

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



Land Use Petition

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits

Subject Property Information

Address / Location: 550 2nd Avenue and 545-563 E. Benton Street

Parcel Number(s): 15-27-210-001, 15-27-210-003, 15-27-210-004, 15-27-210-016, 15-27-210-017, 15-27-210-018, 15-27-210-019, 15-27-210-020, 15-27-210-021

Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from R-2(C) One-Family Dwelling District with a Conditional Use and R-5 Multiple-Family Dwelling District to R-5(C) Multiple-Family Dwelling District with a Conditional Use and R-4(C) Two-Family Dwelling District with a Conditional Use on the property located at 550 2nd Avenue and 545-563 E. Benton Street;

Requesting approval of a Final Plat for Las Rosas Subdivision, located at 550 2nd Avenue and 545-563 E. Benton Street;

Requesting approval of a Final Plan for Lots 1 of Las Rosas Subdivision, located at 550 2nd Avenue, for a mixed-use development that includes a Community Residence – Major (1520) in the form of a Multi-family (1140) use along with existing uses that includes Special purpose recreational institutions (5200) and Business and professional, office (2400) use

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Address Plat	Word Document of: Plan Description (2-18)
Word Document of: Legal Description (2-1)	Fire Access Plan	
One Paper and pdf Copy of: Qualifying Statement (2-1)	Final Engineering Plans (2-16)	Two Paper and pdf Copy of: Plan Description (2-18)
Plat of Survey (2-1)	Stormwater Permit Worksheet & Application (App 1-14)	Final Plan (2-4)
Legal Description (2-1)	Stormwater Report (2-10)	Final Plat
Letter of Authorization (2-2)	Soil Investigation Report	Landscape Plan (If applicable) (2-7)
Existing or Proposed CC and Rs OR Lease Restrictions (2-1)	Wetland Determination Report / Letter by Design Professional	Building and Signage Elevations (2-11)
	Project Information Sheet	

Petition Fee: \$1,320.00

Payable to: City of Aurora

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: Francis L Baker

Date

December 3, 2024

Print Name and Company: _____

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 December

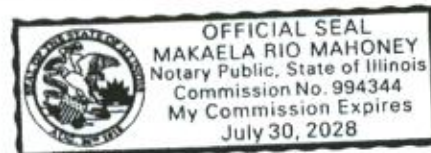
State of Illinois

) SS

County of Kane

Makaela Rio Mahoney
Notary Signature

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 2023.271

Petitioner Company (or Full Name of Petitioner): Association for Individual Development

Owner

First Name: Eliud Initial: Last Name: Flores Title: Ms.
Company Name: Iglesia Evangelica Luterana San Pablo
Job Title: Board Chair
Address:
City: Aurora State: IL Zip: 60506
Email Address: Phone No.: 630-723-9103 Mobile No.:

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

Relationship to Project: Consultant
Company Name: Association for individual Development
First Name: Frances Initial: L Last Name: Baker Title: Ms.
Job Title: President & CEO
Address: 309 New Indian Trail Court
City: Aurora State: IL Zip: 60506
Email Address: swanson.chrissy@gmail.com Phone No.: 630-966-4000 Mobile No.:

Additional Contact #1

Relationship to Project: Architect
Company Name: WJW Architects
First Name: Heidi Initial: Last Name: Wang Title: Mrs.
Job Title: Principal
Address: 401 W Superior, Suite 400
City: Chicago State: IL Zip: 60654
Email Address: heidiw@wjwarchitects.com Phone No.: ##### Mobile No.:

Additional Contact #2

Relationship to Project: Engineer
Company Name: Eriksson Engineering Associates, LTD.
First Name: Richard Initial: Last Name: Sinnott Title: Mr.
Job Title: Senior Project Manager
Address: 135 S. Jefferson St., Suite 135
City: Chicago State: IL Zip: 60661
Email Address: rsinnott@eea-ltd.com Phone No.: ##### Mobile No.:

Additional Contact #3

Relationship to Project: Contract Purchaser
Company Name: Christina Swanson Consulting, Inc.
First Name: Chrissy Initial: Last Name: swanson Title: Ms.
Job Title: Affordable Housing Development consultant
Address: 1406 Washington Street
City: Evanston State: IL Zip: 60202
Email Address: lswanson.chrissy@gmail.com Phone No.: 847-544-6254 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.:



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Filing Fee Worksheet

Project Number: 2023.271
Petitioner: Association for Individual Development
Number of Acres: 2.20
Number of Street Frontages: 3.00
Non-Profit Yes

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 2.20
Area of site disturbance (acres): 0.92

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use Plan Description/Revision	\$	400.00
	Final Plan & Plat Revision	\$	375.00
	Final Engineering Filing Fee	\$	500.00
	Public Hearing Notice Sign(s)	\$	45.00

Total: **\$1,320.00**

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

Verified By: Jill N Morgan

Date: 11/14/2024

Metes & Bounds Legal Descriptions for LOTS 1, 2 & 3 as shown on proposed LAS ROSAS SUBDIVISION prepared by Edward J. Molloy & Associates, last revised on October 15, 2024 - issued for 3rd REVIEW.

