

Property Research Sheet

Location ID#(s): 32952

As of: 4/24/2019

Researched By: Jill Morgan

Address: 502 S. Lincoln Av; 301 Weston Av; 310, 320, & 322 Seminary Av

Current Zoning: R4(S), R4, R3(S), R3

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

1929 Zoning: A Residential Districts/B Residential Districts/C Residential District

1957 Zoning: R-4 Two-Family Dwelling District

Subdivision: of Lots 1-32 Clark Seminary Addition & Lot 4 of Howard's Subdivision

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage & Low Density Residential

Size: 9.7 Acres / 422,532 Sq. Ft.

ANPI Neighborhood: Bardwell

School District: SD 131 - East Aurora School District

TIF District: N/A

Park District: FVPD - Fox Valley Park District

Historic District: National Register Historic Property

Ward: 4

Overall Development Name: Old Copley Hospital Complex-See 502 S. Lincoln PRS

Current Land Use

Current Land Use: Mixed Use: Commercial / Multi-Family AZO Land Use Category:

Number of Buildings: 4

Total Building Area: about 360,648 sq. ft.

Building Built In: 1888-1980s

Number of Stories: 2-6 stories

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Single Family: R-1 Bulk Restrictions, Sec. 7.5-5; Multi-story Senior Residential: R-5 Bulk Restrictions, Sec. 7.10-5; Non-Residential: B-1 Bulk Restrictions, Sec 8.2-5.

Setbacks are typically as follows:

Front Yard Setback:

Rear Yard Setback:

Side Yard Setback:

Exterior Rear Yard Setback:

Exterior Side Yard Setback: Exterior Side

Setback Exceptions:

Yard Reverse Corner Setback:

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: Pursuant to section 5.9 "Permitted Obstructions in Required Yard Areas"

Maximum Structure Height:

Floor Area Ratio:

Minimum Primary Structure Size:

Minimum Lot Width and Area:

Minimum Dwelling Unit Size:

Maximum Lot Coverage:

Maximum Density:

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5 and Single Family: R-1 Bulk Restrictions, Sec. 7.5-5; Multi-story Senior Residential: R-5 Bulk Restrictions, Sec. 7.10-5; Non-Residential: B-1 Bulk Restrictions, Sec 8.2-5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Single Family: R-1 Bulk Restrictions, Sec. 7.5-5; Multi-story Senior Residential: R-5 Bulk Restrictions, Sec. 7.10-5; Non-Residential: B-1 Bulk Restrictions, Sec 8.2-5 Permitted Exceptions: R-4 & R-3 Permitted Uses; Special Use permit for Hospital, Medical Center, Institutions for the care of the insane or feeble minded & parking approved on November 28, 1967, by Ordinance Number O67-3907. Special Use for Parking approved by Ordinance O1978-4758, some revoked per O1979-4829. Section III.B.3.4 of Lincoln LaSalle Overlay District approved on November 22, 2005, by Ordinance Number O05-139; see below.

Primary Uses:

- a. Single-Story or Multi-Story Senior Housing
- b. Public Area and Open Space
- c. Medical/Copley Museum
- d. Satellite Municipal Facility
- e. Single-Family
- f. Community Center
- g. Expansion of Bardwell Elementary School Facility
- h. Office
- i. Public Seating and Art – Fountain Area

Accessory Use (within same structure as Primary Use or within a standalone structure fronting along Lincoln Av):

- a. Neighborhood Commercial
- b. General Retail
- c. Public Parking
- d. Daycare
- e. Restaurant
- f. Coffee Shop

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Single Family: R-1 Bulk Restrictions, Sec. 7.5-5; Multi-story Senior Residential: R-5 Bulk Restrictions, Sec. 7.10-5; Non-Residential: B-1 Bulk Restrictions, Sec 8.2-5.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Single Family: R-1 Bulk Restrictions, Sec. 7.5-5; Multi-story Senior Residential: R-5 Bulk Restrictions, Sec. 7.10-5; Non-Residential: B-1 Bulk Restrictions, Sec 8.2-5.

