

# 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](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: 400 Mercy Ln

Parcel Number(s): '15-09-400-076', '15-09-400-077'

### Petition Request

- Requesting approval of a Final Plat Revision, Consolidating Lot 2 and Lot 3 of INC Board Subdivision, located at 400 Mercy Lane, and Establishing Gateway Foundation Subdivision.
- Requesting approval of a Final Plan Revision for Gateway Foundation Subdivision, located at 400 Mercy Lane for a Health-related Facilities, Not for Profit Use.
- Requesting the Vacation of a City Easement for the Property at 400 Mercy Lane.

### Attachments Required

(a digital file of all documents is also required)

#### Digital Copy of:

Development Tables Excel Worksheet (Document 1-0)

#### Word Document of:

Legal Description (Format Guidelines 2-1)

#### One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

#### Two Paper and One PDF Copy of:

Engineering site plan

Stormwater permit application and report

Project information sheet

PE Use Fee Fixture Count Sheet

#### Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-5)

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations (Format Guidelines 2-11)

Plat of Vacation (Format Guidelines 2-15)

Fire Access Plan (Format Guidelines 2-6)

### Petition Fee: \$1,800.89

Payable to: 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: \_\_\_\_\_

Date: 04/22/2025

Print Name and Company: \_\_\_\_\_

Jeremy Demanski / Gateway Foundation, Inc.

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 22<sup>nd</sup> day of April.

State of Illinois

County of Cook ) SS

Sheri Lynn Besse  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** 22 253

**Petitioner Company (or Full Name of Petitioner):** Gateway Foundation

### Owner

First Name: John Initial: \_\_\_\_\_ Last Name: Keamey Title: \_\_\_\_\_  
Company Name: Gateway Foundation  
Job Title: Director of Facilities  
Address: 55 E Jackson St. Ste 1500  
City: Chicago State: IL Zip: 60604  
Email Address: jkeamey@gatewayfoundation.com Phone No.: 312-663-1130 Mobile No.: 872-276-0128

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

Relationship to Project: Other  
Company Name: MKB Architects  
First Name: Andrew Initial: \_\_\_\_\_ Last Name: Johnson Title: \_\_\_\_\_  
Job Title: Project Manager  
Address: 1925 N Clybourn Ave. Ste 400  
City: Chicago State: IL Zip: 60614  
Email Address: ajohnson@mkbdesign.net Phone No.: 773-325-3800, ex Mobile No.: 734-625-7531

### Additional Contact #1

Relationship to Project: Architect  
Company Name: MKB Architects  
First Name: Geri Initial: \_\_\_\_\_ Last Name: Kelley Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 1925 N Clybourn Ave  
City: Chicago State: IL Zip: 60614  
Email Address: gkelley@mkbdesign.net Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: Engineer  
Company Name: Pierce Engineers  
First Name: Jonathan Initial: \_\_\_\_\_ Last Name: Sladek Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 218 N Jefferson St  
City: Chicago State: IL Zip: 60661  
Email Address: jsladek@pierceengineers.com Phone No.: 312-761-5693 Mobile No.: 312-761-3910

### Additional Contact #3

Relationship to Project: Engineer  
Company Name: EVA Design & Engineering, LLC  
First Name: Chris Initial: \_\_\_\_\_ Last Name: Miehle Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 218 N Jefferson St  
City: Chicago State: IL Zip: 60661  
Email Address: chrism@eva-eng.com Phone No.: 312-291-1846 Mobile No.: \_\_\_\_\_

### Additional Contact #4

Relationship to Project: Engineer  
Company Name: MEPFP Engineer  
First Name: Benjamin Initial: \_\_\_\_\_ Last Name: Rubach Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 303 Erie St. Ste 510  
City: Chicago State: IL Zip: 60654  
Email Address: brubach@dbhms.com Phone No.: 312-915-1015 Mobile No.: 773-332-7494

## Filing Fee Worksheet

**Project Number:** 22.253

**Petitioner:** Gateway Foundation

**Number of Acres:** 5.03

**Number of Street Frontages:** 0.00

**Non-Profit:** Yes

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 5.03

**Area of site disturbance (acres):** 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plat Revision	\$	375.44
	Final Plan Revision	\$	375.44
	Vacations	\$	200.00
	Final Engineering Filing Fee	\$	850.00

