



City of Aurora

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

Legistar History Report

File Number: 25-0362

File ID: 25-0362

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 /
Plan Description Revision

Final Action:

Title: An Ordinance Approving a Revised Plan Description to amend a certain
section of the Farnsworth International Plan Description for the Property
located at 998 Corporate Boulevard, Aurora, Illinois

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2025-05-02 -
2024.472, Exhibit "B" Plan Description Revision -
2025-04-07 - 2024.472.v2, Land Use Petition and
Supporting Documents - 2024-10-24 - 2024.472,
Updated Qualifying Statement - 2025-09-05 -
2024.472, Batavia School District Letter - 2025-05-05
- 2024.472, PZC Presentation - Lydia Home
Association - 2025-10-06 - 2024.472, Maps, Legistar
History Report - Revised Plan Description -
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>					
		<i>MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo</i>					

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. Kuehl, seconded by Mr. Lee, 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 FACTS - REZONING:

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

A similar use was located at this property previously, and the prior rezoning finding of facts used the same physical development policies with an emphasis on blight within this area. See the Petitioner's Updated Qualifying Statement on Page 7 for full response.

2. Does the proposal represent 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?

The character of this area is more industrial / office uses, and the City's Comprehensive Plan designated this site as Office/Research/Light Industrial. 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 within this area.

See the Petitioner's Updated Qualifying Statement on Page 7 for full response.

3. Is the proposal consistent with a 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 of Aurora?

Since the development of this property as an autistic and special needs mental health facility in 2011, the trend of this area has swung to more industrial, office, and commercial uses.

See the Petitioner's Updated Qualifying Statement on Page 8 for full response.

4. Will the rezoning allow uses which are more suitable than uses permitted under the existing zoning classification?

The amendment to the Planned Development District 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 9 for full response.

5. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?

Same response as Number 4.

See the Petitioner's Updated Qualifying Statement on Page 9 for full response.

RECOMMENDATIONS:

Staff acknowledges inconsistencies with neighboring uses; however, consistent with our past rezoning

at this location for a similar use, Staff recommends APPROVAL of the Revised Plan Description to permit the reuse of the existing building's highly specialized design for its current use and avoid the property becoming functionally obsolete and potentially blighted.

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Lee

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. Roberts

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 25-0362

CITY OF AURORA
PLANNING AND ZONING COMMISSION

October 8, 2025

Proceedings held before the following
Members of the Planning and Zoning Commission:

CHAIRMAN DON PILMER

COUNCIL MEMBER PEDRO GONZALEZ

COUNCIL MEMBER BRUCE KUEHL

COUNCIL MEMBER ANDERSON LEE

COUNCIL MEMBER NANCY MARTINEZ

COUNCIL MEMBER ROBERT PICKENS

COUNCIL MEMBER BRENNEN ROBERTS

STAFF MEMBERS: TRACEY VACEK and JILL MORGAN

CHAIRMAN PILMER: Good evening. I'd like to call to order the City of Aurora Planning and Zoning Commission for October 8, 2025. Please call the roll.

(Roll call.)

CHAIRMAN PILMER: Before you are the minutes from our last meeting held on September 24, 2025. Are there any additions or corrections? Hearing none, is there a motion?

COUNCIL MEMBER: Move to approve.

COUNCIL MEMBER: Second.

CHAIRMAN PILMER: Motion has been made and seconded please call the roll.

(Roll call.)

CHAIRMAN PILMER: Motion carries. And before we begin tonight's agenda, in accordance with the Illinois Open Meetings Act, if anyone in the audience would like to address the Commission regarding an item that's relevant that's not on the agenda, they will have three minutes to do so. I'll just state for the record that no one has come forward. So we will move to our agenda items this evening.

The first three items I will read in

1 together as they are related. Agenda item number
2 25-0625, an ordinance establishing a conditional use
3 planned development and approving the Scooter's plan
4 description for the property located at 1329 North
5 Lake Street by Koru Group, Ward 6.

6 Agenda item number 25-0626, a resolution
7 approving a revision to the final plat for Dolan
8 subdivision located at 1329 North Lake Street and
9 establishing Scooter's resubdivision, again by Koru
10 Group, Ward 6.

11 And agenda item number 25-0627, a
12 resolution approving a final plan for Scooter's
13 resubdivision located at 1329 North Lake Street,
14 again, by Scooter's Coffee, Ward 6.

15 A STAFF MEMBER: Staff would ask that this be
16 held for two weeks until the next planning
17 commission.

18 CHAIRMAN PILMER: Is there a motion to extend
19 these three items until October 22nd?

20 COUNCIL MEMBER: Motion to extend.

21 COUNCIL MEMBER: Second.

22 CHAIRMAN PILMER: Motion has been made and
23 seconded. Please call the roll.

24 (Roll call.)

1 CHAIRMAN PILMER: Motion carries. The next two
2 agenda items will also read into the record
3 together.

4 Item number 25-0362, an ordinance
5 approving a revised plan description to amend a
6 certain section of the Farnsworth International plan
7 description for the property located at 998
8 Corporate Boulevard, Aurora, Illinois by Lydia Home
9 Association, ward 1. This is a public hearing.

10 And agenda item number 25-0363, an
11 ordinance granting a conditional use permit for a
12 mental health facility limited to residential
13 treatment facility including educational services
14 for children and adolescents who demonstrate mental
15 health and behavioral difficulties on the property
16 located at 998 Corporate Boulevard, Lydia Home
17 Association, ward 1. This is also a public hearing.

18 MS. VACEK: Good evening. Tracey Vacek,
19 Director of Zoning and Planning Division. The
20 subject property is located at 998 Corporate
21 Boulevard. It is currently a vacant building. This
22 was the building that was previously occupied by
23 Sequel Use and Family Services, LLC. The property
24 is within the Farnsworth International Plan

1 Development District.

2 And just to give you a little bit of
3 background, in 2011 the City Council had approved a
4 plan description amendment to allow an autistic and
5 special needs mental health facility as a
6 conditional use within the Farnsworth International
7 PDD. At the same time, the City Council adopted the
8 ordinance granting the special use for the autistic
9 and special needs mental health facility. The City
10 Council expressly limited that to the activities on
11 the subject property to those that were outlined in
12 their qualifying statement.

13 In 2016 the City Council also approved a
14 revision to the special use allowing for the
15 addition to the building. As this was an
16 intensification of the previous special use but it
17 did also preserve all of the previous conditions
18 imposed by the previous special use and utilize the
19 same qualifying statement.

20 In 2021 the City Council did rescind that
21 special use as they determined that the conditions
22 of the special use were violated warranting its
23 revocation. And that with the closing of the
24 facility, the special use was terminated by

1 operation of its own enabling that ordinance.

2 The Petitioner today that is before you is
3 Lydia Home Association is now requesting an approval
4 of the amendment to the planned description for the
5 Farnsworth International Plan Development District.
6 This amendment would allow for the application of a
7 conditional use as it modifies the current
8 conditional use language in the ORI West from
9 autistic and special needs mental health facility to
10 a mental health facility limited to residential
11 treatment facility including educational services
12 for children and adolescents who demonstrate mental
13 health and behavioral difficulties.

14 Concurrently with this proposal the
15 Petitioner is requesting approval of the condition
16 use for the mental health facility limited to the
17 residential treatment facility including the
18 educational services for children and adolescents
19 who demonstrate mental health and behavioral
20 difficulties.

21 This request is to occupy the existing
22 49,320 square foot building as is for the use of the
23 mental health facility serving children from ages 12
24 to 21 years old who have mental health and

1 behavioral challenges and difficulty living in a
2 family setting. All the residents will be under
3 supervision of the Department of Children and Family
4 Services and placed at this facility by the DCFS.

