

PZ Review Memo - June 28, 2017

Plan Reviewer: Broadwell, Steve • sbroadwell@aurora-il.org

Subject: 2017.018 – Innovative Health / 4020-4090 E. New York Street / Final Plat and Plan / Vacation








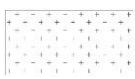





Petitioner Contact: Matt Brolley, Innovative Health / IH Fox Valley Owner, LLC • mbrolley@v3co.com

CC: Patti Bernhard (pab@dbcw.com); John Philipchuck (jfp@dbcw.com); Bryan Reiger (brieger@v3co.com);

Review Comments: The materials submitted have been reviewed and a few items have been found that need to be addressed, requiring a subsequent submittal and review. This re-submittal (in paper and digital form), should be delivered to the Planning and Zoning Offices by **7/7/2017**, in order to be considered for the **7/19/2017** Planning Commission Agenda.

Enclosures: Final Plan Mark-Up; Landscape Plan Mark-up; Building & Signage Elevation Mark-Up; Plat of Vacation Mark-Up; Street Name and Address Plat Mark-up

- A. Please include the following changes (pursuant to [Format Guidelines 2-4](#)) to the **Final Plan** document submitted, as shown in more detail on the attached "Mark-Up" plan:
- A) Indicate a 5' sidewalk along the curb of the parking lots are adjacent to the east and west of the proposed building.
- B. Please include the following changes (pursuant to [Format Guidelines 2-7](#)) to the **Landscape Plan** document submitted, as shown in more detail on the attached "Mark-Up" plan:
- 1) Pursuant to the attached Landscape Canopy Tree Equivalent ("CTE") Requirement Worksheet (1-22), the total canopy tree equivalents required for this project is **102.5 CTEs**. The Landscaping Plan submitted currently shows **94.4 CTEs**, being a deficit of **8.1 CTEs**. Please add additional planting materials, in the following material types and quantities:
- A) **Foundation** planting requirement for this plan is **17 CTEs**, the plan is currently showing **17.8 CTEs**.
- Foundation plantings should only include non-canopy tree planting material, therefore, remove the **3** canopy trees along the front of the building and replace with **48** evergreen shrubs along the east and west side of the building as shown.
- B) **Perimeter** planting requirement for this plan is **48 CTEs**, the plan is currently showing **54.6 CTEs**.
- In order to provide a greater variety of planting materials remove **11** Canopy Trees and add **11** understory trees as shown.
- C) **Buffer** planting requirements for this plan is **8 CTEs**, the plan is currently showing **0 CTEs**.
- There should be Buffer plantings along the north property line in the following material types and quantities: Add **3** Canopy Trees, add **3** evergreen trees, add **2** understory trees, add **20** evergreen shrubs, and add **20** deciduous shrubs as shown.
3. Once the above materials are shown on the plan the [Landscape Data Table: CTEs](#) and the [Planting Material Data Table: Landscape Plan](#), should be revised as follows:

Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	48
	
Evergreen Trees (minimum size 6 feet) Count:	31
	
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	40
	
Evergreen Shrubs (minimum of 18 inches) Count:	154
	
Deciduous Shrubs (minimum of 18 inches) Count:	300
	
Ornamental Grasses Count:	125
	
Perennials Count:	205
	
Annuals Count:	156
	
Groundcover Square Footage:	0
	
Turf (Seeded) Square Footage:	0
	
Turf (Sod) Square Footage:	58005
	
Native Prairie Planting Square Footage:	0
	
Native Wetland Planting Square Footage:	0
	

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	48	48
Evergreen Trees	3	31	10
Understory Trees	3	40	13
Deciduous Shrubs	20	300	15
Evergreen Shrubs	20	154	8
Total:		573	94

- C. Please include the following **content** changes (pursuant to [Format Guidelines 2-11](#)) to the **Building and Signage Elevations** document submitted, as shown in more detail on the attached “Mark-Up” Elevations:
1. Ground Sign Location Plan with accurate sign foot print and setback dimensions indicated (Sec. 3.4).

- D. Please include the following **content** changes (pursuant to [Format Guidelines 2-15](#)) to the **Plat of Vacation** document submitted, as shown in more detail on the attached “Mark-Up” plat:

For examples of the blocks, view the City of Aurora’s [Standards for Document Format, Certificates, Statements and Easements](#).

1. The following Certificates should be added to the plat: (Sec. 4.1)
 - a. City Clerk’s Certificate (Signature Block – Appendix J4)

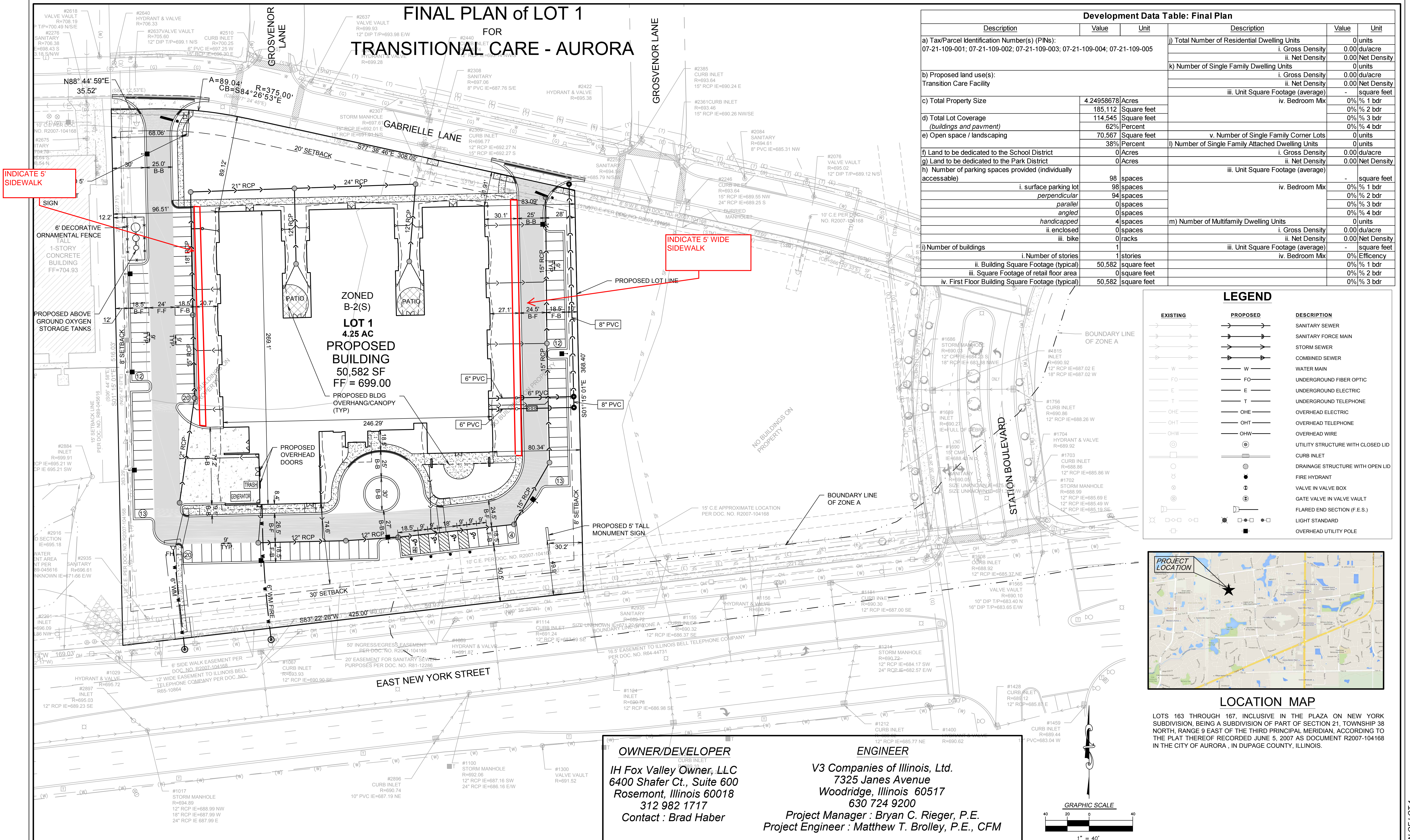
2. The following Certificates should be removed from the plat:
 - a. Owner's Certificate
 - b. Planning Commission Certificate
- E. Please include the following **content** changes (pursuant to [Format Guidelines 2-17](#)) to the **Street Name and Address Plat** document submitted, as shown in more detail on the attached "Mark-Up" plat:
 1. The Address Plat: Signature Block table should be copied and pasted into the right-hand corner of the document from the Development Tables and Calculators excel worksheet. (Sec. 2.3)
 2. Include a large black arrow for the building, indicating the direction the building is proposed to be "addressed" from. (Sec. 3.5)

