

Land Use Petition

Project Number: 2017.018

Subject Property Information

Address/Location: 4020, 4030, 4050, 4070 and 4090 E. New York Street / north west corner of New York Street and Sta
Parcel Number(s): 07-21-109-001; 07-21-109-002; 07-21-109-003; 07-21-109-004; 07-21-109-005

Petition Request(s)

Requesting the Vacation of an Ingress/Egress easement on Lot 164 and Lot 165 of The Plaza On New York Subdivision

Requesting approval of a Final Plat for Transitional Care-Aurora Subdivision located at the north west corner of New York Street and Station Boulevard

Requesting approval of a Final Plan for Lot 1 of Transitional Care-Aurora Subdivision located north of New York Street, west of Station Boulevard for a Nursing, supervision, and other rehabilitative services (6320) Use

Attachments Required

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

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|------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------|
| Word Document of: Legal Description (2-1) | Two Paper and One pdf Copy of: | One Paper and pdf Copy of: |
| One Paper and pdf Copy of: | Fire Access Plan (2-6) | Final Plan (2-4) |
| Qualifying Statement (2-1) | Address Plat (2-17) | Final Plat (2-5) |
| Plat of Survey (2-1) | Final Engineering Plans (2-16) | Landscape Plan (2-7) |
| Legal Description (2-1) | Stormwater Permit Application (App 6-5) | Building and Signage Elevations (2-11) |
| Letter of Authorization (2-2) | Stormwater Report (2-10) | Plat of Vacation (2-15) |
| Existing or Proposed CC and Rs OR Lease Restrictions (2-1) | PE Use Fee Fixture Count Sheet (5-4) | |
| Contact Worksheet (1-5) | Soil Investigation Report | |
| Filing Fee Worksheet (1-6) | Wetland Determination Report or Letter by Design Professional | |
| Parking Worksheet (1-8) | | |
| Landscape Requirement Worksheet (1-22) | | |
| Landscape Materials Worksheet (1-23) | | |

Petition Fee: \$1,002.25 (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: *Brad Haber* Date 6/5/17

Print Name and Company: Brad Haber, Innovative Health

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 5 day of June, 2017

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Notary Signature *Alan Babitsky*



**TRANSITIONAL CARE MANAGEMENT
AURORA LEGAL DESCRIPTION**

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

QUALIFYING STATEMENT

Petitioner and Owner, IH Fox Valley Owner, LLC, an Illinois limited liability company, seeks a final plan and plat approval to construct a single story 60 unit transitional health care facility. This facility is specifically designed to provide high quality, post-acute healthcare services with an upscale hospitality atmosphere.

The property will be resubdivided into two lots, Lot 1 being approximately 4.25 acres and containing the Transitional Care Facility and Lot 2 being approximately 2.24 acres, which lot will be marketed for a future commercial use. The zoned lots are at the northwest corner of East New York Street and Station Boulevard, in Aurora.

The health care lot has a frontage on New York Street but access for said lot would be via Gabrielle Lane. The remaining vacant lot will have a right-in, right-out access to New York Street and a full access to Gabrielle Lane.

1. Utilities, access roads, drainage and all other necessary facilities are already in place or will be provided to serve this special use facility.
2. The New York Street corridor is well-designed to handle the small amount of traffic that will be generated by the location of this facility.
3. This facility can be constructed pursuant to the existing underlying applicable regulations of the B-2, Special Use, Planned Development zoning.
4. A landscape plan is being presented that will enhance the aesthetics of the site and screen parking and ancillary structures. The only building change is the relocation of the ambulance bay to the southwest corner of the building.
5. The hard corner at East New York Street and Station Boulevard will remain available for future commercial development. Access to New York Street will be via a future right-in, right-out access drive from that lot.



Project Contact Information Sheet

Project Number: 2017.018

Owner

First Name: Brad Initial: _____ Last Name: Haber Title: Mr.
Company Name: IH Fox Valley Owner, LLC
Job Title: Principal and Co-Founder
Address: 6400 Shafer Ct, Suite 600
City: Rosemont State: IL Zip: 60018
Email Address: brad@inhealth.biz Phone No.: 312-982-1717 Mobile No.: _____

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

Relationship to Project: Attorney
Company Name: Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd.
First Name: John Initial: _____ Last Name: Philipchuck Title: Mr.
Job Title: Partner
Address: 111 E. Jefferson Avenue, Suite 200
City: Naperville State: IL Zip: 60,540.00
Email Address: jfp@dbcw.com Phone No.: 630-355-5800 Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
Company Name: PFB Architects
First Name: Thomas Initial: _____ Last Name: Jeziorski Title: Mr.
Job Title: Managing Principal
Address: 33 North LaSalle, Suite 3600
City: Chicago State: IL Zip: 60,602.00
Email Address: tjeziorski@pfbchicago.com Phone No.: 312-376-3100 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: V3 Companies of Illinois, Ltd.
First Name: Bryan Initial: _____ Last Name: Rieger Title: Mr.
Job Title: Project Manager
Address: 7325 Janes Avenue
City: Woodridge State: IL Zip: 60,517.00
Email Address: brieger@v3co.com Phone No.: 630-729-6119 Mobile No.: _____

