



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Legistar History Report

File Number: 25-0885

File ID: 25-0885	Type: Ordinance	Status: ATS Review
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
		File Created: 10/28/2025
File Name: Envision Unlimited, Inc / 1130 N Randall Rd / Conditional Use		Final Action:
Title: An Ordinance Granting a Conditional Use Permit for a Community Residence, minor (1510) Use on the Property located at 1130 North Randall Road.		

Notes:

Sponsors:	Enactment Date:
Attachments: Exhibit "A" Legal Description, Exhibit "B" Memorandum of Agreement, Land Use Petition and Supporting Documents, Map	Enactment Number:
Planning Case #: AU20/4-25.292 - CU	Hearing Date:
Drafter: WuJ@aurora.il.us	Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning and Zoning Commission	11/05/2025	Forwarded	Building, Zoning, and Economic Development Committee	11/12/2025		Pass
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Action Text: A motion was made by Mr. Lee, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee. The motion carried.

Notes: Ms. Wu said thank you. Joanna Wu, Planner. I'm here to present this project on behalf of Staff. So, the subject property is currently with R-1 One-Family Dwelling District zoning. The Petitioner is requesting approval of a Conditional Use for a Community Residence, minor located at 1130 North Randall Road. A Community Residence – minor is defined as a dwelling structure that is occupied by a group of 4 to 6 unrelated persons with disabilities with onsite support staff provided by a sponsoring agency. A Community Residence – minor is a permitted use in all residentially zoned districts and all residential portions of planned developments as long as all requirements are, such as State of Illinois licensing and separation requirements. The Zoning Ordinance specifies that no Community Residence, major or minor, shall be located within a radius of 1,320 feet from each other. Currently, an existing Community Residence – minor is located within the 1,320-foot separation requirement; therefore, the applicant is requesting a Conditional Use Permit.

Envision Unlimited, Inc. is a non-profit organization that provides care for individuals with intellectual and developmental disabilities. CILA, or Community Integrated Living Arrangements, are residential programs designed to provide a natural family-like setting for these individuals. Envision Unlimited

currently owns and operates over 80 of these homes in Illinois, and they hold the license with the State of Illinois through the Department of Human Services.

Staff has reviewed the Conditional Use Ordinance petition and has determined that it meets the applicable codes and ordinances.

The existing Community Residence is located at 1340 Cottonwood Road in the Indian Trail Estates Subdivision. Although it is within the 1,320-foot separation requirement, the Subject Property is not located in the same Subdivision as the existing. Therefore, the additional Community Residence – minor should not impact the surrounding neighborhood.

In the time of this Staff Report and this hearing, I received one comment from the public just asking for additional information, inquiring about what is going on, and I just provided background information, nothing new from what I just explained in this presentation.

Chairman Pilmer said questions of Staff?

Mrs. Owusu-Safo said I have a question. So, are they proposing to demolish the existing house?

Ms. Wu said no, they're going to keep the house.

Mrs. Owusu-Safo said and add to it? Or what is the modifications that's going to be done to it?

Ms. Wu said structurally, there's no modifications. So, they're just going to be occupying. It's the nature of the use of how they're living in it.

Mrs. Owusu-Safo said is there any, like, outside improvement for recreational or anything?

Ms. Wu said no, no exterior renovations are being proposed. Just the zoning here.

Mr. Roberts said were there ever any discussions with, like, the neighbors about this change? Was there any input other than just putting out the notice of the meeting sign?

Ms. Wu said we sent them the Public Notice letters. That was a part of this Public Notice requirement for the hearing. Other than that, you're welcome to ask the applicant. They're here to present after...if anyone has no more questions.

Chairman Pilmer said any other questions? Thank you. Would the Petitioner like to add anything? I'll actually need to swear you in so if you're both going to speak, I'll have you raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. McHugh said I do.

Ms. Rosa said I do.

Chairman Pilmer said thank you. And if you'll just state your name and address for the record.

