



City of Aurora

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Legistar History Report

File Number: 16-00577

File ID: 16-00577	Type: Resolution	Status: ATS Review
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File Name: Innovative Health /Prelim Plat / Plaza on New York Street		File Created: 06/16/2016
		Final Action:

Title: A Resolution Approving a Preliminary Plat for Transitional Care - Aurora Subdivision Being Vacant Land located on the north side of New York Street, west of Station Boulevard

Notes:

Agenda Date: 08/11/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibiit "A" Preliminary Plat - 2016-07-05 - 2015.294.pdf, Land Use Petition and Supporting Documents - 2016-06-15 - 2015.294.pdf, Property Research Sheet - 2016-04-20 - 2015.294.pdf, Plat of Survey - 2016-06-15 - 2015.294.pdf, Legistar History Report (Preliminary Plat) - 2016-07-26 - 2015.294.pdf

Enactment Number:

Planning Case #: NA21/1-15.294-Su/Ppn/Psd

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	06/21/2016	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	06/28/2016					
	Notes: <i>Representatives Present: John Philipchuck, Matt Brolley, Tom Jeziorski, Chris Chancellor, Cliff Heeley</i>						
	<i>Mr. Philipchuck said this is part of the Plaza on New York Street. This would be the northwest corner there of E. New York Street and Station Boulevard. They are proposing to do a resub of the property and create basically two lots, one of which the new Transitional Health Care facility will be constructed on and then the hard corner would be available for future commercial development. The property is zoned, basically an underlying zoning of B-2 and we are requesting the Special Use for the Transitional Health Care facility and rehabilitative services and it will have a Preliminary Plan and Plat associated with it. So the property would be developed with a 60 unit care facility. The building that's</i>						

proposed, and Tom is here, our architect, is a 53,800 square foot building. I think you've got a floor plan of that too. Obviously we are showing 2 access points on Gabrielle and we have a portico share in the front facing New York Street where patients would be brought in. You'll see an area on the west side, that's where the oxygen, the bulk oxygen tanks are stored. It is a one story building. I think it will help the area by bringing people that come to visit the patients. This is just short term care. The people would come in, get rehabilitative services and then move home. They think it is a great location given the area hospitals and where they are located in proximities. We were pleased to receive a Certificate of Need from the state. Thank you to staff for helping us get that correspondence done in a hurry when we needed it at the end of last year. That's the proposal.

Mr. Sieben said I know this is a change from retail to this use, but do you want to talk a little bit about the jobs and the type of jobs this will generate?

Mr. Philipchuck said well that's the thing, because of the skilled nursing that's involved with it, we would anticipate that there would be a good mix of highly skilled and highly paid jobs associated with this particular use.

Mr. Sieben said and you are going to have about 2¼ acres left over on the corner that's still commercial?

Mr. Philipchuck said exactly. It is 2.24 acres for that corner parcel. That's planned that it could have a right-in/right-out access on New York Street and, obviously, would have access on Gabrielle also for that commercial parcel. Obviously, our utilities are in place. Dan, detention is already provided for out there with the existing facilities, so I think pretty simple as far as Engineering is concerned once we get some grading work done out there. We've got to remove some soil and stuff, but otherwise I think we are in pretty good shape as far as that. Hopefully, the Fire Marshall concurs with our fire plan that we can get our good circulation in there. We will be, obviously, tapping into that main on New York Street for our fire service lines and potable water lines.

Mr. Cross said are the oxygen tanks above ground?

Mr. Philipchuck said yes.

Mr. Cross said I think I sent notes out about the staging area, confirming the staging area and the extender of the hydrant for that supply for the FDC. I just wanted to make sure and confirm that the address will be a New York Street address because the FDC needs to be on the New York Street side or whatever the street of address is.

Mr. Philipchuck said I know we went back and forth about that address in the DST meeting.

Mr. Sieben said it's wherever the...

Mrs. Vacek said at Final Plan we'll nail it down. We'll have to take a look.

Mr. Beneke said do you see a problem with it being on New York Street?

Mrs. Vacek said there are already addresses assigned to these areas, so I'm assuming we'll just pick one of those addresses that's already assigned, but we'll make note that it should probably be a New York address.

Mr. Cross said right because the FDC is presently showing on the New York Street side and so that's why we have a street of address. FDC is always on the street address side.

Mrs. Vacek said Planning sent out comments already, so I'm assuming you received those.

Mr. Philipchuck said we did. We are looking at those.

Mrs. Vacek said I don't think that there was anything major on them. I believe we have you tentatively set for August 3rd, but it just all depends on when you get...

Mr. Philipchuck said we'll get those turned around and then we are going to, obviously, get our notices ready to go for that hearing date because that's what we'd like to shoot for.

