

Land Use Petition

Project Number:

Subject Property InformationAddress/Location: on the east side of Fox Valley Mall, west of Route 59, south of New York Street**OCT 29 2021**Parcel Number(s): 07-21-401-097**Petition Request(s)**

Requesting approval of a Final Plan for a portion of Lot 3 of the First Resubdivision of Fox Valley East Region I Unit No. 1, being property located on the east side of Fox Valley Mall, west of Route 59, south of New York Street for a temporary outdoor entertainment area.

Attachments 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)

Project Information Sheet

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: \$1,400.00 (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: Jon MeshelDate 10/29/21Print Name and Company: Jon Meshel Centennial Real Estate Company

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 29 day of October 2021.State of Texas)
County of Dallas) SSKristie Klescewski
Notary Signature**NOTARY PUBLIC SEAL**



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

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Filing Fee Worksheet

Project Number: 2021.193

Petitioner: Centennial Real Estate Group

Number of Acres: 4.84

Number of Street Frontages: 0.00

Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 4.84

Filing Fees Due at Land Use Petition:

<u>Request(s):</u>	Final Plan	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00

Total: **\$1,400.00**

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

Verified By: Tracey M. Vacek

Date: 8/25/2021

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OCT 29 2021

CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2021.193

Petitioner Company (or Full Name of Petitioner):

Centennial Real Estate Group

Owner

First Name: Jon Initial: _____ Last Name: Meshel Title: Mr.
Company Name: Centennial Real Estate Company
Job Title: SVP, Development
Address: 8750 N. Central Expressway Suite 1740
City: Dallas State: TX Zip: 75231
Email Address: jmeshel@centennialrec.com Phone No.: 972-210-3585 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Centennial Real Estate Company
First Name: Jon Initial: _____ Last Name: Meshel Title: Mr.
Job Title: SVP, Development
Address: 8750 N. Central Expressway Suite 1740
City: Dallas State: TX Zip: 75231
Email Address: jmeshel@centennialrec.com Phone No.: 972-210-3585 Mobile No.: _____

Additional Contact #1

Relationship to Project: Landscape Architect
Company Name: Kimley-Horn & Associates
First Name: Daniel Initial: _____ Last Name: Grove Title: Mr.
Job Title: Project Manager
Address: 4201 Winfield Road, Suite 600
City: Warrenville State: IL Zip: 60555
Email Address: daniel.grove@kimley-horn.com Phone No.: 630-487-3415 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: Kimley-Horn & Associates
First Name: Michaela Initial: _____ Last Name: Walker Title: Ms.
Job Title: P.E.
Address: 4201 Winfield Road, Suite 600
City: Warrenville State: IL Zip: 60555
Email Address: michaela.walker@kimley-horn.com Phone No.: 630-487-3447 Mobile No.: _____

Additional Contact #3

Relationship to Project: Attorney
Company Name: Meltzer, Purtill & Stelle LLC
First Name: Steven Initial: C Last Name: Bauer Title: Mr.
Job Title: Attorney
Address: 300 S. Wacker Dr.
City: Chicago State: IL Zip: 60606
Email Address: sbauer@mpslaw.com Phone No.: 312-461-4302 Mobile No.: 312-363-9806

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.: _____

To: City of Aurora
From: Daniel Grove, PLA, AICP, LEED AP
Kimley-Horn and Associates, Inc.
Date: October 25, 2021
Re: **Qualifying Statement**
Proposed Outdoor Lawn Area
195 Fox Valley Center (East Parking Lot)
Aurora, IL 60504

Centennial Real Estate is proposing to develop a portion of the former Sears site into a temporary 1.8-acre outdoor lawn area to activate the space as a benefit to the existing mall and multi-family residential that is under development. The proposed development will consist of open lawn areas, compacted stone paths, a bark mulch area for temporary activation through food trucks, a fenced-in dog run, and a stage.

The following describes how the development relates to the following standards:

1. The public health, safety, morals, comfort and general welfare.

These facilities will be designed in accordance with all laws and codes to maintain the existing public health, safety, morals, comfort, and general welfare. The area will have lighting for safety at night and will be highly visible. ADA accessible crushed stone paths will provide access throughout the space.

2. The use and enjoyment of other property already established or permitted in the general area.

The proposed outdoor lawn area is in an established Planned Development District that was a previously a single anchor retail store. These improvements will provide outdoor gathering areas, walking paths, a fenced-in dog run, and space for temporary activation through food trucks and concerts. Promoting recreation and gathering space for residents in this area will transform this area with the intention to attract additional patrons to the existing mall and new retail area.