Mr. McHugh said yes, I'm Mark McHugh, our office address is 8 South Michigan in Chicago. I happen to live in Broadview and I'm a Zoning Board member as well there.

Chairman Pilmer said thank you.

Ms. Rosa said Colleen Rosa. Again, office is 8 South Michigan in Chicago, and I live in Forest Park, Illinois.

Chairman Pilmer said thank you.

Mr. McHugh said thank you. Good evening, everyone. Envision Unlimited has been doing support work for individuals with intellectual and developmental disabilities, or IDD, for 75 years. In our history, we began our work with children and as children were more integrated into the public education system, really more of our services were required by adults, and that's who we aim to serve here at the home on Randall Road. This is...and we provide really a full spectrum of services to the IDD community. In addition to residences, day services, employment services, recreational, and health programs, all designed to meet the individual needs of any person who's living in any one of our homes. We serve thousands of people and their families across Illinois, and our goal here is to really create an environment for 4 individuals where they could just live their lives the way they'd like to with our support.

A CILA is something that is State licensed. That licensing includes very robust licensing standards as well as very robust fire safety standards. This particular home is really great for the individuals who will be coming because it's already highly accessible. So, people will be able to live their lives out in this particular home.

It's staffed whenever there's an individual living there. There will be at least 1 staff member onsite, and the times that...in other parts of the day, it's where they'll be going to day services or maybe they'll be working or something like that. Or they'll be out on an excursion or doing activities in the community. So, this is really meant to be integrated into the neighborhood and just be residents like any other residents.

Ms. Rosa said so, I'll also add, you know, that if a CILA is in a neighborhood, you shouldn't know it's there because it really is just a home. It just happens that these 4 individuals will have a disability and receive supports from our staff. Our staff do not live there, the individuals live there, it's their home. And just to kind of give you a little sense of some of our members. We refer to the individuals we support as members. This is Marcus, he is a community volunteer. He volunteers at the local library to read to children during story time, which is really important because he is helping to break down barriers and images of people with disabilities at a very early age. So, kids who are going to his story time where he's a leader are now understanding that there's no difference between a person with an intellectual disability and them. He's an emerging leader. He leads groups at his day center, he does presentations. He recently received the Arc of Illinois award for self advocate of the year. He participates in our biking program and our environmental stewardship program. He volunteers, he gives back to the community, he is an artist, a writer. We have a newsletter that he writes articles for every week. So, it really...with the supports that individuals receive from organizations like Envision Unlimited, we're able to really tap into all of his skills and strengths and bring those out so he can contribute to the community.

And likewise, Jamie, who has been with us most of her life. You know, she really was a very reserved and shy individual but with the supports that we're able to provide in a community setting, she now does presentations, she has a food handler's license so that she helped prepare meals in our commercial kitchen. She is a powerful example of how creative expression and hands-on skills can fuel independence and community connection.

And these are just 2 individuals who are, you know, currently receiving supports. We have literally thousands of individuals that we support like this.

Mr. McHugh said Aurora is, we think, a really great place for people with disabilities to live. A welcoming community and it has the amenities that really everyone needs: healthcare, a variety of services, community resources, the ability to become included in community life. And as I mentioned earlier, this is a physically accessible home. And the ability to get into the workforce as well.

Ms. Rosa said we're tag teaming. Yeah, so our members, they live, they work, they shop, they play, and they volunteer in their communities. So, when we have a CILA in a neighborhood, that creates 6 to 8 jobs for the staff that will be working there. Our current starting wage is \$21.95 an hour, which is a pretty decent starting wage. And our residents and staff, they just love to be involved in the community, so they do a lot of volunteering, they go to local events, participate in Park District activities, libraries. We also contribute to the community through all of the retail businesses. We contract with local service providers like plumbers and landscapers. We visit grocery stores. So, we're not just, you know, asking for your support. We're telling you that we will actually support you as well because we are giving back to the community.

Mr. McHugh said and with that, we're happy to take any questions from the Commission.