Mr. Beneke said just so it is clear, the staging area, that 26 by 40, right now you don't have that, so

you do need to modify that to get the face to face for the outside edge of the parking space to the face for that 26 just at location where the hydrant is. That's all we worry about.

Mrs. Vacek said John, the last thing, I know I didn't really comment on this in our things, but looking at this we may want to just show in maybe like a grey line the access into Lot 2 so we can all kind of take a look at where we believe that that's going to be so we have a clear understanding when Lot 2 does come in what we are looking at.

Mr. Philipchuck said we can keep that somewhat generic, do you think?

Ms. Phifer said yes. Just some curve lines.

Mr. Philipchuck said because obviously, depending on the user...

Mr. Brolley said the access off of Gabrielle or...

Ms. Phifer said I think both because I want to make sure Engineering is good with where that location is if it is not too close to Station and make sure we can still fit one on there. You may not have a choice, depending on the use, of where that right-in/right-out ends up being because it might be restricted because of that. The Gabrielle one, obviously can move around a little bit. It's more the New York Street one I think is the important one. You are going to have residents at your public hearing and I think it is good for everybody to kind of understand how these lots are going to interact with the neighborhood, so I don't want people to think that there is no access onto Gabrielle.

Mr. Frankino said John, is there a full kitchen facility anticipated?

Mr. Brolley said there is.

Mr. Feltman said we don't have final engineering at this point because it is preliminary.

1 DST Staff Council 07/05/2016
(Planning Council)

Notes: *Mr. Sieben said I believe Tracey did send comments out a week ago.*

Mr. Thavong said engineering-wise, we just got the submittal last week, so we'll take a look at it.

Mr. Cross said we just had that the 26 by 40 staging area needs to be resubmitted and clearly marked on the plans. I think we were confirming the New York Street address, making sure that was going to be New York Street as the FDC was on that side.

1 DST Staff Council 07/12/2016
(Planning Council)

Notes: *Mrs. Vacek said I have this going to the August 3rd Planning Commission. They resubmitted. Everything is good now. This is set for the August 3rd Planning Commission.*

Ms. Phifer said so they met all the comments?

Mrs. Vacek said they met all of our comments.

Mr. DuSell said I think Souts has this one. I think he is just getting started on the review.

1 DST Staff Council 07/19/2016
(Planning Council)

Notes: *Mrs. Vacek said this is tentatively set for the August 3rd Planning Commission. The signs should be ready to be picked up tomorrow, probably in the afternoon.*

Mr. Feltman said Engineering needs to look a little closer at that right-in/right-out off of New York Street. I know it was always shown that way, but it did move closer to the intersection of Station Boulevard and New York. I recognize after discussing having a shared access, there is kind of a grading issue, but I'd like to take a closer look at that to make sure that it is going to work and discuss it with the city Traffic Engineer. Obviously we want the commercial use to have good access, but we also need to, obviously, protect New York Street to make sure that the right-in/right-out isn't going to impact New York, so that might mean a right turn bay, it might mean eliminate it all together. We'll just have to see how it all fits together to make sure that we are all in agreement.

Mr. Sieben said so this is set for August 3rd. We've also been dealing internally, a lot of the staff, regarding the stockpile on there. I know it is Old Second and the person who put it there's responsibility, so I know that's in the works. I think it is being worked out between the parties.

1 DST Staff Council 07/26/2016 Forwarded Planning 08/03/2016 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Sieben, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/3/2016. The motion carried by voice vote.

Notes: *Mrs. Vacek said we're going to vote these out today. It is going to the August 3rd Planning Commission. There will be 2 conditions. The first condition will be that the right-in/right-out shown on New York Street will need to be moved further to the west and that there will need to be a right-hand turn lane for that.*

Ms. Phifer said it should be as far west as possible.

Mrs. Vacek said sorry, as far west as possible and a right-hand turn lane. If that can't be accomplished, then we would not allow a right-in/right-out there. The second one would be prior to a Final Plan and Plat submittal that they present a grading plan and a future development plan for the balance of the property being Lot 2. We just want to make that it is all going to work out.

Ms. Phifer said yes, the commercial viability of the remaining parcel.

Mr. Sieben said I'll second that. Do you have any comment?

Mr. Feltman said no. I think we are all on the same page with that.

The motion carried unanimously.

2 Planning Commission 08/03/2016 Forwarded Planning & 08/11/2016 Pass
Development
Committee

Action Text: A motion was made by Mr. Bergeron, seconded by Mr. Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/11/2016. The motion carried.