**Total:** **\$1,800.89**

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

Verified By: Stephen Broadwell

Date:

## Parking and Stacking Requirement Worksheet

**Project Number:** 22.253

**Petitioner:** Gateway Foundation

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>92</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	92

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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**OFFICE USE ONLY**

Verified By: Stephen Broadwell

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
		1 space per 500 SF of GFA plus additional spaces for outpatient medical clinics or offices if any	
46,217	Structure 4110: Hospital building		92



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

1-22

## Landscaping CTE Requirement Worksheet

**Project Number:** 22.253

**Petitioner:** Gateway Foundation

**Street Frontage** - L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Gateway Foundation Resubdivision **Unit/Phase:**

**Lot Number**

1

**Perimeter Yard**

2,139 L.F.

**Buffer Yard**

- L.F.

**Surface Parking Spaces**

98 spaces

**Parking Lot Islands**

- Number

**Building Foundation**

2,264 L.F.

### Standard Requirements

### Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	0.0	0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	64.0	32	29	29	128	128
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	7.0	5	0	0	23	23
Building Foundation	23.0	0	0	0	230	230
<b>Total:</b>	<b>94.0</b>	<b>37</b>	<b>29</b>	<b>29</b>	<b>381</b>	<b>381</b>

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Verified By:

Stephen Broadwell

Date:

## **Land Use Petition**

### **2-1-B Legal Description Of Development Parcels**

Lots 2 and 3 in INC Board Subdivision, being a subdivision of part of the southeast quarter of section 9, township 38 north, range 8 east of the third principal meridian, according to the plat thereof recorded December 28, 2021 as document number 2021K095673, in the City of Aurora, Kane County, Illinois.

See site survey submitted as part of DOB #COMNEW2025-00030 for additional information.



From: Gateway Foundation  
55 E Jackson Blvd. Ste 1500  
Chicago, IL, 60604  
Phone: 872.259.5177

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: 400 N Mercy Lane - Aurora, IL 60506

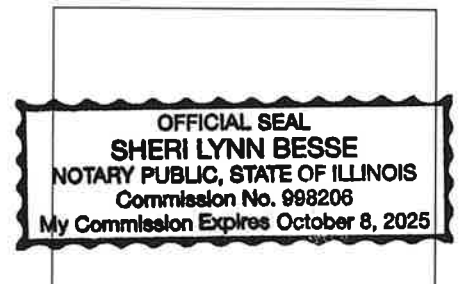
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John Kearney, and its representatives, to act as the owner's agent through the 1995 approved plan description for special use/planned development DOB Permit #COMNEW2025-00030 Land Use Petition process with the City of Aurora for said property.

Signature: John Kearney Date 3-5-25

Subscribed And Sworn To Before Me This 5<sup>th</sup> Day  
Of March 20, 25

Notary Signature Sheri Lynn Besse



#### Our Mission

*We help people build healthier lives by reducing substance use, other addictions, and improving mental health.*

## Land Use Petition

### 2-1-D Qualifying Statement

The proposed project at 400 Mercy Lane is a 32-resident treatment facility on the existing campus of Gateway Foundation, on the site of the previously approved 1995 special use/planned development.

- a) The project is adjacent to the Ascension Mercy Hospital campus and serves as a rehabilitation facility for those overcoming substance abuse.
- b) The properties in the area include hospitals and medical facilities to the north and west, commercial properties to the east and south, and educational facilities to the southwest.
- c) The property does not border any residential areas and is not immediately adjacent to any main roads. Property values are not known, but property is not immediately adjacent to any residential property.
- d) Development and improvements are limited to the immediate site area. No improvements on surrounding properties are planned.
- e) The project currently has easements for water, electrical and gas utilities and is working to relocate water utility based on preliminary comments from design services team in order to loop the water mains and adjust for building and site geometries. Vacation of Easements and a Final Plat will be submitted outlining these proposed revisions.
- f) The main ingress/egress to the site is via Mercy Lane connecting to Lake St to the north, with additional ingress/egress via Highland Ave connecting to Indian Trail.
- g) The property zoning district is designated O(S), allowing for conditional uses for planned development.
- h) The project area was previously approved for planned development, and plans are currently in permit review.