Please include the following documents with your next submittal (in paper and digital form) to the Planning and Zoning Offices.

- Revised Landscape Plan with the modifications made as stated above.
- Revised Building and Signage Elevations with the modifications made as stated above.
- Revised Street Name and Address Plat with the modifications made as stated above.
- Revised Plat of Vacation with the modifications made as stated above

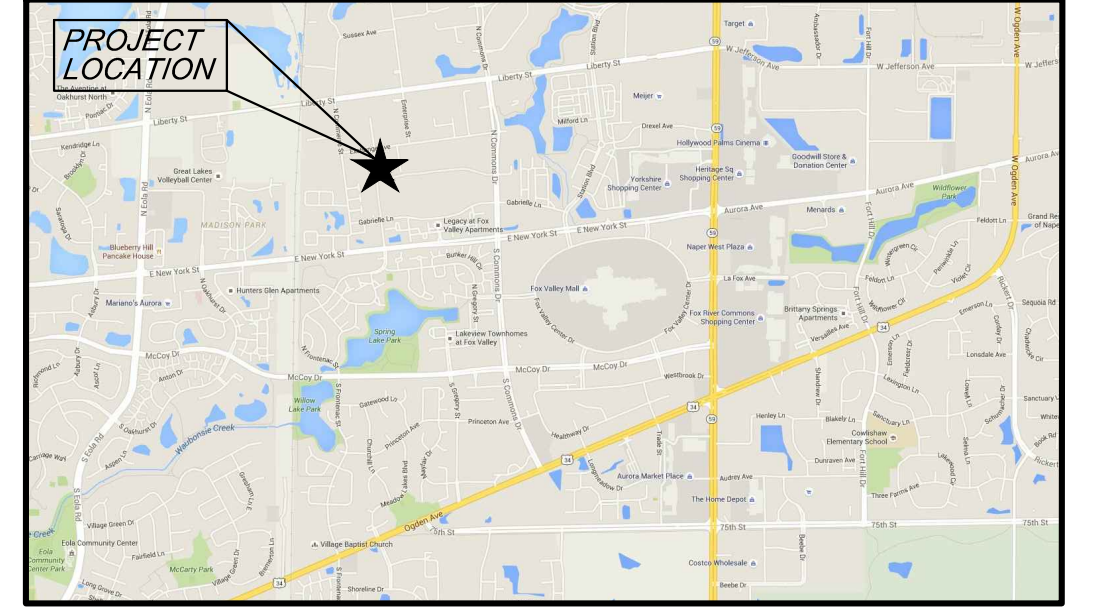
≈ **Please let the Plan Reviewer know if you have any questions** ≈

FINAL PLAN of LOT 1 FOR TRANSITIONAL CARE - AURORA



Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-109-001; 07-21-109-002; 07-21-109-003; 07-21-109-004; 07-21-109-005			j) Total Number of Residential Dwelling Units i. Gross Density ii. Net Density		
b) Proposed land use(s): Transition Care Facility			k) Number of Single Family Dwelling Units i. Gross Density ii. Net Density iii. Unit Square Footage (average) iv. Bedroom Mix		
c) Total Property Size			l) Number of Single Family Attached Dwelling Units i. Gross Density ii. Net Density iii. Unit Square Footage (average) iv. Bedroom Mix		
d) Total Lot Coverage (buildings and pavement)			m) Number of Multifamily Dwelling Units i. Gross Density ii. Net Density iii. Unit Square Footage (average) iv. Bedroom Mix		
e) Open space / landscaping			n) Number of buildings i. Number of stories ii. Building Square Footage (typical) iii. Square Footage of retail floor area iv. First Floor Building Square Footage (typical)		

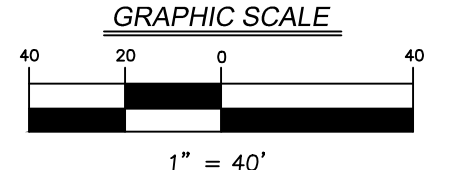
EXISTING	PROPOSED	DESCRIPTION
→	→	SANITARY SEWER
→	→	SANITARY FORCE MAIN
→	→	STORM SEWER
→	→	COMBINED SEWER
—	—	WATER MAIN
—	—	UNDERGROUND FIBER OPTIC
—	—	UNDERGROUND ELECTRIC
—	—	UNDERGROUND TELEPHONE
—	—	OVERHEAD ELECTRIC
—	—	OVERHEAD TELEPHONE
—	—	OVERHEAD WIRE
⊙	⊙	UTILITY STRUCTURE WITH CLOSED LID
⊙	⊙	CURB INLET
⊙	⊙	DRAINAGE STRUCTURE WITH OPEN LID
⊙	⊙	FIRE HYDRANT
⊙	⊙	VALVE IN VALVE BOX
⊙	⊙	GATE VALVE IN VALVE VAULT
⊙	⊙	FLARED END SECTION (F.E.S.)
⊙	⊙	LIGHT STANDARD
⊙	⊙	OVERHEAD UTILITY POLE



LOCATION MAP
LOTS 163 THROUGH 167, INCLUSIVE IN THE PLAZA ON NEW YORK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA, IN DUPAGE COUNTY, ILLINOIS.

OWNER/DEVELOPER
IH Fox Valley Owner, LLC
6400 Shafer Ct., Suite 600
Rosemont, Illinois 60018
312 982 1717
Contact : Brad Haber

ENGINEER
V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager : Bryan C. Rieger, P.E.
Project Engineer : Matthew T. Brolley, P.E., CFM



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-17-17	REVISED PER CITY REVIEW			

PROJECT NO.:	DESIGNED BY:
16008 S04	MTB
FILE NAME:	DRAWN BY:
EX 2 FINAL PLAN\16008.DWG	NRS
ORIGINAL ISSUE DATE:	CHECKED BY:
04-21-17	BCR
SCALE:	PROJECT MANAGER:
1"=40'	BCR

TRANSITIONAL CARE - AURORA
ILLINOIS

FINAL PLAN OF LOT 1
EX 2
DRAWING NO.

