

Adaptive Reuse of Former St. Charles Hospital – Aurora, IL

Project Summary

Chicago-based VeriGreen Residential Development proposes the revitalization of the former St. Charles Hospital at 400 East New York Avenue in Aurora into 60 independent living apartments for tenants 62 and older.

The project will restore this remarkable 1932 Art Deco building, designed by noted architect Wybe J. Van der Meer, to its original grandeur while providing comfortable and spacious studio, one-bedroom, and two-bedroom apartments. The renovation work will adhere to the Secretary of Interior's Standards for the Rehabilitation of Historic Properties, ensuring that the property continues to serve as a proud Aurora landmark for many years to come.

The development team includes VeriGreen Development – a relatively new venture of affordable housing professionals with 100 years of combined experience – along with architects Weese Langley Weese, based in Chicago, and Aurora-based Allen + Pepa Architects. Linn-Mathes Construction, a Chicago-based specialist in adaptive reuse and historic projects, will be providing construction services for the project. The project will strive to create a strong program of local and minority hiring from the surrounding community, and the development team will work closely with the City of Aurora, Seize the Future Foundation, and the Northern Lights Development Corporation to create a powerful economic development program that will achieve strong employment and contracting results during the construction program.

The project's total development cost is approximately \$24M, which will be funded by a private first mortgage, federal and Illinois state historic tax credits (River Edge Redevelopment Zone credits), LIHTC credits from IHDA, deferred developer fee contributed by the development team, and gap funding from the City of Aurora.

The project contributes to the ongoing revitalization of Aurora's East Side. The project is directly across the street from McCarty Park, Aurora's first park, which received a major facelift in 2008. St. Charles Hospital is also included in the newly expanded River Edge Redevelopment Zone, bringing to Aurora a variety of economic benefits provided by the State of Illinois, and the Aurora East Side Neighborhood Revitalization Strategy Area (NRSA).

The restoration and reuse of this important Aurora landmark will convey new optimism about the strength of Aurora's local real estate market, and transform an eyesore on one of the City's most important regional thoroughfares back into a local point of pride. For the seniors who will receive safe, comfortable and affordable housing here, for the McCarty neighborhood, and for the entire City of Aurora, the redevelopment of the St. Charles Hospital represents a major step forward.



Original Appearance of the St. Charles Hospital



Appearance Today, Pre-Rehabilitation