Notes: *See Attachment for Items 16-00576, 16-00577, and 16-00578.*

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and At Large Owusu-Safo

Attachment for Items 16-00576, 16-00577, and 16-00578:

- 16-00576 An Ordinance granting a Special Use Permit for a nursing, supervision, and other rehabilitative services (6320) use on Lots 165, 166 and a portion of Lots 164 and Lots 167 of the Plaza on New York Subdivision (future Lot 1 of Transitional Care – Aurora Subdivision) located on the north side of New York Street, west of Station Boulevard (IH Fox Valley Owner, LLC – 16-00576 / AN21/1-15.294-Su/Ppn/Psd – TV – Ward 10) (PUBLIC HEARING)
- 16-00577 A Resolution approving a Preliminary Plat for Transitional Care – Aurora Subdivision being vacant land located on the north side of New York Street, west of Station Boulevard (IH Fox Valley Owner, LLC – 16-00577 / AN21/1-15.294-Su/Ppn/Psd – TV – Ward 10)
- 16-00578 A Resolution approving a Preliminary Plan for Lot 1 of Transitional Care – Aurora Subdivision being vacant land located on the north side of New York Street, west of Station Boulevard (IH Fox Valley Owner, LLC – 16-00578 / AN21/1-15.294-Su/Ppn/Psd – TV – Ward 10)

Chairman Truax said the first order of business is an Ordinance granting a Special Use Permit for a nursing, supervision and other rehabilitative services use on Lots 165, 166 and a portion of Lots 164 and 167 of the Plaza on New York Street Subdivision (future Lot 1 of Traditional Care – Aurora Subdivision) located on the north side of New York Street, west of Station Boulevard in Ward 10 and this is a public hearing.

Mrs. Vacek said can you also read into the record the next 2? They are all together.

Chairman Truax said we also have a Resolution approving a Preliminary Plat for Transitional Care – Aurora Subdivision being vacant land located on the north side of New York Street, west of Station Boulevard also in Ward 10.

Chairman Truax said as well as a Resolution approving a Preliminary Plan for Lot 1 of Transitional Care – Aurora Subdivision being vacant land located on the north side of New York Street, west of Station Boulevard in Ward 10.

Mrs. Vacek said the subject property that is before you tonight is on the north side of New York Street, west of Station Boulevard and is currently vacant, which is part of the Plaza on New York Special Use Planned Development with B-2(S) zoning. The Petitioner is requesting a Special Use for a nursing, supervision and other rehabilitative services use on Lot 165, 166 and a portion of 164 and 167 of Plaza on New York Subdivision, which would be a future Lot 1 of the Transitional Care – Aurora Subdivision. Concurrently with the proposal the Petitioner is proposing a Preliminary Plat for the entire subject property. The Preliminary Plat would consolidate Lots 163 to 167 of the Plaza on New York into 2 lots, which would be future Lot 1 and future Lot 2 of the Transitional Care – Aurora Subdivision. Concurrently with that, they are also proposing a Preliminary Plan on Lot 1 of the said subdivision for a 53,800 square foot single family transition care facility. Along with the construction of the building, 98 parking spaces are proposed with 2 accesses into the site off of Gabrielle Lane. Stormwater for the site has been accounted for as part of the overall Plaza on New York Subdivision. There are building elevations in your

packet. Those are informational purposes only. That will come at the Final Plan and Plat time when we would actually review those. I will turn it over to the Petitioner. He can kind of go through who they are and a little bit more detail on the facility.

The Petitioners were sworn in.

