

Land Use Petition

Project Number: 2019.063

Subject Property Information

Address/Location: 301 Weston Avenue, 502 S. Lincoln Avenue, 310-322 Seminary Avenue, and 342-372 Weston Avenue
Parcel Number(s): 15-27-156-050 through 15-27-256-052; 15-27-156-002 through 15-27-156-016; 15-27-156-031 through 15-27-156-038; 15-27-156-043 to 15-27-156-049; 15-27-155-036; 15-27-155-040 & 41; 15-27-155-022 to 15-27-155-028; 15-27-155-030 & 031, 15-27-301-001 & 022

Petition Request(s)

Requesting the Establishment of a new Special Use Planned Development, and to change the underlying zoning district from R-4 (S) Two Family Dwelling District, R-4 Two Family Dwelling District, R-3(S) One Family Dwelling District, and R-3 One Family Dwelling District to R-4 (S) Two Family Dwelling District and P (S) Park and Recreation District with a Special Use Planned Development on the property located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street and comonly known as Copley Hospital.

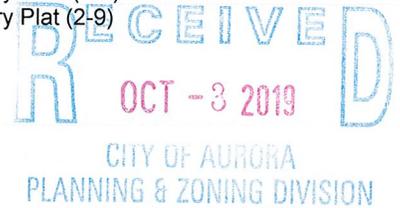
Requesting approval of a Preliminary Plat for Avalon Heights located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street.

Requesting approval of a Preliminary Plan for Avalon Heights located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street for a mix used development.

Attachments Required

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

- | | | |
|--|--|---|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of:
Fire Access Plan (2-6) | Word Document of: Plan Description (2-18) |
| Word Document of: Legal Description (2-1) | Address Plat (2-17)
Preliminary Engineering Plans (2-16) | One Paper and pdf Copy of:
Plan Description (2-18)
Preliminary Plan (2-4) |
| One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing or Proposed CC and Rs OR Lease Restrictions (2-1) | Stormwater Permit Application (App 1-14)
Stormwater Report (2-10) | Preliminary Plat (2-9) |



Petition Fee: \$2,082.86 (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: *Michael Pavlatukas* Date 10/3/19

Print Name and Company: Michael Pavlatukas

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 3rd day of October

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Peggy S Mitchell
Notary Signature



Filing Fee Worksheet

Project Number: 2019.063

Petitioner: Fox Valley Developers, LLC

Number of Acres: 11.50

Number of Street Frontages: 3.00

Non-Profit No

Linear Feet of New Roadway: N/A

New Acres Subdivided (if applicable): 11.50

Area of site disturbance (acres): 9.82

Filing Fees Due at Land Use Petition:

Request(s):	Special Use Planned Development	\$	1,060.19
	Preliminary Plan & Plat	\$	977.67
	Public Hearing Notice Sign(s)	\$	45.00

Total: **\$2,082.86**

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

Verified By: Jill N. Morgan

Date: 10/2/2019

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OCT - 3 2019
CITY OF AURORA
PLANNING & ZONING DIVISION



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



1-5

Project Contact Information Sheet

Project Number: 2019.063

Petitioner Company (or Full Name of Petitioner): Fox Valley Developers, LLC

Owner

First Name: Michael Initial: J Last Name: Poulakidas Title: Mr.
Company Name: Fox Valley Developers
Job Title: Owner
Address: 346 N Lake Street
City: Aurora State: IL Zip: 60506
Email Address: michael@mjplawoffice.com Phone No.: 630-892-5150 Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Owner
Company Name: Fox Valley Developers
First Name: Michael Initial: J Last Name: Poulakidas Title: Mr.
Job Title: Owner
Address: 346 N Lake Street
City: Aurora State: IL Zip: 60506
Email Address: michael@mjplawoffice.com Phone No.: 630-892-5150 Mobile No.: _____