5 I will let the Petitioner go into a little
6 bit more detail about staffing, security, what
7 services they will be providing at this location.
8 And then just lastly, they are doing some minor
9 cosmetic interior improvements and some security
10 upgrades as the existing building has already
11 consists of bedrooms, classrooms, a gymnasium,
12 dining room, and administrative offices.

13 I will turn it over to the Petitioner
14 unless there is any questions for Staff.

15 CHAIRMAN PILMER: Any questions of Staff at this
16 time?

17 COUNCIL MEMBER ROBERTS: Can you explain what
18 happened in 2021? You said the rescinding --

19 MS. VACEK: Yeah. So the City Council did
20 rescind the special use that was on the property for
21 the autistic and special needs mental health
22 facility. At that time they were going -- they
23 weren't meeting their conditions. Within the plan
24 descriptions they had to have certain staffing

1 requirements. They had to have certain things that
2 they had to meet and they were not meeting those.
3 So because of that, the City Council did rescind it.
4 On top of all of that, they also closed their doors.
5 So because they closed their doors, how the
6 ordinance states, if you terminate that, we can go
7 back and rescind the use. So that's what we did in
8 2021.

9 CHAIRMAN PILMER: Anything else for Staff?
10 Thank you.

11 Petitioner would like to come forward.
12 Anyone that is going to speak on behalf of
13 Petitioner, I'll swear everyone in at the same time.

14 (Participants sworn by
15 Commissioner.)

16 CHAIRMAN PILMER: State your name please.

17 ATTORNEY SANCHEZ: Yes. My name is Lindsay
18 Sanchez. I am here on behalf of the Petitioner.
19 Good evening, Mr. Chairman and Members of Planning
20 and Zoning Commission. As I said, my name is
21 Lindsay Sanchez and along with my co-counsel Andrew
22 Kolb. We are zoning counsel for Lydia Home
23 Association and a co-advocate and property owner
24 Corporate Technical Center, LLC.

1 On behalf of my client and our team, we
2 first want to thank you guys for taking the time to
3 review the application that my client has filed
4 including all the exhibits we have submitted. We
5 want to thank you for considering the request that
6 we are making. I'd like to just give you an
7 overview tonight of our team, the property, and then
8 what it is that we are intending to do with the
9 property.

10 So just introduce our team tonight. We do
11 have David Anderson with us. He is the director of
12 Lydia Home Association. And Elissa Garcia, she's
13 the director of residential services for Lydia Home
14 Association as well. In a few minutes, David and
15 Elissa will get up and give you some more details on
16 the actual organization and the operations as we
17 intend to operate at that facility. We also have
18 BrieAnne Rader. She is an educational advocate with
19 Educational Advocacy and Consulting, and then Daniel
20 Dolan as well who is the manager of the property
21 owner.

22 So as I mentioned, applicant is Lydia Home
23 Association. There's our team, Lydia Home
24 Association. And it is a faith-based organization.

1 They're a nonprofit. They operate many different
2 programs. But all of their programs are focussed on
3 providing care and services to children and families
4 in the area. Their mission is to strengthen
5 families, to care for children, and to care for
6 children when families cannot. Their programs aim
7 to serve both the youth and be a blessing to their
8 local community.

9 One of the programs that they do offer is
10 a residential treatment facility for children who
11 have mental health and behavioral difficulties.
12 They currently do operate two of these facilities.
13 One is located in Evanston and one is located in
14 Chicago.

15 The property that is subject to our
16 petition, this is just an overview of the property.
17 Again, it was previously operated for a similar use.
18 And the owner is Corporate Technical Center, LLC.
19 It's approximately 8.96 acres. There's about a
20 49,000 square foot building.

21 As Staff has noted, the building is
22 currently built out for this type of use. It
23 includes one bedroom units, bathrooms, a commercial
24 grade kitchen, a cafeteria, laundry and utility

1 rooms, classrooms, therapy rooms, gymnasium,
2 gathering spaces, and then administrative offices.

3 Our client does not intend to make any
4 major modifications. They would be cosmetic in
5 nature to make the facility a very warm and
6 welcoming environment for the children that would be
7 living here.

8 The property is currently vacant and has
9 been vacant for a few years. As just kind of a
10 background, so the client does intend to acquire the
11 property. They want to operate a residential and
12 educational facility for children between the ages
13 of 12 and 21. Again, these would be children that,
14 due to some kind of mental health or behavioral
15 issues, they experience difficulty living in family
16 setting. The children will be under the custody of
17 DCFS. Lydia Home will be under contract with DCFS
18 to provide various services to these children.

19 In addition to just the housing itself,
20 Lydia Home would provide individual and group
21 therapy to these children, occupational therapy, and
22 then daily schooling as well. And the schooling
23 would be consistent with any IEPs that would be
24 necessary for those children.

1 The property itself would be licensed
2 as -- or the facility would be licensed as a
3 childcare institution under the Department of Child
4 and Family Services. It would also be licensed as a
5 nonpublic special education program, slash, combined
6 program under the Illinois State Board of Education.

7 Because of these two licensures, Lydia
8 Home would be subject to many administrative code
9 regulations. They would be subject to various types
10 of inspections as well from those agencies.

11 The property itself is currently zoned in
12 a Planned Development District. It's the Farnsworth
13 International PDD. The parcel itself is located in
14 the ORI West parcel. I did note some of the
15 administrative code provisions. There are several.

16 But some of the more important ones, there
17 is one that governs the actual licensing standards,
18 the facility itself, operations, supervision, and
19 then facility standards. There's an entire chapter
20 that deals with the storage and administration of
21 psychotropic medications, discipline standards, and
22 methodology, and things like that. So it will be a
23 very, very regulated facility.

24 This is just an overview of the current

1 survey of the property as it exists today. And then
2 an aerial photo as well. This is the internal
3 layout. As I noted, the client does not intend to
4 make any major modifications to the layout. It is
5 laid out perfectly for this type of a use. So we
6 have all of the necessary rooms and things like
7 that. It would just be cosmetic modifications.

8 with respect to the application itself, we
9 are seeking three requests today. The first would
10 be the amendment to the Farnsworth PDD plan
11 description to include as a conditional use a
12 residential facility providing educational and
13 treatment services to children experiencing mental
14 health and behavioral issues.

15 The second would then be to obtain a
16 conditional use permit to operate the subject
17 property as a residential facility providing
18 educational and treatment services to children
19 experiencing mental health and behavioral issues.

20 Then the third one is a reasonable
21 accommodation with respect to our proposed use of
22 the subject property.

23 As will be discussed a little bit further,
24 the children that would be living here are

1 considered individuals with disabilities who are
2 protected under the federal Fair Housing Act and the
3 ADA.

4 It is worth pointing out that the property
5 is currently in the ORI West section. While this
6 PDD was created in 1989, the plan description as it
7 exists today states that properties within the PDD
8 are intended to be developed for ORI or business
9 uses.

10 While it's not specifically zoned ORI,
11 because the PDD plan description does indicate an
12 intent to develop the property consistent with uses
13 that are permitted within an ORI zoning
14 classification, I do think it's a little instructive
15 to look at what's allowed under ORI districts.
16 There are several uses that are kind of harmonious
17 with what our client wants to do that would be
18 either a permitted or a conditional use under an ORI
19 district.

20 One of those is health and human services.
21 That one is permitted within an ORI district.
22 Educational services are a conditional use that
23 would be allowed under ORI. Technical trade or
24 other specialty schools, associations, nonprofit

1 organizations, and then social service agencies,
2 charitable organizations, health-related facilities,
3 and similar uses when not operated for pecuniary
4 profit.