3. Property values within the neighborhood.

The addition of outdoor lawn space in the existing Sears lot will not adversely impact property values of surrounding areas. The adjacent mall and plaza will become a location of entertainment and looks to attract future residents.

4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

The proposed outdoor lawn area represents an improvement to the existing PDD by developing a vacant building into a utilized recreation space. Adjacent uses are commercial and residential within the PDD on all sides.

5. Utilities, access roads, drainage and/or other necessary facilities.

Water, sewer, gas, and electric utilities exist within the current mall property and will be utilized to service the proposed developments. The site drains to existing storm structures and is conveyed via underground storm sewer to an existing regional detention pond, which serves the mall in

current conditions. The outdoor lawn area development decreases impervious area and does not require additional detention.

6. Ingress and egress as it relates to traffic congestion in the public streets.

Trucks and pedestrian vehicles will utilize one of three entrances onto the site from Fox Valley Center Drive. The main access onto Fox Valley Center Drive will be from US Route-59 at an existing signalized intersection. The address of the site is 195 Fox Valley Center Dr.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The project is being constructed in accordance with City of Aurora standards and will be compliant with all variances, modifications or exceptions as described with the Plan Description for the development.

8. A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances

The proposed development will be compliant with all variances, modifications or exceptions from the City's Codes and Ordinances as described with the Plan Description for the development.



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CentennialREC.com

August 25, 2021

From: Jon Moshel, SVP Development
Centennial Real Estate
8750 N. Central Expressway, Ste 1740
Dallas, TX 75231
Phone: 972-210-3585
Email: jmoshel@CentennialREC.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 - Proposed Outdoor Lawn Area
195 Fox Valley Center (East Parking Lot)
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 Kimley-Horn and Associates, and its representatives, to act as the owner's agent through the Fox Valley Preliminary Outdoor Lawn Area Development Land Use petition process with the City of Aurora for said property.

Signature: Jon Moshel Date: August 26, 2021

Subscribed And Sworn To Before Me This 26 Day
of August 2021

Notary Signature: Kristie Klescewski



8750 N. Central Expressway Suite 1740
Dallas, Texas 75231
TEL 972.888.8000
FAX 972.888.8023

PROPOSED LOT 3 LEGAL DESCRIPTION

LOT 3 OF THE FIRST RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1 BEING
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY,
ILLINOIS.

RECORDED
OCT 29 2021
RECORDED
PLANNED V. 1000, 1000, 1000



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OCT 29 2021

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Landscaping CTE Requirement Worksheet

Project Number: 2021.193

Petitioner: Centennial Real Estate Group

Street Frontage

- L.F.

Stormwater HWL

- L.F. Wet Bottom
- L.F. Dry Bottom

Neighborhood Border

- L.F.

Dwelling Units

- units

Subdivision Name: The First Resubdivision of Fox Valley Unit/Phase:

Perimeter Yard

- L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

- spaces

Parking Lot Islands

- Number

Building Foundation

- L.F.

Lot Number

Lot 3

Standard Requirements

Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivilant Value				
Street Trees	0.0	0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	0.0	0	0	0	0	0
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	0.0	0	0	0	0	0
Building Foundation	0.0	0	0	0	0	0
Total:	0.0	0	0	0	0	0

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Verified By:

Date:

Landscape Material Worksheet

Project Number: 2021.193

Petitioner: Centennial Real Estate Group

OCT 29 2021

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Sapindaceae	Acer	freemanii	Autumn Blaze Maple
Sapindaceae	Acer	rubrum	Red Sunset Maple
Fabaceae	Gleditsia	triacanthos	Skyline Honey Locust
Platanaceae	Platanus	acerifolia	Exclamation London Plane Tree
Tiliaceae	Tilia	americana	American Linden

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	canadensis	Autumn Brilliance Serviceberry
Fabaceae	Cercis	canadensis	Eastern Redbud
Rosaceae	Malus		Royal Raindrops Crabapple
Oleaceae	Syringa	reticulata	Ivory Silk Japanese Tree Lilac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Aronia	melanocarpa	Iroquis Beauty Black Chokeberry
Cornaceae	Cornus	sericea	Isanti Red Twig Dogwood
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Chamaecyparis	pisifera	Soft Serve False Cypress

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: _____

Date: _____