Additional Contact #1

Relationship to Project: Land Developer / Builder
Company Name: Konrad Construction
First Name: Russ Initial: _____ Last Name: Woerman Title: Mr.
Job Title: Developer
Address: 5701 Weatherstone Way
City: Johnsburg State: IL Zip: 60050
Email Address: russw@konradconstruction.com Phone No.: 630-561-2737 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
Company Name: Kluber Architects
First Name: Mike Initial: _____ Last Name: Elliott Title: Mr.
Job Title: Architect
Address: 10 S Shumway Avenue
City: Batavia State: IL Zip: 60510
Email Address: melliott@kluberinc.com Phone No.: 630-389-7047 Mobile No.: 630-508-4800

Additional Contact #3

Relationship to Project: Engineer
Company Name: Mackie Consultants
First Name: Ryan Initial: N Last Name: Martin Title: Mr.
Job Title: Site Civil Engineer
Address: 9575 W Higgins Road, Suite 500
City: Rosemont State: IL Zip: 60005
Email Address: rmartin@mackieconsult.com Phone No.: 847-696-1400 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Item 2: Qualifying Statement (Section D)

I. Narrative About the Proposal

A. Building History

The former Copley Hospital, located at 301 Weston Avenue in Aurora, Illinois, is an urban complex of several hospital and support blocks constructed between 1888 and 1980. The hospital operated for over a century from 1888 to 1995, and an affiliated nursing school operated onsite between 1957 and 1975.

The facility has been vacant for almost twenty-five years and has been under private ownership. Most of the complex's exteriors and interiors are in ruinous condition due to water infiltration and vandalism.

The Copley Hospital is locally significant under National Register Criterion A in the area of Health/Medicine for the important role it served in providing medical care to the residents of Aurora and the surrounding Fox Valley and was recently listed on the National Register of Historic Places.

B. Building Chronology

The hospital complex is in fact composed of several blocks constructed, added to, and altered many times between 1888 and the hospital's closure in 1995:

1. Building #1 - Copley Hospital

The large Copley Hospital building is composed of six visually distinctive blocks constructed between 1888 and 1980:

a. 1888 Block

The 1888 block was the first portion of the building to be constructed. The two-and-one-half-story and basement red brick building with cross-gabled roof and floor plan was built by carpenter Ferris J. Minium and mason L.H. Waterhouse in an Italianate style.

b. 1916 Block

The five-story 1916 block was designed by Aurora-based architects Worst and Shepardson. The short south elevation of the 1916 block was attached to the north elevation of the 1888 block. The primary entrance of Copley Hospital was reoriented to the north end of the west façade of the 1916 block, facing S. Lincoln Avenue, and the 1888 block was repurposed as a nurses' residence.

A 1950 addition at the 1916 block's west face eliminated the original west entrance.

c. 1932 Block

The six-story 1932 block was designed by Chicago-based architects Schmidt, Garden, and Erikson in the Classical Revival style. The hospital's primary entrance was reoriented to the center of the north façade of the 1932 block.

d. 1947 Block

The six-story 1947 block of Copley Hospital was designed by Schmidt, Garden, and Erikson who conceived it as a complimentary wing to their 1932 block.

e. 1970 Block

The six-story 1970 block was designed by architect Paul McCurray of Schmidt, Garden, and Erikson and housed additional patient rooms along with a large east ground floor lobby, a large south emergency room complex, new 2nd floor surgical suites, and a 5th floor maternity ward. Designed in a Mid-century Modern style, the 1970 block is visually distinctive from the Italianate- and Classical-inspired architecture of the rest of the Copley Hospital complex.

f. 1980 Block

The one-story 1980 block designed by architects Matthei and Colin was used as an onsite cancer treatment center. This portion of the building has been demolished.

2. Building #2 – Copley Nurses' Dormitory (1957)

The three-story Nurses' Dormitory is a small standalone building located at the southwest corner of the Copley site and designed by architects Schmidt, Garden and Erikson. The Nurses' Dormitory originally provided housing, offices, and instructional space for the hospital's nursing school.