5 So, again, while we recognize that this is
6 not actually zoned ORI, if you look at the intent of
7 the underlying planned description, we do believe
8 this use would fit in line with that.

9 The City, we do believe, has the power and
10 should relax the strict requirements of the code to
11 allow Lydia Home's proposed use of the property as
12 this proposed use would provide housing for a
13 population of individuals with disabilities under
14 the FHA and the ADA. Not only will it provide them
15 housing, but it will also provide them with
16 therapeutic and educational services that really,
17 truly are necessary to assist these children succeed
18 in life.

19 So with that, I'm going to turn it over to
20 my co-counsel Andrew Kolb.

21 ATTORNEY KOLB: Good evening, Commissioners. My
22 name is Andrew Kolb. Thank you, Lindsay.

23 If that was clear, incorporating the
24 underlying similar uses from the ORI into the PDD is

1 the key here. I want to make sure everyone
2 understood that concept because there are a lot of
3 similar uses that were dredged up into the PDD by
4 reference specifically codified.

5 So a couple of housekeeping measures.
6 This is a Klaeren hearing and we need to create our
7 record. I just want to make it clear that we have
8 established public notice. That was given to
9 adjoining property owners. I have an affidavit of
10 that notice that I'd like to move into evidence, as
11 well as the affidavit that the sign was posted and
12 the newspaper publication took place, and also
13 there's a quorum of seven of the nine members here
14 this evening to be able to adjudicate this matter.

15 Continuing on, I want to make sure that
16 all our exhibits from our application are
17 referenced. We have submitted extensive zoning
18 application as part of our development request
19 today. Exhibit A where the biographies curriculum
20 vitae of our team. That would be Dr. Anderson, as
21 well as Elissa Garcia and BrieAnne Rader as well.
22 So those are referenced in your -- the exhibits to
23 our application rider.

24 We also submitted an ALTA survey, an

1 aerial description, and depiction of the subject
2 property. We submitted your PDD ordinance in case
3 you wanted to reference that. We have the owner's
4 consent filed by Mr. Dan Dolan on behalf of his LCC
5 that owns real estate. We submitted an FHA position
6 statement regarding the applicability of the federal
7 Fair Housing Act.

8 I'll just touch on this briefly. Any
9 individuals suffering from a disability is protected
10 under the FHA from having equal housing
11 opportunities in the community. The federal Fair
12 Housing Act protects this particular use. It
13 informs it in connection with our request for
14 reasonable accommodation.

15 Federal law also mandates that certain
16 zoning standards be relaxed in the context of
17 providing reasonable accommodation to those with
18 disabilities under the FHA. We believe the FHA and
19 the Americans with Disabilities Act does inform this
20 application and guide us through this process as
21 mandated by federal law.

22 So that legal opinion is submitted as
23 Exhibit F which was our FHA provision statement. I
24 included several of the federal cases that are

1 applicable to the context there for your reference
2 with the city attorney.

3 Exhibit G was relevant to property values
4 trending in the area. As a result, one of the
5 elements of the conditional use is diminution of
6 property value. What we did was track the property
7 value by pin in the surrounding pins that surround
8 the existing Lydia facilities in Chicago and
9 Evanston.

10 Lydia is about to celebrate its 110-year
11 anniversary. We have plenty of information and data
12 to show that surrounding property values did not
13 diminish and in fact, increased significantly. The
14 tax pin surrounding the actual developments that
15 they have going, the actual facilities that they
16 have. So we think that would inform you all. We
17 put those together in a spreadsheet and submitted
18 that as evidence. That's Exhibit G.

19 Then we have Exhibit H which was
20 BrieAnne's response to an objection by the school
21 district which we are happy to unpack that objection
22 letter word for word, if you guys would like us to
23 do that. I know there's some people here ready to
24 speak to that. And we can get into the specifics of

1 that if you like. But we have hired an education
2 advocate to challenge a lot of the notions regarding
3 funding and a lot of the misstatements made in that
4 letter. That's Exhibit H.

5 Our floor plan was Exhibit I.

6 We also brought a couple of additional
7 exhibits which is the landscape plan. We note that
8 staff recommended approval of our project, which is
9 great. We were really excited to see that. But
10 they did mandate as one of the conditions of
11 approval that we adhere to a prior landscape plan.
12 So we dug that up and I have it with me. I can
13 certainly submit that. I brought copies for
14 everyone, if you guys want us to put that forward.
15 That would be an additional exhibit that wasn't in
16 our application that we would like considered
17 tonight. So I will pass that out.

18 Then the CV of Dr. Rader is not included
19 as well. So we want to include that as well. She's
20 our education advocate. I wanted you to know her
21 educational qualifications and professional
22 experience. I'll bring that as well.

23 So I think that does it. We'd like to
24 move to admit all of these exhibits from our

1 application and the supplemental exhibits into the
2 record of tonight's proceeding barring objection
3 from any of you on that point.

4 CHAIRMAN PILMER: No, we can note that we added
5 to the package that was submitted.

6 ATTORNEY KOLB: Great. Okay. So with that,
7 we'd like to take the opportunity to allow some of
8 our team to speak a little bit further about the
9 background. What I can do, if it's all right, I'd
10 like to stand at that podium and maybe guide the
11 conversation a bit as needed while we have some of
12 our team members on this one.

13 With that, I'll ask Dr. Anderson to step
14 up and tell you a little bit about the facility.

15 DR. ANDERSON: Good evening. Thanks for having
16 me and considering our request. I would suggest I
17 tell you a little bit about myself. I've been the
18 CEO for Lydia Home for over 35 years. I have a
19 doctorate in clinical psychology and have been
20 working in the field of treating children with
21 significant emotional and behavioral problems for
22 all 35 years in a residential facility.

23 Prior to here I worked at Lutheran General
24 Hospital. I ran their psychiatric unit in Park

1 Ridge. I have experienced that. I also worked at
2 University of Chicago and Northwestern University
3 evaluation parents and doing some pilot experience
4 in evaluating children and adolescents at those
5 locations.

6 Also I've won a number of awards. I've
7 won a distinguished alumnae award for my school that
8 I graduated my doctorate in, Chicago School of
9 Professional Psychology. I won an award in 208 for
10 being a global social movement leader by Ashoka
11 which is an international agency that deals with
12 facilitating social movements around the world.

13 I was a prime mover which is social
14 innovation and movement with prime movers that I was
15 elected in nationally as they considered some of the
16 work we do as leading a social movement. And I won
17 a citation for a humanitarian prize by the Global
18 Alliance for Behavioral Health and Social Justice.

19 I want to just share Lydia Home, as
20 mentioned, has been around 110 years. We've had
21 children live with us for 110 years. We started off
22 as an orphanage that was launched by a local church.
23 And it's called Lydia because Lydia in Acts that
24 welcomed strangers into her home and cared for them

1 when they were in need. We have been called Lydia
2 ever since.

3 We shifted around in 1980 from an
4 orphanage to a residential treatment facility. And
5 we continue to serve kids solely who were wards of
6 the Department of Children and Family Services.
7 That's all we have ever served. That's all we plan
8 to serve.

9 Then we are invited to take on a second
10 facility in Evanston. That also provides treatment
11 for kids who have emotional, behavior difficulties,
12 and cannot live in foster homes until they receive
13 treatment.

14 In addition to residential treatment --
15 it's not at this facility -- but we also do foster
16 care. We do intact services. We do counseling
17 services. And we started something called Safe
18 Families For Children, which is interesting. Safe
19 Families is a movement of volunteers in the
20 community who are willing to take in children of
21 parents who are in trouble. And they're all
22 volunteers.