PAGE 1 of 4

Legal Descriptions Prepared Date: November 21, 2024

Project No.: 2807

File: 27-38-08

Order No.: 240108

PROPOSED LOT 1 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THOSE PARTS OF LOTS 1 AND 2, TOGETHER WITH THE SOUTH 1/2 OF LOT 3 AND THE WEST 1/2 OF THE SOUTH 1/2 OF LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.15 FEET; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS EAST, 102.06 FEET; THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST, 12.31 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES 46 SECONDS EAST, 3.80 FEET; THENCE SOUTH 21 DEGREES 07 MINUTES 16 SECONDS EAST, 7.66 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 40 SECONDS WEST, 37.29 FEET; THENCE SOUTH 83 DEGREES 05 MINUTES 00 SECONDS EAST, 115.06 FEET; THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST 61.00 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF THE AFORESAID HACKNEY'S ADDITION AND THE WESTERLY EXTENSION THEREOF; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 AND THE WESTERLY EXTENSION THEREOF, 207.34 FEET TO THE EAST LINE OF THE WEST 1/2 OF LOT 4 IN BLOCK 1 OF SAID HACKNEY'S ADDITION; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 1/2 OF LOT 4, A DISTANCE OF 136.78 TO THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 428.95 FEET TO THE SOUTHWEST CORNER OF LOT 1 AFORESAID AND THE POINT OF BEGINNING.

(SAID PROPOSED LOT 1 CONTAINING 52,490 SQ. FT. OR 1.205 ACRES, MORE OR LESS)

Metes & Bounds Legal Descriptions for LOTS 1, 2 & 3 as shown on proposed LAS ROSAS SUBDIVISION prepared by Edward J. Molloy & Associates, last revised on October 15, 2024 - issued for 3rd REVIEW.

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Legal Descriptions Prepared Date: November 21, 2024

Project No.: 2807

File: 27-38-08

Order No.: 240108

PROPOSED LOT 2 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THOSE PARTS OF LOTS 1 AND 2 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.15 FEET TO A POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS EAST, 102.06 FEET; THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST, 12.31 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES 46 SECONDS EAST, 3.80 FEET; THENCE SOUTH 21 DEGREES 07 MINUTES 16 SECONDS EAST, 7.66 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 40 SECONDS WEST, 37.29 FEET; THENCE SOUTH 83 DEGREES 05 MINUTES 00 SECONDS EAST, 115.06 FEET; THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST 61.00 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF THE AFORESAID HACKNEY'S ADDITION; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF HACKNEY'S ADDITION, 9.34 FEET TO THE WEST LINE OF LOT 3 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 136.78 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF LOT 1 AND 2 IN BLOCK 1 AFORESAID, 230.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 128.42 FEET TO THE POINT OF BEGINNING.

(SAID PROPOSED LOT 2 CONTAINING 37,629 SQ. FT. OR 0.864 ACRES, MORE OR LESS)

Metes & Bounds Legal Descriptions for LOTS 1, 2 & 3 as shown on proposed LAS ROSAS SUBDIVISION prepared by Edward J. Molloy & Associates, last revised on October 15, 2024 - issued for 3rd REVIEW.

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Legal Descriptions Prepared Date: November 21, 2024

Project No.: 2807

File: 27-38-08

Order No.: 240108

PROPOSED LOT 3 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THE WESTERLY 42 FEET OF THE NORTHERLY 1/2 OF LOT 3 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 IN BLOCK 1; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 42.07 FEET TO THE EAST LINE OF THE WEST 42 FEET THEREOF; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 42 FEET THEREOF, 136.78 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 3; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 3, A DISTANCE OF 42.07 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 136.78 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

(SAID PROPOSED LOT 3 CONTAINING 5,745 SQ. FT. OR 0.132 ACRES, MORE OR LESS)

***Metes & Bounds Legal Description for proposed LAS ROSAS SUBDIVISION
prepared by Edward J. Molloy & Associates, last revised on October 15, 2024 - issued for 3rd REVIEW.***