Chairman Pilmer said thank you. Any questions of the Petitioner?

Mr. Pickens said I got many questions. Who maintains the facility?

Mr. McHugh said we do. We have maintenance staff that does the outside...

Mr. Pickens said just cut the grass? Or are we talking bush trimming...

Mr. McHugh said yeah, we'll contract out for that.

Mr. Pickens said because that's important to keep a good street presentation.

Mr. McHugh said yes.

Mr. Pickens said okay, and you're saying 4 to 6 people in this home?

Ms. Rosa said (off mic) 4 people...

Mr. Pickens said 4 people. And is there a 4-bedroom home?

Ms. Rosa said it's a 4-bedroom home.

Mr. Pickens said and the staff does not have a bedroom? They will just be in and out, and maybe not always in?

Mr. McHugh said they'll be in...

Ms. Rosa said there's always somebody there.

Mr. McHugh said well, there's always somebody there when there's an individual living there when they're home. If everybody's out either working or at the day center, then we don't...

Mr. Pickens said okay, where's the staff sleep at nighttime? Or they just set up having coffee?

Mr. McHugh said wherever they live.

Ms. Rosa said they're awake staff. We don't...they're in shifts.

Mr. Pickens said there's nobody that at nighttime?

Ms. Rosa said there is. But they stay awake at night. They don't sleep.

Mr. Pickens said okay. Lots of coffee. So, in this particular location, is it mixed sex? Or is it one sex or the other sex, but not mixed?

Mr. McHugh said one gender.

Mr. Pickens said one gender per facility. Traffic, noises, that type of thing; are we expecting...should we be expecting any unusual noises...

Mr. McHugh said no...

Ms. Rosa said no...

Mr. Pickens said around the facility?

Mr. McHugh said we don't expect any unusual noises and there's plenty of parking in the garage and...

Ms. Rosa said it's a very long drive...

Mr. McHugh said and outside of the garage onsite. You don't have to worry about that.

Ms. Rosa said and the house is actually quite far back from the road. There's a lot of property.

Mr. Pickens said okay. And my last question regarding filters of the residents. Are we...is there a criminal background taken of the people that are gonna be residents there? Do we have any concerns or issues with the other neighbors or with someone that's a resident there? There could be an issue...a criminal. Do we have any background checks?

Mr. McHugh said we do background checks, and there are no individuals who will be here, who will be living here who will have had a criminal background. And there'll be no staff working there who will have had a criminal background.

Mr. Pickens said okay.

Mr. McHugh said and we do these checks annually per the requirements.

Ms. Rosa said that's part of our licensing requirements. And they check...the State checks to make sure that we did those background checks every year.

Mr. Pickens said okay. That's all I had. Thank you.

Chairman Pilmer said anything additional?

Mr. Roberts said how do the members get transportation? They use, like, Pace or do the staff drive them around?

Mr. McHugh said we'll have a vehicle, like a minivan.

Mr. Roberts said little minivan? Okay, so, it's not like...there won't be excess traffic in the area?

Mr. McHugh said there won't be excess traffic. And, of course, none of them will be driving. It'll all...yeah.

Mr. Kuehl said the existing home...what's the relationship with the neighbors?

Mr. McHugh said in our existing homes?

Mr. Kuehl said yeah, in the existing one that's there.

Mr. McHugh said well, we're not open yet.

Mr. Kuehl said oh, you're not open.

Mr. McHugh said this is kind of part of the preparation.

Mr. Kuehl said okay, got it.

Mr. McHugh said but, since you asked that question...

Ms. Rosa said (off mic) we can share about other homes. Our most recent...one of our most recent homes is in Homewood. We recently...

Mrs. Vacek said can you please speak in...sorry, can you please speak into the mic? We record these.