Good evening. John Philipchuck with offices at 111 E. Jefferson Avenue in Naperville, Illinois. I'm here representing Innovative Health this evening. With me are some of the various folks that are involved here, RangeCom, PFB Architects, Arco our General Contractor, V3 our Civil Engineers, and our Transitional Care Management Company. They are basically here to answer questions for you. Tracey basically outlined what's before you this evening, a Special Use Permit under the B-2 zoning classification for the transitional care facility. A Preliminary Plat of resubdivision, if you will. If you'll recall the property there on E. New York Street at Station Boulevard, you know it's been 11 years since we brought this into the city when we did the Plaza. Some of you will remember that. Unfortunately, as far as the development of those commercial lots, we had a lot of hope for it and then we all know what happened to the economy and shortly thereafter. It really hasn't developed other than the Golden Corral is really the only commercial that was able to locate in the Plaza on New York. The proposal is to still maintain one nice size, about a 2½ acre, commercial retail type of lot right on the hard corner of Station Boulevard and E. New York Street. The balance, the lots we're assembling to put into Lot 1 for the transitional care facility. The Zoning Ordinance requires the Special Use, so you get an extra chance to look at this proposed use and transitional care facilities are relatively recent to the market. In years past if someone underwent some kind of major surgery for a heart condition, suffered a stroke, hip replacements and what have you, sometimes they needed extended hospital type care, but they would end up in a nursing home and the two patient mixes didn't always work as well. Now with the transitional care facilities, they are able to present a whole different environment for the patient. They stay under their primary doctor's care and they go into a facility where you have the skilled nursing care, rehabilitative services in an environment that is very open. That's the site plan. You kind of see it is a 1 story building. It will contain 60 units within it. Later in the slides we have some pictures that will give you a feel for what the interior is like. Generally patients are around the age of 65 and up and their stay usually runs between 20 to 30 days, so depending on their needs they are in the facility getting rehabilitation so that they can go on home. Under this particular scenario, you don't have that kind of a mixed environment where you have people who need the extreme care of a nursing home versus folks that are more ambulatory and typically a different age group. It provides the post-acute health care. We anticipate about 80 full time jobs that would be created by this facility, anywhere from your nursing staff to your culinary staff to your administrative and office staff. We are excited to bring it to this location. When the health care folks looked at this area, they decided that this was an ideal location given the proximity to the area hospitals. So anyone that would be coming from one of the hospitals, it is fairly close and with it being in the area it is we feel that it is a nice transition from the busyness of New York Street and the Fox Valley Center into the residential portions of the Plaza on New York. It will work out well from that standpoint. They are going to invest about \$16 million dollars in this facility and within it there is a therapy center, exams rooms, activity rooms, media game rooms, café bistro, and dining facilities. It is an altogether different environment from what you might expect in a more traditional nursing home facility. You can see we have the 2 access points. It comes down to the front. There is a location there, a portico share where patients can be dropped off. Most of the patients coming to this facility would usually be under some type of private type of ambulance that would bring them in. There are 98 parking spaces, so we have adequate spaces for staff and for our visitors. We think that having the facility in this location with visitors coming in affords an opportunity for the city to take and get some additional customers for the restaurants and some of the retail in the area, so we

think that is double benefit. Right now this is a Preliminary. This is an idea of what the architecture will look like. We will come back because this is just a Preliminary Plan and Plat that is before you this evening. As you know, under the existing Special Use for the Planned Unit Development for the Plaza we will have to come back with Final Plans and Plats and at that time you will see the landscape plan, you'll see the finalized building elevations and the site plan. This is kind of a schematic of the exterior of the building. It is not just a typical flat roof. You've got some variations in the roof structure. This talks about the vision of the purpose. This will give you an idea of kind of how the interior is treated. This is a facility up in Arlington Heights that they just recently completed and opened. It is a larger facility. It is a 2 story facility. You can see the open area on the lower right as you come in. Here are some various shots of what you're greeted with as far as coming into reception, and what the corridors and some of the activity areas look like. You can see some examples of the corridors. There is one of the activity rooms and rehab rooms. There are some additional pictures of what the interior features are. You can see just from those photographs it is a whole different type of environment that they are creating in these skilled transitional care facilities versus the standard traditionally nursing home. As to the development of the property out there, I know the Commission has to look at the various findings of fact and the ordinance lays that out for you. I was just going to cover some of what I think are the highlights of this particular use vis a vis those particular findings. Looking at the physical development policies of the city I think that you can see that this is a positive integration of land uses here. It is a nice transition from the Fox Valley Center to the residential uses north of Gabrielle. It allows the residents to remain in the city for their rehabilitative services after leaving the hospital. It encourages new development and we hope soon. We'd like to get a user for the vacant commercial site that will be on the corner. Number 2 – does this represent a logical establishment in considering existing land uses? This fits nicely, we think. Obviously it is a permitted use under the B-2 with the Special Use. It allows you and the City Council to specifically look at the facility, how it's designed, how it's laid out and how it fits in, but we think it fits well in this particular neighborhood given a mix of commercial, retail, hotel next door and then residential to the north. Is it consistent with the desirable trend of development in the area? We would say yes because while the trend of development has been somewhat slowed by the economic conditions for a number of years, we hope that this will bring additional visitors to the City of Aurora and that will help some of our existing retail restaurant uses within the area out there by Fox Valley Center. Is this compatible with traffic patterns and traffic volumes? As you might imagine, this is a very low traffic generator unlike a 24 hour retail store or something of that nature or a restaurant. The staff, they have a couple of shift changes, so maximum maybe 40 on a shift. I would say that the design of the roads out there, we anticipated when we laid that out that there was going to be probably more traffic, so the roads for Gabrielle, Commons, Station Boulevard and New York Street are all more than adequate to handle any traffic generated by this particular use at this location. The future access for the Lot 2, that will be worked out once we get a user, but there are still opportunities given the fact that that is a 2½ acre site, so we don't see any traffic issues that would present any problems here. Looking at the public services and utilities, everything is in place. Stormwater management has already been designed for these lots to be developed. We have all the other utilities, everything as you know, underground out there because of the newer development so everything is in place, sized accordingly so that it can handle this particular type of use. In addition, the fact that we have a nice traffic flow with the 2 access points on Gabrielle we are not going to have all the traffic having to exit at one location. There are a couple of other issues that the Plan Commission looks at as far as the Special Use findings and that is will it preclude the orderly development of surrounding properties? Well as you can see, this is largely now an infill project. Our Lot 2 is really the only undeveloped lot right there in the area. The hotel is next to us, to the north is residential and across Station Boulevard you have detention and open space and then the Golden Corral and then there's more mid-rise residential being built to the north. It accommodates a use that is not common in the area so we think that is a good thing that we're bringing

