

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

Subject Property Information

Address / Location: 998 Corporate Boulevard

Parcel Number(s): 15-02-401-025

Petition Request

Requesting approval of an amendment to the Plan Description for the Farnsworth International Planned Development District for the property located at 998 Corporate Boulevard, Aurora, Illinois

Requesting approval of a Conditional Use for Residential Treatment Facility for children and adolescents use located at 998 Corporate Boulevard, Aurora, Illinois

Attachments Required

(a digital file of all documents is also required)

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

Two Paper and pdf Copy of:
Plan Description (2-18)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), Word Document and PDF

Letter of Authorization (2-2)

Existing CC and Rs OR Lease Restrictions (2-1)

Floor Plans

Petition Fee: \$978.70

Payable to: 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 10/22/24

Print Name and Company: DKMO Law

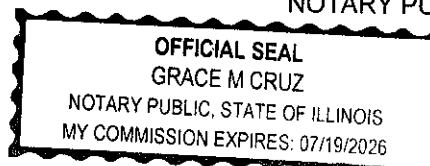
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth. Given under my hand and notary seal this 22 day of October

State of Illinois) SS

County of Cook)

Notary Signature [Signature]

NOTARY PUBLIC SEAL



998 CORPORATE BLVD., AURORA, IL

LEGAL DESCRIPTION

LOT 1 AS SHOWN ON THE FINAL PLAT OF WOLTERS DOLAN SUBDIVISION, BEING A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AS SHOWN ON THAT PLAT RECORDED OCTOBER 21, 2016 AS DOCUMENT NO. 2016k057572.

July 11, 2024

From: Dr. David Anderson, CEO
Lydia Home
4300 W. Irving Park Road
Phone: 773-794-3300
Email: danderson@lydiahome.org

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coapanning@aurora-il.org

Re: Authorization Letter for: 998 Corporate Boulevard, Aurora, Illinois 60502

To whom it may concern:

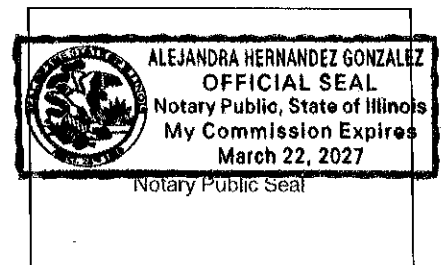
As the Purchaser pursuant to that certain Purchase and Sale Agreement of the above stated property dated May 23, 2024, I hereby affirm that I have full legal capacity to authorize DKMO Law, LLC, and its representatives, to act as the owner's agent through the Conditional Use Land Use Petition process with the City of Aurora for said property.

Signature: David Anderson Date 7/17/24

Subscribed And Sworn To Before Me This 17th Day
Of July, 2024

Notary Signature

Alejandra Hernandez Gonzalez



QUALIFYING STATEMENT

RE: LYDIA HOME ASSOCIATION, 998 CORPORATE BOULEVARD, AURORA, ILLINOIS

Lydia Home Association, an Illinois not-for-profit serving children since 1916, has entered into a real estate contract with Corporate Technical Center, L.L.C., to purchase the real property located at 998 Corporate Boulevard, Aurora, Illinois. Lydia Home's intended use for the property is a mental health facility offering educational and therapeutic services for children aged 12-18 years who have mental health and behavioral difficulties such that they cannot be properly cared for in a traditional family setting or foster care. The Illinois Department of Children and Family Services (DCFS) is responsible for determining which children will be best served and placed at Lydia Home.

The property consists of a 49,322 square foot building sitting on 8.9 acres, which includes a 1.5-acre playground. The existing facility itself consists of one-bedroom units, washrooms, kitchen, cafeteria, laundry and utility rooms, classrooms, a gymnasium, gathering spaces, and administrative offices. All necessary utilities, drainage, access roads, and other structural requirements already exist on or within the facility so that Lydia Home can use the property as-is, and only intends to make minimal aesthetic improvements, such as exterior and interior paint and adding window treatments to give the facility a warmer, homier environment. Throughout the day, Lydia Home staff will provide certain mental-health and educational services to the children at the facility, including daily schooling, individual therapy sessions, occupational and group therapy, recreational time, and on-going psychological evaluations to track each child's growth, working toward the ultimate goal of returning each child home.

The facility will house up to 40 DCFS-chosen children protected and cared for by a minimum of 150 staff personnel. The staff will include a director, therapists, psychologists, social workers, teachers, residential counselors, a nurse, auxiliary staff (e.g., admin, housekeeping, kitchen), and security personnel. This 24-hour staffing is provided over three (3) eight-hour shifts, with a child to staff ratio of 1:3 during the day and 1:5 overnight. All staff will be certified in the nationally recognized Therapeutic Crisis Intervention program, which teaches techniques to proactively prevent and de-escalate emotional crises. Lydia Home's on-site security personnel will maintain protection for the children, staff, and premises. Children shall remain on the facility grounds unless granted permitted leave. Accordingly, the ordinary business of the surrounding industrial park will not be interrupted, endangered, or burdened during or outside of normal business hours, or encourage unnecessary traffic into the area. This use of the property shall be consistent with existing district and zoning regulations, provided the Commission's acceptance of the plan description revision submitted contemporaneously herewith and upon other recommendations by the Commission or City.



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

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Project Contact Information Sheet

Project Number: DST2024-248

Petitioner Company (or Full Name of Petitioner): Lydia Home Association

Owner

First Name: Daniel Initial: Last Name: Dolan Title: Mr.
Company Name: Dolan & Murphy
Job Title: Broker
Address: 765 Orchard Ave.
City: Aurora State: IL Zip: 60506
Email Address: dtdolan@dolan-murphy.com Phone No.: 630-774-8523 Mobile No.:

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Contract Purchaser
Company Name: Lydia Home Association
First Name: David Initial: Last Name: Anderson Title: Mr.
Job Title:
Address: 4300 W. Irving Park Rd.
City: Chicago State: IL Zip: 60641
Email Address: danderson@lydiahome.org Phone No.: 773-659-0037 Mobile No.:

Additional Contact #1

Relationship to Project: Attorney
Company Name: DKMO Law
First Name: Clayton Initial: J Last Name: Springer Title: Mr.
Job Title: Attorney
Address: 11 S. Dunton Ave.
City: Arlington Heights State: IL Zip: 60004
Email Address: cspringer@dkmolaw.com Phone No.: 847-577-2227 Mobile No.:

Additional Contact #2

Relationship to Project: 0
Company Name:
First Name: Initial: Last Name: Title: 0
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #3

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Filing Fee Worksheet

Project Number: DST2024-248

Petitioner: Lydia Home Association

Number of Acres: 8.97

Number of Street Frontages: 2.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use Plan Description/Revision	\$ 479.30
	Conditional Use	\$ 469.39
	Public Hearing Notice Sign(s)	\$ 30.00

Total: **\$978.70**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Tracey Vacek

Date: 10/18/2024