

Fox Valley Mall Redevelopment

- Residential Development

Building, Zoning, and
Economic Development

Aurora, IL

November 13, 2020



Introductions – Ownership Team



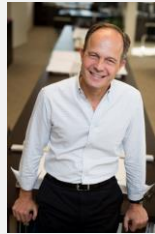
Jon Meshel

Senior Vice President,
Development



Sam Whitebread

Vice President,
Tenant Coordination and
Construction



Tim Anderson

CEO and Founder



Justin Pelej

Senior Vice President,
Development



Vicky Lee

Vice President,
Development



Richard Aaronson

Chief Executive Officer



Mitzi Jones

Senior Director,
Development



Matt Schossow

Development Manager

ATLANTIC RESIDENTIAL

Atlantic Residential is a private commercial real estate firm based in Atlanta, Georgia with regional offices in Chicago, IL and Atlanta, GA. Formed by Richard & Andrew Aaronson in 1995, the firm has been responsible for the construction of over \$1,500,000,000 of institutional quality residential and mixed-use projects containing over 7,000 residential units since its inception.



Focus/Atlantic Co-Development



Focus/Atlantic Co-Development

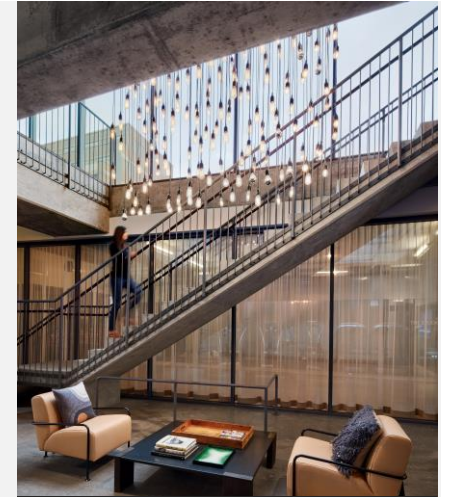


The firm pursues luxury multi-family housing development specifically aligned with the institutional investment market.

- Utilize innovation and creative cost-efficient Design to build best-in-class projects in best-in-class locations.
- Pursue opportunities in primary markets within high-quality neighborhoods that will support long-term appreciation
- Utilize co-Venture investments with compatible investment partners

FOCUS

Focus is a Chicago-based developer and general contractor, that since 1993, has utilized an integrated delivery model to produce a diverse portfolio of distinctive real estate. Our vertically integrated approach uniquely aligns development and construction to create places and spaces for people to experience a better life.



Focus/Atlantic Co-Development



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Guided by a passion for design and attention to detail, Focus is responsible for distinctive developments in the Chicago market that value over \$1.8 billion. These projects range from smaller, multifamily communities in historic districts to high-density, mixed-use redevelopments in thriving downtowns. With its multi-disciplinary team of professionals, the company has earned an exceptional reputation for credibility and competency.

