



Lydia Home Association

Application for Amendment to Plan Description and
Conditional Use Permit

Planning & Zoning Commission Meeting

October 8, 2025



Lydia Home Association Team

- David Anderson – Director, Lydia Home Association
- Elissa Garcia – Director of Residential Services, Lydia Home Association
- BrieAnne Rader – Educational Advocate, Educational Advocacy and Consulting
- Daniel Dolan – Manager, Corporate Technical Center, LLC
- Andrew E. Kolb, Esq. – Vanek, Larson & Kolb, LLC
- Lindsay K. Sanchez, Esq. – Vanek, Larson & Kolb, LLC



About Lydia Home Association

- Lydia Home Association is a faith-based, non-profit organization that has been serving children and families through various programs since 1916
- Lydia Home Association was named after a woman in the Bible recorded in the book of Acts. The woman, Lydia, was a faithful, godly woman who opened her home to those who needed shelter. (Acts 16:14-15)
- Lydia Home Association's mission is to strengthen families to care for children and to care for children when families cannot. The programs are meant to both serve youth in care and be a blessing to the local community.



About Lydia Home Association

- Lydia Home operates various programs, including a counseling center, foster care program, the Safe Families program, and two residential treatment facilities.
- The current residential treatment facilities are located in Chicago and Evanston.



Subject Property

988 Corporate Blvd., Aurora, Illinois





Subject Property

- 998 Corporate Blvd., Aurora, Illinois
- Current owner – Corporate Technical Center, LLC
- Property consists of approximately 8.96 acres with a one-story commercial building of approximately 49,332 square feet
- Building currently includes one-bedroom units, bathrooms, a commercial grade kitchen, cafeteria, laundry and utility rooms, classrooms, therapy rooms, a gymnasium, gathering spaces and administrative offices
- The Subject Property is currently vacant

LYDIA Subject Property - Current Zoning

- The Subject Property is currently zoned Planned Development District
- The applicable PDD is the Farnsworth International PDD
- The Subject Property is located in the parcel identified within the Farnsworth International PDD as “ORI – West”



Applicant's Proposed Use

- Applicant proposes to purchase the Subject Property from the current owner to establish a residential and educational facility for children between the ages of 12-21 who, due to mental health and behavioral issues, experience difficulty living in a family setting.
- In addition to providing housing to children placed in the facility, Applicant would provide various services to children residing at the facility, including:
 - Schooling consistent with any IEP for the child
 - Individual and group therapy
 - Occupational therapy

