



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

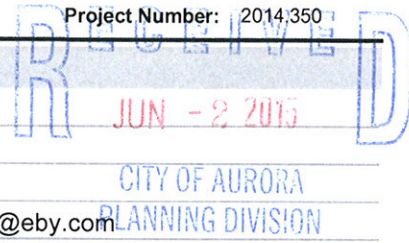
1-3

Land Use Petition

Project Number: 2014,350

Petitioner Information

Title: Mr. First Name: Richard Initial: L Last Name: Eby
 Company: NHI-Bickford RE. LLC
 Job Title: Address: 13795 S. Mur-Len
 City: Olathe State: KS Zip: 66062 Email: richard.eby@eby.com
 Phone: 913-782-3200 Fax: 913-782-4851 Mobile: 913-707-7039
 Petitioner Relationship to Property Owner* Consultant



**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: southwest corner of Orchard Road and Galena Boulevard
Parcel Number(s): 14-24-232-011; 14-24-276-029

Petition Request

Requesting approval of a Special Use Planned Development on the property located at the southwest corner of Orchard Road and Galena Boulevard and to amend Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to change the underlying zoning on a portion of the property from R-1 One Family Dwelling District to R-4A Two Family Dwelling District. Requesting approval of a Preliminary Plan and Plat for the southwest corner of Orchard Road and Galena Boulevard for a 60 unit single story building with Housing Services for the Elderly and lots for 7 Single Family Dwellings.

Attachments Required

(hard copies and CD of digital files are required)

One Copy of:
 Development Tables (excel doc 1-0)
 Project Contact Info Sheet (Form 1-5)
 Filing Fee (Form 1-6)
 Qualifying Statement (FG2-1)
 Plat of Survey (FG2-1)
 Legal Description (FG2-1)
 Letter of Authorization* (FG2-2)

Two Copies of:
 Preliminary Engineering

Four Copies of:
 Fire Access Plan (FG2-6)
 Preliminary Plan (FG2-8)
 Preliminary Plat (FG2-9)
 Stormwater Report (FG2-10)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,893.50 (Planning and Zoning Fee \$1,893.50 + Engineering Filing Fee \$0.00)

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.

Authorized Signature: Richard Eby Date 6/2/2015

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 2nd day of June, 2015.

State of IL)
County of Kane) SS

NOTARY PUBLIC SEAL

Edward T. Sieben
Notary Signature





Project Contact Information Sheet

Project Number: #REF!

Owner Pinnacle Capital Aurora, LLC

First Name: Jay Initial: Last Name: Levin Title: owner
 Email Address: Phone No.: 8476342900 Mobile No.:

Additional Contact #1

Relationship to Project: Contract Purchaser
 Company Name: Developer - NHI-Bickford RE. LLC
 First Name: Richard Initial: Last Name: Eby Title:
 Job Title: Director of Development
 Address: 13795 S. Mur-Len (suite 300)
 City: Olathe State: Kansas Zip: 66062
 Email Address: richard.eby@eby.com Phone No.: 913-782-3200 Mobile No.: 913-707-7039

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Manhard Consulting
 First Name: Eric Initial: S Last Name: Mancke Title:
 Job Title: Civil Engineer
 Address: 700 Springer Drive
 City: Lombard State: IL Zip: 60148
 Email Address: emanke@manhard.cor Phone No.: 630-925-1119 Mobile No.: 630-624-0520

Additional Contact #3

Relationship to Project: Architect
 Company Name: Kazmaier and Associates
 First Name: Jeff Initial: Last Name: Kazmaier Title:
 Job Title: project Architect
 Address: 13795 S. Mur-Len (Suite 301)
 City: Olathe State: Kansas Zip: 66062
 Email Address: jakazmaier@kaz-assoc Phone No.: 913-254-2245 Mobile No.:

Additional Contact #4

Relationship to Project: Landscape Architect
 Company Name: LORAX Design
 First Name: Kyle Initial: Last Name: Knecht Title:
 Job Title: Landscape Architect
 Address: 8021 Santa Fe Drive # 200
 City: Overland Park State: Kansas Zip: 66204
 Email Address: kknecht@loraxdesigng Phone No.: 816-217-6890 Mobile No.:

Additional Contact #5

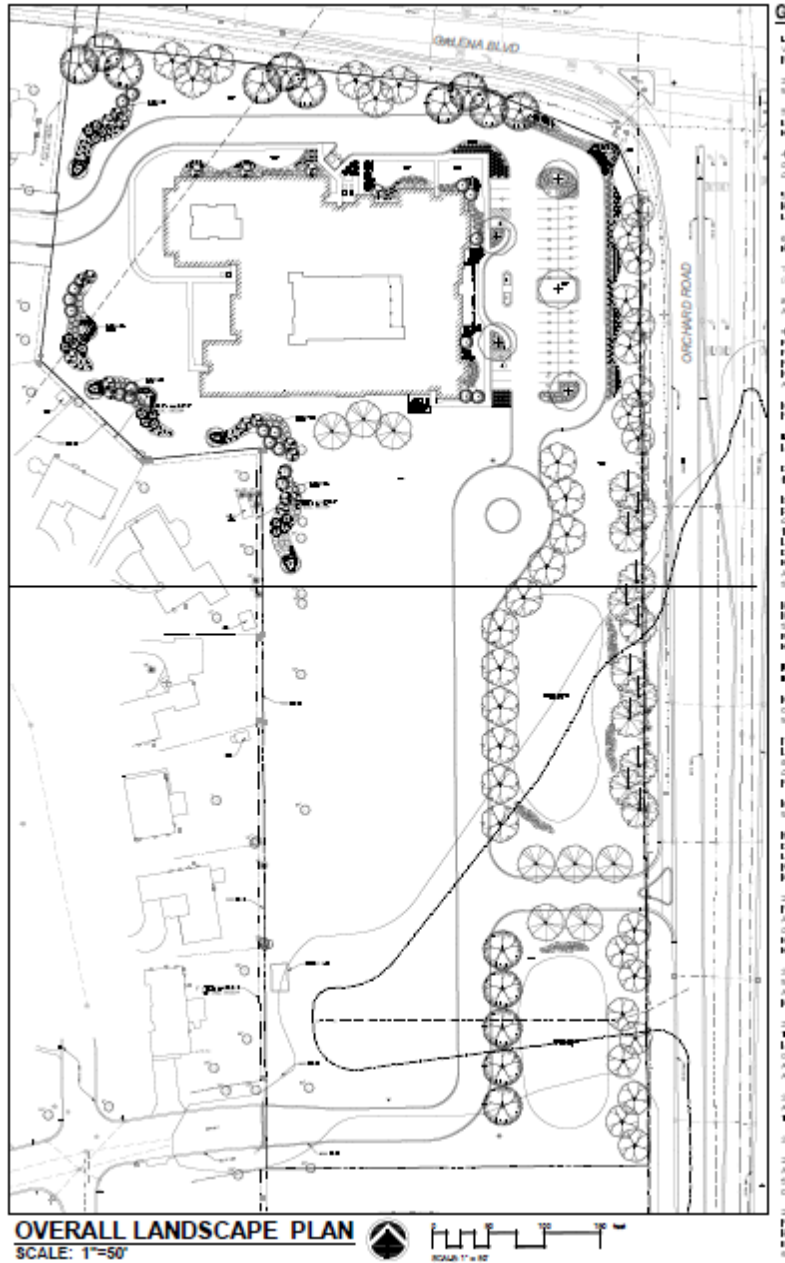
Relationship to Project: Attorney Architect Engineer Landscape Architect Other
 Company Name:
 First Name: Initial: Last Name: Title:
 Job Title:
 Address:
 City: State: Zip:
 Email Address: Phone No.: Mobile No.:

Additional Contact #6

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

Qualifying Statement

NHI-Bickford RE. LLC ("Bickford") holds a contract on the 9 Acres of land located at the Southwest corner of the intersection of Orchard and Galena in Aurora IL. It is the desire of Bickford to construct a 60 unit private pay assisted living residence for the elderly on the northern most 4 acres of this parcel, with the remaining 4+ acres to be developed as single family residential lots, storm water storage and road access.