Introductions – Consultant Team

MPSLAW
MELTZER, PURTILL & STELLE LLC



Harold Francke

Partner



Steven Bauer

Partner

Zoning Attorney

Kimley»Horn



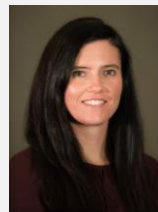
Michi Walker

Project Manager,
Civil Engineer



Daniel Grove

Senior Project Manager,
Landscape Architect



Rory Fancler-Splitt

Planner,
Traffic Engineer

Civil Engineer / Landscape Architect

**TORTI
GALLAS +
PARTNERS**



Mike Rollison

Principal

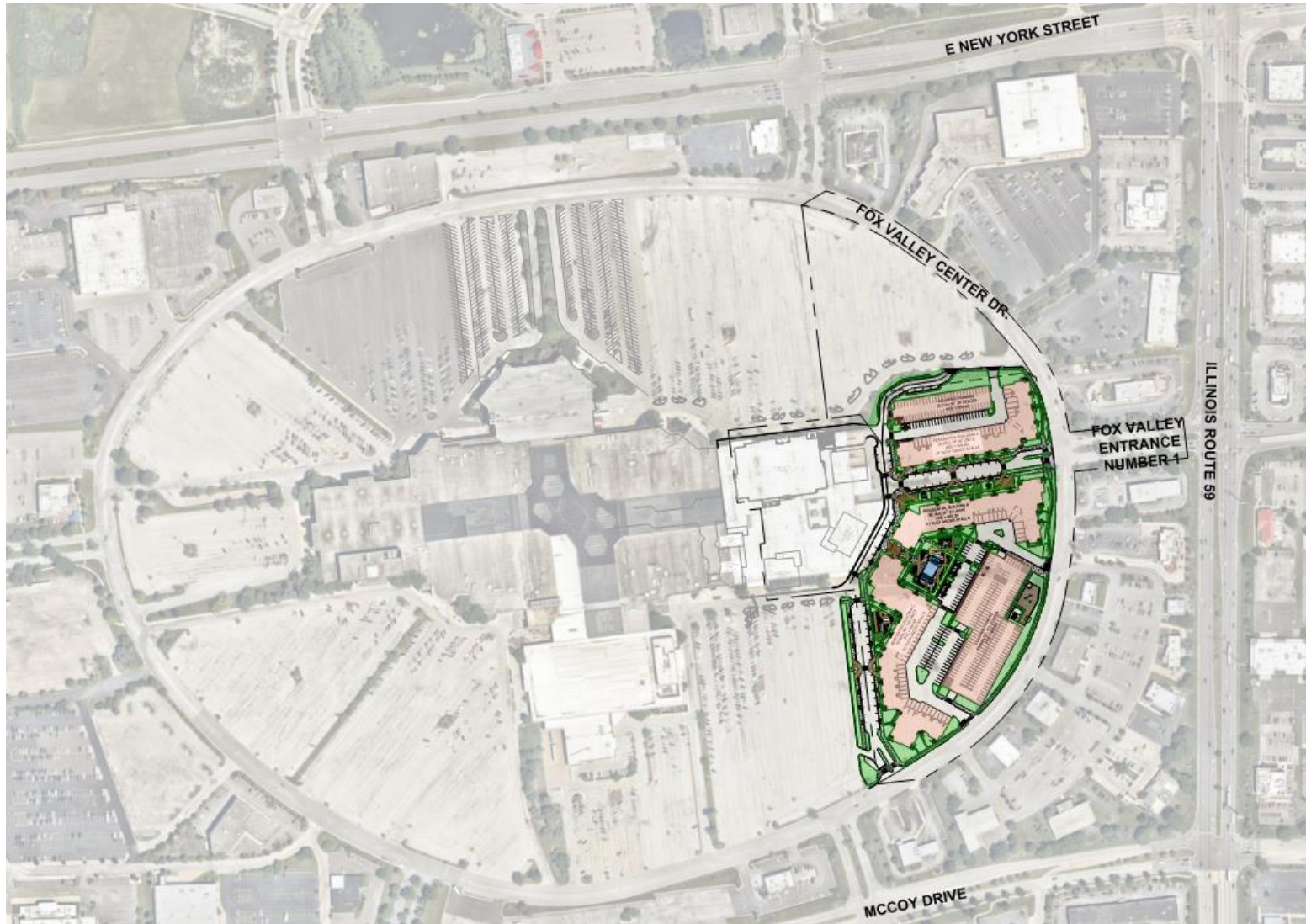


Brandon Diamond

Executive Director

