

# Land Use Petition

Project Number: 2021.081

## Subject Property Information

Address/Location: Parking Lot - Fox Valley Mall

Parcel Number(s): 07-21-302-005, 07-21-401-004, 07-21-401-089, 07-21-401-033, 07-21-401-088, 07-21-401-010, 07-21-401-092, 07-21-401-005, 07-21-401-093, 07-21-401-015, 07-21-401-009, 07-21-401-011, 07-21-401-008, 07-21-401-095

## Petition Request(s)

Requesting approval of a Special Sign District for the Fox Valley Mall generally located south of New York Street, west of Route 59, north of McCoy Drive, and east of Commons Drive

## Attachments Required

(a CD of digital files of all documents are also required)

Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1) word and PDF  
Letter of Authorization (2-2)

Special Sign District  
Master Sign District

## Petition Fee: \$750.00 (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: Michaela Walker Date 4/1/2021

Print Name and Company: Michaela Walker, Kimley-Horn and Associates

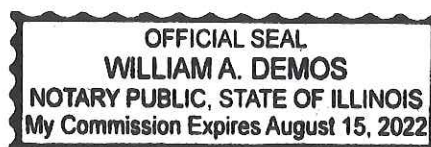
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 1st day of April, 2021

State of Illinois )  
County of DePage ) SS

William A. Demos  
Notary Signature

NOTARY PUBLIC SEAL



To: City of Aurora

From: Michaela Walker, PE  
Kimley-Horn and Associates, Inc.

Date: April 1, 2021

Re: **Qualifying Statement  
Proposed Sign District  
195 Fox Valley Center (East Parking Lot)  
Aurora, IL 60504**

Centennial Real Estate is proposing to create a new Sign District at the Fox Valley Mall to update the existing signage and add signage as needed for the proposed developments through wayfinding signs, new monument and pylons signs and creating an overall consistency throughout the campus.

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

1. The public health, safety, morals, comfort and general welfare.  
These signs will be designed in accordance with all laws and codes to maintain the existing public health, safety, morals, comfort, and general welfare. The increased and updated signage is proposed to provide better wayfinding throughout the campus for a better consumer experience and provide safety and welfare measures for pedestrians and vehicles.
2. The use and enjoyment of other property already established or permitted in the general area.  
The intended use of the property is not proposed to be altered on site. The Sign District will simply enhance the experience onsite.
3. Property values within the neighborhood.  
The intended use of the property is not proposed to be altered on site. With the proposed redevelopment of portions of the mall, new jobs and construction are proposed within the campus. Thus the property values are not anticipated to be adversely impacted.
4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.  
The intended use of the property is not proposed to be altered on site, maintaining the established and permitted uses in the respective existing zoning districts.
5. Utilities, access roads, drainage and/or other necessary facilities.  
The intended use of the property is not proposed to be altered on site, thus maintaining the existing utility, access roads, drainage and existing facilities on site.
6. Ingress and egress as it relates to traffic congestion in the public streets.  
The intended use of the property is not proposed to be altered on site, maintaining the existing traffic patterns on site. The Sign District improvements propose for additional signs which will aid vehicles and pedestrians in making traffic movements through the campus.

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 Sign District.

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 Sign District for the development.



CentennialREC.com

March 31, 2021

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 Sign District**  
**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 Mall Sign District Land Use Petition process with the City of Aurora for said property.

Signature: Jon Meshel Date: March 31, 2021

Subscribed And Sworn To Before Me This 31 Day  
Of March 2021

Notary Signature

Kristle Kiescewski



Kristle Kiescewski  
My Commission Expires  
04/22/2024  
ID No 132448181

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

Sign District Legal:

LOTS 1, 2, 3, 4 AND 5 IN FOX VALLEY EAST, REGION I, UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1976 AS DOCUMENT R76-82140, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 IN FOX VALLEY EAST, REGION I, UNIT NO. 16, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1984 AS DOCUMENT R84-90898, IN DUPAGE COUNTY, ILLINOIS.

Reference sign locations:

LOT 1 FVE R1 U1 – SEARS

LOT 2 FVE R1 U1 - MALL

LOT 3 FVE R1 U1 – MACY'S

LOT 4 FVE R1 U1 – CARSON'S

LOT 5 FVE R1 U1 – PENNY'S

LOT 1 FVE R1 U16 - KOHLS