3. Building #3 – Powerhouse

The one-story Powerhouse was first completed in 1932. The architect is unknown though a possible designer was the first Schmidt, Garden, and Erikson, who completed Copley Hospital's 1932 block to the north. The Powerhouse was altered circa 1970 with the addition of metal cladding and alterations to its roof level and its internal mechanical equipment. This portion of the building has been demolished.

C. Proposed Building Uses – Building #1

There are multiple uses planned for the multiple sections of Building #1 as described above. The following are the proposed uses of each section:

1. 1888 Block: This area will be a mixed use of a pharmacy / retail space on the first floor with offices located on floors two and three.
2. 1916, 1932, and 1947 Blocks: These five and six story areas of the building will be repurposed to serve as a Senior Living Community. The community will be comprised of Independent Living, Assisted Living, and Memory Care with an overall capacity of 115 residents.
3. 1970 Block: The lower two floors of this section of the building will house several healthcare providers and services. Potential uses include an urgent care, a surgery center, physical therapy, and behavioral and family services. The final breakdown of user groups has not been determined at this time. The upper four floors of this section of the building will be renovated into a 53-unit independent apartment community for adults with cognitive and developmental disabilities which require minimal support.

D. Proposed Building Uses – Building #2

The former Nurses Building will be repurposed to serve as the East Aurora School District Administration Center. The spaces will be predominately offices with a planned 7,500 square foot addition to be used for district board meetings and training.

E. Square Footage Breakdowns of each Building by Proposed Use

Building #1

1888 Block

Pharmacy/Retail Use at first floor: 3,862 square feet

Office Use at upper floors: 4,893 square feet

1916, 1932, and 1947 Blocks:

Senior Living Community all floors: 100,272 square feet

1970s Block:

Medical Offices: 63,056 square feet

Independent Apartments: 61,680 square feet

Building #2 – School District Offices

Existing Structure: 43,300 square feet

Building Addition: 7,500 square feet

F. Onsite Parking

The overall campus will provide the following quantity of parking:

Standard Parking Spaces:	416
Accessible Parking Spaces:	14
Total Parking Spaces:	430
Future parking stalls (to be acquired):	17
Total Future Parking Spaces:	447

II. This project addresses the following concerns:

a) The public health, safety, morals, comfort and general welfare:

Lincoln Avenue has long been considered the Neighborhood Spine of the Bardwell Area (see *Bardwell Area Neighborhood Action Plan – Aurora Neighborhood Planning Initiative*). This subject property operated as a hospital for nearly 100 years and up until 1995 was thriving. After Copley Hospital sold the site and left the area the site became a breeding ground for crime and vandalism and sat vacant for nearly 25 years. The site which had open asbestos concerns and was blight on the community now sits remediated, secure and ready for re-development in existing buildings that have tremendous historic significance for the community. This coupled with the proposed use of the property (senior living, independent apartment community for adults with cognitive and developmental disabilities which require minimal support, and a small health care center) demonstrate that the proposed project will bring much needed services and residences to the area and significantly enhance the public health, safety, morals, comfort and general welfare of the neighborhood and community.

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

With the addition of 2 park areas and the points made in a) above, the use and enjoyment of other property already established in the general area will be impacted in a positive way in that these residences will have green space and services that are greatly lacking in the Bardwell Neighborhood.

c) Property values within the neighborhood:

Although it is a proven fact that it is difficult to accurately predict what will happen to property values with the addition of any one development (several factors come into play for property values – ie. The local, state and US economy, property tax rates, etc) it is fair to state that this project will certainly have a positive impact on property values within the neighborhood. It will clean up what was once blight on the area for a quarter of a century and will bring green space, jobs, health care and residences to an already beautiful area.

d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

The proposed uses of this project bring much needed services to the Bardwell Neighborhood. As such the proposed project affects the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts in a positive manner.

e) and f) “Utilities, access roads, and drainage and/or other necessary facilities” and “Ingress and egress as it relates to traffic congestion in the public streets”

Utility construction will be necessary for providing service for the existing and proposed buildings and fire protection for the area. Existing and proposed utilities include storm sewer, sanitary sewer, watermain, and dry utilities (i.e. gas, electric, cable). These facilities will be constructed and connected to the public infrastructure present within the City right-of-way. Drainage requirements will be met per City of Aurora and Kane County ordinances.