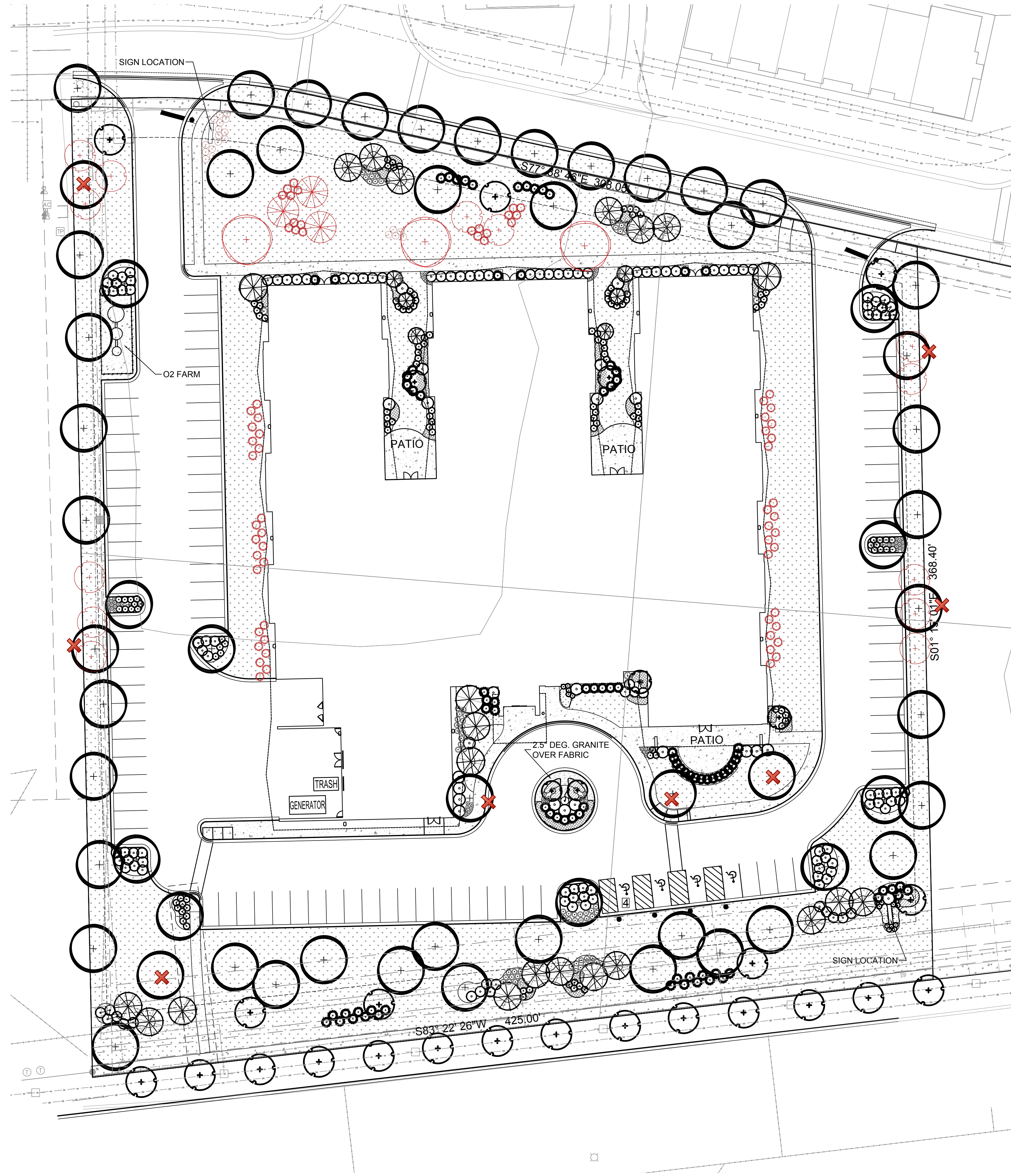
V3
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3cco.com

