

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2020.099

Subject Property Information

Address/Location: 545, 551 and 557 S. 4th Street
Parcel Number(s): 15-27-301-041, 15-27-301-042, 15-27-301-021

Petition Request(s)

Requesting approval of a Special Use 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

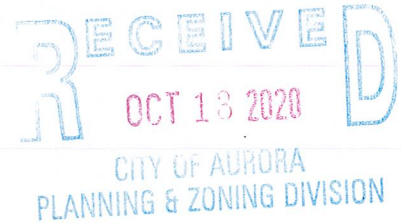
Attachments Required

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

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

One Paper and pdf Copy of:
Floor Plan showing rooms being used

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)



Petition Fee: \$430.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 10/13/2020

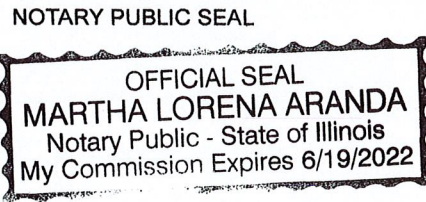
Print Name and Company: Edwin Ruiz Iglesia Charismatica, Jesu Christos es la Verdad

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 13 day of October, 2020

State of Illinois)
County of Kane) SS

[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: 2020.099
Petitioner: Aurora Christian Healthcare
Number of Acres: 0.40
Number of Street Frontages: 2.00
Non-Profit Yes

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):	Special Use	\$	400.00
	Public Hearing Notice Sign(s)	\$	30.00
		\$	-

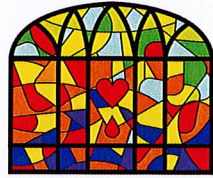
Total: **\$430.00**

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

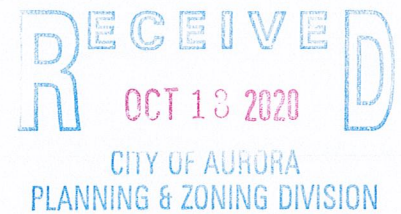
Verified By: Jill N. Morgan

Date: 10/6/2020





AURORA CHRISTIAN HEALTHCARE



Qualifying Statement

Proposed Location: Iglesia Jesucristo es la Verdad

551 South Fourth Street Aurora, IL 60505

***Offering free rent for us to continue the ministry in Aurora

A) The public health, safety, morals, and general welfare

About Us:

Aurora Christian Healthcare is part of a continuing legacy from recently closed Mission Possible whose doors shuttered due to increased rental costs and financial strain due to COVID. During Mission Possible's eight years of service, **over 10,130 free healthcare visits were provided through over 52,129 hours of volunteer hours (over \$1,325,640 of donated time) which resulted in \$1,870,011 in free healthcare.** Dental services provided 66% of all visits. Vision services comprised 12% and orthopedic services were 11% of total caseload. Medical (8%) and counseling (3%) filled out the remaining volume of patients seen for services. Our mission is to provide free healthcare to the uninsured in our community. Patients seeking services cannot even afford a copay or a sliding scale that are required at other low-income health clinics.

Our Mission: To provide compassionate free healthcare for the uninsured in the greater Aurora community

Planned Services:

- Medical
- Dental
- Vision
- Orthopedics
- Counseling
- Spiritual Care

Proposed Clinic Hours:

- Three nights a week 4-9pm
- Friday 9am-1pm
- Average patients seen a day 10-15
- 3-4 patients an hour on average
- Parking in church lot (9 spots total)
- Approximately 3 volunteers on site

Demonstration of Need:

According to the Kane County Health Department, **11.8% of Kane County is without health insurance. With a population of 536,901 in the county, this equates to approximately 63,354 individuals without insurance in Kane County and 23,352 individuals in Aurora alone.** Additionally, the 2020 SocioNeeds Index, which is a measurement of socioeconomic needs that correlates with poor health conditions, indicates that zip codes 60505 and 60506 rate in the 'Greatest Need' for services.

Our Value to the Community:

Aurora Christian Healthcare differs from other area clinics in that services are completely free to patients (though patients are allowed to contribute a donation to ensure dignity). Other

area nonprofit healthcare clinics provide services on a sliding scale, accept insurances, and require some copays. **Patients at Aurora Christian Healthcare cannot even afford a sliding scale or copay.** Furthermore, waitlists have demonstrated a demand for services. Dental services are in the highest demand as affordable or free services are difficult to find. Larger nonprofit healthcare networks in the area have only one or two providers and services are not often readily available. Aunt Martha's does not offer vision or dental services.