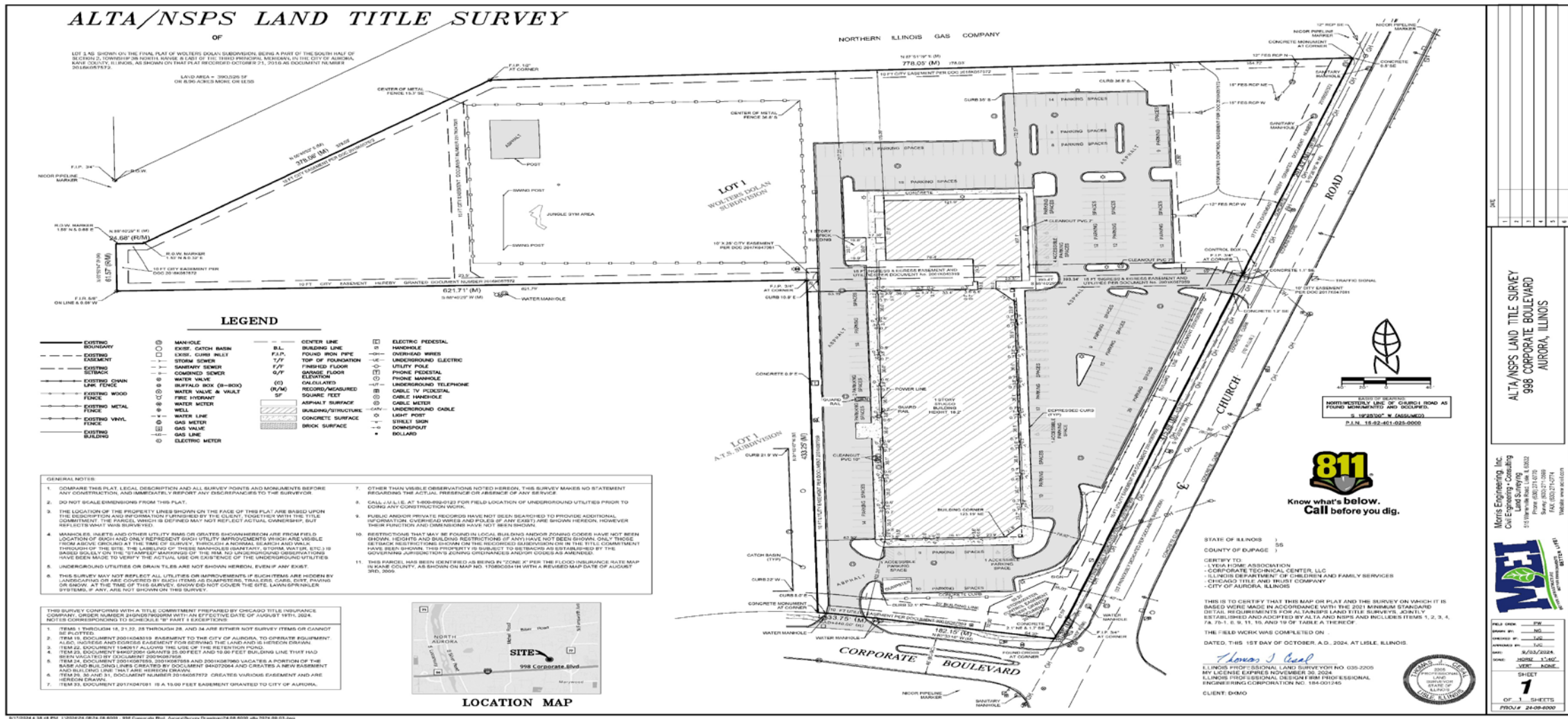


Applicant's Proposed Use

- Applicant's facility would be licensed as a Child Care Institution under Department of Child and Family Services and a Nonpublic Special Education Program/Combined Program under the Illinois State Board of Education.
- The facility and Applicant's operations are regulated by various administrative code provisions, including but not limited to:
 - Title 89, Chapter III, Subchapter e, Part 404 - pertaining to licensing standards for a Child Care Institution, including operations, supervision and facility standards
 - Title 89, Chapter III, Subchapter b, Part 325 – pertaining to the storage and administration of psychotropic medications
 - Title 89, Chapter III, Subchapter d, Part 384 – pertaining to discipline standards and methodologies allowed



Current Survey



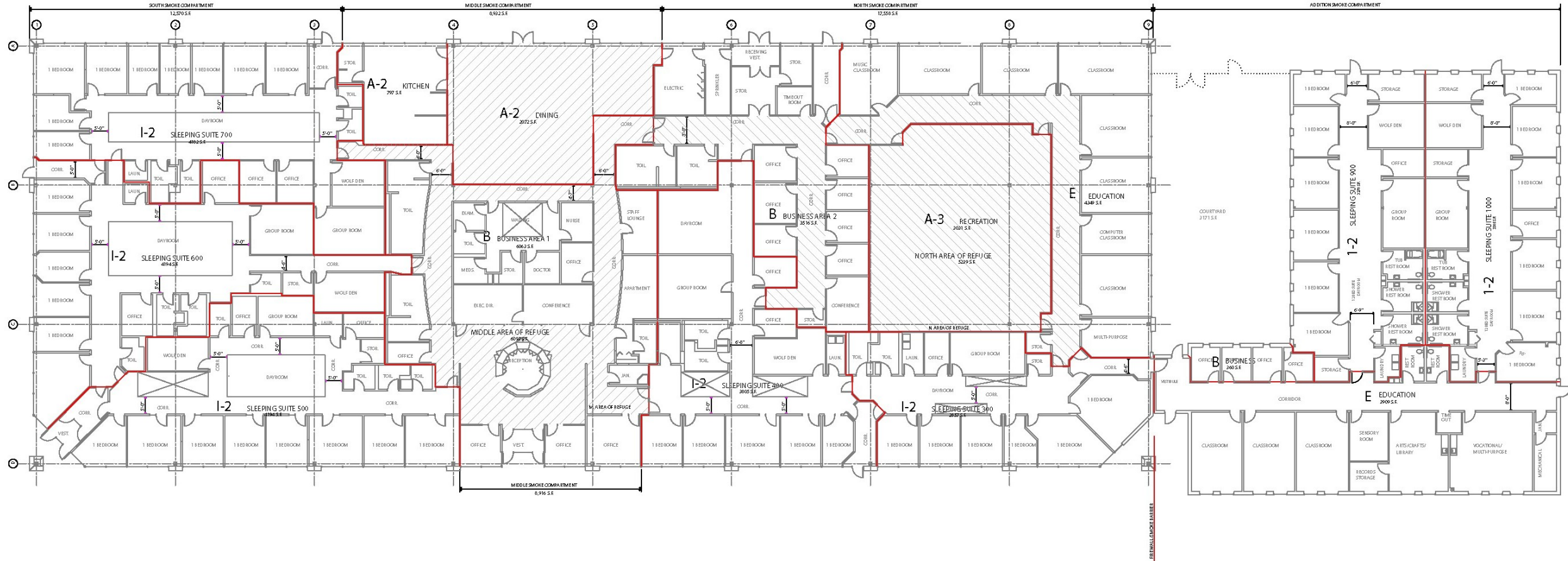


Aerial Photo





Layout





Zoning Requests

- Applicant is seeking the following development approvals:
 1. An amendment to the Farnsworth PDD Plan Description to include as a Conditional Use therein “residential facility providing educational and treatment services to children experiencing mental health and behavioral issues
 2. A Conditional Use to operate the Subject Property as a residential facility providing educational and treatment services to children experiencing mental health and behavioral issues



Zoning Requests

- Applicant is seeking the following development approvals:
 3. A “reasonable accommodation” with respect to Applicant’s proposed use of the Subject Property pursuant to Article 22 of the City of Aurora Code of Ordinances, as Applicant’s proposed use of the Subject Property will provide residential treatment services for children with disabilities who are protected under the terms of the Federal Fair Housing Act.



Factors for Amendment to Plan Description

- i. Is in accord with all applicable official physical development policies and other related official plans and policies of the city;
- i. Represents the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question;



Factors for Amendment to Plan Description

- iii. Is consistent with desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the city; and
- iv. Will permit uses which are more suitable than uses permitted under the existing zoning classification; and
- v. Is a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area.



Factors for Conditional Use

- i. The establishment, maintenance or operation of the conditional use will be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- ii. The conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will 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;



Factors for Conditional Use

- iii. The establishment of the conditional use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- iv. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided to the conditional use;
- v. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- vi. The conditional use shall 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 commission.



LYDIA *provides* HOPE,
HEALING, *and* HOME
to children and families

Serving children in Chicago since 1916

