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 property located at 998 Corporate Boulevard, Aurora, Illinois | for the Farnsworth International Planned Development District for the |
| Requesting approval of a Conditional Use for Residential Trea Boulevard, Aurora, Illinois | tment Facility for children and adolescents use located at 998 Corporate |
| Attachments Required | (a digital file of all documents is also required |
| Development Tables Excel Worksheet - digital only (1-0) One Paper and pdf Copy of: | Two Paper and pdf Copy of: Plan Description (2-18) |
| Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1), Word Document and PDF Letter of Authorization (2-2) | Floor Plans |
| Existing CC and Rs OR Lease Restrictions (2-1) Petition Fee: \$978,70 | Payable to: City of Aurora |
| more and the contract of the pest of the | orize the filing of this Petition and that all information and exhibits by knowledge. The Authorized Signatory invites City representatives the subject property during the period of processing this Petition. |
| The Subject Property Owner must sign this form unit | ess the Contact Person has been authorized to do so per a letter that erty Owner a Letter of Authorization with owner's Name and contact |
| Authorized Signature: | DateDate |
| Print Name and Company: DKWO | haw |
| a.a. in baraaridat villanti fo the fo he the same betaut | d County and State aforesaid do hereby certify that the authorized whose name is subscribed to the foregoing instrument and that said as a free and voluntary act for the uses and purposes set forth. |
| State of | |
| County of (100) SS | NOTARY PUBLIC SEAL OFFICIAL SEAL GRACE M CRUZ NOTARY PUBLIC, STATE OF ILLINOIS |
| Notary Signature | MV COLUMNOIS |

MY COMMISSION EXPIRES: 07/19/2026

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

coaplanning@aurora-II-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: A and Motor

Subscribed And Sworn To Before Me This 17+4 Day

Of July ,2024

Notary Signature

ALEJANDRA HERNANDEZ GONZALEZ
OFFICIAL SEAL
Notary Public, State of Hlinois
My Commission Expires
March 22, 2027

Notary Public Sea

QUALIFIYNG 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 be 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.



City:

Email Address:

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

1-5

Project Contact Information Sheet

| Project Number: | DST2024-248 | | | | | | | |
|--------------------------|-------------------------------|--------------------|--------------|---------------|----------|-------|--------|----------|
| Petitioner Company (c | r Full Name of Petitioner): | Lydia Home Associ | ation | | | | | |
| <u>Owner</u> | | | | | | | | |
| First Name: | Daniel | Initial: | | Last Name: | Dolan | | Title: | Mr. |
| Company Name: | Dolan & Murphy | | | _ | | | | |
| Job Title: | Broker | | | | | | • | |
| Address: | 765 Orchard Ave. | | | | | • | • | |
| City: | Aurora | State: | 1L | Zip: | | 60506 | • | |
| Email Address: | dtdolan@dolan-murphy.com | Phone No.: | 630-774-8523 | Mobile No.: | | | ' | |
| Main Contact (The in | ndividual that signed the Lan | d 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 # | <u>11</u> | | | | | | | |
| 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: | <u>IL</u> | _Zip: | | 60004 | | |
| Email Address: | cspringer@dkmolaw.com | _Phone No.: | 847-577-2227 | _ Mobile No.: | | | | |
| Additional Contact # | <u> 12</u> | | | | | | | |
| 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 # | <u>‡3</u> | | | | | | | |
| Relationship to Project: | | | | | | | | |
| Company Name: | | | | | | | | |
| First Name: | | Initial: | | Last Name: | | | Title: | |
| Job Title: | | | | | | | | <u> </u> |
| Address: | | | | | | | | |
| City: | | _State: | | Zip: | | | | |
| Email Address: | | _Phone No.: | | Mobile No.: | | | | |
| Additional Contact # | <u>‡4</u> | | | | | | | |
| Relationship to Project: | | | | | | | | |
| Company Name: | | | | | | | | |
| First Name: | | Initial: | | Last Name: | | | Title: | |
| Job Title: | | | | | | | | |
| Address: | | | | | | | _ | |

State:

Phone No.:

Zip:

Mobile No.:



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

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:

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filling 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