Miscellaneous Notes on History

Related DST: 2019.004; 2018.183 (Development Agreement); 2013.501(Redevelop Site); 2003.99002 & 2002.99008 (Senior Housing); 1998.99002 & 1998.99001 (Senior Housing); 1992.147

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Legislative History

The known legislative history for this Property is as follows:

O1967-3899 approved on 11/14/1967: AN ORDINANCE VACATING A PORTION OF A PUBLIC STREET

O1967-3907 approved on 11/28/1967: AN ORDINANCE GRANTING A SPECIAL USE FOR A HOSPITAL, MEDICAL CENTER AND RELATED USES.

O1974-4415 approved on 10/8/1974: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1975-4487 approved on 10/14/1975: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

O1978-4710 approved on 5/16/1978: AN ORDINANCE AMENDING ORDINANCE NO. 4415

O1978-4758 approved on 10/17/1978: AN ORDINANCE AMENDING ORDINANCE 3100, BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY GRANTING A SPECIAL USE PERMIT FOR OFF-STREET PARKING FACILITIES

O1979-4805 approved on 7/3/1979: AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR AURORA, ILLINOIS AND ENVIRONS, BY MAKING CERTAIN AMENDMENTS TO THE GENERAL DEVELOPMENT PLAN CONSTITUTING PART OF SUCH COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE 3768; AND AMENDING ORDINANCE 3768 AFORESAID

O1979-4829 approved on 9/4/1979: AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY AMENDING ORD. 3907 TO ELIMINATE PARKING AS A SPECIAL USE AUTHORIZED ON CERTAIN PROPERTY

R1979-317 approved on 9/4/1979: DENYING PETITION FOR AUTHORIZATION OF ACCESSORY PARKING REQUEST BY COPLEY MEMORIAL HOSPITAL, ET AL FOR PROPERTY ON SOUTH LINCOLN AVENUE

O1980-4873 approved on 2/19/1980: AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF OFF-STREET PARKING FACILITIES SERVING NON-RESIDENTIAL USES OF PROPECT LOCATED IN A RESIDENTIAL DISTRICT

O1980-4911 approved on 5/27/1980: AN ORDINANCE VACATING A PART OF WESTON AVENUE AND PART OF THE ALLEY THROUGH BLOCK 6 OF CLARK'S SEMINARY ADDITION

O1982-5111 approved on 6/15/1982: AN ORDINANCE VACATING A PART OF SEMINARY AVE

R1998-395 approved on 10/13/1998: REVERSING THE LANDMARK DESIGNATION BY THE AURORA PRESERVATION COMMISSION OF THE 1888 ORIGINAL COPLEY HOSPITAL BUILDING AT 516 SOUTH LINCOLN AVENUE

R2004-490 approved on 12/14/2004: INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S ZONING ORDINANCE 3100 TO ESTABLISH AN OVERLAY DISTRICT FOR THE AREA ADJACENT TO LASALLE STREET AND LINCOLN AVENUE BETWEEN NORTH AVENUE AND HAZEL AVENUE

R2005-052 approved on 2/22/2005: A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S ZONING ORDINANCE 3100 TO ESTABLISH AN OVERLAY DISTRICT FOR THE AREA ADJACENT TO LASALLE STREET AND LINCOLN AVENUE BETWEEN NORTH AVENUE AND HAZEL AVENUE.

O2005-139 approved on 11/22/2005: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP TO ESTABLISH AN OVERLAY DISTRICT FOR THE AREA ADJACENT TO LASALLE STREET AND LINCOLN AVENUE BETWEEN NORTH AVENUE AND HAZEL AVENUE.

R2006-201 approved on 5/9/2006: RESOLUTION AUTHORIZING THE EXPENDITURE OF EMERGENCY FUNDS FOR THE PERFORMANCE OF DEMOLITION, SECURING, AND SECURITY PATROL WORK AT THE FORMER LOCATION OF COPLEY HOSPITAL, 301 WESTON AVENUE, AURORA, ILLINOIS

R2019-274 approved on 8/27/2019: A RESOLUTION WITH RESPECT TO THE POTENTIAL REIMBURSEMENT OF ELIGIBLE COSTS IN A POSSIBLE TAX INCREMENT FINANCE DISTRICT (TIF) AND TO INDUCE DEVELOPMENT INTEREST WITHIN THE SUBJECT AREA KNOWN AS THE FORMER COPLEY HOSPITAL PROPERTY (NOW KNOWN AS AVALON HEIGHTS).