Visio, Vertere, Virtute the Vision to Transform with Excellence

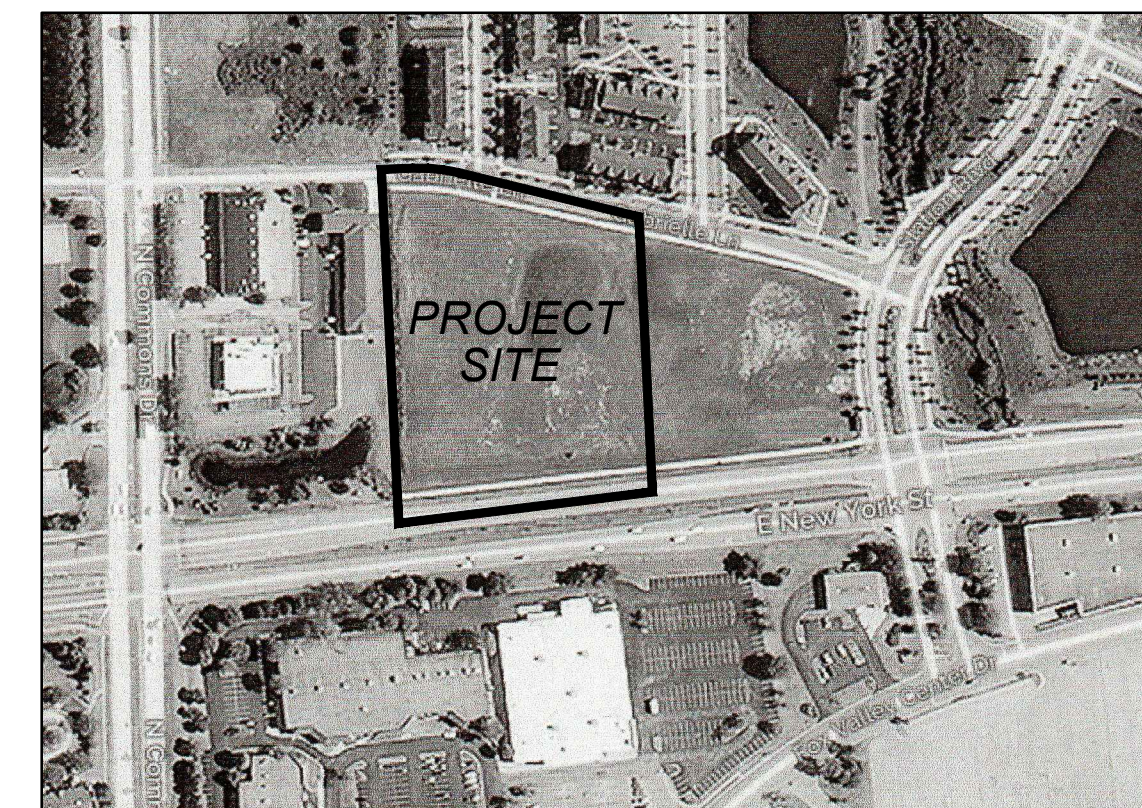
16008 S04 - FINAL PLAN OF LOT 1

LANDSCAPE PLAN

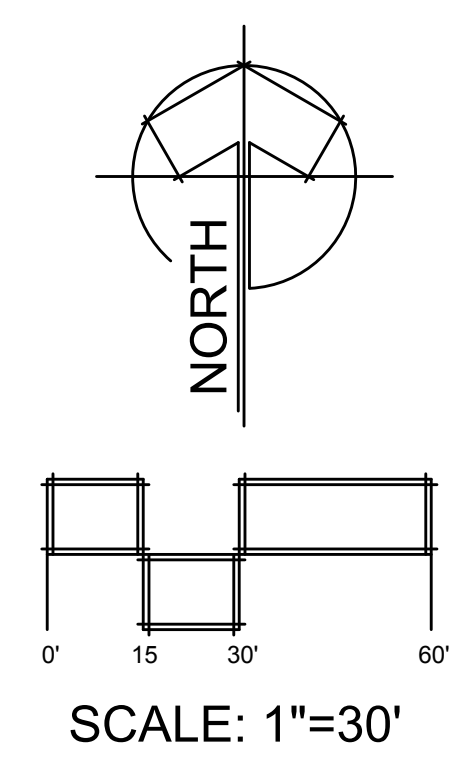
TRANSITIONAL CARE FACILITY



- LEGEND:**
- (E) UTILITY - ELECTRIC
 - (W) UTILITY - WATER LINE
 - (T) UTILITY - TELEPHONE
 - (STM) UTILITY - STORM SEWER
 - OH OVER HEAD UTILITIES
 - ← SANITARY SEWER
 - TRAFFIC SIGN
 - FLAG POLE
 - CONCRETE
 - FENCE
 - UTILITY POLE



LOCATION MAP



Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	60
Evergreen Trees (minimum size 6 feet) Count:	31
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	27
Evergreen Shrubs (minimum of 18 inches) Count:	86
Deciduous Shrubs (minimum of 18 inches) Count:	274
Ornamental Grasses Count:	125
Perennials Count:	205
Annuals Count:	156
Groundcover Square Footage:	192
Turf (Seeded) Square Footage:	0
Turf (Sod) Square Footage:	58005
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	60	60
Evergreen Trees	3	31	10
Understory Trees	3	27	9
Deciduous Shrubs	20	274	14
Evergreen Shrubs	20	86	4
Total:		478	97

REVISIONS	

TRANSITIONAL CARE FACILITY
4030 E. NEW YORK STREET
AURORA, ILLINOIS

PETITIONER:
ARCO Construction
 900 N. Rock Road
 St. Louis, MO 63119

PEDERSEN CO.
 Landscape Contracting & Management
 947-488-0303 Fax: 947-488-0966
 www.pedersencompany.com
 67453 IL Rt. 25 - St. Charles, IL 60114

STAMP:

METZ & COMPANY
 LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
 Lombard, Illinois 60148
 PH: 630.561.3903
 Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