such a use to the City of Aurora. Then b) will the Special Use follow the regulations of the underlying zoning classification? Yes. As you know, the Plan Description was previously approved for the Plaza on New York development so we have those criteria that we will follow and have followed with the site plan that is before you this evening. At this point, that's what I have to offer. We are happy to respond to questions and if there is something that I can't answer, we have all of our experts with us here this evening to help out. Thank you.

Mr. Reynolds said could you tell me a little more about the facility in Arlington Heights? Is it going to be the same?

Mr. Philipchuck said no. That's a larger facility. That's a 2 story facility. It has more rooms than this site does. It is a much larger facility because it is a 2 story.

Mr. Reynolds said you probably said this, but how long has it been in operation?

Mr. Philipchuck said just last year.

Hi. My name is Denise Norman. I'm the President of Transitional Care Management and we operate the Transitional Care of Arlington Heights. We opened late January there, so it's been about 6 months.

Mr. Reynolds said how is it going?

Ms. Norman said things are going well. We are filling up fast.

Mrs. Owusu-Safo said are there any facilities similar to this in this area?

Ms. Norman said in the Aurora market?

Mrs. Owusu-Safo said or just Fox Valley, Aurora/Naperville, maybe Warrenville?

Ms. Norman said nothing that offers the private suites, and private bathrooms that our patients are looking for. That was the attraction for us.

Mrs. Cole said is the facility in Arlington Heights totally transitional care or do you have a percentage of those beds that would be considered long-term beds?

Ms. Norman said we are a transitional care center.

Mrs. Cole said so none of the beds are for long-term?

Ms. Norman said correct.

Mrs. Cole said I think there are probably none that have private rooms in the Aurora area, but there are several facilities that do do this type of transitional care.

Ms. Norman said they do offer units that will offer some transition with custodial or memory care units in their building.

Mrs. Cole said I know Mr. Philipchuck pointed out that most of the patients would be 65 or older, which means most of them would be on Medicare. Will Medicare pay for a private room in a transitional care facility?

Ms. Norman said yes they do. We get the same reimbursement.

Mrs. Cole said and I do have to point out that more and more people in their late 40's and 50's are having joint replacements.

Ms. Norman said correct. We also will work not just with Medicare, but also with commercial insurance plans as well. So we do anticipate people in their 40's and 50's like many of us, that would be the more replacements.

Mr. Cameron said I have a question. Compared to commercial, which nobody wants to go there, but what is the difference in revenue for the city from one use against the other use? The sales tax comes into the equation.

Mr. Philipchuck said well obviously with retail there is sales tax and there wouldn't be sales tax in this instance. However, the property taxes will obviously go up once you invest that kind of money into the building and very little is coming off the land now, of course. It is roughly a \$16 million dollar investment that would be the property tax and the attraction of some high paying jobs. So that's another good thing because you have people who may locate to Aurora to work in the facility, depending on where they live and commute. But not only will the workers have an opportunity to shop and dine in the area, but obviously visitors that come in.

Mr. Cameron said I would assume that the taxes, real estate taxes on a piece of property like that would be greater than it would be on a shopping center, because a lot of it is not part of the store. There is a lot more in place. Is that the case?

Mr. Philipchuck said where's Davis when we need him, right?

Mrs. Cole said so this is a for profit entity, not a non-profit?

Mr. Philipchuck said correct.

Mr. Cameron said early on you showed someone jogging. Are you putting in trees of that size for this site?

Mr. Philipchuck said have you seen the trees that are out there?

Mr. Cameron said I just was noticing your pictures have this great forest here and I was just wondering if that was a future look.

Mr. Philipchuck said you will see a landscape plan at the final.

The public input portion of the public hearing was opened. The witnesses were sworn in.