Following is a brief discussion of topic addressing the proposed development's influence on the immediate community

1. The public health, safety, morals, comfort and general welfare.

The proposed use for the north ½ of the site is for a 60 unit Assisted Living and Memory Care Facility which will contain 44 units of assisted living and 16 units of memory care to serve the elderly residents within the community. Assisted Living Facilities are licensed by the Illinois Department of Public Health and Human services which conduct periodic inspection for compliance with state standard for care and safety. The median age for an assisted living resident is 84 years old and in need of some personal care therefore these elderly residence will not create a negative impact on public safety. Additionally, a majority of the assisted living staff members are licensed and undergo criminal background checks and random drug screening. The safety of residence and neighborhood is supported by assisted living typically provide three levels of security which include, coded key pad entry is required to enter or exit all exterior doors, a wander guard system to notify staff when a resident is an elopement risk, and the building is locked down between the hours of 9:00 pm and 7:00 am and only a staff member may grant access or departure. Two, landscaped interior courtyards provide patio setting areas, walking trails and activity and garden areas designed for the enjoyment and security of the residence.

The south ½ of the site is to be plated for single family homes or villas in keeping with Aurora's Master Development Plan.

2. Use and enjoyment of other property already established or permitted in the general area.

The Bickford buildings, including extensive landscape berms and plantings will serves as a desirable transition between two high traffic roads, characterized by congestion and road noise, and the existing residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from both Orchard Road and Galena road and a transition from the heavy retail district to the east and the residential use to the west. The south half of the site is proposed for single family homes which will add new and attractive home to the neighborhood and have a positive influence on existing home values. Downer Place Drive will be extended to the east and intersect with Orchard Road thereby improving the ingress and egress to the Cherry Hills Subdivision neighborhood and reduce traffic on Canterbury Road as well as other neighborhood access roads.

3. Property Values within the neighborhood

The exterior architecture and landscaping of the Assisted Living Facility compliment the architecture and landscaping of the surrounding neighborhoods. The assisted living facility will not adversely impact the neighborhood home values. The building is a one story, wood framed structure with a residential style architecture. Building materials include, brick, stone and Hardi plank siding for a high quality appearance. The roof design includes, architectural style shingles, no exposed flat roofs and no visible roof top mechanical units. Additionally the main roof is broken by varying pitch roofs, varying ride heights and shake shingle dormers. Exterior windows have stone sills and residential

style shutters. Within the open lawn areas separating the neighborhood and the assisted living facility will be numerous elevated landscape berms with attractive landscaping which will provide a visual screen for the neighborhood and creating a park like atmosphere. The landscape designed by a landscape architect contains extensive planting throughout the remainder of the site will compliment and provide a positive image for the neighborhood.

The quality of the residential home development, on the south ½ of the site, will equal or exceed the quality of existing homes within the Cherry Hills neighborhood and thereby improve the image and value of the existing neighborhood properties.

4. The normal and orderly development of surrounding property for used established or permitted within their respective existing zoning districts.

The current 9 Ac +/- tract is zoned R-1 but is undesirable for development as single family residential home, particularly the north half of the site, because of the noise created by the heavy traffic on both Orchard and Galena road. Additionally, the esthetic and safety concerns of having a home, potentially with small children, adjacent to a heavy traffic corridor would present a significant safety issue. However, an Assisted Living Facility at this location and zoned R-4A (S) will preserve the intended residential character and appearance.

The southern portion of the development will remain zoned R-1 with a special use. These proposed single family residential lots will be set back from Orchard Road and within this setback buffer will be located an extension of Downer Place with one or more linear detention basins lying adjacent to Orchard Road. Each detention basin will landscaped including an abundance of trees which will isolate and buffer this single family development from Orchard Road.

5. Utilities, access roads, drainage and other necessary facilities.

All public utilities including, water, sewer, gas and electric services are available at or near the site property boundaries and will not require public extensions.

Vehicle access to the Assisted Living Facility will be made by a private drive which will connect the cul-de-sac West Downer Place cul-de-sac to Cherry Creek Drive. This drive will loop the assisted living building on the east and north side and will screen the neighborhood from sounds generated by resident and staff traffic as well as deliveries. Parking will be located in the northeast corner of the site approx. 400 ft from the nearest home and screened from the neighborhood.

6. Ingress and egress as it relates to traffic congestion in the public streets.

The proposed development includes extending Downer Place (road) to the east and north through the proposed single family development and connects with Orchard Road with a right-in / right-out lane. This extension of Downer Place will provide another path of ingress and egress to the Cherry Hills subdivision and provide traffic relief for Canterbury Road. The Downer Place extension to the north will terminate in a roundabout with a private drive extending north to service the assisted

living facility and tie to the existing Cherry Creek Drive. The City has previously planned and made provisions for extensions of Downer Place, Cherry Creek and a connecting to Orchard Road.

