

Land Use Petition

Project Number: 2020.017

Subject Property Information

Address/Location: east of S. Lincoln Avenue, west of S. 4th Street

Parcel Number(s):

Petition Request(s)

Requesting approval of a Plat of Vacation of Right for Way for a portion of Seminary Avenue located east of Lincoln Avenue



Attachments Required

Development Tables Excel Worksheet -
digital only (1-0)

One Paper and pdf Copy of:
Qualifying Statement (2-1)

(a CD of digital files of all documents are also required)

One Paper and pdf Copy of:
Plat of Vacation (2-14)

Petition Fee: \$200.00 (Payable to The 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 1/27/20

Print Name and Company: Michael Polakow, Fox Valley Develop

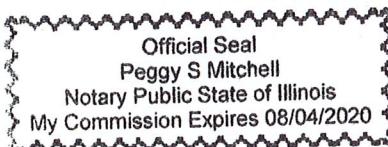
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

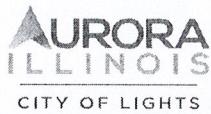
Given under my hand and notary seal this 27th day of January, 2020.

State of IL)
County of Kane) SS

NOTARY PUBLIC SEAL

Notary Signature: Peggy S. Mitchell





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

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Filing Fee Worksheet

Project Number: 2019.240

Linear Feet of New Roadway: 320

Petitioner: Fox Valley Developers, LLC

New Acres Subdivided (if applicable): 11.04

Number of Acres: 11.68

Area of site disturbance (acres): 9.88

Number of Street Frontages: 3.00

Non-Profit No

Filing Fees Due at Land Use Petition:

Request(s):	Vacations	\$ 200.00	
	Vacations	\$ 200.00	
	Final Plan & Plat	\$ 965.73	Bardwell Community
	Final Plat	\$ 750.00	C.W. Bardwell Sub
	Final Engineering Filing Fee	\$ 1,000.00	
		\$ -	

Total: **\$3,115.73**

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

Verified By:

Date: _____

R E C E I V E D
JAN 30 2020
CITY OF AURORA
PLANNING & ZONING DIVISION



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phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

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CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2019.240

Petitioner Company (or Full Name of Petitioner): Fox Valley Developers, LLC

Owner

First Name: Michael Initial: J Last Name: Poulakidas Title: Mr.
Company Name: Fox Valley Developers
Job Title: Owner
Address: 346 N Lake Street
City: Aurora State: IL Zip: 60506
Email Address: michael@mjplawoffice.com Phone No.: 630-892-5150 Mobile No.:

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

Relationship to Project: Owner
Company Name: Fox Valley Developers
First Name: Michael Initial: J Last Name: Poulakidas Title: Mr.
Job Title: Owner
Address: 346 N Lake Street
City: Aurora State: IL Zip: 60506
Email Address: michael@mjplawoffice.com Phone No.: 630-892-5150 Mobile No.:

Additional Contact #1

Relationship to Project: Land Developer / Builder
Company Name: Konrad Construction
First Name: Russ Initial: Last Name: Woerman Title: Mr.
Job Title: Developer
Address: 5701 Weatherstone Way
City: Johnsburg State: IL Zip: 60050
Email Address: russw@konradconstruction.com Phone No.: 630-561-2737 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Kluber Architects
First Name: Mike Initial: Last Name: Elliott Title: Mr.
Job Title: Architect
Address: 10 S Shumway Avenue
City: Batavia State: IL Zip: 60510
Email Address: mellott@kluberinc.com Phone No.: 630-389-7047 Mobile No.: 630-508-4800

Additional Contact #3

Relationship to Project: Engineer
Company Name: Mackie Consultants
First Name: Ryan Initial: N Last Name: Martin Title: Mr.
Job Title: Site Civil Engineer
Address: 9575 W Higgins Road, Suite 500
City: Rosemont State: IL Zip: 60005
Email Address: rmartin@mackieconsult.com Phone No.: 847-696-1400 Mobile No.:

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

I. Narrative About the Proposal

A. Building History

The former Copley Hospital, located at 301 Weston Avenue in Aurora, Illinois, is an urban complex of several hospital and support blocks constructed between 1888 and 1980. The hospital operated for over a century from 1888 to 1995, and an affiliated nursing school operated onsite between 1957 and 1975.

