



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 25-0363

File ID: 25-0363

Type: Petition

Status: ATS Review

Version: 3

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 04/28/2025

File Name: Lydia Home Association / 998 Corporate Boulevard /
Conditional Use

Final Action:

Title: An Ordinance Granting a Conditional Use Permit for a Mental Health Facility limited to Residential Treatment Facility including Educational Services for children and adolescents who demonstrate mental health and behavioral difficulties on the Property located at 998 Corporate Boulevard

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2025-05-02 -
2024.472, Land Use Petition and Supporting
Documents - 2024-10-24 - 2024.472, Conditional
Use Findings of Fact Sheet, Floor Plan - 2025-05-06
- 2024.472, Batavia School District Letter -
2025-05-05 - 2024.472, Email from Dan Dolan -
2025-10-02 - 2024.472, PZC Presentation - Lydia
Home Association - 2025-10-06 - 2024.472, Maps,
Legistar History Report - Conditional Use -
2025-10-09 - 2024.472

Enactment Number:

Planning Case #: AU02/4-24.472- PDD/R/CU

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	05/07/2025	Held in Planning Commission		06/04/2025		Pass
	Action Text:	A motion was made by Mrs. Owusu-Safo, seconded by Mrs. Martinez, that this agenda item be Held in Planning Commission. The motion carried.					
	Notes:	<i>Mr. Sieben announced that the Petitioner has requested a continuance for this hearing until the June 4, 2025, Planning and Zoning Commission meeting.</i>					
		<i>Chairman Pilmer asked for a vote to allow for the continuance to the June 4, 2025, Planning and Zoning Commission meeting.</i>					

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Pickens.

NAYS: 0

Motion carried.

Aye: 5 Chairperson Pilmer, At Large Owusu-Safo, At Large Pickens, At Large Martinez and At Large Kuehl

2	Planning and Zoning Commission	10/08/2025	Forwarded	Building, Zoning, and Economic Development Committee	10/15/2025	Pass
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Action Text: A motion was made by Mr. Roberts, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 10/15/2025. The motion carried.

Notes: See attached Court Reporter transcript.

FINDINGS OF FACT – CONDITIONAL USE:

1. Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

Lydia Home Association has been in operation for over 100 years, with current locations in Evanston and Chicago. These are both located in residential neighborhoods and the Petitioner asserts neither have been detrimental to or endangered those communities' public health, safety morals, comfort or general welfare. See the Petitioner's Updated Qualifying Statement on Page 9 for full response.

2. Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

The Petitioner asserts that this will not be injurious to the use and enjoyment of other properties as demonstrated by their two other facilities in residential neighborhoods. The Petitioner further indicates that fencing and gates will be provided around the entire property to ensure the safety of their staff and the residents. Staff will evaluate the locations of the fencing and gates once provided. See the Petitioner's Updated Qualifying Statement on Page 10 for full response.

3. Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

The Conditional Use will permit the reuse of the existing building without extensive remodeling or demolition. Despite a lack of consistency with neighboring properties the prior rezoning finding of facts used the same physical development policies with an emphasis on blight, a possibility for this building if left unused. See the Petitioner's Updated Qualifying Statement on Page 12 for full response.

4. Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?

This is an existing building with adequate utilities, existing roads, and detention. See the Petitioner's Updated Qualifying Statement on Page 12 for full response.

5. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets? (For automobile intensive uses including but not limited to, gas stations, car washes, and drive through facilities, the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.)

Is not applicable to this use. See the Petitioner's Updated Qualifying Statement on Page 12 for full response.

6. Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council

pursuant to the recommendations of the commission?

Same response Number 3. All bulk requirements are being met. See the Petitioner's Updated Qualifying Statement on Page 13 for full response.

7. FOR HOTELS: Does the market feasibility study, that was provided to the City, include all the requisite data and demonstrate that the proposed hotel use has sufficient demand generators already in place or proposed as part of the hotel use development and other factors present, to support the economic viability of such hotel use, in order to prevent blight, excessive vacancies or obsolescence as a result of such hotel use being abandoned, after construction thereof?

Is not applicable to this use.

RECOMMENDATIONS:

Staff acknowledges inconsistencies with neighboring uses; however, consistent with our past rezoning at this location for a similar use, Staff recommends CONDITIONAL APPROVAL as this will permit the reuse of the existing building's highly specialized design for its current use, preventing the property from becoming functionally obsolete and potentially blighted if that use discontinues with the following conditions:

- 1. That no more than 40 children shall reside at this location at any given time.*
- 2. That a minimum 1:3 child-to-staff ratio be maintained at all times at this location.*
- 3. That services provided at this location shall be limited to residents of the facility, and no outside individuals shall receive services at this location.*
- 4. That a site plan showing the location of the fencing/gate be submitted to and reviewed and approved by the Zoning and Planning Division and Fire Prevention Bureau prior to submitting for building permit.*
- 5. The applicant shall implement the previously approved landscape plan in its entirety, and shall remove and replace all weeds, dead, or dying landscaping prior to certificate of occupancy.*

MOTION OF APPROVAL WAS MADE BY: *Mr. Roberts*

MOTION SECONDED BY: *Mrs. Martinez*

AYES: *Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts*

NAYS: *0*

ABSTAIN: *0*

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: *Mr. Lee*

MOTION SECONDED BY: *Mr. Gonzales*

AYES: *Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts*

NAYS: *0*

ABSTAIN: *0*

Aye: 7 *Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl*

Text of Legislative File 25-0363