view, you're looking at as actually you're standing on the River Street and looking north, this is the southwest corner, we currently are using as the first one we're building up and want to use as the leasing office, which is where you come from New York Street and go to the park and then this is the corner to welcome you and people inquiry for the market rate and you know the apartment building and where we will have there and you know presenting for 177 units and you know in the tower another 10 for the rowhouses. So, this will be the welcome center as leasing office at the corner and on the side, you can see we are still working with Tracey on different variations on the materials on the panels. Will be precast but maybe we'll have a different color tone and texture. We want to make sure that it looks contemporary, it looks fun, and also looks timeless for Downtown Aurora at the same time we want to control the cost and make sure that architecturally, engineering and constructability is doable. This is actually, I think, the view everybody has already seen if you haven't seen, it's a fun view to look at if you want to cross the river from the east bank to the west bank and the building we designed is actually tapered down in the back, the setback, so every end of the unit will have a bigger balcony and will have a better view and on the top you actually will feel like the breeze of the river and enjoy you know the view and at the same time, maybe summertime, you can hear the concert across the river in the RiverEdge Park. And along the river is 10 rowhouse units has its fence as the entrance with (inaudible) wall with the fence is secured environment and also has its own front yard and on the top you can go to upper, the 3rd floor the assets of having its own roof deck to overlook the river and on the residential portion and above the 2 levels, a parking garage, precast parking garage, we have a huge roof deck and later we'll show on the plan. So far, do you have any questions? And this view, in particular, made this view for Tracey because she is very particular about the environment landscape and you know, want to see every angle how we, the public can see the building and how we treated the environment provide the private environment for the rowhouse at the same time we also open to the public to provide the pedestrian trail which all the way connected to the pedestrian bridge across the river. And this is the full-blown landscape plan. We have canopy trees along the river walk, sorry, River Street, and we also have canopy trees along the south side all the way to the river and between, this is you know when we submit the landscape and the full package, actually already submitted, there's benches in between the 2 canopy trees with the concrete planter. We build the benches, we actually carve out the space and build the benches and we also have some of the outdoor seating for the retail space on the northwest corner, so we want to create this pedestrian environment, friendly environment to invite people to walk along the river edge, walk along River Street and walk along here to North River park and enjoy the corner, southwest corner at the retail space about 2100 square feet. We think that would be a bubble tea or a juice bar, smoothie bar at the corner or you know, Americana, cold coffee during the summertime, hot coffee during the wintertime, especially we learned that when concert-goers go through from the west to the RiverEdge Park and listen to the concert and here they will set the ticketing point to control the access and so this is the one, will be one of the pit stops or the fun stop and open for them to grab a drink and enjoy the view and also at the same time enjoy the concert later. The fire access, we make sure that we're working with Tracey and working with the Fire Marshal to make sure that we provide the fire access on the north side, it is 200 feet long and 26 feet wide. This will be keeping in reserve for the fire truck access and will be owned by the City but maintained by Windfall. We also provide the roundabout on the south side which is also owned by us, but you know, we will be providing some of the landscape like you guys were just shown that the steps into and the ramps adjacent to the pedestrian trail. That is just a suggestion for a future development for the river side of the landscape design in the overall bigger picture. So, this is the first floor. We just mentioned that on the northwest corner, that's 2100 square feet of retail and on the south of that will be the amenities and the lobby, we have a total of about 12,000 square feet of the amenities, the lobby will have a lot of amenities to offer. We're thinking about a game room and thinking about the coworking space, we're thinking about the event space and the reception in the