The 9 Ac tract, currently planned as single family, would theoretically support construction of 24 homes with a computed traffic count of 240 Vehicles/ day. However, the proposed development which includes a 60 units assisted living facility and 7 residential lots will generated 230 vehicles/day based on data from the Institute of Transportation Engineers (ITE). A majority of the traffic generated by the new development will enter and exit by way of Orchard Road and not pass through the Cherry Hills neighborhood. Traffic generated by the proposed development on Canterbury Road may be offset by reduced neighborhood traffic resulting from residents electing to use the Downer Place to access Orchard rather than Canterbury Road.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

An Assisted Living Facility is planned for the northern 4+ Ac of the 9 Acre tract and will obtain residential R-4A zoning with a Special Use which will allow "Housing Services for the Elderly" per Aurora Zoning Use Ordinance –Table one, dated October 25, 2014 . The remaining 4+ acres shall be zoned as R1-S, single family residential as indicated in the Aurora Long Range Master Plan and include public R/W.

PINNACLE CAPITAL AURORA, LLC
555 Corporate Woods Parkway
Vernon Hills, IL 60061

May 13, 2015

From: Jay Levin
PINNACLE CAPITAL AURORA, LLC
555 Corporate Woods Parkway
Vernon Hills, IL 60061
Phone: (847) 506-1000
Fax: (847) 634-2900
Email: jlevin@aportho.com

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: 9+/- Acres located at the SW corner of Galina and Orchard
with current P.I.N. 14-24-276-029 & 14-24-232-011

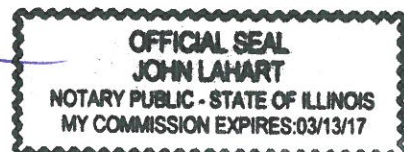
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Eby Realty Group LLC or NHI-Bickford RE. LLC, and its representatives, to act as the owner's agent through the Rezoning, Special Use and Land Use Petition process with the City of Aurora for said property.

Signature: *John M. Santuni*, Member Date 05.21.15

Subscribed And Sworn To Before Me This 21 Day Of May, 2015

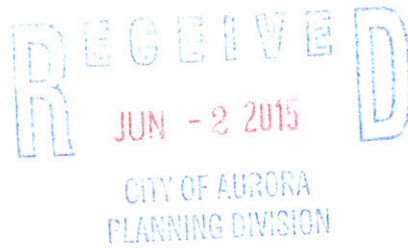
John M. Santuni



LEGAL DESCRIPTION

BICKFORD OF AURORA

COA PROJECT NUMBER 2014.350



THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

LYING WEST OF THE WEST LINE OF ORCHARD ROAD, AS ESTABLISHED PER DOCUMENT 1287198, LYING EAST OF UNIT 1 CHERRY HILL ESTATES; LYING SOUTH OF THE CENTERLINE OF GALENA BOULEVARD AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN UNIT 3 CHERRY HILL ESTATES; THENCE EASTERLY PERPENDICULAR TO THE WEST LINE OF ORCHARD ROAD A DISTANCE OF 343.42 FEET TO SAID WEST LINE OF ORCHARD ROAD A DISTANCE OF 1254.71 FEET NORTHERLY OF THE NORTH LINE OF UNIT 7 SANS SOUCI AS MEASURED ALONG SAID WEST LINE OF ORCHARD ROAD, ALL IN KANE COUNTY, ILLINOIS;


EXCEPT THAT PART TAKEN BY KANE COUNTY DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY PLAT PREPARED BY CRAWFORD, MURPHY AND TILLY, INC. DATED JULY 14, 2003 AND AS DEPICTED IN SAID PLAT, A COPY OF WHICH WAS RECORDED FEBRUARY 6, 2014 AS DOCUMENT NO. 2014K006231, IN KANE COUNTY, ILLINOIS.