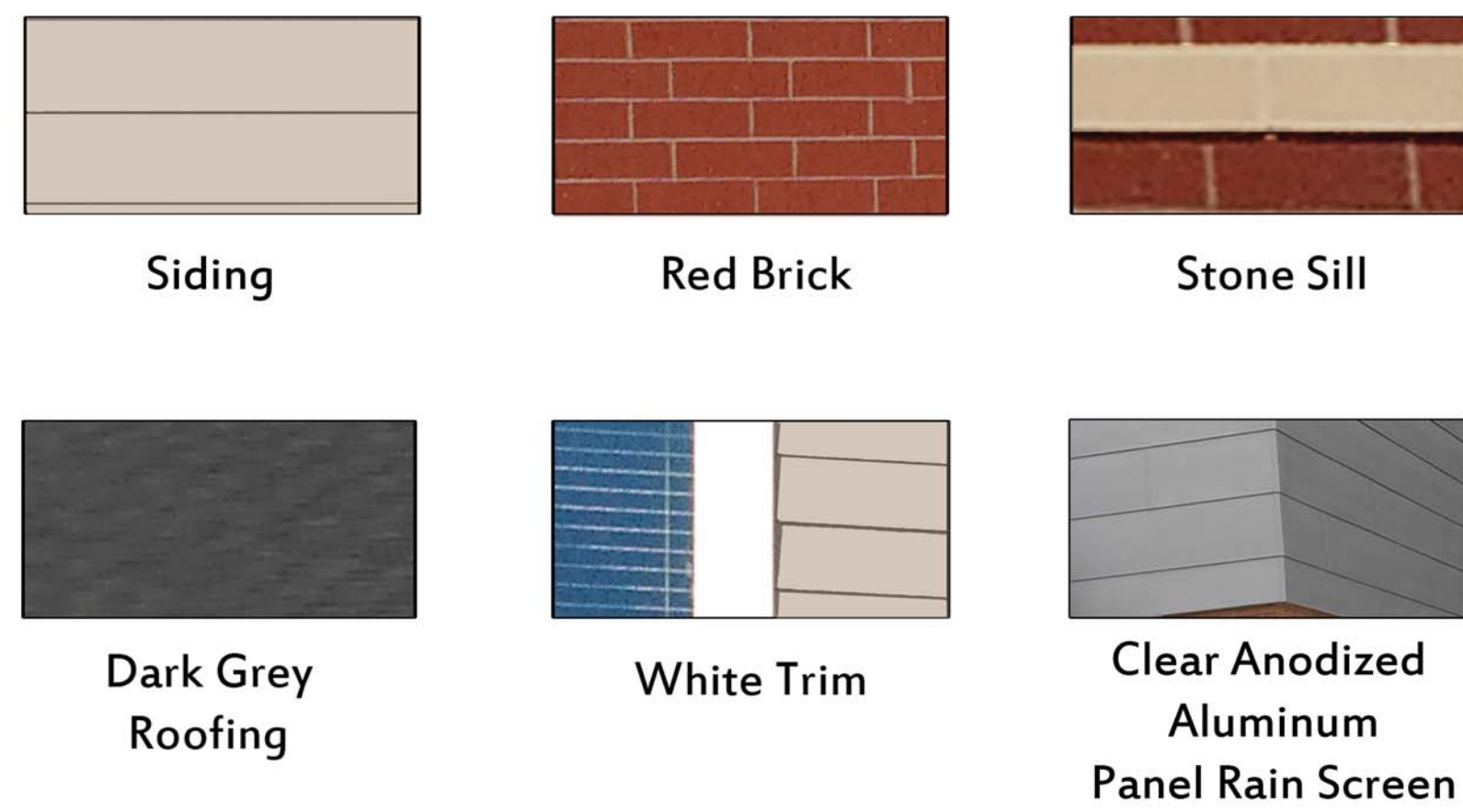
PROJECT NO.:
17-036

DATE: **1-30-17**

SCALE: **1"=30'**

SHEET
L-1

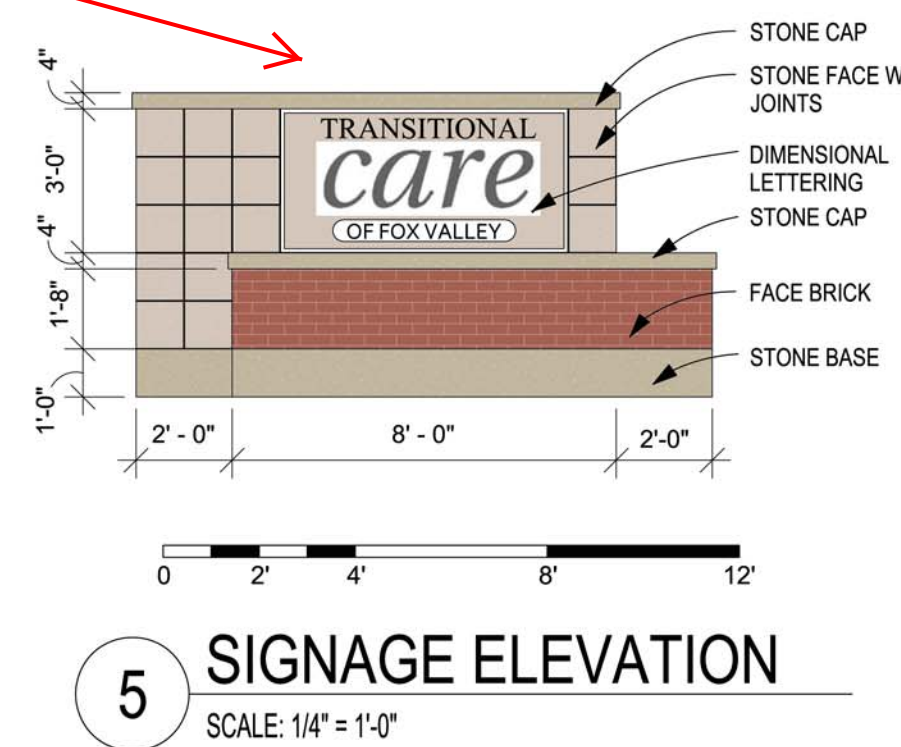
Material Key



Elevation Data Table: Elevations		
Description	Value	Unit
a) Building Height in feet (typical)	34.80	feet
b) Total Building Square Footage (typical)	50,582.00	Square Feet
c) First Floor Building Square Footage (typical)	50,582.00	Square Feet
d) Number of building stories (typical)	1.00	-
e) Exterior Material List (including colors) for all buildings and accessory structures:		
Brick Veneer		
Color: Burgundy Ironspot		
Cast Stone - Head / Band / Cap		
Color: Buff		
Asphalt Shingles		
Color: Pewter		
Fibercement Trim		
Color: Arctic White		
Fibercement Lap Siding		
Color: Navajo Beige		
Exterior Trim Paint		
All steel door frames and miscellaneous materials to be painted to match adjacent materials		
Aluminum Storefront/ Aluminum Infill Panel		
All aluminum infill panels to be clear anodized to match aluminum storefront mullions		
Aluminum Panel Rainscreen		
All aluminum panel rainscreens to be clear anodized to match aluminum storefront mullions		

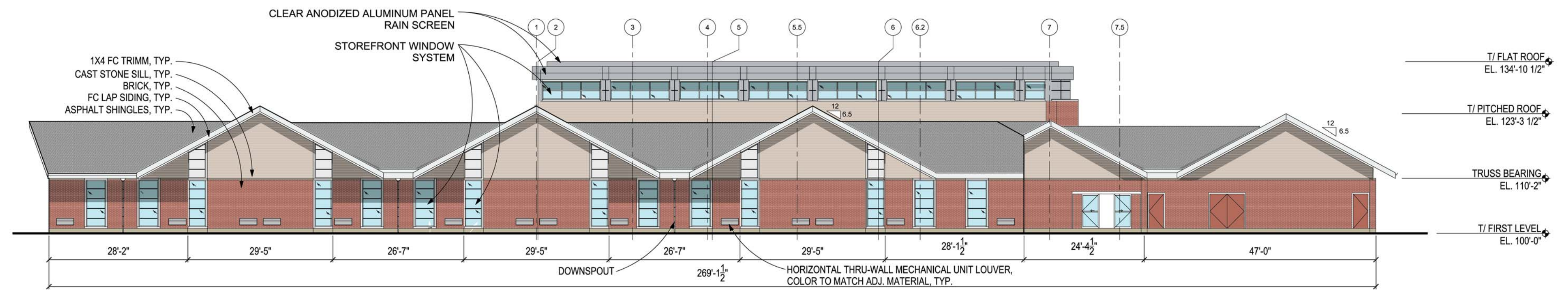
Elevation Data Table: Ground Signage				
Ground Sign #	Description	Value	Unit	
1	i) Length of street frontage - on which Sign is Located	433	Feet	
	ii) Width of Sign Face	6.00	Feet	
	iii) Height of Sign Face	3.00	Feet	
	iv) Square Footage of Sign Face	18	Square Feet	
	v) Height of Sign (overall)	6	Feet	
	vi) Width of Sign (overall)	12	Feet	
	vii) Type of Sign	Dimensional Lettering		
	viii) Type of Sign Base	Stone Base with Brick and Stone Above		
	ix) Is there a Digital Display		no	
	If Yes then, Location of Digital Display on the sign			
Ground Sign #				
2	i) Length of street frontage - on which Sign is Located	425	Feet	
	ii) Width of Sign Face	6.00	Feet	
	iii) Height of Sign Face	3.00	Feet	
	iv) Square Footage of Sign Face	18	Square Feet	
	v) Height of Sign (overall)	6	Feet	
	vi) Width of Sign (overall)	12	Feet	
	vii) Type of Sign	Dimensional Lettering		
	viii) Type of Sign Base	Stone Base with Brick and Stone Above		
	ix) Is there a Digital Display		no	
	If Yes then, Location of Digital Display on the sign			

