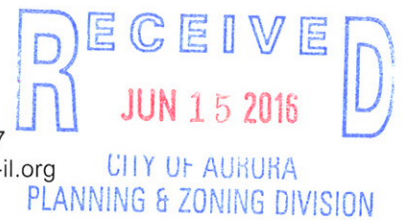




Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org



Land Use Petition

Project Number: 2015.294

Subject Property Information

Address/Location: 4020, 4030, 4050, 4070 and 4090 E. New York Street / along New York Street, west of Station Boule

Parcel Number(s): 07-21-109-001; 07-21-109-002; 07-21-109-003; 07-21-109-004; 07-21-109-005

(attach separate
sheet if necessary)

Petition Request(s)

Requesting approval of a Special Use for a Nursing, supervision, and other rehabilitative services (6320) use on Lots 165, 166, and on a portion of Lots 164 and Lots 167 of the Plaza on New York Subdivision (future Lot 1 of Transitional Care - Aurora Subdivision) located at along New York Street, west of Station Boulevard

Requesting approval of a Preliminary Plat for Transitional Care - Aurora Subdivision located along New York Street, west of Station Boulevard

Requesting approval of a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision for a Nursing, supervision, and other rehabilitative services (6320) use

Attachments Required

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

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

Four Paper Copies of:
Address Plat (2-17)

One Paper Copy of:
Preliminary Plan (2-8)
Preliminary Plat (2-9)

One Paper Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)

Two Paper Copies of:
Preliminary Engineering
Stormwater Report (2-10)

Two Paper Copies of:
Fire Access Plan (2-6)

Letter of Authorization (2-2)
Existing or Proposed CC and Rs OR Lease
Restrictions (2-1)

Petition Fee: \$1,580.00 (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: [Signature] Date 6/13/16

Print Name and Company: Brad Haber, IH Fox Valley owner, LLC

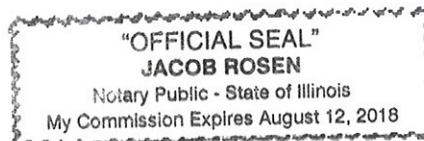
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 13th day of JUNE, 2016

State of IL)
County of Cook) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Project Contact Information Sheet

Project Number: 2015.294

Owner

First Name: Brad Initial: 0 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.: 0

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: 0 Last Name: Philipchuck Title: Mr.
Job Title: Partner
Address: 111 E. Jefferson Avenue, Suite 200
City: Naperville State: IL Zip: 60540
Email Address: jfp@dbcw.com Phone No.: 630-355-5800 Mobile No.: 0

Additional Contact #1

Relationship to Project: Architect
Company Name: PFB Architects
First Name: Thomas Initial: 0 Last Name: Jeziorski Title: Mr.
Job Title: Managing Principal
Address: 33 North LaSalle, Suite 3600
City: Chicago State: IL Zip: 60602
Email Address: tjeziorski@pfbchicago.com Phone No.: 312-376-3100 Mobile No.: 0

Additional Contact #2

Relationship to Project: Engineer
Company Name: V3 Companies of Illinois, Ltd.
First Name: Bryan Initial: 0 Last Name: Rieger Title: Mr.
Job Title: Project Manager
Address: 7325 Janes Avenue
City: Woodridge State: IL Zip: 60517
Email Address: brieger@v3co.com Phone No.: 630-729-6119 Mobile No.: 0

Additional Contact #3

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select Or
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0

Additional Contact #4

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select Or
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0

QUALIFYING STATEMENT

Petitioner, IH Fox Valley Owner, LLC, an Illinois limited liability company, seeks a special use 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 development of this health care facility is proposed for a portion of the Plaza on New York Subdivision, Lots 163-167 inclusive. Said lots 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 lots have remained vacant since the subdivision was approved in 2005.