PAGE 4 of 4

Legal Description Prepared Date: November 21, 2024

Project No.: 2807

File: 27-38-08

Order No.: 240108

DEED & SURVEY LEGAL DESCRIPTION FOR LAS ROSAS SUBDIVISION:

LOT 1, LOT 2, THE SOUTHERLY HALF OF LOT 3, THE WESTERLY 42 FEET OF THE NORTHERLY HALF OF LOT 3 AND THE WEST HALF OF THE SOUTH HALF OF LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

== ALTERNATIVELY LEGALLY DESCRIBED AS: ==

METES & BOUNDS LEGAL DESCRIPTION FOR LAS ROSAS SUBDIVISION:

LOT 1, LOT 2, THE SOUTHERLY HALF OF LOT 3, THE WESTERLY 42 FEET OF THE NORTHERLY HALF OF LOT 3 AND THE WEST HALF OF THE SOUTH HALF OF LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 273.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 1; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID BLOCK 1, A DISTANCE OF 273.01 FEET TO THE EAST LINE OF THE WEST 42 FEET OF LOT 3 THEREIN; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 42 FEET OF LOT 3, A DISTANCE OF 136.78 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 3 (BEING ALSO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 3); THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4, A DISTANCE OF 155.93 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFOREMENTIONED LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 1/2 OF LOT 4, A DISTANCE OF 136.78 FEET TO THE SOUTH LINE OF LOT 4 IN BLOCK 1 AFORESAID; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 1, 2, 3 AND 4 IN SAID BLOCK 1, A DISTANCE OF 428.95 FEET TO THE SOUTHWEST CORNER OF LOT 1 AFORESAID AND THE POINT OF BEGINNING.

(SAID PARCEL CONTAINING 95,864 SQ. FT. OR 2.201 ACRES, MORE OR LESS)

Qualifying Statement for a Land Use Petition
LOCATED AT 550 2ND AVENUE, 545 E. BENTON STREET, 555 E. BENTON STREET, 561 E.
BENTON STREET AND 563 E. BENTON STREET, AURORA, IL
CONSISTING OF 2.2 ACRES

Brief narrative of the proposal

The subject property consists of approximately 2.2 acres lying at the 550 2nd Avenue, 545 E. Benton Street, 555 E. Benton Street, 561 E. Benton Street and 563 E. Benton Street. The property is currently used for Educational Services, Religious Institution, Business, and two-family residential. The property lies within the East Aurora School District #_131_ boundaries. The property is currently zoned R-2 (C) One Family Dwelling with a Conditional Use_& R-5 Multiple-family Dwelling. The Comprehensive Plan designates the Subject Property as Low Density Residential and Conservation, Open Space, Recreation, Drainage.

The request is for the subject property to be divided into three zoning parcels with Parcel 1 designated as R-5 Multifamily Dwelling District Zoning, Parcel 2 designated as R-2 One Family Dwelling District Zoning, and Parcel 3 designated as R-4 Two Family Dwelling District Zoning, all with a conditional use planned development.

The purpose of this request is to allow for La Iglesia Evangelica San Pablo to sell the San Pablo School Building and their parking lot to the Association for Individual Development (AID) together with Hesed House and the Neighbor Project so they can develop a 20 unit housing development named Las Rosas, in honor of Hesed House founder Rose Marie Lorentzen.

The project team proposes to purchase and adaptively reuse the San Pablo School building located at 550 2nd Avenue with 10 apartments, and add a new construction wing with 10 more apartments for a total of 20 units of housing. Each apartment will include full eat-in kitchens, full bathrooms, separate living rooms, bedrooms, and ample storage. The school building has an operational bowling alley in the basement that is currently open to the public and will remain as an onsite amenity for tenants and the greater community. The school building also includes a gymnasium which will be restructured to include a lounge area with TV and a kitchenette, keeping the gymnasium for exercise, classes, sports, dances and community gatherings. Onsite offices will house property management and supportive services staff.

Las Rosas will include a mix of fourteen 1-bedroom units and six 2-bedroom units.

a) The public health, safety, morals, comfort or general welfare

The proposed rezoning will allow for a small multifamily building to create a new residential use in an underutilized school building. The proposal saves the school building from continuing to fall into disrepair and being demolished. The proposal also benefits an important institution in the neighborhood, La Iglesia San Pablo by allowing them to sell the school building to support their long term financial viability during a time when many churches are struggling to maintain large properties.

The type of housing proposed is permanent supportive housing which is an evidence-based, cost-effective strategy that pairs supportive services with affordable housing for tenants with disabilities or tenants who are at risk of homelessness. The development would be open to

individuals and families and earning 50% and 30% of the area median income who could benefit from onsite case management and other supportive services.

