



## Legislation Text

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**File #:** 19-0909, **Version:** 3

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**TO:** Mayor Richard C. Irvin

**FROM:** Planning Commission

**DATE:** November 7, 2019

**SUBJECT:**

A Resolution Approving a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street (Fox Valley Developers, LLC - 19-0909 / AU27/1-19.063-SU/PD/Ppn/Psd - JM - Ward 4)

**PURPOSE:**

The Petitioner Fox Valley Developers, LLC is requesting approval of a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street for a mix used development which includes the adaptive reuse of the existing buildings and updating the parking lots and drive aisles.

**BACKGROUND:**

The Subject Property is currently comprised of vacant buildings and lots with R-4 (S) Two Family Dwelling District with a Special Use, R-4 Two Family Dwelling District, R-3(S) One Family Dwelling District with a Special Use, and R-3 One Family Dwelling District zoning. The property was the Copley Hospital complex and contained several buildings from different phases of the hospital expansion. The complex contains Aurora's first purpose-built city hospital, dating to 1888. As Aurora grew in population, the hospital added additional blocks in 1916, 1932, 1947, 1970, and 1980 to meet the needs of the city. The hospital maintained a nurses' training school and constructed a nurses' dormitory on the property in 1957. The site shows the evolution of medical care into modern history in one location and served the City of Aurora's medical needs until 1995 when the institution constructed a new facility. The developer's proposal will adaptively reuse and rehabilitate all the significant buildings with only minor changes, including demolition of the non-contributing 1932 powerhouse and the 1980 block and construction of two new additions. The developers will be using historic tax credits and thus are required to retain the historic character of the site with approval of all alterations by the State Historic Preservation Office. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

The project includes a mix use redevelopment of the historic buildings with new additions and a new planned park. The 1888 block is planned for commercial use on the first floor, including a potential pharmacy use, with offices above. The 1916-1947 blocks will be used as a Senior Living Community, consisting of independent living, assisted living and memory care with a total capacity of 99 residents. The 1970 block is planned to house several healthcare providers and services on the lower two floors. The upper four floors will be renovated into a 53-unit independent apartment community for adults with cognitive and developmental disabilities which require minimal support.

The nurses' building along with a 7,500 square foot addition will be repurposed to serve as the East Aurora School District Administration Center containing offices and training space. The eastern 1.3 acres will be transferred to the Fox Valley Park district for the development of a neighborhood park. Additional information on the uses can be found in the Qualifying Statement.

In order to allow the above redevelopment, the Petitioner is requesting approval of a Preliminary Plan for Avalon Heights for the mix used development as described above. The Preliminary Plan includes additional area than is included in the Plan Description and Preliminary Plat because it also shows how the Avalon Heights development will connect with the proposed changes on Bardwell's campus to the south. The development of Bardwell includes the vacation of a portion of Seminary Avenue, which will become green space with pathways connecting the school to the new administration building in the former nurses' building on Avalon Height's property. Due to this vacation, a new alley on Bardwell's property will be dedicated to the City connecting the dead-end at Seminary Avenue to Marion Avenue. Both the vacation and dedications will come before the City for approval during the Final Plan and Plat approval. The portion of Weston Avenue on Avalon Height's property was previously vacated. The developers plan to officially make this a private drive that will dead-end at the park. The Plan provides for redoing the current parking lots and expanding parking at northwest corner of the site for a total of 430 parking spaces. The Plan also shows some potential lots that the developers are interested in acquiring in the future for either additional parking or park space. The majority of the current site plan will remain with the same except for the demolitions noted above and a 7,500 square foot addition to the former nurses' building and a small addition to the rear of the 1932 block.

Concurrently with this proposal, the Petitioner is requesting the establishment of a new Special Use Planned Development, and to change the underlying zoning district to R-5(S) Multiple-Family Dwelling District, O(S) Office District, and P(S) Park and Recreation District with a Special Use Planned Development.

The Plan Description outlines the three different zoning districts. The R-5 (S) Multiple-Family Dwelling District zoning will encompass the 1888-1970 hospital blocks along with the majority of the parking and drive aisles. The nurses' dormitory and the planned addition will be rezoned to O (S) Office District. The park will be rezoned to P (S) Park and Recreation District. The details of the Plan Description include modifications of the District Specific Regulations, Use Regulations, Bulk Restrictions, and Signage for the R-5 Multiple-Family Dwelling District and O Office District to allow for the above redevelopment plan. The R-5 use modifications allow for the following uses: housing services for the elderly; age restricted multi-family dwelling units; multi-family dwelling for adults with cognitive and developmental disabilities; health and human services; retail sales or services use; and business and professional office use. Additional modifications include reducing the minimum floor area to 450 square feet, increasing the height limitation to 110 feet, reducing the minimum lot size and setback requirements to zero, and requiring no maximum lot coverage. The modifications for the O Office include allowing educational services as a permitted use, requiring no maximum floor area ratio, and reducing the setbacks to zero. Due to nature of the uses and the layout of the site to allow for shared parking, parking for both the R-5 and O will be reduced. The Plan description also establishes sign regulations for three monument signs and an archway entrance.

The Petitioner is also requesting approval of a Preliminary Plat for Avalon Heights Subdivision. The details of the request include a four lot subdivision that divides the 1888-1970 building into Lot 1, the school district portion into Lot 2, the majority of the parking and drive aisles into Lot 3, and the park

into Lot 4. The Plat also provides for the dedication of Right-of-Way for a turnaround at the newly created dead-end at Weston Avenue along with other easements.

**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 they now meet the applicable codes and ordinances, with the exception of the items reflected in the conditions listed in the Staff Recommendation below

**POLICIES AND GUIDELINES:**

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.

14.1 (3) To protect, preserve and restore the historical and architectural heritage of the City.

22.1 (5) To recognize the unique characteristics of individual neighborhoods and promote their positive attributes.

80.1 (1) To cooperate with the Fox Valley Park District, the school districts and the County Preserve Commission in meeting the open space and recreational needs of the City.

**RECOMMENDATIONS:**

The Planning Commission recommended **CONDITIONAL APPROVAL** of the A Resolution Approving a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street, with the following condition:

1.) That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

**ATTACHMENTS:**

Exhibit "A" Preliminary Plan  
Land Use Petition with Supporting Documents  
Property Research Sheet  
Legistar History Report

Legistar Number: 19-0909

cc:

Alderman Michael B. Saville, Chairperson  
Alderman Sherman Jenkins, Vice Chairperson  
Alderman Carl Franco  
Alderman Robert J. O'Connor  
Alderman Juany Garza



CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_

A Resolution Approving a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

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 October 3, 2019, Fox Valley Developers, LLC filed with the City of Aurora a petition requesting approval of a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street for a mix used development 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 November 6, 2019, reviewed the petition and recommended **CONDITIONAL APPROVAL** of said petition; and

WHEREAS, on November 13, 2019, the Building, Zoning and Economic 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 condition:

1.) That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

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.