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February 25, 2019

Via E-Mail and Overnight Delivery – [tdick@aurora.il.org](mailto:tdick@aurora.il.org)

Trevor Dick  
Director of Development  
Strategy and Facilitation  
City of Aurora  
5 S. Broadway  
Aurora, Illinois 60507

**Re: Brach Brodie Property**

Dear Mr. Trevor Dick:

The 126-acre Brach Brodie property at the southwest corner of Route 59 and 75th Street is one of the most substantial economic development opportunities that currently exists within the City of Aurora. We propose to develop the eastern portion of this large property with an urban style integrated commercial and residential development. This proposal is consistent with the vision and principles embodied in the proposed Route 59 Corridor Study Comprehensive Plan (“Plan”). Unfortunately, the 12 units per acre density cap proposed for the high-density residential component of the Brach Brodie property would not allow us to develop our property in this manner.

We also wish to point out that the Brach Brodie property is the only high-density use in the Plan that would be subject to this 12 unit density cap including the triangle property, the Mall, and Pacifica. We believe that the Brach Brodie property should be treated in the same manner as these other similarly situated properties are to be treated.

The effort by the School District to impose a 12 unit per acre cap on the high-density residential component of the Brach Brodie property is counterproductive. The higher density residential use that we contemplate as part of an integrated urban style mixed use development would produce fewer students than the lower density residential development apparently favored by the School District. Furthermore, a successful integrated urban style mixed use development on the Brach Brodie property will enhance the tax base that is critical to the continued success of the School District.

Specifically, we ask that the words “with a recommended density cap of 12 units/acre” be removed from the second sentence of the narrative on page 33 of the Plan describing the high density residential land use component of the Brach Brodie property. The sentence would then read: “This property is intended to function as an integrated over all use within the Brach-Brodie parcel[.]” In addition to removing the 12 unit per

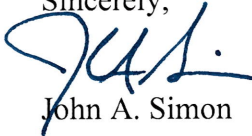
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Trevor Dick  
February 25, 2019  
Page 2

acre density cap, we ask that the new residential and commercial mixed use land use designation that is to be applied to the triangle, the Mall and Pacifica, also be applied to the eastern portion of the Brach Brodie property. Only by treating the Brach Brodie property in the same manner as the other similarly situated properties in the Corridor, will the Plan enable us to successfully market and develop our property.

We believe that by addressing these concerns you and your team will assist in the revitalization of the Route 59 Corridor envisioned by the Plan. Thank you for your consideration.

Sincerely,



John A. Simon

JAS/ajcp

cc: Mr. R. Matthew Simon  
Mr. Raymond F. Simon  
Co-Administrators of the Estate of Helen Brach  
Mr. Allen L. Kracower, President  
Allen L. Kracower & Associates, Inc.