INCLUDE GROUND SIGN LOCATION PLAN WITH ACCURATE SIGN FOOTPRINT & SETBACK DIMENSIONS

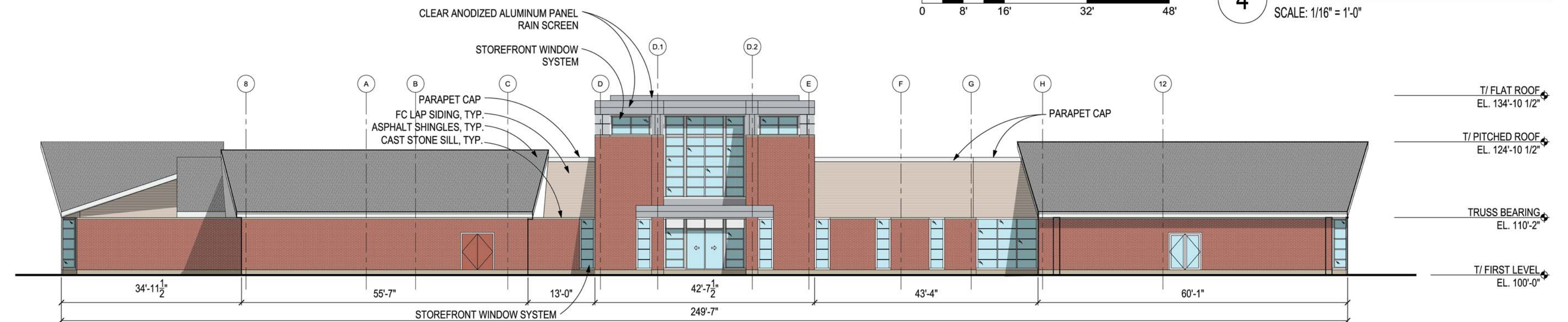


5 SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"

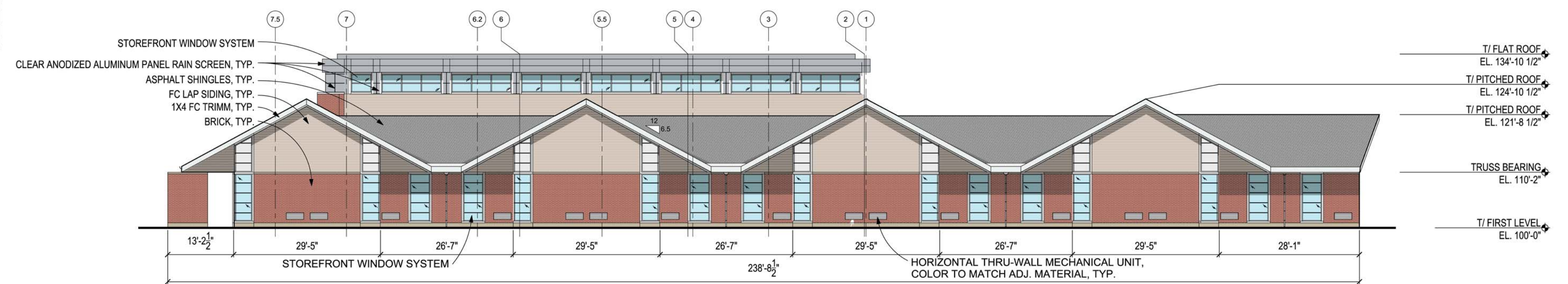
ELEVATIONS



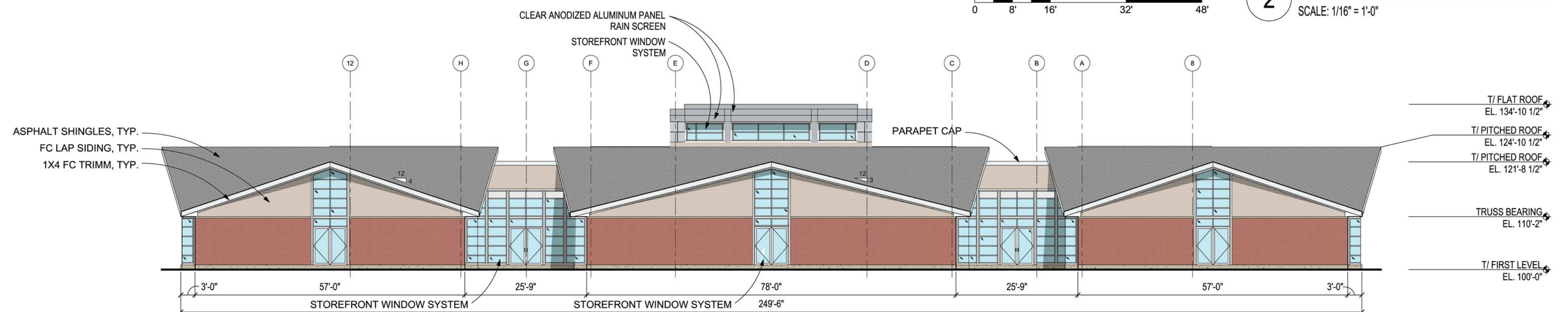
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



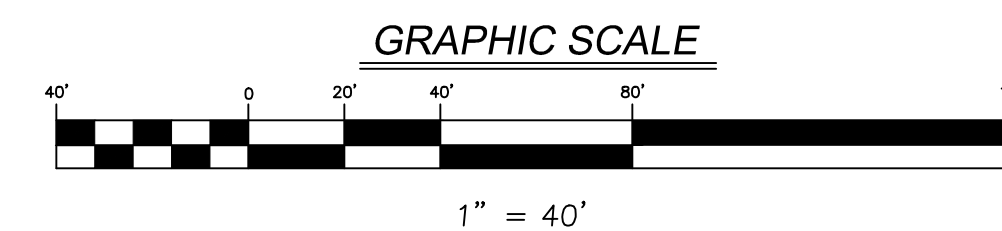
Transitional Care of Fox Valley
Aurora, Illinois 60504
May, 2017

PFB ARCHITECTS, LLC
33 N. LASALLE STREET, SUITE 3600
CHICAGO, ILLINOIS 60602
PHONE: (312) 376-3100 FAX: (312) 376-3106
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PLAT OF EASEMENT VACATION FOR TRANSITIONAL CARE - AURORA

PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSES ON: _____



BASIS OF BEARINGS

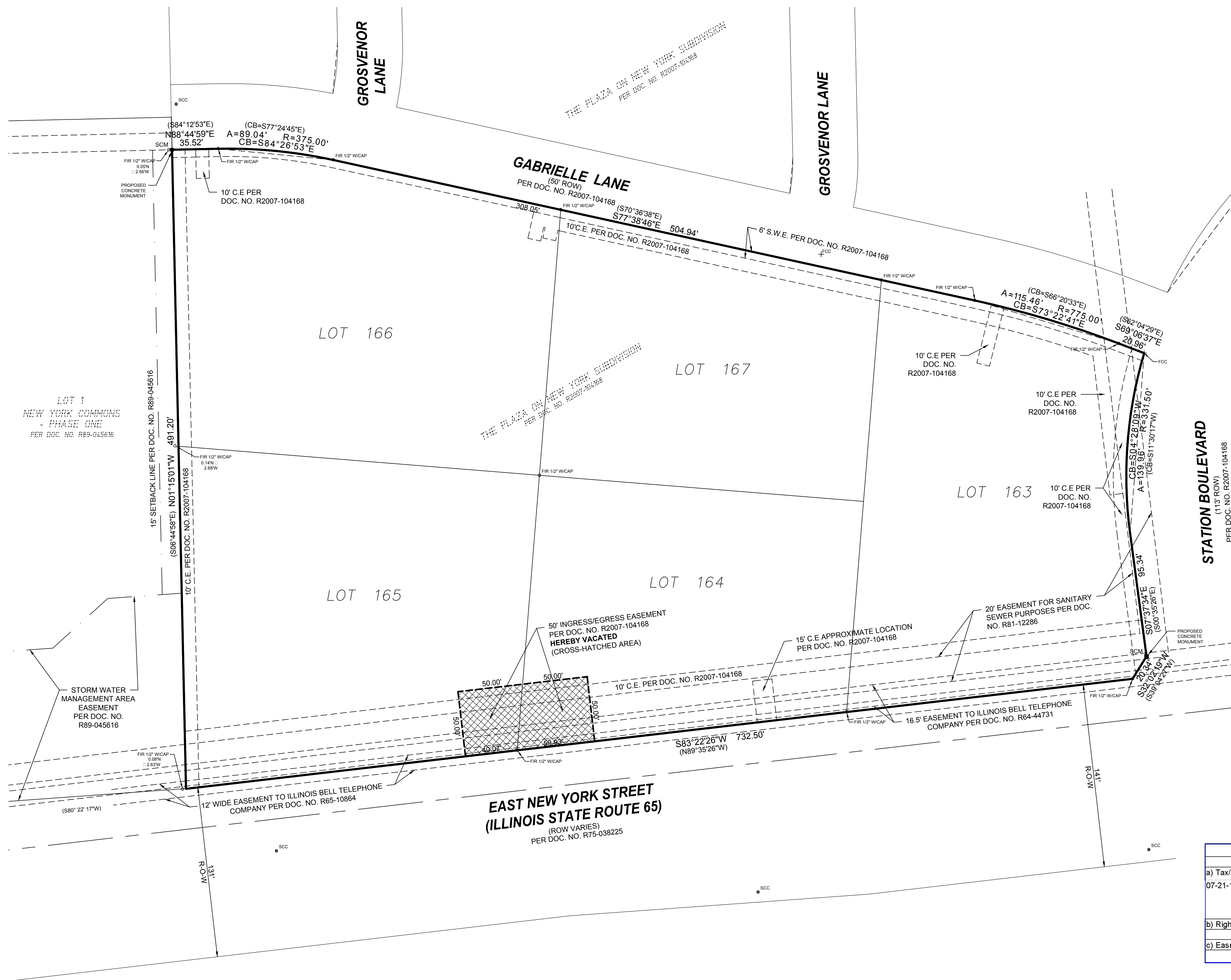
U.S. STATE PLANE 1983
IL EAST 1201
US SURVEY FOOT
SCALE FACTOR 1.0000520744

LEGEND

- DEVELOPMENT BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT HEREBY VACATED
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- C.E. CITY EASEMENT
- (REC) RECORD DATUM



LOT 1
NEW YORK COMMONS
- PHASE ONE
PER DOC. NO. R89-045616

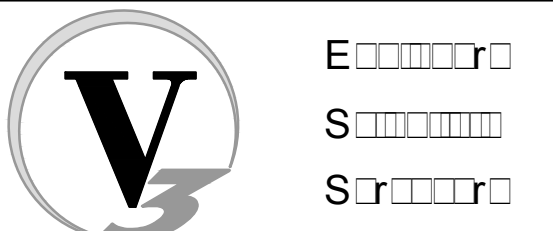
STORM WATER
MANAGEMENT AREA
EASEMENT
PER DOC. NO.
R89-045616

**EAST NEW YORK STREET
(ILLINOIS STATE ROUTE 65)**
(ROW VARIES)
PER DOC. NO. R75-038225

STATION BOULEVARD
(113' ROW)
PER DOC. NO. R2007-104168

OWNER/DEVELOPER
IHS Fox Valley Owner, TLC
6400 Shafer Ct., Suite 600
Erioston, Illinois 60018
312 982 1717
Contact : Brad Chamber

Development Data Table: Plat of Vacation		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-109-001; 07-21-109-002; 07-21-109-003; 07-21-109-004; 07-21-109-005		
b) Right of way being Vacated	0.00	Acres
c) Easement being Vacated	0.11	Square Feet
	5,000	Square Feet



7325 J... A... S... 100
Woodridge, IL 60517
630.724.9200
630.724.0384
312.982.1717

PREPARED FOR:
IHS Fox Valley Owner, TLC
6400 Shafer Ct., Suite 600
Erioston, IL 60018
312-982-1717

NO.		DATE		DESCRIPTION	

PLAT OF EASEMENT VACATION			
TRANSITIONAL CARE - AURORA			
DRAFTING COMPLETED:	05-18-17	DRAWN BY:	MLP
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AS
PROJECT MANAGER:	AS	SCALE:	1" = 40'
SHEET NO.	1	OF	2

Project No: 16008
Drawing No: VP02.V

PLAT OF EASEMENT VACATION FOR TRANSITIONAL CARE - AURORA

PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADD THE CITY CLERK'S
CERTIFICATE

REMOVE OWNER'S
CERTIFICATE

REMOVE PLANNING
COMMISSION
CERTIFICATE

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF _____ COUNTY DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF COUNTY CLERK AT _____ THIS _____ DAY OF _____, A.D., 2017.

COUNTY CLERK
PLEASE TYPE/PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS
PLEASE TYPE/PRINT NAME

OWNER'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE RECORD OWNER OF THE PROPERTY PLOTTED HEREON, AND DOES HEREBY CONSENT TO THE VACATION OF INGRESS/EGRESS EASEMENT DESCRIBED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20_____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS.

AFFIX SEAL IF APPROPRIATE

STATE OF _____)
)SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOSTRIL SEAL THIS _____ DAY OF _____, A.D., 20_____.

NOTARY
PLEASE TYPE/PRINT NAME

NOTARY'S SEAL

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS _____ DAY OF _____, A.D., 20_____.

CITY ENGINEER
PLEASE TYPE/PRINT NAME

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS _____ DAY OF _____, A.D., 20_____.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN
PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D., 20_____ BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. _____.

BY: _____
MAYOR
ATTEST: _____
CITY CLERK

LEGAL DESCRIPTION OF VACATED EASEMENT

ALL OF THE 100.00' x 50.00' INGRESS/EGRESS EASEMENT OVER PARTS OF LOTS 164 AND 165 IN THE PLAZA OF NEW YORK, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA, IN DUPAGE COUNTY, ILLINOIS.

PERMISSION TO RECORD

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

I, ANTHONY J. STICKLED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY AUTHORIZE THE PLAT OFFICER OF THE CITY OF AURORA AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

THIS _____ DAY OF _____, A.D., 20_____.

ANTHONY J. STICKLED
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.

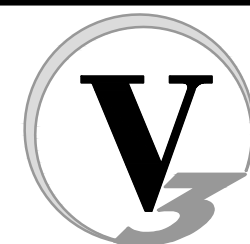
SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF VACATING AN EASEMENT FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF VACATION ACCURATELY DEPICTS SAID EASEMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20_____.

SIGNATURE
ANTHONY J. STICKLED
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.