23 We have 150 of them in the Aurora area,
24 although we have grown throughout the United States

1 and internationally. We're in 12 countries and
2 throughout the whole United States. There is a
3 strong presence of volunteers in Aurora. Some are
4 actually on the Board of Education for Aurora School
5 District, as well as school social workers in
6 Aurora. And so we have a great deal of commitment
7 to that.

8 Our passion is how we can keep kids out of
9 foster care and together with their parents. If
10 they can't stay with their parents and they go into
11 foster care, our passion is to care for the most
12 vulnerable in our society. Those are the children
13 that we are talking about; children that have
14 experienced trauma, have been separated from their
15 parents. Many of them don't have family members
16 that really even care about them or are willing to
17 take them back in. That's who we're called to do.

18 I grew up -- My dad was a bricklayer. I
19 grew up and I was going to be a bricklayer until he
20 told me not to. One thing I noticed that he hired
21 all these men that just got out of prison. Some of
22 them from around here, Joliet and other areas. I
23 said to my dad, why in the world would you give
24 people like that a chance. He said to me he said,

1 Dave, if I don't do it, who will.

2 We have a responsibility as a society to
3 come alongside people that desperately need our
4 help. And I feel personally why my wife and I, who
5 is here, has taken in over 100 children ourselves
6 that we as a society have a responsibility to care
7 for the most vulnerable. The ones that are the most
8 vulnerable are the ones that end up in foster care,
9 children that have been traumatized and have some
10 type of psychological problem, and have no one else
11 interested in caring for them.

12 That's who we are called to do. That's
13 been our mission for 110 years. We do it
14 exceptionally well in the two facilities we run.
15 And our desire, as we are being asked to do more, is
16 to do so in Aurora. The facility that we identified
17 is perfect for the work that's needed.

18 So that's what our hope is. That's why we
19 are here. We have extensive experience as a child
20 psychologist, as one who has done this for 35 years
21 and figuring out how to do it and how to do it well
22 so that kids get better and become productive adults
23 and give back to our society. That's our intent.
24 So thank you so much.

1 ATTORNEY KOLB: Can you detail what services
2 exactly will be at the facility in Aurora?

3 DR. ANDERSON: In our facility -- and it's
4 similar to what we do in Chicago and Aurora -- is
5 that they come and stay with us 24 hours a day. We
6 in Aurora will be starting our own school to be able
7 to house our -- to be able to provide education for
8 the kids in our own setting.

9 In addition to that, we provide treatment,
10 individual therapy, group therapy, occupational
11 therapy as needed. We have a psychiatrist that will
12 be on staff providing psychiatric medication and
13 treatment for them as well. I am a psychologist so
14 I will do all the psychological evaluations and all
15 the things that are needed in that way.

16 And then we have social workers who work
17 with family or foster family or some family for them
18 to go to. That's our goal is to identify a family
19 for them to step down to. If not, we help them move
20 into independence and help them find work and learn
21 to be a productive citizen.

22 In addition to that, one of the key things
23 that we offer families -- we offer kids is what we
24 call a mentor. A mentor is someone from the

1 community who commits to come alongside these kids
2 and stay involved with them as long as they need and
3 help them transition back into a foster family,
4 transition back to their family, transition back to
5 whatever situation the Lord has for them.

6 My wife and I do this. I have to say my
7 foster son we met is 40 years old now. He has two
8 kids. He calls us mom and dad, not because we
9 adopted him, simply because we hung with him and
10 helped him navigate the difficulties of moving into
11 adulthood. We feel placing these treatment centers
12 in communities that could come alongside of them and
13 support them and befriend them and care for them is
14 so important in helping them make the decisions and
15 transitions that they need to make.

16 ATTORNEY KOLB: Do you have any measures of
17 success you'd like to share?

18 DR. ANDERSON: Yeah, we have all sorts of
19 measures of success. The biggest one is where do
20 they go to when they're done. Over half our kids
21 step down into a foster family or back with their
22 family. Not all of them though. I want to make it
23 very clear, which is why we look for other family
24 and we help them move into independence as needed.

1 But that's our biggest success measure.

2 We have other success measures in terms of
3 our being evaluated by DCFS, which we are evaluated
4 monthly. They come in and do monitoring visits of
5 us. We are part of council and accreditation which
6 is like a JCAHO and accreditation body that provides
7 some oversight of the work that we do. And we've
8 been identified as extremely successful in all those
9 evaluations that we have had.

10 ATTORNEY KOLB: Is there any questions for
11 Dr. Anderson at this point?

12 COUNCIL MEMBER ROBERTS: How many kids will you
13 serve?

14 DR. ANDERSON: Our max will be 40 that we're
15 looking for at this time. That's our discussion
16 with DCFS is that we would be able to care for 40
17 kids in that facility.

18 COUNCIL MEMBER ROBERTS: What's like the staff
19 to student ratio?

20 DR. ANDERSON: During times when the kids are
21 awake which is 7:00 until 11:00 at night, it's 1 to
22 3. Currently in our facilities in the evening at
23 nighttime when the kids are sleeping, the DCFS
24 requirements are 1 to 5.

1 CHAIRMAN PILMER: Any other questions at this
2 time?

3 COUNCIL MEMBER PICKENS: A couple. So you have
4 two facilities, one in Evanston and one in Chicago.
5 The Aurora facility you're proposing, is it strictly
6 for the Aurora area or is it going to become an
7 overflow for Evanston and Chicago?

8 DR. ANDERSON: It's not going to become an
9 overflow. All of our kids that are sent to us come
10 to us by. DCFS so we don't go out and look for
11 them. We don't go and develop that kind of work.
12 DCFS identifies kids. Then we will make referrals
13 for them to come and stay in one of our facilities.

14 COUNCIL MEMBER PICKENS: Is there a priority of
15 local community versus --

16 DR. ANDERSON: Sure, yeah. Because all the kids
17 do better when they're close to home. All the
18 research shows that. So I don't have DCFS here to
19 be able to determine how they make the referrals.
20 But that would be our intent.

21 COUNCIL MEMBER PICKENS: Landscape plan seems to
22 be missing a section I thought was going to be the
23 playground area. Is there a playground area? Can
24 these kids get out and have some fresh air?

1 DR. ANDERSON: Yeah, yeah.

2 COUNCIL MEMBER PICKENS: I don't see any
3 indication of that on this.

4 DR. ANDERSON: It's kind of interesting because
5 this property is so much regarding play and space
6 and things like that. There's so much more space
7 for the kids to be able to participate in. There is
8 big fenced in area. They can have a soccer area and
9 basketball and a playground. And we are just
10 anxious to be able to have that space to be able to
11 give them some space to be kids.

12 COUNCIL MEMBER PICKENS: But right now it's just
13 an open area, not planned to be any type of swing
14 sets?

15 DR. ANDERSON: No, it's all in. It's all fenced
16 in, the play area. There's a playground in there.
17 There's a basketball court in there. That's already
18 established. That's why we are so interested in
19 that.

20 COUNCIL MEMBER PICKENS: You're a nonprofit.
21 What's Aurora going to benefit besides someone
22 occupying the building and you may be taking in
23 local cases? What else does Aurora benefit from
24 this?

1 DR. ANDERSON: I would say add two things to
2 that. Currently Aurora is benefitting significantly
3 from Lydia Home. We have over 150 volunteers who
4 take in children from Aurora, from Aurora school
5 district whose parents are in difficult situations.
6 And we have a good 20 churches that are what we call
7 Safe Family churches. Ones that you would be aware
8 of, the Christ Community Church, all of the big
9 churches you would be aware of are involved with
10 Safe Families currently providing that. We are
11 already providing that service.