I'm Katie Gallagher at 4252 Drexel Avenue in Aurora. I'm a resident there along the Station Boulevard corridor. My husband is the President of our HOA in the corridor there at Lehigh Station. Actually we went and visited the Arlington Heights facility because we knew it was kind of coming. We were just concerned what it looked like and the flow of it. I just wanted to say we were very pleased with the tour there in Arlington Heights. So we're actually looking forward to them hopefully moving in. But with that I had a couple of things that I just wanted to address as being that we are going to be neighbors with one another that hopefully there can be conditions that can be considered. One of them I know doesn't have to do with their parcel, but as the city moves forward with conditions, I don't know how exactly this goes into play, but currently there is a sidewalk that goes in front of those parcels that are being talked about here, but the sidewalk stops at that location and does not continue on all the way to the rest of the corner on the north side of New York Street there. So if there is any way to get the rest of that sidewalk connected through that would be fantastic. The other thing that I was curious about, it shows in Lot 2 that there will be a right-in/right-out access. I'm not sure when that right-in/right-out access is going to be put in place, but when it is put in place I did not see on the plans that that would connect to their parking lot and I'm wondering if there are any plans for that to connect to the parking lot from that right-in/right-out. Since there was already going to be a right-in/right-out, it might make sense just to go ahead and connect between Lot 2 and Lot 1 between their parking lot there to help with even a third point of entrance or exit as opposed to everybody just going off of Gabrielle. Then I'm not sure from those plans where they are planning to put the ambulance. I know from visiting the Arlington Heights location it is not something where ambulances would be running in and out the same as a hospital ER, but I do consider the neon or flashing lights. However, when Golden Corral was put in they have these huge neon signs there that are in the windows of those residents on that street. I don't live on that street, but I feel horrible for those residents who have those lights in their street or in their window. If the ambulance pullup is off to the west side of the property or something, I don't know where it would be, but I'm just asking if it is considered so that it is not in the back of the building where the lights would be flashing in somebody's bedroom window in the middle of the night. Additionally with where the garbage would be and A/C and equipment like that, just so that it is pleasant. The views that they are showing is so it looks beautiful from New York Street, but we have the neighbors on the other side of the street there that have residential properties there. So just to take into consideration when they are putting wherever the garbage is going and the A/C units. How is that going to be stored? How is that going to be so it's not an eyesore for the residents that are living there? I'm assuming once this is developed that there is no future growth. There would be no expansion or adding on a second floor or adding on. I'm assuming it is just going to stay at 60 units, but I wanted to ask the question if there were any plans for or could they add on an expansion in the future at any point. It is exciting to see them come. I know, I believe as Mr. Philipchuck had said, 11 years ago you established this corridor and this plan out there and there was supposed to be all this residential and commercial and there has been no commercial except for Golden Corral and so for them to come in I think they will be good neighbors. I'm just concerned about a few of these things. But nice to see that because I know the whole plan originally was supposed to be this trolley is supposed to be there and there is supposed to be all this retail that we're supposed to get to go to and the residents can go to retail up and down Station Boulevard and ride this trolley and we are 11 years out and this is not happening. Even if there was a trolley, there is nothing to ride it to. Everything in that corridor has been redesigned, and I get it, right, because economy changes happen and we have to redesign and reassess. I think it is wonderful. Hopefully you'll see them approved by the city and move in and be good neighbors to the residential community there. Thank you for your time.

Good evening Commissioners and Council and everyone here from Transitional Care. I'm Alderman Lynne Johnson from the 10th Ward. As Katie stated, we did go and visit the property in Arlington Heights

