



City of Aurora

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Legistar History Report

File Number: 25-0399

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Type: P&D Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 05/07/2025

File Name: Gateway Foundation / 400 Mercy Ln / Final Plat
Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plat for INC Board
Subdivision, at 400 Mercy Lane, and Establishing Gateway Foundation
Resubdivision

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Final Plat - 2025-05-30 - 2025.169, Land
Use Petition and Supporting Documents -
2025-05-07 - 2025.169, BZE Appeal Sheet -
2025-06-05 - 2025.169, Property Parcel Maps -
2025-05-27 - 2025.169

Enactment Number:

Planning Case #: AU09/4-25.169-FSD/FPN/R

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/04/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/11/2025		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mr. Lee, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
Notes: <i>Chairman Pilmer said I will read the next 2 items into the agenda. They are also related.</i>							
<i>Mr. Broadwell said hi everyone. Good to see you all again. My name is Stephen Broadwell, City of Aurora Planning and Zoning Division, I'm a Planner here.</i>							
<i>So, as we just heard, yes, this is the Final Plat for the new Gateway Foundation and Resubdivision, the Final Plan for the same property at 400 Gateway (Mercy Lane.)</i>							
<i>So, we do have representatives here who can come up and answer any questions and give some more background for you in just a minute. But really, the scope of the project is for the Gateway Foundation which is a not-for-profit that works with more or less substance abuse recovery. They've been in Aurora...the building was built in 1999. They've been there, as far as I can tell, since at least 2015 by the City's permitting history.</i>							

So, really, what they're doing is...I'll show you the Final Plan in a minute...but they're adding on a building addition. So, you can see the existing property here. The aerial, the current aerial...it's a little bit interesting because the property itself is set back, it's in kind of this medical institutional facility back here near Indian Trail and Pennsylvania Avenue. I'm sure you're all familiar with it. But, so really, they have Hope D. Wall, which is a special education school, the Thompson Center right here to the south which is individual development services. And then, Fresenius Kidney here to the west, and of course, Mercy Medical Center here to the north.

So, this use, this development, the proposal is existing. It's just an addition but it's consistent with what's already there.

So, as far as the Final Plan itself, I'll pull that up so you can see here on the eastern end where this was vacant space before was this building, which is about 23,000 square feet, single-story building which is really to be used for this patient care. And then, over here to the west, you can see their existing building. Parking is already existing. They're adding these 7 or 8 new parking stalls here. And then this drive aisle around the side for continued use. So, all in all, in the new addition, there's 16 rooms for patients, each has 2 beds. There's accessory dining and office space for operational support, and then the remaining building has offices and similar clinic rooms and patient rooms. So, that's really the Final Plan there.

The Final Plat, I'll pull that, is really...so, we resubdivided...basically, it's consolidating this smaller lot in to be part of the bigger lot so that they can...really, it's required because the building addition is going across the building line. So, per the City's requirements, they have to consolidate the lots or rearrange. So, they're just adding some easements and then pending approval of this Final Plat and Plan, there's also a Plat of Vacation for a City water main that's required to be relocated with the Final Plat.

So, I think that's it. Any questions for Staff?

Mr. Pickens said I do. Almost everything we see go in front of us has retention ponds and all that. Is there a park pond for the whole campus there? Or how is it...I don't even see one for the campus.

Mr. Broadwell said yeah, so my understanding is it's obviously existing, so I think it drains up here into this detention pond up here kind of along North Lake Street east of the Mercy Medical which the Engineering Department is okay with that so it's sufficient for the new development...

Mr. Pickens said so it's a park pond or retention?

Mr. Broadwell said yeah...

Mr. Pickens said okay. Thank you.

Chairman Pilmer said any other questions of Staff? Does the Petitioner have anything they'd like to add?

Mr. Johnson said good evening, I'm Andrew Johnson with MKB Architects representing the architecture team. Unfortunately, John Kearney, who is the Director of Facilities for Gateway Foundation, was not able to make it this evening but if there's any questions for me, please let me know. I'm the main project manager who has been working on this for a few years now.

Chairman Pilmer said thank you. Any questions?

Mr. Pickens said I do have one. The original facility does house overnight patients as well?

Mr. Johnson said that's correct. And then the new facility will have 32 beds. And actually, this is an inpatient facility as well but it's sort of the next phase in sober living. So, it's folks that are able to actually leave campus and get jobs and go to outside meetings off of campus as well so it's sort of the next development, and Gateway's excited to have that as part of their programming. So, they're sort of graduating people to sober living.

Mr. Pickens said no chain link fences surrounding the property or anything?

Mr. Johnson said no.

Mr. Pickens said okay.

Mr. Johnson said hasn't been and don't plan to be.

Mr. Pickens said thank you.

Chairman Pilmer said thank you.

Mr. Johnson said thank you.

Chairman Pilmer said we will go back to Staff. Does Staff have a recommendation?

*Mr. Broadwell said of course. So, I have a recommendation for the Final Plat first:
Staff recommends approval of the resolution approving a revision to the Final Plat for INC Board
Subdivision, at 400 Mercy Lane, and establishing Gateway Foundation Resubdivision.*

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Lee

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries.

*Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large
Gonzales, At Large Pickens and At Large Kuehl*

Text of Legislative File 25-0399