12 The other benefit to us actually having
13 this facility, I think, is what I shared about my
14 father. That we have an opportunity to put kids in
15 a community where they're loved and cared for by
16 their neighbors and are willing to come alongside
17 them helping them transition to some of the
18 challenges they face. Because they don't just
19 need --

20 I'm a psychologist. They don't just need
21 a psychologist. They just don't need a
22 psychiatrist. They need a human adult that is
23 willing to befriend them, care for them, and mentor
24 them, not because they're getting paid but because

1 that's what that child needs.

2 And we think that is what our
3 experience -- So we are in 12 countries and Safe
4 Families is in 40 states. And we have done hosting
5 kids in host family homes 88,000 times. What I
6 would say after all of that is that it's more
7 beneficial for the volunteers than it actually is
8 for the parents. But we're helping parents who are
9 homeless, who have to go into drug treatment, who
10 are victims of domestic violence. And they have
11 nobody to come alongside and help them.

12 That's who the volunteers in Aurora and
13 the churches in Aurora are doing, working with your
14 existing homeless centers to provide these parents
15 and their kids connections and people that are
16 willing to befriend them and care for them simply
17 because we're Americans, simply because we're called
18 to live out --

19 The book I wrote -- I was going to bring
20 you a copy. Someone told me not to. It's called
21 Unleashing Radical Hospitality. The idea of a
22 society being able to love and care for strangers
23 including the kids in the home that we hope to have
24 is radical and it will change both the people who

1 are serving, as well as the kids.

2 We have stories. We won an award here in
3 Aurora. We get funding from foundations in Aurora.
4 We have stories of people including the woman who is
5 on the Board of Education for Aurora school district
6 who is serving as a host family. I think she's
7 taken in 15 children and supported their parents.
8 That's the benefit that Lydia and Safe Families
9 provides as we have the ability to expand our
10 presence in Aurora.

11 ATTORNEY KOLB: What kind of jobs are you going
12 to bring to the community?

13 DR. ANDERSON: We expect about 150 positions
14 that we would be able to bring to the community.
15 Many of them are what we call residential counselors
16 which are people that will work directly with the
17 kids all day and all night. That would be the
18 majority of them.

19 We are going to have a psychiatry
20 position. We are going to have probably about eight
21 therapists. I'm a little worried that we would be
22 able to find the people in the community but I'm
23 hoping that's the case. We'll have a number of
24 probably about six social workers that would be

1 present that we'll be hiring all to help run this
2 facility.

3 COUNCIL MEMBER PICKENS: Another question
4 regarding security within the facility. You're
5 dealing with cases 12 years old to 21 years old and
6 you've got the male and female sexes. How is that
7 addressed inside the facility as far as separation
8 or safety between the various ages?

9 DR. ANDERSON: Yep, yep. In Chicago where one
10 of my offices are, we have the units that are
11 separated by sex or by -- I'm not sure the correct
12 term -- by gender. I'm not sure. We have a boys
13 unit and a girls unit and we separate them.

14 In Illinois it's important that we are not
15 allowed to lock kids up. And it's important. There
16 are some kids that I think should be in that. But
17 in Illinois we are not allowed to. I've been
18 working with a number of attorneys for the state to
19 be able to move in that direction but we are not
20 able to do that.

21 COUNCIL MEMBER PICKENS: Within their room. How
22 about the building? Are they locked into the
23 building?

24 DR. ANDERSON: No, nope. All the doors --

1 COUNCIL MEMBER PICKENS: If there's an
2 emergency, and out the door they go.

3 DR. ANDERSON: They call it -- All the doors
4 have delayed egress. So if they push the panic bar
5 to get out, it delays. An alarm goes off and it
6 delays, I believe, for up to 15 seconds which allows
7 us to then intervene. We do provide intervention in
8 order to help maintain kids and help them control
9 their behavior.

10 COUNCIL MEMBER LEE: When do you plan on
11 beginning operations?

12 DR. ANDERSON: Well, depends on this. We hope
13 by the first of the year to be able to begin hiring.
14 It will take a little bit. 150 staff are our
15 number. But we hope to open one unit at a time. It
16 wouldn't be 40 all at once. It would be let's start
17 with one unit maybe of nine kids and get that unit
18 staffed. And when that's stable, let's do a second
19 unit. And that's what we plan to do.

20 ATTORNEY KOLB: If there's nothing else for
21 Dr. Anderson, I think we'd like to hear from Lisa
22 Garcia.

23 DR. ANDERSON: Thank you so much for your time.

24 ATTORNEY KOLB: Thank you. Ms. Garcia, maybe

1 you can introduce yourself. Tell the Commission
2 exactly maybe some of your background and your
3 experiences and what you do for Lydia Home.

4 MS. GARCIA: Sure. Good evening. My name is
5 Elissa Garcia. I am the director at our Evanston
6 campus. I have been working there for almost ten
7 years now. I have a master's in social work from
8 the University of Chicago. I'm a licensed clinical
9 social worker. I also have a master's in child
10 development. It is my passion to help children in
11 need. It's what I've spent my career doing and will
12 continue to do.

13 In working with these kids and with their
14 families is more than a job for me and it's more
15 than a job for most of the folks who work for Lydia
16 Home. None of this are in this to get rich. I
17 think that's obvious. But we enjoy our children.
18 we enjoy their family.

19 I am proud every day of my staff and of
20 the people who come alongside these kids and work
21 with them through difficult situations. We have
22 great teams of people and we are ready to train up
23 another great team of people here in Aurora.

24 I wanted to -- Before I get into kind of

1 our operations which I wanted to go over a little
2 bit with you all. I wanted to add another benefit
3 to Aurora. One is monetary. We spend a lot of
4 money with our children. They get allowances and we
5 take them out to stores and they love to spend
6 allowances. If you have a Five Below here in
7 Aurora, their profits will increase with us. We
8 have to buy food and clothing and entertainment for
9 our 40 children. So we go out and spend money.

10 In addition our children need a lot from
11 us but they give a lot to us as well. We work
12 closely with our communities, with our neighbors.
13 At our Evanston campus, we have neighbors who come
14 by and garden with the kids, run with the kids, play
15 sports with the kids. They're mentors. They're
16 volunteers.

17 A lot of our local people who run art
18 classes or movement classes, they come and volunteer
19 their time with our children. And all the time I
20 hear them reflect about how much these children give
21 to them, how much the time they spend with these
22 kids is valuable to them, how much they're
23 benefitting personally.

24 So I think that it's important to remember

1 that the benefit that we have from reaching out and
2 helping can't be measured just in money and in
3 development, but it's about community and it's about
4 us growing as people and becoming deeper and better
5 for it.

6 so let's see. At both our Evanston and
7 Chicago campuses, we serve between 40 and 50 kids a
8 year at each campus. So collectively about a
9 hundred kids annually come through our doors. The
10 average length of stay is about 18 to 24 months. It
11 can be as low as 5 or 6 months for some kids. It
12 can be several years for some other kids.

13 Most of our children make really good
14 progress within 6 to 9, maybe 12 months of being
15 with us. So we are usually ready to send them out
16 the door back to their families, to a foster home.
17 Usually when kids are with us longer, it's because
18 we have issues in the community in terms of
19 identifying a suitable placement for them.

20 So we have a unit structure in our
21 building. So we divide our children up into
22 residential units. Those units function like a
23 family. For each unit, which is usually nine
24 children, we have a therapist, a case manager,

1 supervisor, and then a residential team that works
2 with those kids. So we try to integrate the family
3 work, the case management, the clinical work, and
4 all that expertise together into the lives of the
5 children to make it integrated and to raise the
6 quality of our work as much as possible.