Location Maps Attached:

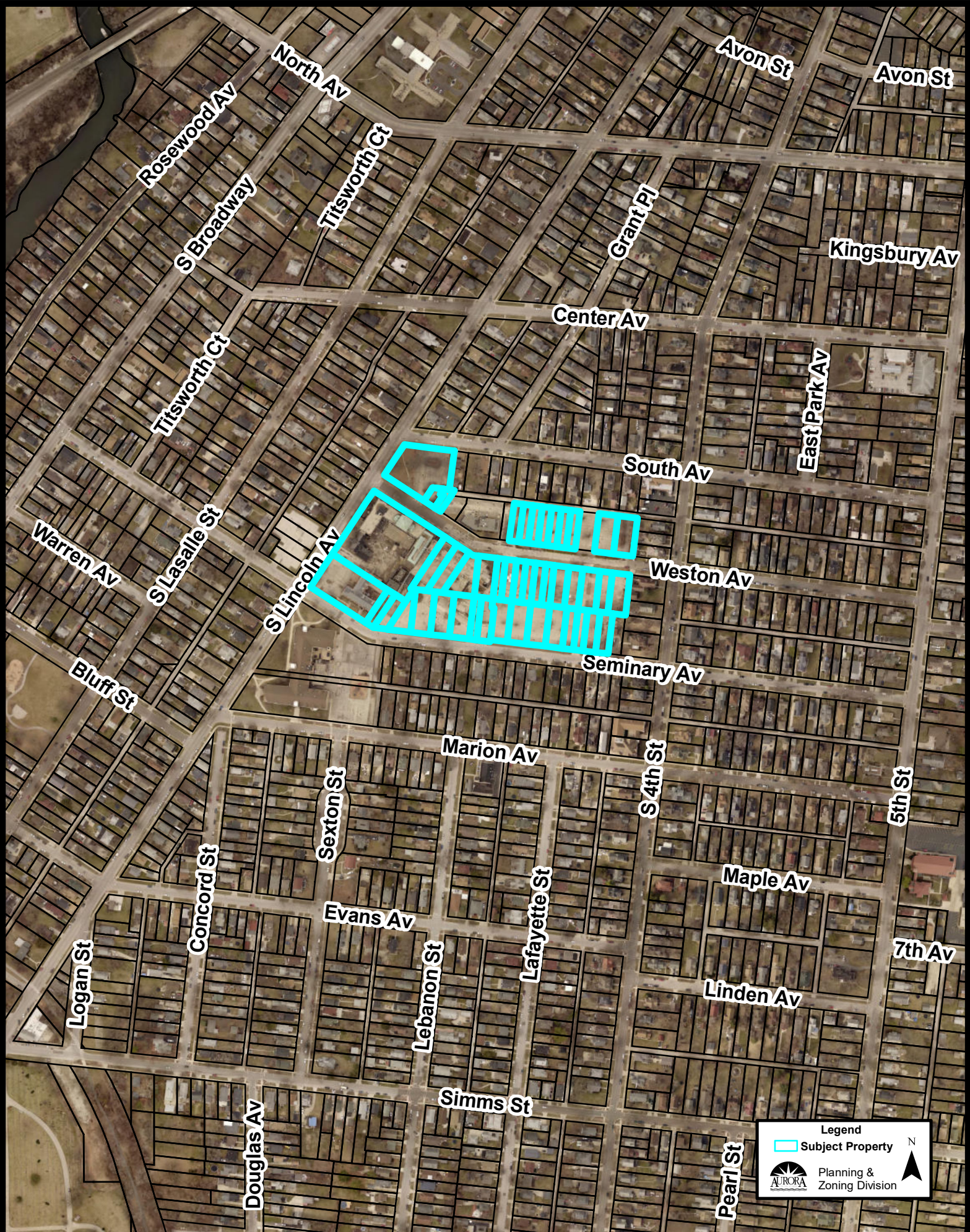
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):



Location Map (1:5,000):