Ms. Rosa said oh, I'm sorry. Yeah. One of our recent homes we opened in Homewood a couple of months ago, and 4 individuals moved in. Same basic structure, right? 4 individuals living in 4 bedrooms, shift staff. But the neighbors have been extremely welcoming. We have a great relationship. They have come over for barbecues and have just been really welcoming. And the individuals spend a lot of time in the community, a lot of time in the community and they see their neighbors a lot. So, that's been a really positive experience. I can tell you from personal experience, in Forest Park I have several CILAs within a block or 2 and wonderful experience. Again, it's just like any other house on the block. So, just because an individual has an intellectual or developmental disability doesn't make them a bad neighbor or a good neighbor. But we have a good neighbor policy that our organization adheres to, and we train all of our staff on that, so we feel like we are better neighbors than most.

Mr. Kuehl said okay. Okay, great. Thank you.

Mrs. Owusu-Safo said just another question. Does the residents or members, do they usually get like family visits or...? Just curiosity. Are they allowed to get visitors and so forth?

Ms. Rosa said yeah, they are allowed to...I mean, it's their home. So, they can have visitors. Some do, some don't have a lot of family contact, but we definitely encourage family visits.

Chairman Pilmer said any other questions? Thank you.

Ms. Rosa said thank you.

Mr. McHugh said thanks very much.

Chairman Pilmer said this is a Public Hearing. If anyone in the audience would like to address the Commission regarding this agenda item, they will have the opportunity to do so. I just need to swear you in. If you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Ms. Moylan said I do.

Chairman Pilmer said and then, if you'll just state your name and address, and then when you're done, we'll just need you to sign in please.

Ms. Moylan said sure. My name is Samantha Moylan. I am here on behalf of Association for Individual Development located at 309 West New Indian Trail Court. I'm also an Aurora resident at 3188 Ketch Court in Aurora here. I am here in support of the organization's permit use. We offer the home that is on 1340 Cottonwood Road, and those individuals have had a wonderful experience living in that community, living nearby. We operate about 20 CILAs in the City of Aurora, and so we just wanted to come out and request that this be considered, and that the regulations that Envision's already had to go through for State licensing be honored because this Conditional Use permit is a little tighter than what even the State requires for proximity to another location similar to that.

Chairman Pilmer said thank you.

Ms. Moylan said thank you.

Chairman Pilmer said does anyone else wish to address the Commission? And I will close the Public Hearing and turn it back over to Staff.

Ms. Wu said thank you. Alright, Staff has the following comments regarding the Findings of Fact:

1. *The establishment, maintenance, or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. This is an existing single-family dwelling and will provide housing for four individuals with 24/7 staff support.*
2. *The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish and impair property values within the neighborhood. The exterior of the home will not be redeveloped. According to Illinois licensure requirements, the home needs to blend in with the rest of the community and cannot have any signs or other distinguishing components as a community residence.*
3. *The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as it will be in a residential neighborhood. A community residence is a residential use by nature. The subject property will create a livable space for four individuals.*
4. *Water and sewer have already been allocated to this property. The needs of the community residence will not exceed the use of a single-family home.*
5. *The proposal takes adequate measures to provide ingress and egress to minimize traffic congestion in the public streets. The clients in the community residence do not own their own vehicles. One company vehicle will be used at the home for transportation purposes, such as medical appointments, grocery shopping, etc. At any given time, the applicant does not anticipate having more than three staff present.*
6. *The Conditional Use in all other respects conform to the applicable regulations of the district.*

And with that, Staff recommends Approval of an Ordinance granting a Conditional Use permit for a Community Residence – minor Use on the property located at 1130 North Randall Road.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. Staff did read into the record 6 Findings of Fact. Are there any additions or corrections? Hearing none, is there a motion?

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Roberts

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And if Staff will state where this will next be heard.

Ms. Wu said this will next be heard at BZE next Wednesday...I do not have the date at the top of my mind

Commissioners said the 12th.

Ms. Wu said the 12th. I apologize.

Chairman Pilmer said it's alright. Good luck.

Ms. Rosa said thank you.

Aye: 9 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 25-0885