7 So usually those nine children after
8 they've been living together for a bit, they're
9 functioning like siblings, loving each other, hating
10 each other. Most of us know how siblings act. Our
11 staff are highly trained in trauma and informed
12 behavior management. They know how to manage our
13 kids.

14 We use several therapeutic modalities in
15 our training. And that includes therapeutic crisis
16 intervention, ARC which stands for Attachment,
17 Regulation, and Competency. We have different kinds
18 of tools we use to train our families as well. We
19 offer and will offer at Aurora family therapy,
20 individual therapy, group therapy, psychiatric
21 services, occupational therapy, education services,
22 mentorship and more. Whatever our children need, we
23 find a way to get them that service.

24 So for our children they have very

1 specialized needs. They need a highly structured
2 milieu. They need a high ratio of staff to
3 children. We try to build up their skills so they
4 can have as normal a life as possible. We try to
5 get them out as much as possible.

6 So we design our facilities so we can
7 increase the structure and increase the safety when
8 we need to when our kids are struggling. But when
9 they're doing well, we get them outside onto the
10 playground. We take them to the Y. We sign them up
11 for art classes. We do whatever we can do to give
12 them the normalcy that they deserve.

13 ATTORNEY KOLB: So can you touch a little bit on
14 security, what happens if a student becomes
15 difficult or challenging?

16 MS. GARCIA: Yes. So when we're having a
17 situation where the kids are starting to get
18 escalated, our staff are trained to deescalate the
19 situation. They use their tools. If that's not
20 working, then we have walkie-talkies. They can call
21 for assistance so staff from other units can come
22 and help them, keep it safe.

23 We do what we call five seconds. Where we
24 say five seconds and the other kids have to go to

1 their bedrooms. They all know they have to do that.
2 And they are wonderful about it most of the time.
3 They're children. And then our staff are trained to
4 do physical restraint if needed. And they manage
5 the children that way.

6 There are rare occasions when emergency
7 services are needed. But we don't use emergency
8 services to manage the behavior of our children.
9 Our staff are trained to do so.

10 ATTORNEY KOLB: Can you talk a little bit about
11 reunification and how successful you are with that
12 in Evanston.

13 MS. GARCIA: Yes. So as Dave was saying, most
14 of our children either go to their families. So
15 reunification would be going back to their natural
16 families. In a lot of cases that's not possible.
17 For whatever reasons, their families are not able to
18 take them back so we look for foster families for
19 them.

20 As I said, there is a shortage of foster
21 parents, especially foster parents suited to work
22 with our kids. We've also started a treatment
23 foster care program in our agency. In that program
24 we are training foster parents to be able to meet

1 the needs of our most challenging kids.

2 so back to January 2025. Between our two
3 programs, we discharged 27 kids and 26 of those
4 discharges is what we would determine successful
5 discharges which means the children went to a home
6 environment. For the most part, we are able to get
7 our kids in homes. We work really hard with the
8 families, with the foster parents, training them up
9 doing family therapy to try to set our kids up for
10 success once they've completed treatment with us.

11 ATTORNEY KOLB: Can you talk a little about the
12 revenue structure. How does Lydia Home operate from
13 a revenue and expense standpoint?

14 MS. GARCIA: So we are entirely state funded.
15 We have a daily rate that is set by DCFS for our
16 residential program. And then for the school side,
17 ISBE sets a daily rates for that. That's where our
18 revenue comes from. We also work with a lot of
19 private donors. We have a lot of generous people
20 who contribute to our agency. And we use that to
21 supplement what we get from the state.

22 So for example, we have donors that buy
23 all of our children Christmas presents every year.
24 That's foster care, residential, people that buy all

1 the presents. Every year we have more presents than
2 we know what to do with.

3 ATTORNEY KOLB: What licensure is applicable to
4 your facility; and also when you're evaluated by
5 DCFS to confirm that things are operating safely and
6 smoothly, what types of things do they evaluate?
7 What do they look at?

8 MS. GARCIA: So we are licensed by DCFS as a
9 childcare institution. Then we are also accredited
10 by COA. Then the school will be licensed through
11 ISBE. We have residential monitors that work with
12 us through DCFS. They make monthly site visits.
13 They have a very detailed assessment that they fill
14 out every month.

15 They evaluate everything from how clean
16 the kids' bedrooms are to the food that we are
17 serving the kids to the physical plan, the frequency
18 of therapy sessions. Every detail. Very detailed
19 evaluation. Our licensing worker comes monthly to
20 check on things. And then we have oversight from
21 the children's DCFS case workers. They come monthly
22 as well.

23 So pretty much every aspect of our program
24 is evaluated by at least two state holders. There's

1 a lot of overlap in the different oversight that
2 people have over us. Does that answer your
3 question?

4 ATTORNEY KOLB: It does, yes. Does anyone have
5 any questions?

6 COUNCIL MEMBER PICKENS: Are the inspections
7 typically scheduled or they just come in when they
8 want?

9 MS. GARCIA: They come when they want. And they
10 call all times. Our monitor will show up at the
11 overnight shift sometimes, show up late at night,
12 early in the morning. They also look at staffing
13 ratio. So whenever we have any kind of unusual
14 crisis, we have to notify our monitor. Then they
15 follow-up with us how we handled it. We document
16 everything that happens basically. And so at any
17 time we can be expected to provide that
18 documentation to DCFS. We are able to do so.

19 COUNCIL MEMBER PICKENS: Just one other question
20 on the resident that's there for a couple years.
21 Turn 21 years old, you just open the door and let
22 him out or what's the transition there?

23 MS. GARCIA: No, never. So usually when
24 children turn 18, we're working on transitioning out

1 to the community. When children are still with us
2 at the age of 21, it means they have some more
3 profound disabilities or more complex things going
4 on with them. So we are working all the way along
5 to build independence, making a plan with what they
6 need to be in some kind of a facility support or if
7 they need job training or assistance getting
8 housing.

9 We would never just let our kids go like
10 that. So we work closely with DCFS to make sure
11 that their needs are going to be met. DCFS has a
12 lot of programs and opportunities for the kids as
13 well. So we hook them up with whatever resources
14 are most relevant for them.

15 COUNCIL MEMBER PICKENS: Thank you.

16 ATTORNEY KOLB: Initially when we begin to
17 operate, what resources do you anticipate needing
18 from the Batavia School District?

19 MS. GARCIA: We will need to consult with them
20 in terms of IEP development, make sure we're meeting
21 their expectations. We work closely with the
22 Evanston school district, Chicago school district
23 too. Every time we admit a child, we review the IEP
24 with them. We talk about placement.

1 But in terms of when we are operating our
2 own school -- So let me back up. At the get-go, we
3 are going to mostly be working with ISBE to make
4 sure we meet all of their expectations. Then from
5 the Batavia school district, their main function is
6 going to be that IEP oversight.

7 ATTORNEY KOLB: But Lydia will employ its own
8 teachers, occupational therapists, social workers,
9 etc on staff, correct?

10 MS. GARCIA: Yes. We will employ the teachers,
11 teacher's aides. We will have a full-time
12 occupational therapist. We have social workers and
13 therapists so all of the clinical and mental health
14 needs will be met there. If any of our kids have
15 other specialized services they need in their IEPs,
16 we will take responsibility for making sure they
17 have the services.

18 ATTORNEY KOLB: Is IEP administration by the
19 school district a daily burden or is that periodic
20 or what's your experience there? I know it varies
21 per student.

22 MS. GARCIA: It varies per the student's level
23 of need. It's usually an annual review.

24 ATTORNEY KOLB: How long does an annual review

1 like that take?

