



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 20-0651

File ID: 20-0651

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 10/14/2020

File Name: Aurora Christian Healthcare / 545, 551 and 557 S. 4th Street / Special Use

Final Action:

Title: An Ordinance Granting a Special Use Permit for a Social Service Agencies, Charitable Organizations, Health Related Facilities, and similar uses when not operated for pecuniary profit (6630) Use on the Property located at 545, 551 and 557 S. 4th Street (Iglesia Jesucristo es la Verdad - 20-0651 / AU27/3-20.165-Su - JM - Ward 4) (PUBLIC HEARING)

Notes:

Agenda Date: 11/13/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2020-10-30 - 2020.165, Exhibit "B" Memorandum of Understanding - 2020-10-30 - 2020.165, Land Use Petition and Supporting Documents - 2020-10-13 - 2020.165, Plat of Survey - 2020-09-29 - 2020.165, ALTA Survey - 2020-09-29 - 2020.165, Floor Plan - 2020-10-13 - 2020.165, Findings of Facts - 2020-10-30 - 2020.165

Enactment Number:

Planning Case #: AU27/3-20.165-Su

Hearing Date:

Drafter: jmorgan@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	11/04/2020	Forwarded	Building, Zoning, and Economic Development Committee	11/13/2020		Pass
Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Head, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 11/13/2020. The motion carried.							

Notes: *Mrs. Morgan said I'll do a brief introduction. We also have the Petitioners on the line who can add some additional information and answer any questions. The subject property is currently a church with R-3 One Family Dwelling District zoning. The Petitioner is requesting approval of a Special Use on the property located at 545, 551 and 557 S. 4th Street, being the original church building, a two story addition and a parking lot. Details of the request include renovating two rooms in the basement, it is approximately under 900 square feet is what they are looking at, into office space for free healthcare for the uninsured in the greater Aurora community provided by professional volunteers. Aurora Christian Healthcare is a continuing service provided by Mission Possible, which was located on Broadway if you remember, but has recently closed. From their experience at Mission Possible, Aurora Christian Healthcare envisions that the majority of their services will be for dental care. Other services will include medical, vision, orthopedics, counseling, and spiritual care. The organization plans on being open three nights a week from 4:00 p.m. to 9:00 p.m. and on Friday from 9:00 a.m. to 1:00 p.m. Based on their experience, they believe the office will average about 10 to 15 patients a day with 3 to 4 patients an hour with 3 volunteers on site. Their timeframes will not conflict with any of the church usage. Due to the closure of Mission Possible, the need for these types of services in the area is high. The use will take advantage of underused space within this historic church and will not conflict with any of the church uses, as I mentioned. The use should not create any parking or traffic issues and should not conflict with the surrounding residential uses due to the limited space they are going to be utilizing in just a small portion in the basement and they are coordinating uses with the church. I do have Laura and Traci on the line. First, I'll ask if there are any question for staff. Let me bring up the floor plan real quick in case anyone is interested. They do have professionals doing their architectural drawings and will be submitting to Building and Permits for all code requirements. You can see it is just a few rooms set up for these uses.*

The Petitioners were sworn in.

I am Laura Schubert. My home address is 530 37th Street in Downers Grove, Illinois. I am the President of Aurora Christina Healthcare. I had been here with Mission Possible for a few years and really saw the need for medical care and dental care to give to the Aurora community here. The new Aurora Christian Healthcare is a safety net of all safety nets. It is a place to go when they can't afford Aunt Martha's or the VNA. Aunt Martha's does not offer any dental or vision and the VNA only has 1 dentist. I don't know if any of you are aware, they are far distanced from the center of Aurora, so it is really an inconvenience for the community of Aurora residents to do this. Many of the residents that live near the church were previous patients or customers from Mission Possible, so their care would be continued. I'm just going to pass this onto Traci Dunne. She is the Vice President of Aurora Christian Healthcare and she can add a little bit more.