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2014.35		m) Total High-water Line for all Stormwater Detention/Retention Facilities	1129	Linear Footage of Wet Bottom
Petitioner				0	Linear Footage of Dry Bottom
Subdivision Name	Bickford of Aurora		n) Number of parking spaces provided (individually accessible)	41	spaces
Subdivision Unit/Phase			i. surface parking lot	41	spaces
Subdivision Lot Number			perpendicular	39	spaces
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029			parallel	0	spaces
			angled	0	spaces
b) Proposed land use(s): R1 (S) and R4-A(S)			handicapped	2	spaces
			ii. enclosed	0	spaces
c) Total Property Size	9.05	Acres	iii. bike	0	racks
	394282.00	Square Feet	o) Number of buildings	1	
d) Total Lot Coverage	153,331	Square Feet	i. Number of stories	1	stories
(buildings and pavement)	39%	Percent	ii. Building Square Footage (average)	38,000	square feet
e) open space / landscaping	240,887	Square Feet	iii. Gross Floor Area of commercial use	N/A	GFA
	61%	Percent	iv. Building Foundation perimeter (Typical)	#####	Linear Footage
f) Proposed New Right-of-way	1.563	Acres	p) Total Number of Residential Dwelling Units	60	units
	68071	Square Feet	i. Gross Density	6.65	du/acre
	900	Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements	0.673	Acres	q) Land to be dedicated to the School District	N/A	Acres
	29313	Square Feet	r) Land to be dedicated to the Park District	N/A	Acres
h) Total Street Frontage (existing and proposed)	1,424	Linear Footage	s) Construction Value	\$7M-\$8M	Dollars
i) Building Foundation perimeter (Typical)	1,025.00	Linear Footage	t) New Jobs Created	40+/-	FTE
j) Total Perimeter Yard	1,301.00	Linear Footage	u) Site Disturbance	9.02	Acres
k) Buffer Yard	523.00	Linear Footage	v) School District	129	
l) Neighborhood Border	1162	Linear Footage	w) Park District	FVPD	

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Proposed Use Detailed Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units	60	units	j) Gasoline station, vehicle repair and service structures	N/A	GFA
i. Gross Density	6.65	du/acre		N/A	No. of Service Bays
ii. Net Density		Net Density	k) Car wash facilities	N/A	No. of Bays
b) Number of Single Family Dwelling Units	N/A	units	l) Personal service establishments	N/A	GFA
i. Gross Density	N/A	du/acre	m) Retail sales and services - Single-tenant Building	N/A	GFA
ii. Net Density	N/A	Net Density	n) Retail sales and services - Multi-tenant Building	N/A	GFA
iii. Unit Square Footage (average)	N/A	square feet	o) Retail, sale of bulky items	N/A	GFA
iv. Bedroom Mix	N/A	% 1 bdr	p) Retail with outdoor display/sales	N/A	GFA
	N/A	% 2 bdr	q) Malls or shopping center	N/A	GFA
	N/A	% 3 bdr (20% std)	r) Recreational Facilities	N/A	GFA
	N/A	% 4 bdr (80% std)	s) Manufacturing and Industrial	N/A	GFA
v. Number of Single Family Corner Lots	N/A	units	t) Warehouse, storage or distribution facility	N/A	GFA
c) Number of Single Family Attached Dwelling Units	N/A	units	u) Electronic Data Storage Center	N/A	GFA
i. Gross Density	N/A	du/acre	v) Theater	N/A	Seats
ii. Net Density	N/A	Net Density	w) Sports stadium or arena, auditoriums.	N/A	GFA
iii. Unit Square Footage (average)	N/A	square feet		N/A	Fixed Seats
iv. Bedroom Mix	N/A	% 1 bdr	x) Exhibition, convention, or conference center	N/A	GFA
	N/A	% 2 bdr (90% std)	y) Religious Institutions	N/A	Seats in Principal Sanctuary
	N/A	% 3 bdr (10% std)	z) Amusement park	N/A	GFA
	N/A	% 4 bdr	w) Hospital building	N/A	GFA
d) Number of Multifamily Dwelling Units	N/A	units	x) Medical clinic building	N/A	GFA
i. Gross Density	N/A	du/acre	y) Community facility	N/A	GFA
ii. Net Density	N/A	Net Density	z) Grade school / middle schools	N/A	Classroom
iii. Unit Square Footage (average)	N/A	square feet		Auditoriums	Fixed Seats
iv. Bedroom Mix	N/A	Efficiency	aa) High School	N/A	Classroom
	N/A	% 1 bdr (40% std)		N/A	No. of Admin Offices
	N/A	% 2 bdr (50% std)		Auditoriums	Fixed Seats
	N/A	% 3 bdr (10% std)	bb) College or university facility	N/A	Classroom
e) Number of Dormitories	N/A	GFA		Residential	GFA
f) Hotels and motels	N/A	Guestrooms		Auditoriums	GFA
Single room occupancy units	N/A	Guestrooms			Fixed Seats
Bed and breakfast	N/A	Guestrooms	cc) Business, trade or specialty school facility	N/A	GFA
Lodging house rooming house or boarding house	N/A	Guestrooms	dd) Preschool or daycare	N/A	GFA
g) Housing services for the elderly	60	du	ee) Library building	N/A	GFA
h) Business or professional offices, including financial institutions	N/A	GFA	ff) Museum, exhibition, or similar facility	N/A	GFA
i) Food and beverage establishments	N/A	Seats	gg) Funeral homes, mortuaries, and cremation facilities	N/A	GFA