Validation of Need:

- Dental service waitlists are 12-18 months
- **Many patients are living in dental pain for over a year before getting into a dentist**
- Medical service waitlists are 0-2 months
- Vision service waitlists are 4-6 months
- **More than half of adult vision patients have never had an eye exam and we supply them with their "first-ever" pair of eyeglasses**
- Chiropractic waitlists are 0-3 months
- Physical therapy waitlists are 0-3 months
- There is no known provider of free orthopedic care for those in need in our area

Benefit to Aurora:

- Provide services for the underserved and marginalized living among us
- Keep the cases from flooding the Emergency Rooms and taxing overburdened healthcare systems
- Improve the health and quality of life for residents
- Create a rich community where all residents can thrive regardless of socioeconomic status
- Leaves public funding available for other low-income healthcare providers since we are privately funded
- Additional services will reduce waitlists for free and charitable clinics in the area so more residents receive timely health services
- Provide accessible healthcare closer to home - many patients arrive on foot or by bicycle

B) The use and enjoyment of other property already established or permitted in the general area

As a partnership with Iglesia Jesuscristo es la Verdad, the ministry will provide services to the congregation and community in Aurora and predominantly in the surrounding neighborhood. When people are able to receive services in the comfort of their neighborhood, they experience a greater sense of pride in the neighborhood/community and find value in the existing businesses, parks and properties in their community. This increased pride fuels a desire to take care of properties in the neighborhood (thus increasing property values).

C) Property values within the neighborhood

Many residents from the neighborhoods surrounding the proposed location are already recipients of services provided by Aurora Christian Healthcare. We believe when people feel better physically and do not have to worry about mounting medical debts, they will be able to

extend more effort and/or resources to taking care of their property. By relieving residents of the burden of medical expenses, they are able to experience higher levels of self-worth, self-efficacy and enjoy improved physical health. When the community is shown that it is valued through the provision of services, a sense of pride emerges and helps foster a desire to take care of the neighborhood which in turn increases property values. Furthermore, research has been shown that social services help break down socioeconomic barriers that can lead to poverty, crime, poor health and low property values. The addition of Aurora Christian Healthcare in this neighborhood will help to break down some of these barriers low income patients experience and invest in the neighborhood.

D) The normal and orderly development and improvement of surrounding property for uses or permitted within their respective existing zoning district

Aurora Christian Healthcare is committed to following the steps, procedures and guidelines outlined by the City of Aurora. The proposed occupied space is within the basement of the church in two rooms. A licensed contractor will be completing the space changes within the building. We will have inspections required by law and city ordinances and an architect will sign off on building changes. Additionally, clinic hours will be three evenings a week from 4-9pm and on Friday from 9am-1pm. Aurora Christian Healthcare will remain respectful of the surrounding neighborhood by limiting operating hours and will not be adding noise pollution.

E) Utilities, access roads, drainage and/or other necessary facilities

The ministry will have access to the church's bathroom facilities and access roads (behind the church building and parking lot to the side of the church). No additional drainage will be needed. Telephone and internet will be acquired through our own account or through the church. Additional utilities will be provided through the church through pre existing lines.

F) Ingress and egress as it relates to traffic congestion in the public streets

Clinic hours will be held when no other church events are previously scheduled. The church parking lot should then be available for Aurora Christian Healthcare use. Approximately three to four patients an hour and about three volunteers with a total of 10-15 patients a day (not at the same time). Some patients also arrive by foot or by bicycle. Most, if not all, traffic should be accommodated by the church's parking spots. Clinic hours are three nights a week from 4-9pm and Fridays from 9am to 1 pm.

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

This property is zoned R-3. According to Table One: Use Categories, Aurora Christian Healthcare would classify as 6630 Social Service Agencies, Charitable Organizations, Health Related Facilities, and similar uses when not operated for pecuniary profit. As such, Aurora Christian Healthcare may be permitted to operate in zone R-3 with a Special Use Review. We are formally requesting a Special Use Permit to operate at 551 S. Fourth Street.

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

- Asking for a special use permit to operate at 551 S. Fourth Street
- Asking for permission to use a “sandwich board” type of sign to designate Aurora Christian Healthcare during clinic hours
- Seeking permission to make modifications to the space allotted in the basement of the church for clinic usage

LEGAL DESCRIPTION
PLAT OF SURVEY



PARCEL 2:

THE SOUTHERLY 42 FEET OF LOT 21 AND THE SOUTHERLY 42 FEET OF THE EASTERNLY 52 FEET OF LOT IN BLOCK 4 OF CLARK SEMINARY ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, IILLINOIS.

PARCEL CONTAINS:

5,307.1 SQUARE FEET, MORE OR LESS.

PARCEL 3:

LOT 1 IN BLOCK 1 IN E. SIM'S ADDITION AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

PARCEL CONTAINS: 8647.1 SQUARE FEET, MORE OR LESS.

PARCEL 4:

LOT 2 IN BLOCK 1 IN E. SIM'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL CONTAINS: 8737.4 SQUARE FEET, MORE OR LESS.

COMMONLY KNOWN AS: 545, 551 AND 557 FOURTH STREET, AURORA, ILLINOIS.