lobby area and the lounge for the residents and for the waiting area for the visitors and on the southwest corner, that is the leasing office we just discussed. We provide the parking as the City required at a time when pretty much, as Ed just mentioned, the 1.5, we're over, a little bit over 1.5 per parking space per unit and on the east side along the river, you can see that is the 10 rowhouse, east has individual entrance and with its own private front yard. We have the parking on the second floor, so our retail space and our leasing office has some double high space that'll give us a lot of room to play with interior design and architecture later. The color here is you know you can see we have very minimal of the studio, which is in the color magenta here and the yellow is the one-bedroom and we have the majority of the one-bedroom and the two-bedroom, and the two-bedroom at the end they have a bigger balcony and they have the better view and we have at the northwest corner which is facing the river and the park, that's a 3-bedroom in green. This is floor plans actually showing we have a huge roof deck; we can offer a lot of outdoor amenities. We definitely will have outdoor patio with the outdoor grill and the outdoor kitchen, but not necessarily bringing the water there but outdoor kitchen facility, and the seating area, lounge area, potentially like the turfs for the dogs and a lot of space where you can have an outdoor party here. In this level, we also have the fitness room and which is adjacent to the outdoor space and another is the clubhouse/social room that we can rent it out to our residents and have a you know, graduation, birthday party, or have a Super Bowl party, whatever the request. In the upper floor, every floor, like Ed said, is like setting back and so we can not only break down the massing of this building and also create a lot of breeze to the architecture for the units that is not, you know, sometimes people think the building's too high and make them feel like this is heavy, so we want to have setback on the river side and kind of like a stepping back, just like a terrine, you know, it's like one is going slowing down, is actually setting back, so we want to create this inspired from the nature. And again, you can see that heavily is the yellow, the one-bedroom and the two-bedroom and sometimes we always overlook and say the one-bedroom is not important. They are equally important that in this level we created 2 one-bedrooms that they have a bigger balcony and they have a better view so even you pay maybe a little bit more but you can, you don't want to pay too much as the two-bedroom, you still have availability that you can have a better view and still living in the one-bedroom. Nowadays, everybody wants to say "I want everything but I don't want to pay too much" so this is the opportunity to give them. So, in here on the 5th floor, and I don't want to bore you as the same theory throughout all the project and we just want to make sure that our residents will feel like much, in the better environment that we've created for them and the secure environment at the same time they feel like this is the modern contemporary, this is the new Aurora, you know, urban life and you know now is thriving so they want to be part of it. And this is the elevation that we just mentioned, again I just want to you know express that we're still working with Tracey with the podium materials with the different coloration and the texture and maybe a breakdown a little bit more and want to make it more in the human scale rather than is monolithic with the 2 different color tones. But the overall is the precast will give you timeless and also very durable look at the same time is we going to using the brick pattern, so you still feel like, it feel like this is a stone and masonry building instead of a concrete building, but we want to bring a little bit more fun and warmth into the project, you can see we put some wood panel on the rowhouse, with brick down you know give you that this is a residential building so it's like you know, this is your home, it's you can close it and you can touch it. So, yeah, so this is the... I like the view of the rowhouse and you know, you're showing you're individual by the lake, by the river in a way, but in at the same time you're a part of this big family, so it's all about...in the Windfall Pacifica, the name brand is all about the creation of a family, a community and we all will be inclusive so this is, you know, we throughout the whole design and developer process and tried to keep in mind this is what we're presenting. Thank you.

Chairman Pilmer said thank you. Any questions of the Petitioner?

Mr. Choudhury said I have one. Any specific reason why we had to downgrade the STC rating and the IIC rating?

Ms. Hayes said it's not downgrading, you know, there's a requirement for the City building amendments saying that it can be STC 60. This is a very, very high, but also can be STC 55 with field test so we're opting for the field test.

Mr. Sieben said you want to explain field test, what that means?

Mr. Murawski said so we're meeting the International Building Code standard. Aurora has the amendment for a higher STC so we opted for the field test, which basically you construct the walls and the floor assembly, and a 3rd party comes in and they will set up vibration stations and sound stations and they actually do a very calculated sound test, and it spits out your value. We're pretty confident with the details and the materials they're calling for that will meet the minimum allowable field test in the code.

Mrs. Owusu-Safo said so, is this field test when it's furnished or empty unit that you do the field test on?

Mr. Murawski said it'll be empty. See, you can't have anything on the walls...it'll...

Mrs. Owusu-Safo said absorb the sound and....

Mr. Murawski said yeah, but drywall and just your normal flooring, yup...yeah. So, it's a calculated risk because if you don't hit the field test, you've got to add another layer of drywall and more insulation but....

Mrs. Owusu-Safo said that was my next question...

Mr. Murawski said yeah....

Mrs. Owusu-Safo said what is the...

Mr. Murawski said but based on all the apartments we've done, we're pretty confident we're going to hit the field test....yeah. We're not too worried about that.

Mr. Roberts said does that pedestrian walkway connect from the bridge all the way down to River Street or does it kind of stop at the south end of the lot?

Ms. Hayes said on the north side?

Mr. Roberts said yeah, the pedestrian walkway that comes over the bridge in front of the property....does that....I know it's south of this property here but does it stop here or does it keep going all the way too....?

Ms. Hayes said it keeps going. You know, we want to create this the seamless connection throughout the project. You can walk all around. The only thing is because we have to stop the car, so the car has to turn you know, that's why we have this roundabout.

Mr. Roberts said yeah, I guess, I was asking, I guess probably south...(inaudible) does it go all the way to River so people coming across the bridge can come downtown?

Ms. Hayes said yeah, yeah, yeah, yeah....