The facility has been vacant for almost twenty-five years and has been under private ownership. Most of the complex's exteriors and interiors are in ruinous condition due to water infiltration and vandalism.

The Copley Hospital is locally significant under National Register Criterion A in the area of Health/Medicine for the important role it served in providing medical care to the residents of Aurora and the surrounding Fox Valley and was recently listed on the National Register of Historic Places.

B. Building Chronology

The hospital complex is in fact composed of several blocks constructed, added to, and altered many times between 1888 and the hospital's closure in 1995:

1. Building #1 - Copley Hospital

The large Copley Hospital building is composed of six visually distinctive blocks constructed between 1888 and 1980:

a. 1888 Block

The 1888 block was the first portion of the building to be constructed. The two-and-one-half-story and basement red brick building with cross-gabled roof and floor plan was built by carpenter Ferris J. Minium and mason L.H. Waterhouse in an Italianate style.

b. 1916 Block

The five-story 1916 block was designed by Aurora-based architects Worst and Shepardson. The short south elevation of the 1916 block was attached to the north elevation of the 1888 block. The primary entrance of Copley Hospital was reoriented to the north end of the west façade of the 1916 block, facing S. Lincoln Avenue, and the 1888 block was repurposed as a nurses' residence.

A 1950 addition at the 1916 block's west face eliminated the original west entrance.

c. 1932 Block

The six-story 1932 block was designed by Chicago-based architects Schmidt, Garden, and Erikson in the Classical Revival style. The hospital's primary entrance was reoriented to the center of the north façade of the 1932 block.

d. 1947 Block

The six-story 1947 block of Copley Hospital was designed by Schmidt, Garden, and Erikson who conceived it as a complimentary wing to their 1932 block.

e. 1970 Block

The six-story 1970 block was designed by architect Paul McCurry of Schmidt, Garden, and Erikson and housed additional patient rooms along with a large east ground floor lobby, a large south emergency room complex, new 2nd floor surgical suites, and a 5th floor maternity ward. Designed in a Mid-century Modern style, the 1970 block is visually distinctive from the Italianate- and Classical-inspired architecture of the rest of the Copley Hospital complex.

f. 1980 Block

The one-story 1980 block designed by architects Matthei and Colin was used as an onsite cancer treatment center. This portion of the building has been demolished.

2. Building #2 – Copley Nurses' Dormitory (1957)

The three-story Nurses' Dormitory is a small standalone building located at the southwest corner of the Copley site and designed by architects Schmidt, Garden and Erikson. The Nurses' Dormitory originally provided housing, offices, and instructional space for the hospital's nursing school.

3. Building #3 – Powerhouse

The one-story Powerhouse was first completed in 1932. The architect is unknown though a possible designer was the first Schmidt, Garden, and Erikson, who completed Copley Hospital's 1932 block to the north. The Powerhouse was altered circa 1970 with the addition of metal cladding and alterations to its roof level and its internal mechanical equipment. This portion of the building has been demolished.

C. Proposed Building Uses – Building #1

There are multiple uses planned for the multiple sections of Building #1 as described above. The following are the proposed uses of each section:

1. 1888 Block: This area will be a mixed use of a pharmacy / retail space on the first floor with offices located on floors two and three.
2. 1916, 1932, and 1947 Blocks: These five and six story areas of the building will be repurposed to serve as a Senior Living Community. The community will be comprised of Independent Living, Assisted Living, and Memory Care with an overall capacity of 115 residents.
3. 1970 Block: The lower two floors of this section of the building will house several healthcare providers and services. Potential uses include an urgent care, a surgery center, physical therapy, and behavioral and family services. The final breakdown of user groups has not been determined at this time. The upper four floors of this section of the building will be renovated into a 53-unit independent apartment community for adults with cognitive and developmental disabilities which require minimal support.