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. The establishment and operation of this Rehabilitative Services facility will not be detrimental to the public health, safety, morals, comfort or general welfare, but instead will contribute to improved public health by providing a venue for patients to receive high quality rehabilitation services in an upscale rather than institutional setting and in a location in close proximity to family, area hospitals, and physicians.
2. The special use will not be injurious to the use or enjoyment of other property in the immediate vicinity for the purposes already permitted. The uses permitted are commercial uses, and these commercial lots have remained vacant since 2005. The proposed special use will actually benefit the development of the East New York Street corridor by providing a commercial use that will mix well with neighboring multifamily, attached single family and townhome uses. Additionally, the health care use will bring patrons into other commercial and retail uses in the area. The facility will be a single story building to minimize any visual impacts. Constructing a new, taxable structure on the vacant lots will stabilize and improve property values within the neighborhood.
3. The Rehabilitative Services use will not prevent the normal and orderly development of other still vacant commercial lots adjacent to the Subject Property. In fact, the new use should encourage other commercial users to locate on the surrounding properties.
4. Utilities, access roads, drainage and all other necessary facilities are already in place or will be provided to serve this special use facility.
5. 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.
6. This facility can be constructed pursuant to the existing underlying applicable regulations of the B-2, Special Use, Planned Development zoning.

7. 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 right-in, right-out access drive from that lot.

Aurora Development Summary



range**comm**
development



Innovative Health

Executive Summary

RangeComm Development and Innovative Health are proposing a state of the art Transitional Care Facility at the northwest corner of East New York and Station Blvd., in Aurora. This facility is specifically designed to provide high acuity post-acute healthcare services; however, it will feature an upscale hospitality atmosphere as opposed to an institutional design. The subject site will be improved with interesting walks, a tasteful monument, directional signage, and mature landscaping surrounding the common areas and structure. The facility's architectural design will be tailored to complement surrounding development and City themes. The patient areas will feature private rooms and baths, a modern therapy center, café/bistro, physician exam rooms, activity rooms, media/game rooms, dining, and staff offices. Meals are offered in a restaurant style environment and feature open seating dining and menu-based offerings prepared by culinary professionals.

Transitional care is not differentiated from traditional skilled nursing care with respect to state licensure. However, there are significant operational differences between transitional care and traditional skilled care. The concept of transitional care refers generally to patients who predominantly require moderate to extensive rehabilitation services following a short stay in a hospital for conditions such as major joint replacement, stroke or major cardiac events. Unlike a traditional nursing home which serves primarily indigent patients with long term care needs, a transitional care facility provides patient rooms in a hospitality theme setting. The average length of stay for patients at a facility of this type is approximately 20-30 days before discharge. Patients are admitted directly from a hospital and remain under direction of their primary physician. Patients are typically non-ambulatory or may be ambulatory with assistance. By virtue of their point within the recovery process, they may be unable to perform standard bathing and dressing functions. The focus is on stabilizing their therapy and nursing needs so that they can return home as soon as possible and continue their recovery with home health and/or outpatient therapy support.

This Alternative to the traditional post-acute care delivery model combines the latest in medical management technology, advanced therapy programs, and medically supported care in a comfortable, hotel-like environment. The emphasis on therapy and rehabilitation allows the facility to cater to the considerable number of residents in the greater Kane/DuPage County area being discharged from hospitals who are now being served by older, inferior facilities, many of which are becoming functionally obsolete. Institutional settings often garner resistance from patients who don't feel they need to be in a nursing home. In many cases, community residents are leaving the market for more suitable alternatives elsewhere. By locating in close proximity to multiple major hospital systems, residents of the facility can have convenient access to quality doctors and other medical practitioners during their recovery, thus enhancing their recovery experience.

Location

This Location provides the ability to meet all the critical element thresholds for both healthcare consumers and their various healthcare providers: (i) purpose-built therapy centers; (ii) aesthetically-pleasing design in an upscale atmosphere; (iii) location in close proximity to area homes and major hospital infrastructure and physician group practices.

Transitional Care typically has patients stay for durations of 20-30 days and is a relatively new subset of healthcare facilities. Because of this it often does not fit neatly in zoning ordinances. The duration and service offering draws parallels from a hotel and medical office building. For this reason it is often best located in commercially zoned land where these uses are typical.

The Site is located along the commercial corridor of New York St. The site will benefit the greater commercial development of the New York corridor by providing a transitional commercial use that will pair well with neighboring multifamily, attached single family, and townhome uses. Additionally, this development will ensure that the corridor is not front loaded with parking lots as typical strip malls are configured. The development will be single story to lower the visual impact.

Community Benefits

City Residents will now have access to a pure transitional care facility. This state of the art facility focuses on getting patients home quicker, and provides a private space to focus on recovery. While traditional rehabilitation services are available in the area currently; they take place in institutional settings, in semi private environments. This facility will offer the upscale, resort style recovery that any patient would prefer over a long term setting they are often years away from.