Mr. Sieben said yes.

Ms. Hayes said yeah, yeah, yeah, yeah...yes.

Chairman Pilmer said any other questions?

Mrs. Owusu-Safo said just one question. Is market rate, what kind of rates are you looking for for your units?

Ms. Hayes said so, we have done some market study and so we will look around all the, I think it's...I can't remember the numbers, we look at all the new developments the market rate in downtown Aurora so we will provide the market rate and it depends on when we finish and then we're going to do another round and make sure that we're on the market rate. So, based on the marketing analysis,

that's the short answer.

Mrs. Anderson said will you guys have pets allowed in those units?

Ms. Hayes said I'd love to. (laughs) I have...I had 2 dogs, they passed away last year, but I just mentioned that we could have a turf, you know on the roof...

Mrs. Anderson said yeah (inaudible)

Ms. Hayes said because we have irrigation anyways so we just have the turf over there and the pads so they can just do whatever....and we have enough room for that.

Mrs. Anderson said okay, thank you.

Mr. Chambers said and this property will have 10 rowhouses, correct?

Ms. Hayes said correct.

Mr. Chambers said so, how are you going to determine market value? I'm not aware of any other rowhouses that are in the Aurora area.

Ms. Hayes said yes, that's why we bring this unique product to the Aurora area (laughs).

Mr. Chambers said so, with that, how are you going to determine what market price would fit the community that's carried here or potential new residents that will move into the area?

Ms. Ni said so, that's going to be part of our market study as well. I believe it's going to be based off the square footage and the rent per square footage and then it will probably be slightly higher, of course, compared to the apartments.

Ms. Hayes said yeah, because the mainly....we have 3-bedroom is about 1200, 1100 to 1200 square feet but the rowhouse is almost 16...1570-80, so we're going to base on that and also a little bit more depends on the market rate, because it has its own entrance and its own roof deck so we're going to take it all into consideration as well.

Mr. Chambers said then one last question; the rowhouses....will the residents of the rowhouses, will they park in the same parking area or will they have their own private garages?

Ms. Hayes said they park in the same area, and we designate some tandem spaces for them so they can you know just come in for themselves, but mainly the rowhouses and the rest of the parking all in the parking garage, covered.

Mr. Chambers said thank you.

Mrs. Owusu-Safo said can I ask a schedule question? What is the anticipated start of construction and how long do you think this will take to complete?

Ms. Hayes said well, I can't answer the first question, second question, you know we have the agreement with the City we're starting in August...sometime in August of 2023. So, we think we're probably going to finish in '24.

Mr. Murawski said it'll be about a year and a half.

Ms. Hayes said yeah, 18 to 24 months, we'll say that. Because that's another reason because we couldn't speed it up, we just had a conversation with the precaster that they can work throughout the winter. They erect the panels in you know, 12 months, so we say your panel's going to come in November, you can still build the podium but the rest of the trades like (inaudible) and masonry can't. That's the reason we want to have the precast on the podium.

Chairman Pilmer said okay.

Mrs. Owusu-Safo said and last question, if I may.

Chairman Pilmer said go ahead.

Mrs. Owusu-Safo said on the rowhouses, do they have an exterior exit onto the pedestrian path, or do they still got to go through the building to come out? Is it secure access?

Ms. Hayes said yes, you can see a little bit here....if you can see here, pretty much they come out, that's the stairs coming out and then the stairs...this is all the fences around, so they could come out in this end and the other end on the north. This is also fenced so they can come out into the exterior, so it is a fenced, secured area, they can come in through the building, but they have the backyard, and they can just go, there's a separate entrance.

Mrs. Owusu-Safo said okay.

Chairman Pilmer said alright, thank you.

Ms. Hayes said thank you very much for the support.

Chairman Pilmer said does Staff have a recommendation?

Mr. Sieben said I believe the Final Plat is first. I didn't print out that one, but I believe Staff does conditional approval of the Final Plat for Pacifica Riverview Subdivision. I believe there's only 2 conditions in that one. One of them is subject to final Engineering approval and then I believe the second condition was there's still some, a couple of Planning and Zoning Staff comments in their memo with a certain date.

Chairman Pilmer said so you've heard Staff's recommendation with 2 conditions attached. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Choudhury

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mr. Kuehl, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries, and if Staff will just state where this will next be heard.

Mr. Sieben said this will go to the Building, Zoning, and Economic Development Committee meeting next Wednesday, April 26th at 4 pm in this room.

Chairman Pilmer said and then do you want to do the Final Plan?

Aye: 8 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Choudhury, At Large Roberts and At Large Kuehl

Text of Legislative File 23-0214