D. Proposed Building Uses – Building #2

The former Nurses Building will be repurposed to serve as the East Aurora School District Administration Center. The spaces will be predominately offices with a planned 7,500 square foot addition to be used for district board meetings and training.

E. Square Footage Breakdowns of each Building by Proposed Use

Building #1

1888 Block

Pharmacy/Retail Use at first floor: 3,862 square feet
Office Use at upper floors: 4,893 square feet

1916, 1932, and 1947 Blocks:

Senior Living Community all floors: 100,272 square feet

1970s Block:

Medical Offices: 63,056 square feet
Independent Apartments: 61,680 square feet

Building #2 – School District Offices

Existing Structure: 43,300 square feet
Building Addition: 7,500 square feet

F. Onsite Parking

The overall campus will provide the following quantity of parking:

Standard Parking Spaces: 412

Accessible Parking Spaces: 14

Total Parking Spaces: 426

Future Parking Spaces: 17

Total Future Parking Spaces: 443

II. This project addresses the following concerns:

a) The public health, safety, morals, comfort and general welfare:

Lincoln Avenue has long been considered the Neighborhood Spine of the Bardwell Area (see *Bardwell Area Neighborhood Action Plan – Aurora Neighborhood Planning Initiative*). This subject property operated as a hospital for nearly 100 years and up until 1995 was thriving. After Copley Hospital sold the site and left the area the site became a breeding ground for crime and vandalism and sat vacant for nearly 25 years. The site which had open asbestos concerns and was blight on the community now sits remediated, secure and ready for re-development in existing buildings that have tremendous historic significance for the community. This coupled with the proposed use of the property (senior living, independent apartment community for adults with cognitive and developmental disabilities which require minimal support, and a small health care center) demonstrate that the proposed project will bring much needed services and residences to the area and significantly enhance the public health, safety, morals, comfort and general welfare of the neighborhood and community.

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

With the addition of 2 park areas and the points made in a) above, the use and enjoyment of other property already established in the general area will be impacted in a positive way in that these residences will have green space and services that are greatly lacking in the Bardwell Neighborhood.

c) Property values within the neighborhood:

Although it is a proven fact that it is difficult to accurately predict what will happen to property values with the addition of any one development (several factors come into play for property values – ie. The local, state and US economy, property tax rates, etc) it is fair to state that this project will certainly have a positive impact on property values within the neighborhood. It will clean up what was once blight on the area for a quarter of a century and will bring green space, jobs, health care and residences to an already beautiful area.

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

The proposed uses of this project bring much needed services to the Bardwell Neighborhood. As such the proposed project affects the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts in a positive manner.

e) and f) “Utilities, access roads, and drainage and/or other necessary facilities” and “Ingress and egress as it relates to traffic congestion in the public streets”

Utility construction will be necessary for providing service for the existing and proposed buildings and fire protection for the area. Existing and proposed utilities include storm sewer, sanitary sewer, watermain, and dry utilities (i.e. gas, electric, cable). These facilities will be constructed and connected to the public infrastructure present within the City right-of-way. Drainage requirements will be met per City of Aurora and Kane County ordinances.

Weston Avenue was previously vacated within the limits of the Avalon Heights proposed development. This area will remain vacated and a public utility and drainage easement (“PUDE”) will be provided for City of Aurora access and maintenance of public utilities in the former right-of-way.

Two access points to the Avalon Heights site are proposed along Lincoln Avenue. The southernmost access point on Lincoln Avenue is in the same location as the existing site access point. The site access that was previously shown to be Weston Avenue is proposed to be shifted northeast approximately 55-feet. This driveway will provide an access to the Avalon Heights site parking, but will not connect to Weston Avenue east of the Avalon Heights boundary. A hammerhead turn-around will be constructed at the dead-end of Weston Avenue to allow traffic to head east towards 4th Street. Only two driveways are present on the Weston Avenue roadway stub, therefore traffic is not expected in this area and signage is recommended at the Weston Avenue and 4th Street intersection to deter vehicles from attempting to enter this area.