2 MS. GARCIA: Well, I started at Lydia Home at
3 our residential as a case manager and attended a lot
4 of IEP meetings. In my experience they usually were
5 between 45 and 90 minutes depending on the
6 complexity of the situation.

7 ATTORNEY KOLB: So 90 minutes per child
8 approximately once a year?

9 MS. GARCIA: Yes.

10 ATTORNEY KOLB: Any questions regarding
11 anything?

12 COUNCIL MEMBER MARTINEZ: Yeah, I do. You said
13 90 minutes. However, I have a son in school and
14 it's also countless hours of different other testing
15 that has to go in, observation. Do you guys have
16 the people to make those observations to keep track
17 of all that? Is that what those teachers are?

18 MS. GARCIA: Yes, so the Special Ed teachers do
19 a lot of observation. The occupational therapist
20 will do the observation and reports for their field.
21 Then if we needed to consult with or contract with
22 like a psychologist to do a special evaluation or
23 with a speech language pathologist to do a specific
24 evaluation, we can contract with those privately or

1 find other ways to meet those needs. So we would
2 make sure that we were following all ISBE
3 regulations and that we are providing that in-house.

4 COUNCIL MEMBER MARTINEZ: One more question. I
5 know so little. So I know that every student in the
6 district has a right, like you said, to go to the
7 district or to a school in the district and get
8 those IEP services. How many of your students are
9 currently doing that? Is there a percentage in the
10 other schools?

11 MS. GARCIA: At our current facilities, our kids
12 go to a variety of different kinds of schools. A
13 lot of them go to therapeutic day schools. Then a
14 lot of them also go to mainstream schools and have
15 IEP supports. The majority of our children have
16 IEPs. At Aurora the population that we're going to
17 be serving will have IEPs that specify residential
18 schools or therapeutic day schools. So they will go
19 to school on campus.

20 We take our kids' educational rights
21 seriously. And we'll make sure that IEP process is
22 transparent and just and our kids are where they
23 need to be in terms of education. Does that answer
24 your question? You look uncertain.

1 COUNCIL MEMBER MARTINEZ: I guess it would be
2 more a question for the school board, if they
3 already have the faculty to be able to support the
4 amount of students you guys will be bringing in. I
5 know at first you mentioned it was nine students.
6 Is there going to be conversations? I know there's
7 public speaking coming up. So I don't know if that
8 will be answered then.

9 MS. GARCIA: Yeah, and I think Ms. Radar can
10 speak better to some of this than I can. Also the
11 children at this place, their IEPs are going to say
12 therapeutic day school. So if we have a referral
13 from DCFS that doesn't meet that criteria, we would
14 meet their needs in one of our other campuses.

15 CHAIRMAN PILMER: Any other questions at this
16 time? Thank you.

17 ATTORNEY KOLB: So Ms. Radar, we thought we
18 would wait to present her until we needed to get
19 into a discussion regarding those types of services
20 and school board involvement, etc as far as resource
21 allocation.

22 We did want to just briefly touch on the
23 conditions that staff recommended. There were a
24 number of conditions in their staff report when they

1 recommended approval of our project. We just wanted
2 to clarify some of those conditions as we are
3 prepared to accept them or some of them at this
4 time.

5 First was the fence. We assumed the
6 fencing requirement was to maintain the existing
7 fencing or perhaps fence the rear yard of the
8 premises. There are administrative code regulations
9 and DCFS requirements regarding full enclosure. So
10 with respect to the fence condition, we would
11 respectfully indicate that we would agree to that
12 condition subject, of course, to whatever
13 limitations DCFS would put on us in terms of
14 enclosure, if that makes sense. So we'd want to
15 qualify that condition a bit.

16 With respect to the landscaping plan, the
17 plan that we submitted to you all will adhere. Dan
18 Dolan has indicated he'll get out there and weed
19 this week if you need him to. All those landscape
20 plans are installed currently. So we don't
21 anticipate having to do a lot of work there, but
22 we'll certainly dress it up as needed, whatever
23 staff recommends or whatever you guys would
24 recommend to the board.

1 In terms of the number of residents, I
2 believe we're inclined to accept 40. We would like
3 the ability to increase that number subject to Staff
4 approval at the administrative level if we could.
5 If DCFS wants to put additional students or
6 recommends additional students, we would have to
7 have to come back through the public hearing
8 process.

9 what we'd suggest, if you all are
10 inclined, would be to have that be an administrative
11 review process up to -- you can put a ceiling on it
12 of, let's say, 50 or 60. But it would be subject to
13 Staff consent administratively in their sole
14 discretion or whatever requirements they would agree
15 to there.

16 You'd still be able to exercise control
17 absolutely over the number of students. We would
18 agree to 40. But we'd just like to be able to come
19 back and talk to you all and amend that, if we
20 could, administratively without more public
21 hearings. So that would be the one caveat there.

22 As far as ancillary programs, there was a
23 note in the conditions that services be provided
24 only with respect to the residents themselves. Of

1 course we have designated caregivers, families,
2 support programs for family members. So we want to
3 make sure that the definition of rendering services
4 to residents includes the families of residents who
5 may need support and caregivers. We may have
6 outreach programs or educational programs or
7 caregiver programs or other programs that have been
8 touched on by Dave and Elissa earlier.

9 As far as staffing, the staffing plan that
10 we submitted does contain one change that's
11 necessary. That is the overnight staffing was 1 to
12 5 as recommended by DCFS. So we want to stick to
13 what the state agency recommends and mandates and
14 what they're going to pay for in terms of budgets
15 and revenues. We want to make sure the staffing
16 plan reflects the 3 to 1 ratio that was in the
17 staffing plan referenced by Staff won't be during
18 the night hours. That was touched on earlier.

19 So with that I think we're prepared to
20 accept all of the conditions that Staff recommended,
21 if you all agree with them as well. We are happy to
22 go through all of the conditions of both the
23 amendment to the plan developmental district and the
24 conditions of the conditional use. Although we took

1 care to write all of the narratives in the written
2 application so we didn't have to go through them all
3 and address them at the hearing. And Staff did
4 point out that we adequately addressed those, but we
5 are happy to do it again if you guys want. We will
6 leave it up to you.

7 CHAIRMAN PILMER: I think you submitted it. I
8 think it's part of the Staff's report. So I think
9 we're covered.

10 ATTORNEY KOLB: Excellent. With that, we'll
11 just turn it over. If anybody has any other
12 questions for any of us or the public or however you
13 guys want to proceed.

14 CHAIRMAN PILMER: Any questions of the
15 Petitioner at this time? Thank you.

16 So this is a public hearing. Anyone in
17 the audience that would like to address the
18 Commission will have the opportunity to do so. What
19 we will do is we will hear all of the public
20 testimony and then we will take notes here and then
21 we'll either ask Staff or the Petitioner to address
22 the questions. So if anyone would like to speak,
23 I'll need you to come forward. Raise your right
24 hand.

1 (Sworn by Chairman.)

2 CHAIRMAN PILMER: Thank you. If you'll just
3 state your name.

4 MR. KIM: Absolutely. Good evening, everyone.
5 My name is Tom Kim. I am the superintendent at the
6 Batavia public school District 101. I also happen
7 to be a member of the Aurora Education Commission.
8 I serve within the city's committee.

9 So first of all, good evening. Thanks to
10 everybody. I do want to say that was a great
11 presentation. I want to just clarify one thing real
12 quick. I realize that upon receipt of the letter,
13 that counsel had noted that that was a letter of
14 objection. I personally would not characterize it
15 as a letter of objection.