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 CITY OF AURORA

 PLANNING DIVISION

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit	
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029			j) Total Number of Residential Dwelling Units	60	units	
b) Proposed land use(s): R1 (S) and R4-A(S)			i. Gross Density	6.65	du/acre	
			ii. Net Density	0	Net Density	
c) Total Property Size	9.05	Acres	k) Number of Single Family Dwelling Units	N/A	units	
	394,282	Square Feet	i. Gross Density	N/A	du/acre	
d) Total Lot Coverage (buildings and pavement)	153,331	Square Feet	ii. Net Density	N/A	Net Density	
	39%	Percent	iii. Unit Square Footage (average)	N/A	square feet	
e) Open space / landscaping	240,887	Square Feet	iv. Bedroom Mix	N/A	% 1 bdr	
	61%	Percent		N/A	% 2 bdr	
				N/A	% 3 bdr	
f) Land to be dedicated to the School District	N/A	Acres		N/A	% 4 bdr	
g) Land to be dedicated to the Park District	N/A	Acres	v. Number of Single Family Corner Lots	N/A	units	
h) Number of parking spaces provided (individually accessible)			l) Number of Single Family Attached Dwelling Units	N/A	units	
	i. surface parking lot	41	spaces	i. Gross Density	N/A	du/acre
	perpendicular	39	spaces	ii. Net Density	N/A	Net Density
	parallel	0	spaces	iii. Unit Square Footage (average)	N/A	square feet
	angled	0	spaces	iv. Bedroom Mix	N/A	% 1 bdr
	handicapped	2	spaces		N/A	% 2 bdr
	ii. enclosed	0	spaces		N/A	% 3 bdr
	iii. bike	0	racks		N/A	% 4 bdr
	i) Number of buildings	1		m) Number of Multifamily Dwelling Units	N/A	units
	i. Number of stories	1	stories	i. Gross Density	N/A	du/acre
ii. Building Square Footage (average)	38,000	square feet	ii. Net Density	N/A	Net Density	
iii. Gross Floor Area of commercial use	N/A	GFA	iii. Unit Square Footage (average)	N/A	square feet	
iv. Building Foundation perimeter (Typical)	1147	Linear Footage	iv. Bedroom Mix	N/A	Efficiency	
				N/A	% 1 bdr	

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Development Data Table: Preliminary/Final Plat		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029		
b) Subject Property Area	9.05	Acres
	394,282	Square Feet
c) Proposed New Right-of-way	1.563	Acres
	68,071	Square Feet
	900	Linear Feet of Centerline
D) Proposed New Easements	0.673	Acres
	29,313	Square Feet

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Landscape Data Table: Landscape Plan		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029		
b) Total Property Size	9.05	Acres
	394,282	Square Feet
c) Total Lot Coverage (buildings and pavement)	153,331	Square Feet
	39%	Percent
d) open space / landscaping	240,887	Square Feet
	61%	Percent
e) Total Street Frontage (existing and proposed)	1,424	Linear Footage
f) Building Foundation perimeter (Typical)	1,025	Linear Footage
g) Total Perimeter Yard	1,301	Linear Footage
h) Buffer Yard	523	Linear Footage
i) Neighborhood Border	1,162	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	1,129.00	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	41	spaces
l) Total Number of Residential Dwelling Units	60	units
m) Total Number Single Family Corner Lots	N/A	units

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