

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](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 1130 N. Randall Rd

Parcel Number(s): 15-17-100-008

Petition Request

Requesting approval of a Conditional Use for a Community Residence, minor (1510) located at 1130 N. Randall Road

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:

Qualifying Statement (2-1)

Plat of Survey (2-1)

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

Letter of Authorization (2-2)

Community Residence Administrative Occupancy Permit

Petition Fee: \$415.00

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: 

Date 9/1/2025

Print Name and Company: Kristen Salkas, Envision Unlimited Inc.

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.

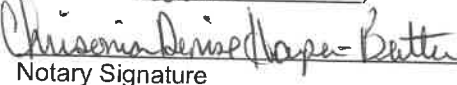
Given under my hand and notary seal this 2nd day of September 2025

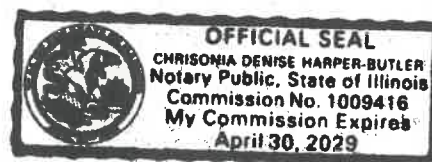
State of Illinois)

SS

County of Cook)

NOTARY PUBLIC SEAL


Notary Signature



Project Contact Information Sheet

Project Number: DST2025-195

Petitioner Company (or Full Name of Petitioner): Envision Unlimited, Inc.

Owner

First Name: Kristen Initial: _____ Last Name: Salkas Title: _____
 Company Name: Envision Unlimited
 Job Title: _____
 Address: 8 S Michigan Avenue, Suite 1700
 City: Chicago State: IL Zip: 60603
 Email Address: ksalkas@envisionunlimited.org Phone No.: (312)506-4835 Mobile No.: (708)870-4787

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

Relationship to Project: Owner
 Company Name: Envision Unlimited
 First Name: Kristen Initial: _____ Last Name: Salkas Title: _____
 Job Title: _____
 Address: 8 S Michigan Avenue, Suite 1700
 City: Chicago State: IL Zip: 60603
 Email Address: ksalkas@envisionunlimited.org Phone No.: (312)506-4835 Mobile No.: (708)870-4787

Additional Contact #1

Relationship to Project: Owner
 Company Name: Envision Unlimited
 First Name: Mark Initial: _____ Last Name: McHugh Title: _____
 Job Title: _____
 Address: 8 S Michigan Avenue, Suite 1700
 City: Chicago State: IL Zip: 60603
 Email Address: mmchugh@envisionunlimited.org Phone No.: (708)870-4787 Mobile No.: _____

Additional Contact #2

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 #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: DST2025-195

Petitioner: Envision Unlimited, Inc.

Number of Acres: 0.03

Number of Street Frontages: 1.00

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	\$	400.00
	Public Hearing Notice Sign(s)	\$	15.00

Total: **\$415.00**

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

Verified By: Joanna Wu

Date: 8/21/2025

Proposed development project: This single-family residence will be used as a Community Integrated Living Arrangement (CILA) licensed by the state of Illinois through Envision Unlimited, a nonprofit that supports people with intellectual and developmental disabilities (IDD) in the community. This home will support four individuals with IDD with 24/7 staffing to support them in their activities of daily living and to live safely in the community of Aurora.

In reality, there is very little development, work, or change that needs to occur in this residence in order to support the people that live there. The people who live there will be cooking, cleaning, watching TV, and going shopping just like others in the same community.

Specific Details:

Type of use: Community residence, minor

Number of units: One (1) single family home with four (4) bedrooms

Variances requested: We are requesting a variance on the requirement that this community residence, minor be more than 1320 feet from another community residence. We are requesting this variance because this address has already passed the State of Illinois Bureau of Licensure and Certification's proximity requirement. It has been approved by the state of Illinois to be licensed as a CILA being that it is the state's requisite distance away from another CILA. We are requesting that Aurora not be more stringent than the state is in this manner since the state is our licensing body that we must comply with.

How the Proposal meets the conditional use findings:

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?

No. This home will support four people with disabilities that are not a danger to the community. This is not a halfway house or a transition home for people who were incarcerated. This is a single family home for four adults with 24/7 staff support. The staff work to assist the people who live there to be contributors to their communities.

In fact, it has been shown that communities with CILA homes in them receive benefits from the people who live there. Clients in our programming give back to their communities and contribute to their vibrancy. Clients volunteer at local nonprofits, are patrons to local businesses, and like to act as good neighbors by helping in the neighborhood.

Furthermore, excluding people with disabilities from accessing the community is illegal and does not align with Aurora's community values.

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 lighting, signage, hours of operation, disposal areas, and architectural compatibility would be the same as every other single-family home in the community. According to Illinois licensure requirements, the home needs to blend in with the rest of the community and cannot have any signs or other components distinguishing it as a CILA.

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 home will be used as a primary residence, just like the other homes in the area. It will be a home to four residents. Staff will not live in the home but will provide 24 hour support. We selected Aurora for this home because the community embodies a sense of welcoming community that is a good fit for our residents.

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

These needs will not go above and beyond a single-family home, so the current residence is adequate for utilities, access, and drainage.

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.)

Like many other residences in the area, there will be one vehicle used at the home to transport clients to normal daily activities such as grocery shopping, doctor appointments, etc. The clients in our residences do not have their own vehicles, and at any given time, we do not anticipate having more than three staff at the home. As such, we expect to impact traffic patterns or congestion in the area no more than the other residents of the homes in the area.

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?

Yes, we will be able to adhere to any regulations that the village requires for single-family homes in this area or any other regulations recommended by the City of Aurora.

Furthermore, our organization has 60 years experience running CILA homes and as such is experienced complying with the rigorous requirements of our state licensing bureau and the Illinois State Fire Marshall.

Randall Legal Description

That part in the northwest quarter of Section 17, Township 38 North, Range 8, East of the Third Principal Meridian bounded and described as follows, to wit: Commencing at the Northeast Corner of the Northwest Quarter of said Section 17; thence West along the Section line, 366 Feet; thence South parallel to the East line of said Quarter section, 235.25 Feet for a point of beginning; thence East parallel with the South line of said Quarter Section, 300 Feet; thence South parallel to the East line of said Quarter Section, 98.5 Feet; thence West parallel to the South line of said quarter section, 300 Feet; thence North parallel to the east line of said Quarter Section, 98.5 Feet to the place of beginning, in the Township of Aurora, Kane County, IL.