

City of Aurora

Development Services Department | Zoning and Planning Division
44 E. Downer Place | Aurora, IL 60505
Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

Subject Property Information

Address / Location: 400 Mercy Ln
Parcel Number(s): '15-09-400-076', '15-09-400-077'

Petition Request

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

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Tables Excel Worksheet (Document 1-0)

Two Paper and One PDF Copy of:

Engineering site plan

Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-5)

Word Document of:

Legal Description (Format Guidelines 2-1)

Stormwater permit application and report

Final Plan (Format Guidelines 2-4)

Project information sheet

Landscape Plan (Format Guidelines 2-7)

One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

PE Use Fee Fixture Count Sheet

Building and Signage Elevations (Format Guidelines 2-11)

Plat of Survey (Format Guidelines 2-1)

Plat of Vacation (Format Guidelines 2-15)

Letter of Authorization (Format Guidelines 2-2)

Fire Access Plan (Format Guidelines 2-6)

Petition Fee: \$1,800.89

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature:

Date

04/22/2025

Print Name and Company:

Jeremy Klemanski / Gateway Foundation, Inc.

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

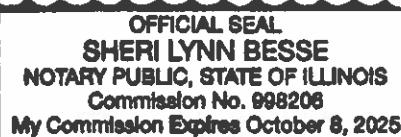
Given under my hand and notary seal this 22nd day of April.

State of Illinois) SS

NOTARY PUBLIC SEAL

County of Cook)

Notary Signature





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

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Project Contact Information Sheet

Project Number: 22.253

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

Owner

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

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

Relationship to Project: Other
Company Name: MKB Architects _____
First Name: Andrew Initial: _____ Last Name: Johnson Title: _____
Job Title: Project Manager _____
Address: 1925 N Clybourn Ave, Ste 400 _____
City: Chicago State: IL Zip: 60614
Email Address: ajohnson@mkbdesign.net Phone No.: 773-325-3800, e Mobile No.: 734-825-7531

Additional Contact #1

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

Additional Contact #2

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

Additional Contact #3

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

Additional Contact #4

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



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Filing Fee Worksheet

Project Number: 22.253

Linear Feet of New Roadway: 0

Petitioner: Gateway Foundation

New Acres Subdivided (if applicable): 5.03

Number of Acres: 5.03

Area of site disturbance (acres): 0.00

Number of Street Frontages: 0.00

Non-Profit: Yes

Filing Fees Due at Land Use Petition:

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

Total: **\$1,800.89**

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

Verified By: Stephen Broadwell

Date:



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Parking and Stacking Requirement Worksheet

Project Number: 22.253

Petitioner: Gateway Foundation

Parking Requirement

Total Parking Requirement	92
Enclosed Parking Spaces	-
Surface Parking Spaces	92

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

Stacking Requirement

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

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OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

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



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Landscaping CTE Requirement Worksheet

Project Number: 22.253

Petitioner: Gateway Foundation

Street Frontage - L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Gateway Foundation Resubdivision Unit/Phase:

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation

2,139 L.F.

- L.F.

98 spaces

- Number

2,284 L.F.

Lot Number 1

Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
Street Trees	0.0	0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	64.0	32	29	29	128	128
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	7.0	5	0	0	23	23
Building Foundation	23.0	0	0	0	230	230
Total:	94.0	37	29	29	381	381

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Verified By:

Stephen Broadwell

Date:

Land Use Petition

2-1-B Legal Description Of Development Parcels

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

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



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

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for: 400 N Mercy Lane - Aurora, IL 60506

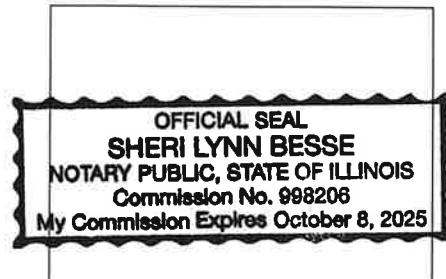
To whom it may concern:

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

Signature: John Kearney Date 3-5-25

Subscribed And Sworn To Before Me This 5th Day
Of March 20 25

Notary Signature Sheri Lynn Besse



Our Mission

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

Land Use Petition

2-1-D Qualifying Statement

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

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