According to the Center on Budget and Policy Priorities, "A broad body of research shows that supportive housing effectively helps people with disabilities maintain stable housing. People in supportive housing use costly systems like emergency health services less frequently" (www.cbpp.org/research/housing/supportive-housing-helps-vulnerable-people-live-and-thrive-in-the-community). The National Alliance to End Homelessness calls permanent supportive housing "a proven solution to homelessness for the most vulnerable chronically homeless people" (<https://endhomelessness.org/ending-homelessness/solutions/permanent-supportive-housing/>).

The site is in the City of Aurora's Neighborhood Revitalization Strategy Area. The revitalization plan identifies five priority needs: "1) Affordable Housing; 2) Homeless Prevention; 3) Neighborhood Revitalization; 4) Capacity Building, and 5) Sustainability."

The proposed project would help the City of Aurora meet the following priority needs:

- 1) Affordable housing - The project will create 20 units of affordable housing.
- 2) Homeless Prevention - 100% of the units will be permanent supportive housing for people with disabilities or at risk of homelessness.
- 3) Neighborhood Revitalization - Brand new, affordable, rental housing for families and individuals means more money spent in the local neighborhood, fewer evictions, healthier population, and more job opportunities. Furthermore, this project represents an investment of \$14.5 million in the neighborhood.
- 5) Sustainability - The project will pursue the Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric. This certification helps multifamily buildings reduce their carbon emissions, create healthier housing for tenants, reduce the reliance on fossil fuels, and create long term savings in energy costs.

Then City's Neighborhood Revitalization plan also identifies seven goals. "These goals include: 1) Expand the Affordable Housing Stock; 2) Strengthen Homeownership Among Low- and Moderate-Income Households; 3) Ensure the Housing Stock is Safe, Healthy, and Accessible for All Residents; 4) Public Service Assistance Including the Prevention and Reduction of Homelessness; 5) Foster Small and Local Business Development; 6) Address Blighted Property Issues; 7) Enhance and Improve Access to the Number of Community Amenities in Low- and Moderate-Income Areas; and 8) Promote Energy-Efficiency in Low- and Moderate-Income Areas." A case can be made that the proposed PSH development will help the City achieve most of these goals as well.

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

The adaptive re-use of the school building into 10 apartments and the new construction of 10 additional apartments will not impact the use and enjoyment of other established properties in the general area namely, La Iglesia San Pablo and St. Paul Lanes. New housing in the area may benefit La Iglesia San Pablo and St. Paul Lanes by providing new members or patrons.

The church is in support of this proposal and is pleased to sell a portion of their property for this small apartment building. The project team has entered into a purchase agreement with La Iglesia San Pablo for the San Pablo School and the parking lot which will be shared between the proposed housing development and the church. The bowling alley will remain in operation and be open to the community as usual.

Surrounding uses are:

North: The surrounding property to the north is zoned _R-2(C): One Family Dwelling District with a Conditional Use, with Educational Services (6100) use, and the Comprehensive Plan designates the property as Public.

South: The surrounding property to the south is zoned mostly R-2 One Family Dwelling District with one R-4 Two-Family Dwelling District, with mostly one-family dwelling (1110) uses and some multi-family dwelling (1140) uses, and the Comprehensive Plan designates the property as Low Density Residential.

East: The surrounding property to the east is zoned R-5 Multi-Family Dwelling District, and B-2 Business District - General Retail, with one-family (1110) and multi-family (1140) uses, and the Comprehensive Plan designates the property as Low Density Residential.

West: The surrounding property to the west is zoned B-2 Business District - General Retail with a daycare (6310) use, single-family (1110) use, and commercial use, and the Comprehensive Plan designates the property as Low Density Residential.

c) Property values within the neighborhood

Concerns about the impacts of affordable housing on property values are common concerns of neighbors when an affordable housing development is being considered in their area. Numerous studies have undertaken an analysis of this concern and found that homes located within a typical block of a new affordable housing development saw property values increase rather than decrease.

See:

- “What Does Affordable Housing Do To Nearby Property Values? A new Urban Institute Study examined low-income housing in Alexandria, Virginia, to look for new answers to an age-old question.” Sarah Holder, May 2, 2022. CityLab Housing, Bloomberg.
- “Does Federally Subsidized Rental Housing Depress Neighborhood Property Values?” Ellen, Schill, Schwartz, Voicu, May. Furman Center for Real Estate & Urban Policy, New York University School of Law, Wagner School of Public Service.
- “Who Wants Affordable Housing in their Backyard? An equilibrium analysis of low income property development.” Diamond, McQuade, December 2017. Stanford Graduate School of Business.