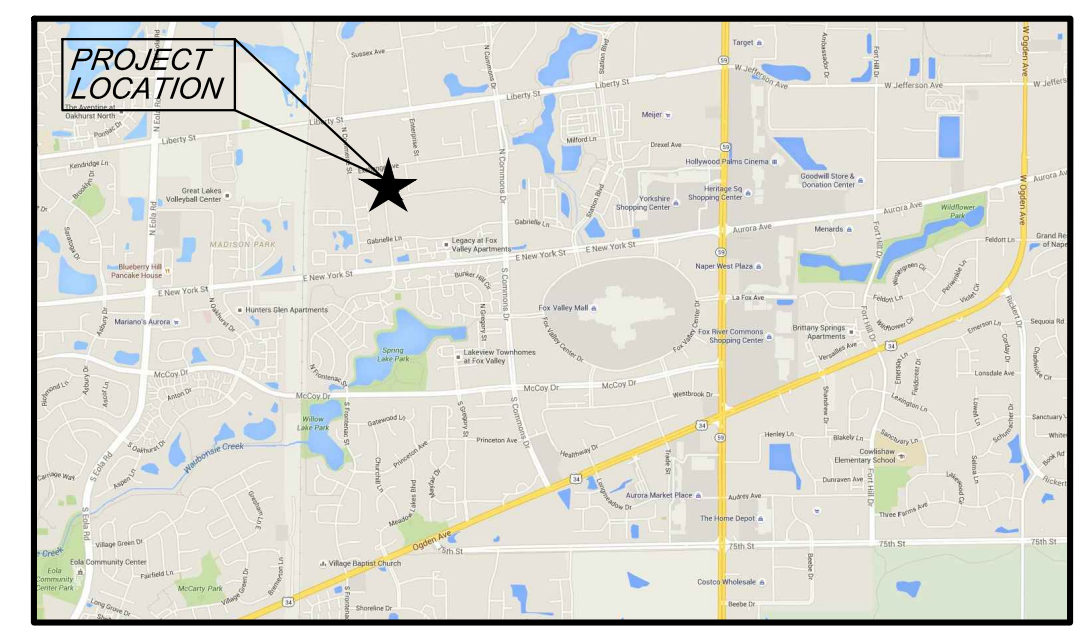
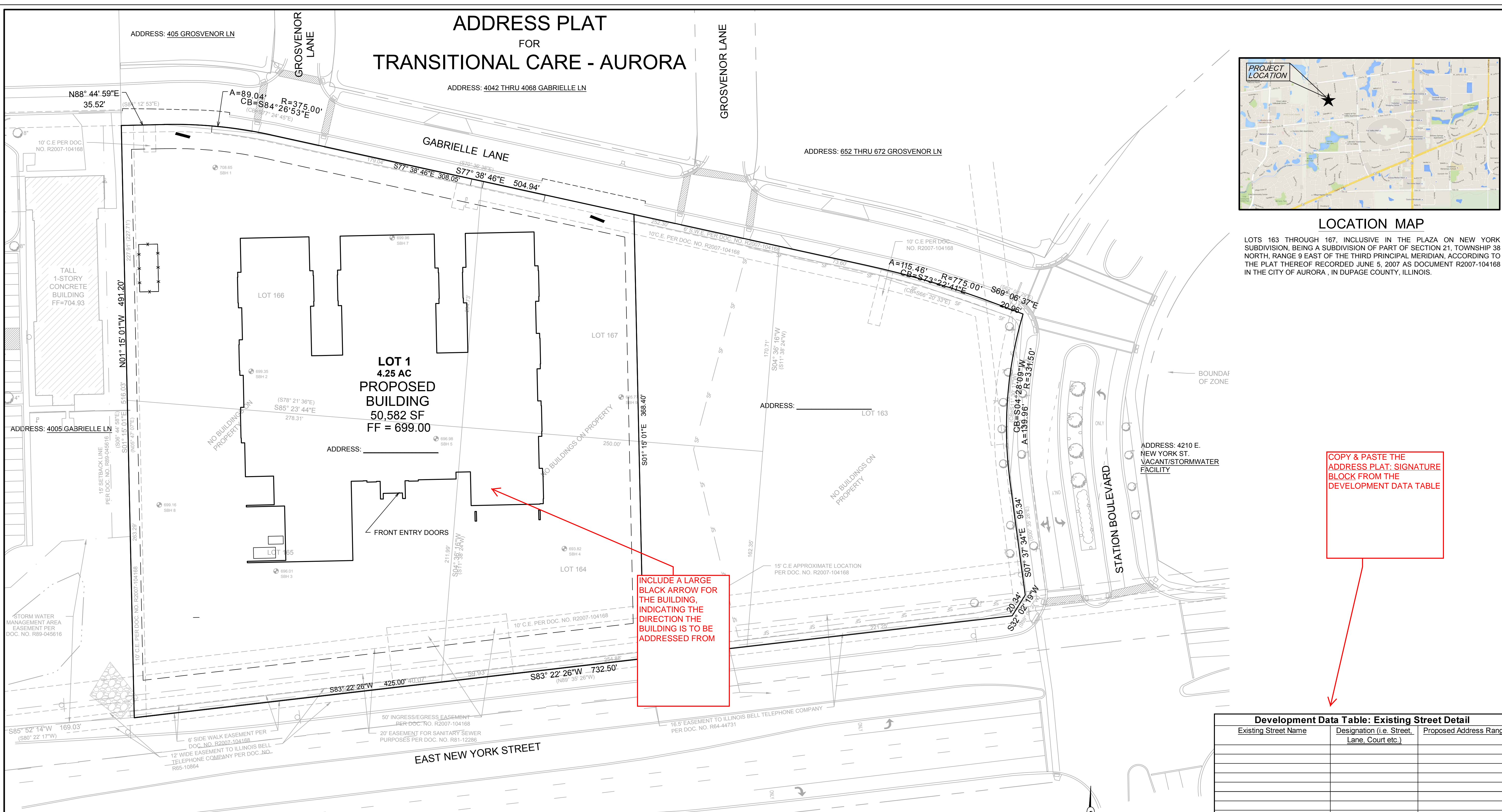
7325 J... A..., S... 100
W... IL 60517
630.724.9200
630.724.0384
3...

PREPARED FOR:
IHS F... V... O..., TLC
6400 S... C... S... 600
E... IL 60018
312-982-1717

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION

PLAT OF EASEMENT VACATION				Project No: 16008
TRANSITIONAL CARE - AURORA				Gr... No: VP02.V
DRAFTING COMPLETED:	05-18-17	DRAWN BY: MLP	PROJECT MANAGER: AS	SHEET NO.
FIELD WORK COMPLETED:	N/A	CHECKED BY: AS	SCALE: 1" = 40'	1 of 2

ADDRESS PLAT FOR TRANSITIONAL CARE - AURORA



LOCATION MAP

LOTS 163 THROUGH 167, INCLUSIVE IN THE PLAZA ON NEW YORK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA, IN DUPAGE COUNTY, ILLINOIS.

INCLUDE A LARGE BLACK ARROW FOR THE BUILDING, INDICATING THE DIRECTION THE BUILDING IS TO BE ADDRESSED FROM

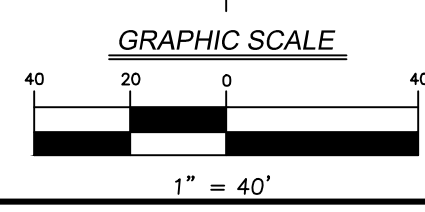
COPY & PASTE THE ADDRESS PLAT: SIGNATURE BLOCK FROM THE DEVELOPMENT DATA TABLE

Development Data Table: Existing Street Detail		
Existing Street Name	Designation (i.e. Street, Lane, Court etc.)	Proposed Address Range

Development Data Table: New Street Detail			
Temporary Street Designation	Street Name	Designation (i.e. Street, Lane, Court etc.)	Address Range
Street A			
Street B			
Street C			
Street D			

<p>OWNER/DEVELOPER IH Fox Valley Owner, LLC 6400 Shafer Ct., Suite 600 Rosemont, Illinois 60018 312 982 1717 Contact : Brad Haber</p>	<p>ENGINEER V3 Companies of Illinois, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 Project Manager : Bryan C. Rieger, P.E. Project Engineer : Matthew T. Brolley, P.E., CFM</p>
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P.I.N.
 07-21-109-001
 07-21-109-002
 07-21-109-003
 07-21-109-004
 07-21-109-005



V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

REVISIONS			
NO.	DATE	DESCRIPTION	

PROJECT NO.: 16008	DESIGNED BY: MTB
FILE NAME: ADDRESS PLAT16008.DWG	DRAWN BY: BJD
ORIGINAL ISSUE DATE: 06-08-17	CHECKED BY: BCR
SCALE: 1:40	PROJECT MANAGER: PM

TRANSITIONAL CARE - AURORA

AURORA ILLINOIS

ADDRESS PLAT

DRAWING NO.
1/1

16008 - PRELIMINARY LAYOUT PLAN