Design Architect

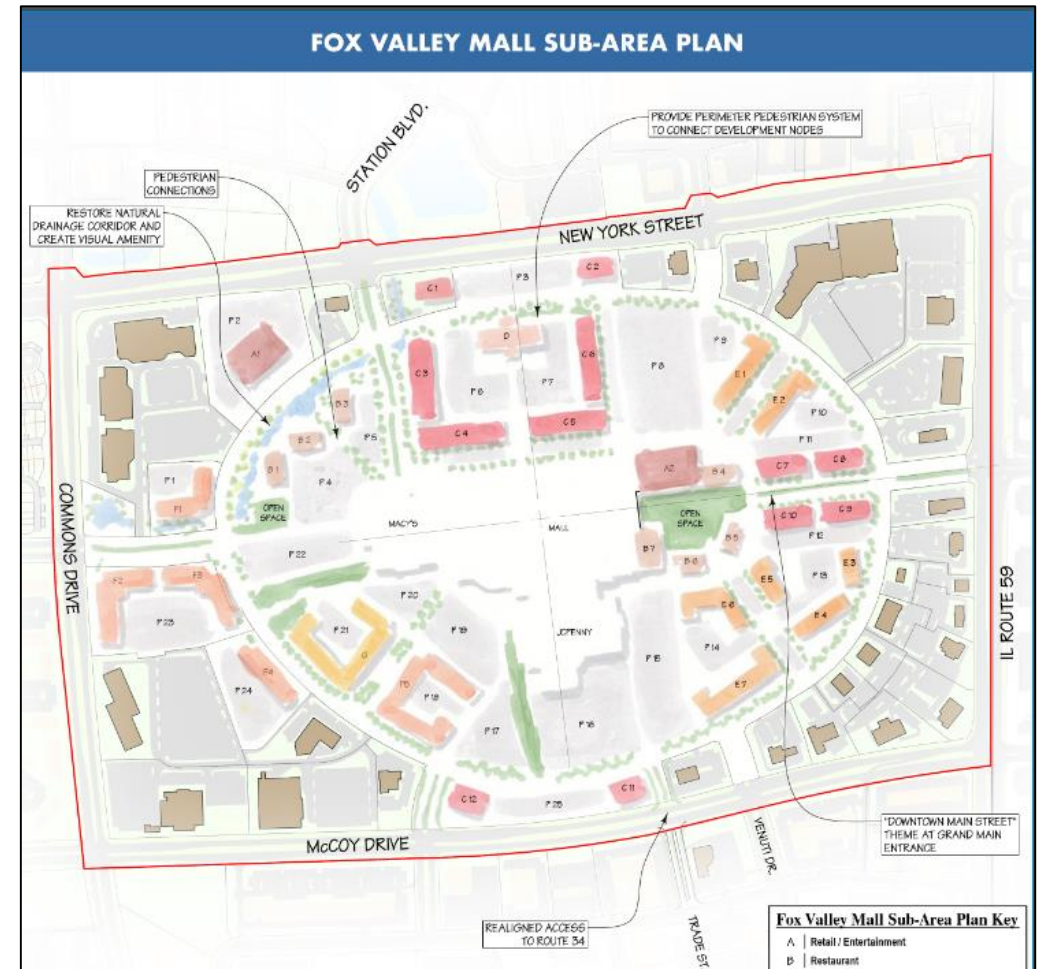
Project Overview



Route 59 Corridor Study Comprehensive Plan

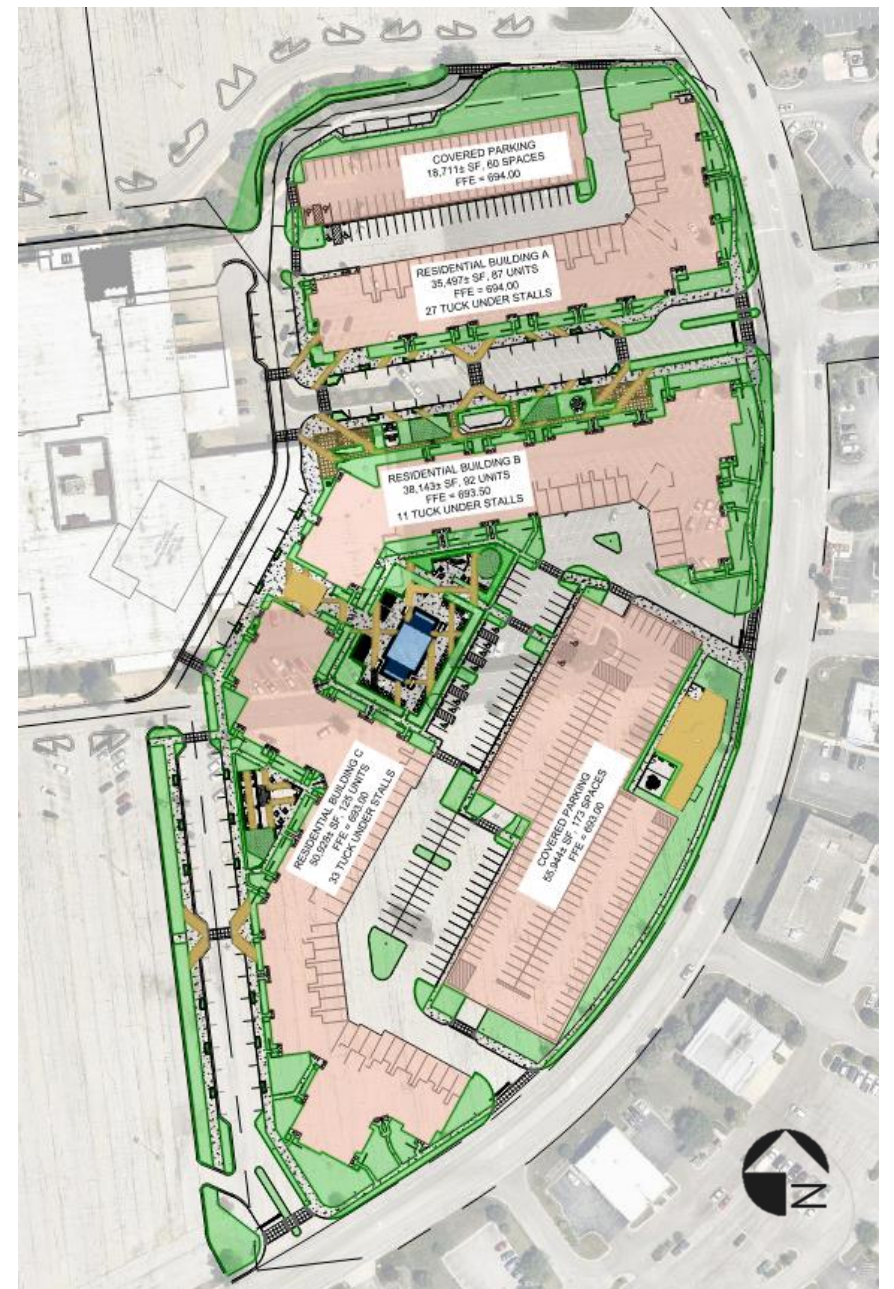
Objectives:

- Support infill development
- Promote connectivity between commercial and residential land uses
- Promote new housing with access to transit and commercial areas (3 to 8 stories)
- Promote compact walkable urban design
- Downtown main-street theme desired at Fox Valley Mall
- Outdoor gathering and experiential space - create community places
- High quality residential building construction with large % masonry.



Residential Overview

- Entrance alignment from Route 59 provides clear visibility to Fox Valley Mall new front door
- Grand street section provides visual gateway to the future retail plaza beyond, featuring a vibrant community park space
- A village of three (3) story buildings that thoughtfully activate streets and community spaces around them.
- Residential density of 304 units – featuring covered parking for all residents