Well Paying Jobs will be offered to the community to take advantage of local skill sets. The project is anticipated to produce more than 80 full time jobs. The facility will hire for positions such as Administrator, Director of Nursing, and Admissions Director. Numerous Therapy Professionals, Registered Nurses, Licensed Practical Nurses, Unit Managers, Supervisors, and Culinary Staff will be needed. These positions can help the community avoid losing highly talented workers to other communities. The retention of educated middle class individuals can help spur future economic development within the City.

In addition to the jobs created once the facility is open, numerous trades including carpentry, masonry, electrical, plumbing, and HVAC, will be utilized in the construction of the project. These trades will be patronizing local business in the area during the construction phase.

City Commerce will also increase as this state of the art facility draws patients to the facility from outside of the community as well. Families visiting those patients will likely patronize City businesses. In addition, new development can inspire redevelopment of area properties as well as raising property values and desirability for complimentary developments.

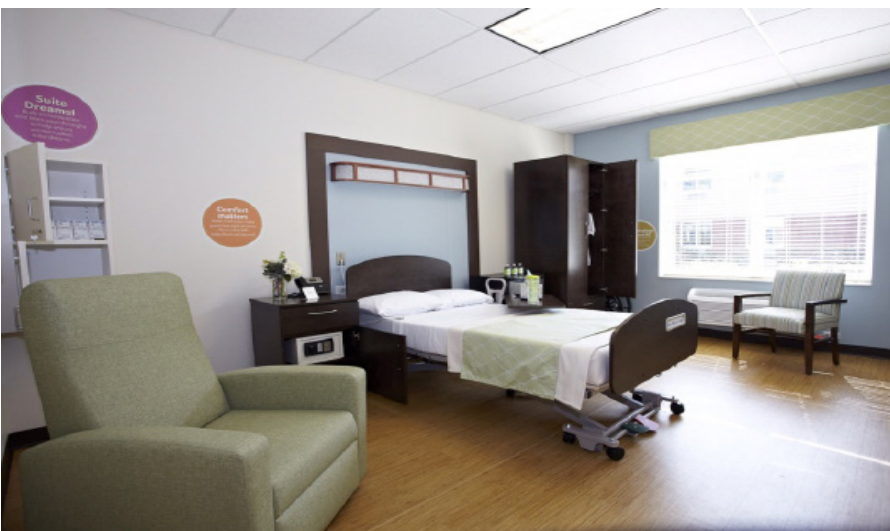
City Government will also benefit from this development. The City will receive additional tax revenue through property taxes to support educational, municipal, and infrastructure requirements.

Past Success



A Recent Example of this model is the Transitional Care Center of Arlington Heights. This recently completed \$24 million, two story, 71,000 square foot facility recently opened on a main thoroughfare in Arlington Heights, IL. The design was styled to fit with local architecture and reflect the community that it serves.

Modern Design and gracious hospitality services, including spas and bistros are just a few of the many amenities that offer patients the opportunity to improve their outlook on care. This purpose built facility has two dedicated gyms with over 5,000 square feet of state of the art rehabilitation space, outfitted with the latest equipment. This facility represents the future of post acute care.



Patient Rooms are designed for comfort and recovery. These deluxe suites boast plenty of light and ample space. High end technology and modern furniture create a resort like feel that is in stark contrast to institutional long term care settings.



Station I, LLC

May 12, 2016

**From: Station I, LLC, an Illinois limited liability company
By Old Second National Bank, a national banking association,
Its Managing Member**

37 S. River Street

Aurora, IL 60507

630-892-0202 mkozak@oldsecond.com

To: City of Aurora, Planning and Zoning Division

44 E. Downer Place

Aurora, IL 60507

630-256-3080 coaplaning@aurora-il.org

Re: Authorization Letter for Lots 163-167 inclusive in the Plaza on New York Subdivision

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 IH Fox Valley Owner, LLC, an Illinois limited liability company and John F. Philipchuck and the law firm of Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd. to apply for a Special Use for a Transitional Health Care Facility and a resubdivision of said lots.

**Station I, LLC, an Illinois limited liability company
By: Old Second National Bank, a national banking
association, its Managing Member**

By:

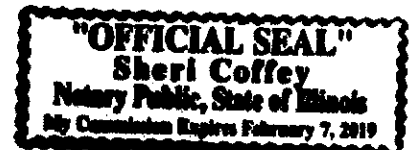
Name:

Title:

Subscribed and sworn to before me this 12th day of May, 2016.

Notary Signature

(seal)



166093/3

**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.