



Legislation Text

File #: 16-00578, **Version:** 3

TO: Mayor Thomas J. Weisner

FROM: Planning Commission

DATE: August 3, 2016

SUBJECT:

A Resolution Approving a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision Being Vacant Land located on the north side of New York Street, west of Station Boulevard (IH Fox Valley Owner, LLC - 16-00578 / NA21/1-15.294-Su/Ppn/Psd - TV - Ward 10)

PURPOSE:

The Petitioner, IH Fox Valley Owner, LLC, is requesting approval of a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision for a Nursing, Supervision, and Other Rehabilitative Services (6320) use.

BACKGROUND:

The Subject Property is located on the north side of New York Street, west of Station Boulevard and is currently vacant land which is part of the Plaza of New York Special Use Planned Development with B-2(S) General Retail zoning. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

The Petitioner is requesting a Preliminary Plan for Lot 1 of said subdivision, for a 53,800 square foot, single-story Transitional Care facility. The facility is proposed to house 60 private rooms with a bath, a modern therapy center, café/bistro, physician exam rooms, activity rooms, media/game rooms, dining and staff offices. Along with the construction of the building, 98 parking spaces are proposed with two accesses into the site off of Gabrielle Lane. Stormwater management for this site has been accounted for as part of the overall Plaza on New York Subdivision.

Building elevations have been included by the Petitioner in the packet for informational purposes only and are not subject to review and approval at this time. These elevations will be reviewed and approved at time of Final Plan and Plat.

Concurrently with this proposal, the Petitioner is proposing a Special Use for the 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). Pursuant to the Qualifying Statement this Transitional Care facility will provide post-acute healthcare for patients who predominately require moderate to extensive rehabilitation services. Patients are admitted directly from the hospital and will remain under direction of their primary physician. The focus of the facility is to stabilize their therapy and nursing needs so that the patient can return home as soon as possible and continue their recovery with home health care or

outpatient therapy support. The typically stay is approximately 20-30 days.

Concurrently, the Petitioner is also proposing a Preliminary Plat for the entire Subject Property. The Preliminary Plat will consolidate the Lots 163-167 of Plaza on New York into 2 lots (future Lot 1 and Lot 2 of Transitional Care - Aurora Subdivision). Lot 1 being on the west portion of the Subject Property consists of 4.25 acres and Lot 2 being at the northwest corner of New York Street and Station Boulevard consists of 2.24 acres.

DISCUSSION:

Staff has reviewed the Preliminary Plan petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and if the Special Use Petition being concurrently considered is approved they would now meet the applicable codes and ordinances. However, per the conditions listed in the recommendation below, Staff is requesting some additional information from the Petitioner to ensure the commercial viability of Lot 2.

POLICIES AND GUIDELINES / IMPACT STATEMENT:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.0 To guide the growth of the City in an orderly and structured manner.

11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1(3) To encourage new development contiguous to existing development.

12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.

RECOMMENDATIONS:

The Planning Commission recommends **CONDITIONAL APPROVAL** of the A Resolution Approving a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision Being Vacant Land located on the north side of New York Street, west of Station Boulevard, with the following conditions:

1. That the Preliminary Plan be revised to show the New York Street right in/right with a deceleration lane and, to maximize the distance from the Station Boulevard intersection, the access be located at the far western end of Lot 2.

2. That prior to submittal of a Final Plan and Plat, the Petitioner shall submit to the City a grading plan and future development plan for the balance of the property, being Lot 2, to ensure the commercial viability.

ATTACHMENTS:

Exhibit "A" Preliminary Plan

Land Use Petition with Supporting Documents

Property Research Sheet

Legistar Number: 16-00578

cc: Alderman Saville, Chairman
Alderman Donnell
Alderman Irvin
Alderman Hart-Burns, Alternate



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision Being Vacant Land located on the north side of New York Street, west of Station Boulevard

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated June 15, 2016, IH Fox Valley Owner, LLC filed with the City of Aurora a petition requesting approval of a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision for a Nursing, Supervision, and Other Rehabilitative Services (6320) use and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on August 3, 2016, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on August 11, 2016, the Planning and Development Committee of the Aurora City Council reviewed said Preliminary Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Preliminary Plan with the following conditions:

1. That the Preliminary Plan be revised to show the New York Street right in/right with a deceleration lane and, to maximize the distance from the Station Boulevard intersection, the access be located at the far western end of Lot 2.
2. That prior to submittal of a Final Plan and Plat, the Petitioner shall submit to the City a grading plan

and future development plan for the balance of the property, being Lot 2, to ensure the commercial viability.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Preliminary Plan and related required documents as attached hereto as Exhibit "A" Preliminary Plan