Good evening. I'm Traci Dunne, 0S360 Ellithorpe Lane, Geneva. I am a former Social Worker and so my heart is really for the community. It is a great privilege to be continuing serving the greater Aurora area. We have been doing an analysis of what kind of needs we are finding within the area. The Kane County Health Department has recently conducted a needs assessment, which found that about 11.8% of Kane County is without health insurance. If you extrapolate those numbers to what that means to our populations, we're looking at over a half a million people within Kane County that do not have health insurance and within Aurora alone, that's over 65,000 people that may not have health insurance. As Laura said, the people that we are aiming and targeting on serving are those that cannot even afford a co-pay or a sliding scale at the other health clinics within the area. All of our volunteers were completely volunteer driven, so we have physicians, nurses, dentists, receptionists and other professionals that are volunteering their time to care for the people of Aurora and beyond that really are needing that care. I can also attest from my previous experience as an Executive Director at another non-profit previously that trying to find dental services for those in need are so, so challenging. As far as I know, Aurora Christian Healthcare will be the only place that you can find free dental care within the area. We are finding that volume of care is so high. We all know that this has been an extremely challenging year, so with the closure of Mission Possible we have a lot of people within the community that are not receiving healthcare or ongoing care for chronic conditions like diabetes as well, and so they are not receiving those kinds of care that becomes a burden on other parts of infrastructure. So you are going to see more people show up in the ER and drain services and redirect care from other places, so we do believe that the addition of these kinds of services aren't going to take away from anything, but only add the benefit. Because of the proximity

of the location of this church, we are finding that a lot of our patients are coming from this geographic area, so the convenience of being within the heart of the community, being a part of the community, caring for the neighborhood is what we want. As Jill said, we will only be in two rooms within the basement of this church during non-operational times. The church does have a small parking lot off the side. Of course, we are going to be following COVID procedures so we will not be stacking a lot of patients all at once, so we will be staggering those times, so traffic flow shouldn't be an issue. We are working, again, with certified architects and following all of the codes that have been outlined by the city. Again, our heart is just for the community and so we want to do everything above board and meet all of the requirements that are set up for us and to really serve the people. I will turn it back over to you. If you have any additional questions that I can answer, I'd be happy to do so.

Chairman Pilmer said thank you. Are there any questions of the Petitioner?

Mr. Cameron said I just have a question. We went through the floor plan quickly. Are there two independent entrances/exits for that basement area and is there adequate light and ventilation in that?

Ms. Schubert said yes there are two separate entrances, one off of 4th Street and one behind on the other side. There is like an alley entrance and there is an exit/entrance off of the back there, so there are two entrances there. I'm sorry. What was the other question?

Mr. Cameron said well that was the basic one. I'm assuming that it's been approved by the Fire Department so that we don't end up potentially having a problem of having people trapped in there.

Ms. Schubert said I don't think that would be a problem at all.

The public input portion of the public hearing was opened. No witnesses registered to speak. The public input portion of the public hearing was closed.

Mrs. Morgan said staff would recommend approval of an Ordinance granting a Special Use Permit for a Social Service Agencies, Charitable Organizations, Health Related Facilities and similar uses when not operated for a pecuniary profit (6630) use on the property located at 545, 551 and 557 S. 4th Street.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Head

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsabee, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes and these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mrs. Head said yes. I think it will be a nice addition.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Hull said yes it is.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said no, it should not have any adverse effect per staff's comments and the Petitioner's comments.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mrs. Head said those are already in place.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mrs. Head said again, those are already in place.

9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Owusu-Safo said there are no similar uses in the general area, so there should be no adverse issues.

9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mr. Chambers said yes it is.

Mrs. Morgan said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Friday, November 13, 2020, at 4:00 p.m. which will be held via tele-conference.

Aye: 11 At Large Anderson, At Large Cameron, Fox Valley Park District Representative Chambers, Fox Metro Representative Divine, SD 204 Representative Duncan, At Large Elsbree, At Large Gonzales, SD 129 Representative Head, SD 131 Representative Hull, At Large Owusu-Safo and At Large Tidwell
