

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



Land Use Petition

2022.055

Subject Property Information

Address / Location: North side of the Fox Valley Mall, south of New York Street and west of Route 59

Parcel Number(s): 07-21-401-096; 07-21-401-005; 07-21-401-008; 07-21-401-093

Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from PDD Planned Development District to R-5A Multiple-Family Dwelling District on the property located on the north side of the Fox Valley Mall, south of New York Street and west of Route 59

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

Word Document of: Plan Description (2-18)

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

One Paper and pdf Copy of:
Plan Description (2-18)

Petition Fee: \$959.23

Payable to: 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: [Signature] Date 3/1/22

Print Name and Company: ARON HEINEN - KIMLEY-HORN ASSOC.

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 1st day of March, 2022.

State of ILLINOIS)
) SS
County of DUPAGE)

NOTARY PUBLIC SEAL

[Signature]
Notary Signature





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

Filing Fee Worksheet

Project Number: 2021.352

Petitioner: Centennial Real Estate

Number of Acres: 9.12

Number of Street Frontages: 1.00

Non-Profit: No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Rezoning & Conditional Use	\$ 944.23
	Public Hearing Notice Sign(s)	\$ 15.00

Total: **\$959.23**

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

Verified By: Tracey Vacek

Date: 3/1/2022

To: City of Aurora

From: Andrew Heinen, PE
Kimley-Horn and Associates, Inc.

Date: March 1, 2022

Re: **Qualifying Statement**
Proposed Fox Valley Residential Phase II Development (Conditional Use and Rezoning)
195 Fox Valley Center (North Parking Lot)
Aurora, IL 60504

Atlantic Residential, in a joint venture with Centennial Real Estate and Focus Development, is proposing to develop the existing Carson’s parking field into a 9.12-acre parcel for a proposed multi-family residential development. The proposed development will consist of construction of a four-story apartment building “wrapped” around an interior precast parking structure with associated utilities, grading, paving and landscaping. The building will be constructed largely of masonry and precast materials. Below is a summary of the proposed building specifications and parking provided onsite.

Building Summary		
Building Type	Area of Building	Building Height
Residential Building	+/- 370,000 SF	+/- 52'-0"
Covered Parking	+/- 105,000 SF	+/- 49'-0"

In total, the residential building totaling 370,000 SF is proposed. Below is a parking summary for the project.

Residential Site Parking Summary	
Total Parking Required	479
Surface Lot Parking Provided	136
Covered Parking Provided	311
Accessible Parking Spaces Provided	8 garage, 4 surface, 2 parallel
Parallel Street Spaces Provided	24
Total Parking Provided	485

NOTE: Only parallel spaces on the same side of the street as multi-family building are included in parking counts in the chart above.

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 facility will help to attract and retain jobs in Aurora with 315 full time jobs anticipated. The use of sidewalk, screening and landscaping all provide safety and welfare measures for pedestrians.
2. The use and enjoyment of other property already established or permitted in the general area.

The proposed multi-family development is in an established Planned Development District that was previously the parking lot of a single anchor retail store. The residential development now provides a dog park, pool, and other outdoor gathering areas. 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.

3. Property values within the neighborhood.

The addition of a residential building in the existing Carson's lot will not adversely impact property values of surrounding areas. The adjacent mall and plaza will become a location of entertainment and will 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 multi-family development represents an improvement to the existing PDD by developing a vacant space into a utilized residential and 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 multi-family development decreases impervious area and does not require additional detention. Water quality volume will be provided for the redevelopment area.

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

Trucks and pedestrian vehicles will utilize one of two entrances onto the site from New York Street. Existing parking lot reconfiguration has been included to direct traffic flows towards the mall.

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 the 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

9. 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. Current variances sought:

- STC/IIC rating variance identical to Fox Valley Residential Phase 1
- Reduced exterior masonry at interior courtyards and inside corners of exterior courtyards
- Upon gas utility provider approval of single gas meters for the residential buildings and City of Aurora concurrence with the means of subsequent sub-metering and the installed infrastructure for the same, the city of Aurora would allow this method of metering for gas as a design alternative



CentennialREC.com

February 21, 2022

From: Jon Meshel, SVP Development
Centennial Real Estate
8750 N. Central Expressway, Ste 1740
Dallas, TX 75231
Phone: 972-210-3585
Email: jmeshel@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 Residential Phase II Development
195 Fox Valley Center (Northeast Parking Lot)
Aurora, IL 60504**

To whom it may concern:

On behalf of Fox Valley Mall, LLC and Fox Valley CP, LLC, the record owners of the property upon which the above-described project is to be constructed, I hereby affirm that I have full legal capacity to authorize Kimley-Horn and Associates, Meltzer, Purtil & Stelle LLC, Focus Development, Atlantic Residential, and their respective representatives to file with the City of Aurora and process such applications and petitions as may be required to obtain the City approvals needed to construct said Residential Phase II Development at the Fox Valley Mall on the hereinabove referenced property.

Signature: Jon Meshel Date: February 21, 2022

Subscribed And Sworn To Before Me This 21 Day
of February 2022

Notary Signature Kristie Klescewski



8750 N. Central Expressway Suite 1740
Dallas, Texas 75231
TEL 972:888.8000
FAX 972.888.8023