According to Realtor.com the top 9 neighborhood features that bring down home values are hospitals, shooting ranges, power plants, funeral homes, cemeteries, homeless shelters, high renter concentration, strip clubs, and underperforming schools.

The project represents a \$14.5 million investment into the neighborhood increasing the supply of brand new housing. This project is likely to have positive impact on property values in the neighborhood.

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

The impact on the neighborhood will be minimal due to the adaptive reuse of an existing structure – the San Pablo School building, and the small size of the new construction portion of the project (10 units). The project is surrounded by commercial and institutional uses to the north and west and then single family homes and duplex homes to the east and south. This small apartment building will create a bridge between the institutional uses and residential uses.

We anticipate very minimal impact on traffic and that that the \$14.5 million investment will have a positive impact on the neighborhood which has not seen new development in many years.

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

The project will utilize existing utility connections and upgrade/upsized service as necessary. For site drainage, the project does not need to meet any onsite stormwater detention requirements based on the site area and amount of impervious area but we will be utilizing best management practices (BMPs) on site for stormwater mitigation and otherwise relying on the existing city stormwater infrastructure.

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

The planned ingress and egress for the parking lot is on 2nd Avenue. In the current lot configuration, traffic also enters the parking lot from 2nd Avenue.

The impact of the new housing on traffic and congestion in the neighborhood will be very slight.

Based on other AID housing developments, AID predicts that 20-30% of tenants will use a personal vehicle (6 tenants). The building will be staffed with 1-3 staff members between the hours of 9-5pm, with the potential for some residents to have a personal care worker after hours. This likely will result in a significant decrease in vehicle traffic than the neighborhood was accustomed to as compared to the previous tenant of the San Pablo school building. Family Focus had 20+ employees and regularly hosted workshops and seminars that filled the parking lot completely.

The neighborhood is desirable for housing due to the walkable amenities within 0.5 miles of the site. This is important for a small housing development where many of the tenants will have disabilities or incomes levels that prevent them from owning a personal vehicle.

Walkable amenities include:

Health Services

- Aurora Medical Center (.44 mi)
- Open Door Health Center of Illinois (.40 mi)
- Gerardo Guzman MD. Immigration Physical Exam (.37 mi)
- Walgreens Pharmacy (.37 mi)

Food Access

- Fiesta Food Mart (.07 mi)
- La Familia Fresh Market (.49 mi)
- Tropical Market (.49 mi)
- Supermercados El Güero (.30 mi)
- El Paso Grande (.37 mi)
- Wurst Kitchen (Butcher shop) (0.2mi)

Civic/Recreation

- McCarty Park (.36 mi)
- Clyde Penson Memorial Park (.30 mi)

Education/Job Training

- Fred Rogers Magnet Academy (.50 mi)
- Waldo Middle School (0.1mi)

Transportation

- 530 pace bus line with stops along New York St <https://www.pacebus.com/route/530>
- 533 pace bus line with stops along Spring St and Root St <https://www.pacebus.com/route/533>
- Kane County is served by a dial a ride from Pace called "Ride in Kane". This service is available 24 hours per day, 365 days per year.

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

The project conforms with all applicable regulations of the R-5, R-2 and R-4 zoning regulations except the exceptions outlined below.

1.

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

- Building Code Amendment 1107.6.2 #1 In-Unit Laundry
 - Allow common space laundry in lieu of in-unit laundry as amended for R-2 dwelling units.
- Building Code Amendment 1404.1.1 Exterior Material in R-1 and R-2 Uses
 - Allow for a reduction of masonry as exterior finish material on all elevations for new structures or new additions from 80% to 35%. Existing structures to comply with 80% masonry exterior finish requirement.
- Additional business, commercial, and parking uses will be permitted.
- Setbacks will be modified
- Lot size and lot coverage will be modified
- Parking and loading location will be modified
- Required amount of parking will be modified

- Modifications to the building, dwelling and structure standards

11,4,2024

From: Iglesia Evangelica Luterana San Pablo
Eliud Flores, Board Chairman
555 E. Benton St Aurora IL 60505
630-723-9103
flores.eliud@gmail.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 for: 550 Second Avenue, 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 Association for Individual Development (AID), and its representatives, to act as the owner's agent through the Rezoning with a Conditional Use Planned Development, Final Plan, and Plat Land Use Petition process with the City of Aurora for said property.

Signature: [Handwritten Signature] Date 11-4-2024

Subscribed And Sworn To Before Me This 4th Day
Of November 2024

Notary Signature [Handwritten Signature]
Notary Public Seal