Additional Contact #3

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

Filing Fee Worksheet

Project Number: 2017.018

Petitioner: IH Fox Valley Owner, LLC

Number of Acres: 6.49

Number of Street Frontages: 3.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 6.49

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 802.25
	Vacations	\$ 200.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$1,002.25**

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

Verified By:

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2017.018

Petitioner: IH Fox Valley Owner, LLC

Parking Requirement

Total Parking Requirement	90
Enclosed Parking Spaces	-
Surface Parking Spaces	90

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 faculties greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: _____

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
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Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Landscaping CTE Requirement Worksheet

Project Number: 2017.018

Petitioner: IH Fox Valley Owner, LLC

Street Frontage 858 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Plaza on New York

Unit/Phase:

Lot Number

Lot 163-167

Perimeter Yard 1,715 L.F.

Buffer Yard 433 L.F.

Surface Parking Spaces 98 spaces

Building Foundation 1,694 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	27.0	27	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	51.0	26	24	24	100	100	
Buffer Yard	8.0	4	3	3	20	20	
Parking Lot Islands	7.5	5	0	0	25	25	# of Islands: 5
Building Foundation	17.0	0	0	0	180	180	
Total:	110.5	62	27	27	325	325	

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Verified By: Jill N. Morgan

Date: 5/24/17

Landscape Material Worksheet

Project Number: 2017.018
Petitioner: IH Fox Valley Owner, LLC

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Ulmaceae	Celtis	occidentalis	Hackberry
Tiliaceae	Tilia	americana 'McKSentry'	American Sentry Linden
Rosaceae	Malus	x zumi	Adams Crabapple

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	Freemanii 'Marmo'	Marmo Freeman Maple
Aceraceae	Acer	miyabei 'Morton'	State Street Maple
Ulmaceae	Celtis	occidentalis	Hackberry
Ginkgoaceae	Ginkgo	biloba	Ginkgo (male only)
Fabaceae	Gleditsia	tricanthos inermis	Thornless Honeylocust
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Rosaceae	Pyrus	calleryana 'Glens Form'	Chanticleer Pear
Fagaceae	Quercus	imbricaria	Shingle Oak
Fagaceae	Quercus	rubra	Red Oak
Ulmaceae	Ulmus	Frontier'	Frontier Hybrid Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Spruce
Pinaceae	Pinus	strobus	White Pine
Pinaceae	Pinus	strobus 'Fastigiata'	Fastigate White Pine
Pinaceae	Pseudotsuga	menziesii	Douglas Fir

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	x grandifolia	Autumn Brilliance Serviceberry
Rosaceae	Crataegus	crusgalli 'Inermis'	Thornless Cockspur Hawthorn
Rosaceae	Malus	Donald Wyman	Donald Wyman Crabapple
Rosaceae	Malus	Red Jewel	Red Jewel Crabapple
Rosaceae	Malus	Prairiefire	Prairiefire Crabapple

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Caprifoliaceae	Diervilla	sessilifolia	Butterfly Bush Honeysuckle
Hydrangeaceae	Hydrangea	paniculata 'Jane'	Little Lime Hydrangea
Hydrangeaceae	Hydrangea	paniculata 'Limelight'	Limelight Hydrangea
Hydrangeaceae	Hydrangea	paniculata 'Renhy'	Vanilla Strawberry Hydrangea
Hydrangeaceae	Hydrangea	paniculata 'Bulk'	Quick Fire Hydrangea
Rosaceae	Physocarpus	opulifolius 'Seward'	Summer Wine Ninebark
Anacardiaceae	Rhus	aromatica	Fragrant Sumac
Anacardiaceae	Rhus	aromatica 'Gro-Low'	Gro-Low Sumac
Rosaceae	Rosa	'Meimirote'	Apricot Drift Rose
Rosaceae	Rosa	'Meigglii'	Peach Drift Rose
Rosaceae	Rosa	'Meigalpio'	Red Drift Rose
Rosaceae	Rosa	'BALgirl'	Easy Elegance My Girl Rose
Rosaceae	Rosa	'RadTKO'	Double Kockout Shrub Rose
Rosaceae	Rosa	rugosa	Rugosa Rose
Rosaceae	Spiraea	betulifolia 'Tor'	Birchleaf Spirea
Rosaceae	Spiraea	japonica 'Magic Carpet'	Majic Carpet Spirea
Caprifoliaceae	Viburnum	dentatum 'Christom'	Blue Muffin Viburnum
Caprifoliaceae	Viburnum	lantana 'Mohican'	Mohican Viburnum
Caprifoliaceae	Weigela	florida 'Alexandra'	Wine & Roses Weigela

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	chinensis 'Kalley'	Kalley Compact Juniper
Cupressaceae	Juniperus	chinensis 'Sea Green'	Sea Green Juniper
Cupressaceae	Juniperus	horizontalis 'Hughes'	Hughes Juniper
Taxaceae	Taxus	media 'Densiformis'	Dense Yew
Taxaceae	Taxus	media 'Hicksii'	Hicks Yew

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.