Weston Avenue was previously vacated within the limits of the Avalon Heights proposed development. This area will remain vacated and a public utility and drainage easement (“PUDE”) will be provided for City of Aurora access and maintenance of public utilities in the former right-of-way.

Two access points to the Avalon Heights site are proposed along Lincoln Avenue. The southernmost access point on Lincoln Avenue is in the same location as the existing site access point. The site access that was previously shown to be Weston Avenue is proposed to be shifted northeast approximately 55-feet. This driveway will provide an access to the Avalon Heights site parking, but will not connect to Weston Avenue east of the Avalon Heights boundary. A hammerhead turn-around will be constructed at the dead-end of Weston Avenue to allow traffic to head east towards 4th Street. Only two driveways are present on the Weston Avenue roadway stub, therefore traffic is not expected in this area and signage is recommended at the Weston Avenue and 4th Street intersection to deter vehicles from attempting to enter this area.

The proposed plan includes vacating a portion of the existing Seminary Avenue right-of-way. This will eliminate any cut-through traffic between Lincoln Avenue and 4th Street and will limit traffic on the portion of Seminary Avenue to remain to be only the residents on the south side of the Seminary Avenue, Avalon Heights traffic, and school buses for Bardwell School. With Bardwell School’s permission, a Plat of Dedication will be prepared which will identify a portion on the east side of the Bardwell School property to be dedicated as City of Aurora right-of-way. This area is currently being used as an alleyway connecting Seminary Avenue to Marion Avenue and allows for resident access to the alleyway within the block. This alleyway will provide one-way traffic, from north to south, and will be the dedicated drop-off spot for Bardwell School buses.

Existing overhead lines are present within the area of Seminary Avenue to be vacated and within the alleyway east of Bardwell School to be dedicated. In order to meet plan intent, the City shall coordinate with the respective entities to have these utilities buried, at which point an easement will be provided in the former Seminary Avenue right-of-way for maintenance purposes.

Three access points are proposed on the north side of Seminary Avenue into the Avalon Heights development. These locations are generally consistent with the existing three site accesses for the former Copley Hospital. Site ingress and egress has been considered with this plan and is not expected to provide any hinderance to the public streets.

- g) and h) **“The applicable regulations of the zoning district in which the subject property is proposed to be or is located” and “A bullet point list of any variances, modifications or exceptions that you are seeking from the City’s Codes and Ordinances”**

Given the historical significance and proposed improvements to the site with multiple uses, the Avalon Heights development is proposed to be zoned as a Special Use Planned Development. The Avalon Heights mixed-use development will only be resubdivided north of Seminary Avenue, East of Lincoln Avenue, south of South Avenue and the residential lots along South Avenue, and west of the residential lots along 4th Street (refer to Preliminary Plat of Subdivision for defined boundary). Note that Bardwell School and the modifications to the existing right-of-way south of the north boundary of the Seminary Avenue right-of-way will not be rezoned as there will be no change to use and no need for rezoning or lot subdividing.

A portion of the east side of the site will be dedicated to the Park District for public use. This dedication will be provided within the Plat of Subdivision.

The following variances are anticipated, however, a need for additional variances may arise due to further coordination with the City of Aurora, Park District, and East Aurora School District as the rezoning process continues through the preliminary process to final platting:

- Floor Area Ratio
- Height, Bulk and Lot Coverage
- Lot Size and Lot Coverage
- Building Setbacks
- Minimum Parking Requirements
- Necessary modifications to Table 15.5. Conventional Parking Lot Design of the City of Aurora Parking Ordinance, latest edition, to maximize parking count