and we were very pleased. There were some other residents that had joined us. Anyone who was able to make the trip came with us. It is a very nice facility, very professionally held. We saw a patient coming and going so we saw how they welcome someone to their facility and how someone exits very graciously. It was very clean. I'm just going to be frank. There was no smell at all to the facility. It was a very pleasant experience. My question is, someone else kind of touched on this and I'm going to piggyback off of a question, the rooms, I want to make sure that what we saw in Arlington Heights that the rooms are the same size. They were really nice sized rooms. They all had windows. It would be a very pleasant experience for a patient to come in and have that type of a room. Their beds were oversized. There's like a sitting area. The corridors and hallways were very large. They had 2 places where people could eat so they could kind of eat breakfast in one different nook or café and then have dinner in a different location to kind of move around the facility and they had an outdoor courtyard which was very nice. So for this facility I would like to see the same things. That there is a very nice courtyard outside for the patients to go out and visit with their grandchildren and their families to enjoy going outside and getting some kind of mental health rehab while they are staying there for their physical therapy. I think the entrance is the circle that comes off of New York, so I'm assuming the front will be facing New York, their entrance, so I'm hoping the same thing that the lights will be generating toward the front of the building rather than the back of the building. Residents there in the back had asked that we make sure that the lights are not in their bedroom windows as they are in Golden Corral. That was something that didn't have the foresight in keeping that in mind, so I would ask that we keep that in mind to make sure that the lights are (inaudible) the front of their property. I understand, I know the ordinances with the garbage, that any dumpsters have to be enclosed. They have the boxed crates that we're even having some of the strip malls in some Wards enclose their dumpsters. I think all their air conditioning units are on the top of the roofs of the buildings so I think that will all be on their plans. The other questions I have are they said that there will be 80 full time jobs, which is wonderful. It will be bringing jobs here to Aurora and I know we'll be employing some of our Aurorans at the facility, which is wonderful. I'm wondering how many, with 98 parking spaces, how many full time jobs will there be at a time there at the facility so that we keep in mind the people that have to park for their job sharing those parking spaces and then their visitors so it accounts for enough parking spaces for visitors and employees at the same time. I heard that he said they had 60 units, 80 full time jobs, not all of the full time jobs. I'm assuming they have to take shifts, so there is not going to be a need to have 140, so it seems like it would be adequate in my mind, but I just was curious how many full time people work there at one moment. The other question I did have was similar to Katie's. If it is 1 story and we have 60 units that there wouldn't be any expansion unless they chose to use that other parcel to add on to but keep it 1 story. The residents didn't want another building that was kind of towering over them and the 1 story was they were pleased that it would be 1 story. In fact, the residents of the HOA's are pleased and they support the transitional care facility. They were hoping that possibly be able to get some kind of restaurant in there, but we talked about the pros and cons to transitional care being a quieter facility. I explained how we had visited the property and it was a very professionally well done facility and that it would be quieter and not as much activity going on in a transitional care, a very quiet kind of feel to the neighborhood and perhaps that would be a very positive thing for the community and they agreed. The other question that I had you touched on it Commission Cameron, I believe, I had a couple of questions from residents on property taxes and how much this would be in comparison to a different type of use and a different kind of usage on that property. I said I have no idea. I'm not an expert either, so that would be something I would ask us to try to get feedback and give some information back to the residents on that. That is it. I thank you again for your time and I thank everybody from Transitional Care coming out and showing us and meeting with us at their facility too.

The public input portion of the public hearing was closed.

Mr. Philipchuck said Katie you are in Lehigh right? Is that what you mentioned? You remember where Lehigh is. That's north of the Plaza on New York. It goes up to Liberty Street. That's where those units are. As to those sidewalks, the hotel and the restaurant, I think it may be vacant now, but up on the corner, that's where the sidewalks are missing. The city has various ways that they can put those in, Special Assessments and things like that, so whether they want to look at that or not I don't know, but that's what it would take to finish the sidewalks, but the sidewalks are already in place across this frontage on both Gabrielle and New York Street. But for the most part, I think most of our visitors would probably come by vehicle. So that's the situation. Now the right-in/right-out, we are not going to connect the two lots. This is a very low impact, low key development with the transitional care facility. A commercial user on the corner parcel is another whole different ballgame. We didn't want to interconnect them. We wanted them to stay separate. There may or may not be a need, depending on who the user is, for a right-in/right-out on New York Street. We'll just have to wait and see. But we know there is room for it. We can plan for it. Our capable engineers have looked at that. That's kind of a wait and see. As far as the expansion, the Special Use that's before the Commission this evening is only for this parcel that you see, that site plan. We would have to get another Certificate of Need from the state if we wanted to expand and then we would have to come back and get another Special Use. We don't anticipate that. I guess it would be wonderful if we had that kind of demand, but we don't anticipate that. So no plans for expansion. If you can see the site plan, the parking is way at the south end. We've tried to put all the activity as far as where the ambulance would come in, it is at the southeast corner of the building up along New York Street along the east side of the building. If you flip over to the west side of the building, it's screened in there. That's where the trash site would be. That's where the emergency generator is so, again, it is not located up at the north end where it would be closer to the residents in the event they had to kick that on, so it is as far away from the residents as we could get it. We're putting it up along the front there on New York Street. As far as our signage and lighting, we have an entrance sign up on Gabrielle and we have one down on New York Street. Probably a landscaped type light, just a ground light up to the sign for the night visibility, but that's the extent of the signage over there by the residential units. The A/C units are rooftop units and then they will be screened, so there won't be any large units that will be located on the ground. They will be screened though. That's part of the architectural plans and you'll obviously see that in detail when we get to final. The building is designed as a 1 story building so there is no way to physically put another story on it. It is not designed that way as far as the footings and foundations that are going in for this facility. This is a 1 story facility as you see in the drawings. The rooms, and I don't know if Denise you want to expand on it, but the rooms are like the rooms that you saw, the same size. They have windows. You can see the cutouts in the building. There are 2 courtyards here, so yes again, just like they have. You can go outside and get some fresh air and light. As far as the shifts, roughly 40 to 50 on a shift and probably more day than evening I would imagine. They are kind of staggered times so it is not like we have 40 cars coming in at once and 40 cars leaving. We wouldn't see any real issues as far as the traffic is concerned for that because of that. We have plenty of parking spaces. Again, when the staff comes in in that way, usually the hours that they are moving in and out, especially the early ones, typically you don't have too many visitors at that time of day, so it works out. Based on the work that the architects and the engineers have done on other facilities they've worked this all up, so they've figured this all out. They've got it worked out. There may have been one more question.