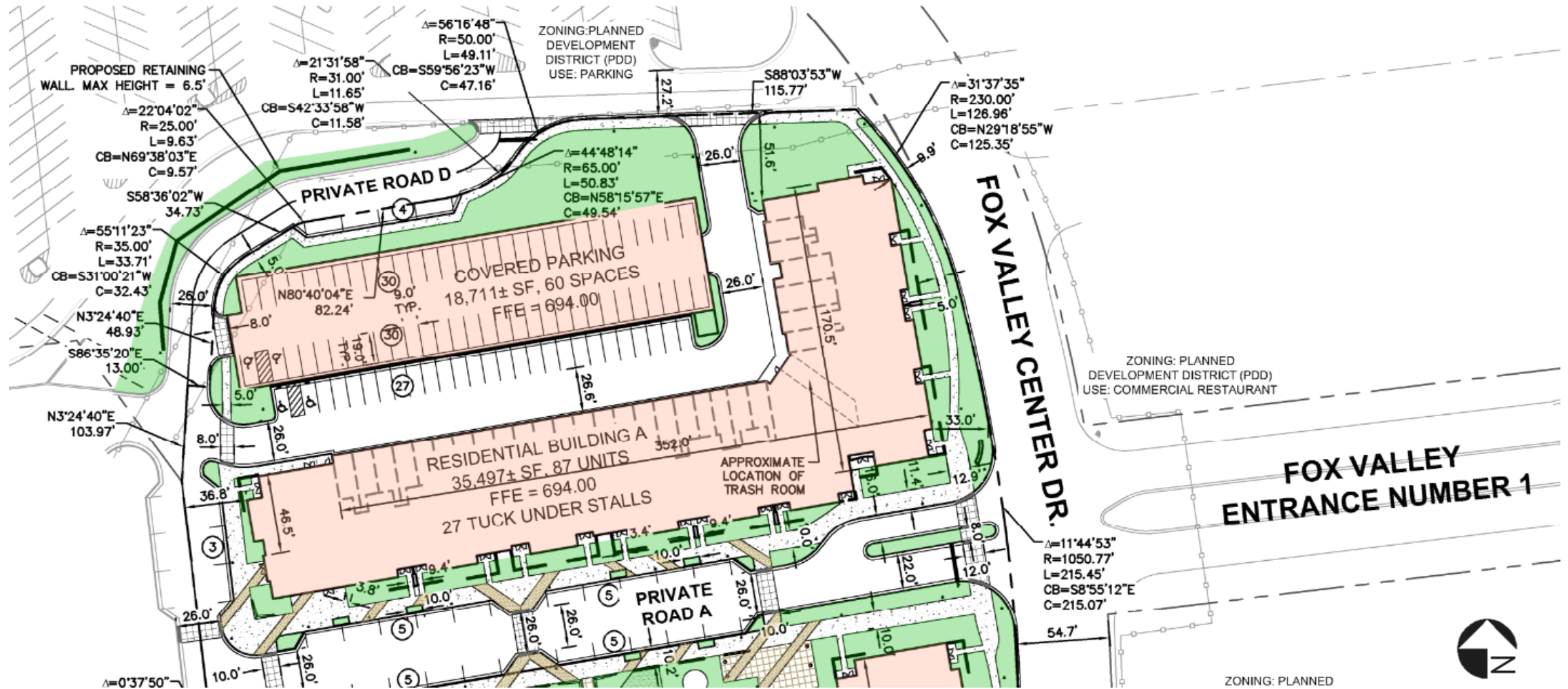
Architectural Overview



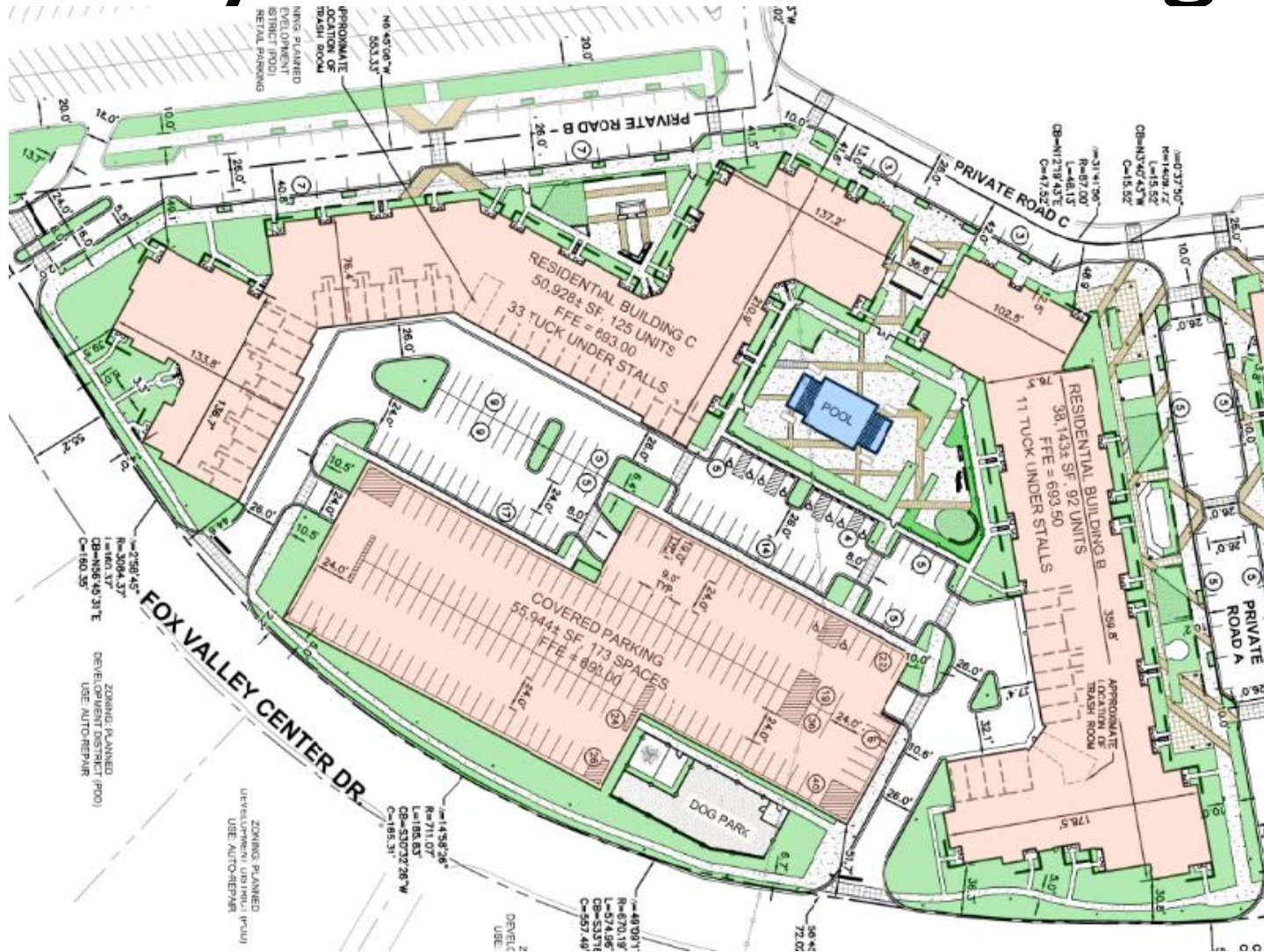
Architectural Overview



Preliminary Plan Review - Building A



Preliminary Plan Review - Buildings B & C



Main Street Character (Private Road A)



Main Street Character (Private Road A)



View from the Plaza



Amenity Spaces (Pocket Park)



Amenity Spaces (Courtyard)



Amenity Spaces (Courtyard)



Request – Overview

- Establishment of a Special Use Planned Development, and to change the underlying zoning district to R-5A Midrise Multiple Family Dwelling District
- Approval of a Preliminary Plan
- Approval of the Final Plat for the First Resubdivision of the Fox Valley East Region 1 Unit No. 1

THANK YOU

BZE Meeting
Aurora, IL
November 4, 2020