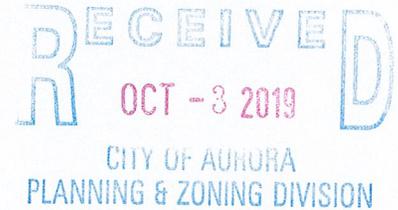


SUPERINTENDENT OFFICE

EAST AURORA SCHOOL DISTRICT 131

School Service Center | 417 Fifth St. | Aurora, IL 60505
(630) 299-5554 | info@d131.org | www.d131.org

October 2, 2019



City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080 coapanning@aurora-il-org

Re: Authorization Letter for: Bardwell School, 550 S. Lincoln Ave., Aurora, IL 60505

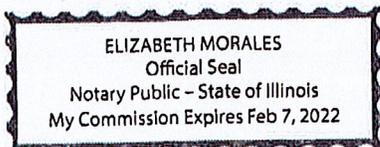
To Whom It May Concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Fox Valley Developers, LLC, and its representatives, to act as the owner's agent through Special Use Planned Development/Preliminary Plan & Plat Land Use Petition process with the City of Aurora for said property.

Sincerely,

Dr. Jennifer Norrell
Superintendent of Schools

Subscribed and Sworn To Before Me This 2nd Day
Of October, 2019

Notary Signature

EAST AURORA SCHOOL DISTRICT 131

INSPIRING LEARNERS



Avalon Heights Legal Description

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32, AND THAT PART OF THE VACATED ALLEY LYING WESTERLY OF THE EASTERLY LINE EXTENDED NORTHERLY OF SAID LOT 32, ALL IN BLOCK 5 OF CLARK SEMINARY ADDITION TO AURORA (EXCEPTING THEREFROM THE EASTERLY 44.0 FEET OF SAID LOT 32, AND ALSO EXCEPTING THEREFROM THE SOUTHERLY HALF OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING THE EASTERLY 44.0 FEET OF SAID LOT 32) AND THE NORTHEASTERLY AND NORTHERLY 7.0 FEET OF THAT PART OF SEMINARY AVENUE IN THE CITY OF AURORA (MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY AND NORTHERLY LINE, RESPECTIVELY, OF SAID SEMINARY AVENUE) LYING SOUTHERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 5; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 5, 262.46 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, 400.0 FEET FOR THE TERMINUS OF SAID LINE, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 4 IN BLOCK 6 OF CLARK SEMINARY ADDITION TO AURORA, AND THAT PART OF LOT 3 AND THE VACATED ALLEY IN SAID BLOCK 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 25.50 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 56.43 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 11.18 FEET TO A POINT THAT IS 16.68 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3, 22.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 38.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, 56.51 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 6, 20.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 52 FEET, 2.5 INCHES OF LOT 3 IN BLOCK 6 AND PART OF VACATED ALLEY ADJACENT THERETO, EXCEPT PART DESCRIBED IN DOCUMENT 2007K022087, IN "CLARK SEMINARY ADDITION" TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 33 FEET OF LOT 11 IN BLOCK 6 IN CLARK SEMINARY ADDITION, IN KANE COUNTY, ILLINOIS.

PARCEL 5:

LOTS 12, 15, 16, AND THE WEST 60 FEET OF LOT 23 ALL IN BLOCK 6 OF CLARK SEMINARY ADDITION TO THE CITY OF AURORA, AND LOT 4 OF HOWARD'S SUBDIVISION, ALL IN THE CITY OF AURORA AND SITUATED IN THE COUNTY OF KANE AND STATE OF ILLINOIS.

PARCEL 6:

LOT 20 IN BLOCK 6 OF CLARK SEMINARY ADDITION TO THE CITY OF AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Bardwell School Legal Description

LOTS 1 THRU 6 AND THE WEST 1/2 OF LOT 7 IN BLOCK 4 IN CLARK SEMINARY ADDITION, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS, AND ALSO; LOTS 1 THRU 7 AND THE 20 FOOT VACATED ALLEY NORTH AND ADJOINING SAID LOTS 1 THRU 7 IN BLOCK 3 IN E. SIMS' ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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OCT - 3 2019
CITY OF AURORA
PLANNING & ZONING DIVISION