The proposed plan includes vacating a portion of the existing Seminary Avenue right-of-way. This will eliminate any cut-through traffic between Lincoln Avenue and 4th Street and will limit traffic on the portion of Seminary Avenue to remain to be only the residents on the south side of the Seminary Avenue, Avalon Heights traffic, and school buses for Bardwell School. With Bardwell School’s permission, a Plat of Dedication will be prepared which will identify a portion on the east side of the Bardwell School property to be dedicated as City of Aurora right-of-way. This area is currently being used as an alleyway connecting Seminary Avenue to Marion Avenue and allows for resident access to the alleyway within the block. This alleyway will provide one-way traffic, from north to south, and will be the dedicated drop-off spot for Bardwell School buses.

Existing overhead lines are present within the area of Seminary Avenue to be vacated and within the alleyway east of Bardwell School to be dedicated. In order to meet plan intent, the City shall coordinate with the respective entities to have these utilities buried, at which point an easement will be provided in the former Seminary Avenue right-of-way for maintenance purposes.

Three access points are proposed on the north side of Seminary Avenue into the Avalon Heights development. These locations are generally consistent with the existing three site accesses for the former Copley Hospital. Site ingress and egress has been considered with this plan and is not expected to provide any hinderance to the public streets.

g) and h) **“The applicable regulations of the zoning district in which the subject property is proposed to be or is located” and “A bullet point list of any variances, modifications or exceptions that you are seeking from the City’s Codes and Ordinances”**

Given the historical significance and proposed improvements to the site with multiple uses, the Avalon Heights development is proposed to be zoned as a Special Use Planned Development. The Avalon Heights mixed-use development will only be resubdivided north of Seminary Avenue, East of Lincoln Avenue, south of South Avenue and the residential lots along South Avenue, and west of the residential lots along 4th Street (refer to Preliminary Plat of Subdivision for defined boundary). Note that Bardwell School and the modifications to the existing right-of-way south of the north boundary of the Seminary Avenue right-of-way will not be rezoned as there will be no change to use and no need for rezoning or lot subdividing.

A portion of the east side of the site will be dedicated to the Park District for public use. This dedication will be provided within the Plat of Subdivision.

The following variances are anticipated, however, a need for additional variances may arise due to further coordination with the City of Aurora, Park District, and East Aurora School District as the rezoning process continues through the preliminary process to final platting:

- Floor Area Ratio
- Height, Bulk and Lot Coverage
- Lot Size and Lot Coverage
- Building Setbacks
- Minimum Parking Requirements

THAT PART OF SEMINARY AVENUE IN CLARK SEMINARY ADDITION TO AURORA, IN THE CITY OF AURORA
RECORDED IN VOLUME 2, PAGE 134 AT THE KANE COUNTY RECORDERS OFFICE DESCRIBED AS
FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 5, BLOCK 5 OF SAID CLARK SEMINARY
ADDITION TO AURORA; THENCE SOUTH 33 DEGREES 12 MINUTES 35 SECONDS WEST ALONG THE
SOUTHEASTERLY RIGHT OF WAY OF LINCOLN AVENUE EXTENDED 7.00 FEET TO A LINE PARALLEL WITH
AND 7.00 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 5 FOR THE POINT OF
BEGINNING; THENCE SOUTH 56 DEGREES 47 MINUTES 25 SECONDS EAST ALONG SAID PARALLEL LINE
264.10 FEET TO A LINE PARALLEL WITH AND 7.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID
BLOCK 5; THENCE SOUTH 20 DEGREES 29 MINUTES 57 SECONDS WEST 60.48 FEET TO AN ANGLE POINT
ON THE NORTHEASTERLY LINE OF BLOCK 4 OF SAID ADDITION; THENCE NORTH 56 DEGREES 47 MINUTES
25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 277.63 FEET TO THE MOST NORTHERLY CORNER
OF SAID BLOCK 4; THENCE NORTH 33 DEGREES 25 MINUTES 36 SECONDS EAST ALONG THE EASTERLY
RIGHT OF WAY LINE OF LINCOLN AVENUE EXTENDED NORTHERLY 59.00 FEET TO THE POINT OF
BEGINNING, ALL IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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