Chairman Truax said the other one that I have is where does the ambulance come?

Mr. Philipchuck said it is up in the southeast corner of the building.

Chairman Truax said the southeast corner, okay, so that's not next to any residential?

Mr. Philipchuck said no. It is as far away as we could get it. The property tax issue, until we get the building up, that's a Warren Dixon question. He's the Naperville Township Tax Assessor.

Ms. Norman said I just wanted to clarify that the ambulance does not typically come in with lights and sirens. People are transporting oftentimes in a medi-car from the hospital. It would be on the rare occasion that the lights and sirens, a true medical emergency just like you would have at your home, but very rarely with the lights and sirens going.

Mr. Cameron said would that more likely occur if someone was leaving the facility? The lights and sirens being a medical emergency.

Ms. Norman said right, in a medical emergency.

Mrs. Owusu-Safo said and the way shown is it just one-way around the building?

Mr. Philipchuck said no, you could go both ways. Those are like 24 foot isles, so you can have two-way traffic and they are parked perpendicular. It meets all of the code requirements. Good question.

Mr. Cameron said on the air conditioning, my understanding is that the side two sections are the ones that have the conventional roofs and the center is the flat roof portion. Is that pretty much what the situation is?

Mr. Philipchuck said you are right in what you are saying.

Mr. Cameron said and also is there a parapet around that flat roof section to protect for sound?

I'm Tom Jeziorski with PFB Architects at 33 N. LaSalle, Chicago, Illinois. There is a parapet. Actually on the flat roof there will be two depressions that the air handlers will sit down in. They will be area wells, so we'll make sure that we don't see any of them from the street.

Mrs. Vacek said staff would recommend approval of the Ordinance granting a Special Use for a nursing, supervision, and other rehabilitative services use on Lots 165, 166 and a portion of 164 and 176 of Plaza on New York Subdivision (future Lot 1 of Transitional Care – Aurora Subdivision) located on the north side of New York and west of Station Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Cameron said this is a commercial site, but there has been no activity or approaches for people to use it for that use. It is a lower impact facility than commercial would be and is a plus from traffic and that type of thing. It should be a good use for that site and satisfy a new need in our community.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Duncan said it is consistent with desirable trends. It adds a facility that is greatly needed in the area and in a location that will be easy for residents to use with hospitals surrounding us.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Cole said this should generate relatively little traffic. Almost none of it will be pedestrian and so the answer is yes.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Cameron said they are existing already in place.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mrs. Owusu-Safo said yes it looks like it will provide, it would actually be less than what was originally zoned for as commercial.

- 9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Cole said this area is pretty much developed and it is my understanding there are not similar uses within miles.

- 9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mrs. Duncan said it does conform to all of the regulations for the area in which it is being built.

Mrs. Vacek said staff would recommend approval of a Resolution approving a Preliminary Plat for Transitional Care – Aurora Subdivision being vacant land located on the north side of New York and west of Station Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

Mrs. Vacek said staff would recommend conditional approval for a Resolution approving a Preliminary Plan on Lot 1 of Transitional Care – Aurora Subdivision being vacant land located on the north side of New York Street, west of Station Boulevard with the following conditions:

1. That the Preliminary Plan be revised to show the New York Street right-in/right-out with a decel lane and to maximize the distance from the Station Boulevard intersection, the access be located at the far west end of Lot 2. It is located there. We are just seeing if it could be scooted over just a little bit just to make sure that we can maximize that decel lane.
2. That prior to submittal of the Final Plan and Plat, the Petitioner shall submit to the city a grading plan and future development plan for the balance of the property, being Lot 2, to ensure the commercial viability.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Cameron

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

Mrs. Vacek said these will next be heard at the Planning and Development Committee meeting on Thursday, August 11, 2016, at 4:00 p.m. in the 5th floor conference room of this building.