16 For me as a school superintendent, our
17 doors are open to any of the students that reside in
18 our district's boundaries. That's what we do.
19 That's our mission. That's our vision for our
20 school district. There are some things that came as
21 a question about the proposal as to what led to that
22 letter. But, again, we're here for kids.

23 A little bit about me just real quick.
24 You know, I've been an educator for about 26 years.

1 This is my third year as superintendent of Batavia.
2 It's first time as superintendent. I really
3 appreciated the presentation because growing up as
4 an immigrant with an immigrant mom raising three
5 boys on her own, I get the mission. It's a close
6 heart thing for me. If you talk to any of my former
7 students that I've taught or any of the students in
8 my district now or staff or colleagues, they'll tell
9 you that's good stuff there. My youngest brother,
10 my little brother, is a school social worker. So we
11 get it.

12 Just one of the things that comes to
13 question for me. You know, as Lydia Home staff and
14 counsel has acknowledged that they're going to be
15 working on a school plan and school approved
16 process. I have no idea where that process is at
17 right now as they submit their plan to run an
18 operational school alongside their residency
19 therapeutic program.

20 But as they're gathering additional
21 information to provide to the Committee and all the
22 documentation that would go with it, I would just
23 encourage the Committee to take a look at what that
24 plan looks like wholistically side by side with what

1 has been presented.

2 Questions that would remain are looking at
3 that non-public school facility application as part
4 of the consideration for the plan. I personally
5 have not seen any of it. That's why it's just a
6 question.

7 The other component is I know there's been
8 reference to the facility in Evanston. It actually
9 does look like a really nice facility. I've done a
10 little bit of homework on that. It goes to one of
11 the things that I did point out in the past with the
12 previous facility that occupied this property there
13 was an unfortunate tragedy in it.

14 My point in recognizing that was I
15 realized that Lydia Home is a totally separate
16 entity than NIA. I understand that. But as we
17 heard, there's going to be a similar mission in how
18 we want to serve students and similar populations.
19 And my purpose of that letter was to really come
20 forward with a question about is that a safe and
21 appropriate facility for staff and for students. As
22 my letter noted, you know, there was unfortunately a
23 tragedy where an employee was killed while a student
24 eloped from the campus.

1 Again, looking at location, the Evanston
2 location is located within a residential community,
3 a neighborhood. I believe -- and correct me if I'm
4 wrong please -- but I believe the Chicago location
5 is also embedded within a neighborhood block,
6 residential block. So that for me is just a
7 different feel. Again, I'm not an expert. They
8 have experience with this.

9 For me I just -- I'm familiar with the
10 area. To the west is the opening to the corporate
11 parkway. To the east is the build up of the casino.
12 There's an industrial complex being constructed
13 right now. That road directly accessing the
14 facility's parking lot is under construction.

15 So, again, that's just one of my concerns.
16 I mean, we heard talk about a need for fence,
17 possibly fencing in a certain part of the playground
18 and park area which they have -- absolutely, there's
19 an area for those kids to be able to go out and
20 exercise and go out and play in the back.

21 So the other component that I heard,
22 Council Person Martinez, you had asked about
23 staffing. For us we take the responsibility of
24 supporting our students no matter who they are and

1 where they're coming from very seriously.

2 The example I'll provide you, with the
3 previous location NIA, there are two students who
4 we've recently been supporting. We do take care of
5 them. They're our responsibility. We have been
6 paying approximately \$1,600 a day for two of those
7 students that were part of that system or program,
8 and we're taking care of it. We take care of our
9 responsibility.

10 It's come out to about \$548,000 per year
11 because it's a 365 per day bill. For us there is
12 reimbursements. I know there are avenues for
13 reimbursements from the state that come back to BPS
14 101 through the Orphanage Act. Those come in
15 arrears. For us the timing of those reimbursements
16 and funds can be off for us sometimes. So it's
17 difficult for us to financially plan in our
18 budgeting.

19 Then with the needs for supporting IEPs,
20 you heard a little bit about that already in the
21 presentation. And for us, you know, it would be
22 absolutely a partnership. I think the best success
23 for the students that it would definitely need to be
24 something that's done through a collaborative

1 process.

2 I heard really great staffing plan and
3 outline and timeline that they are anticipating
4 rolling out with. I'm impressed just given the
5 nature of how much staff they're noting that they're
6 going to acquire and try to launch by January 1 with
7 the hiring process and then start rolling in
8 students. I think there's a lot there for us.

9 Another example of we are not here to
10 object to anything. We are here to ask questions
11 and make sure that we feel really comfortable in
12 supporting where the students are. And for us, for
13 example, we have a .6 SLP who supports our parochial
14 schools residing within our boundaries. So we meet
15 our obligations there.

16 There was some discussion about funding.
17 The school side funding is actually, it flows
18 through the school district. We are kind of the
19 flow through. So we give a prorated amount of funds
20 to some of the parochial schools who have students
21 who need student services and needs. That comes
22 through BPS to them. I imagine that's going to be a
23 similar process here. Probably the DCFS funding is
24 going directly to them. I'm not sure. That's not

1 my area of expertise.

2 But in highlighting all that, these are
3 just some of the things we just wanted to make sure
4 we were able to speak to tonight. Again, not here
5 as a letter of objection. I mean, it's just me up
6 here talking. As you can tell, I'm a little
7 nervous. A part of it too is the core mission,
8 supporting kids, especially kids who might need it,
9 totally understand and support.

10 If you saw the work we are trying to do in
11 my school district right now, that hits to heart of
12 what we are trying to do as well. But at the end of
13 it, there is a school side component that is one of
14 my two questions, I suppose, if you were to phrase
15 it that way. It's location and school size support
16 and education and teaching and curriculum for the
17 kids.

18 I did hear a lot about job creation
19 through this organization coming and occupying that
20 space. One thing I'll tell you right now the
21 education commission is really actually -- I'm
22 helping lead the voice on this with the other
23 superintendents that are Aurora based schools.
24 we're looking at focusing on kids getting jobs and

1 how they get student placed internships.

2 I heard about setting up our students for
3 success in life. You know, that's obviously one of
4 those things. Gainful employment helps build a way
5 to break certain cycles. Anyway, sorry by my ramble
6 a little bit. That's all I have.

7 CHAIRMAN PILMER: Thank you.

8 MR. KIM: Do you have any questions for me?

9 CHAIRMAN PILMER: No.

10 COUNCIL MEMBER MARTINEZ: Have you guys talked,
11 like the organizations? Since the funding will be
12 coming through you like educational, have you guys
13 had any conversations.

14 MR. KIM: So there were phone calls and some
15 email exchanges between some of my staff. I don't
16 think counsel was directly involved with that. No,
17 right?

18 ATTORNEY KOLB: No.

19 MR. KIM: So it was more with, I think, Dr. --

20 DR. ANDERSON. Dr. Anderson.

21 MR. KIM: Dr. Anderson. Sorry. And maybe the
22 property owner.

23 CHAIRMAN PILMER: Anything else? Thank you.
24 would anyone else in the audience like to address

1 the Commission regarding the setting? Showing no
2 one has come forward, I'm going to close the public
3 hearing and would ask the Petitioner to come back up
4 on just a couple items, questions. Maybe the
5 Petitioner can provide an update on ISBE licensing
6 and the status of that. And if not received, the
7 timing of opening the school and how that impacts.

8 ATTORNEY KOLB: We would like to address some of
9 the comments of the superintendent if that's all
10 right.

11 CHAIRMAN PILMER: You can. We're here to hear
12 public testimony. So we are not here to get into a
13 debate or argument between. We are just here to
14 hear public testimony that's relevant to the
15 amendment that we are looking at tonight but feel
16 free to address.

17 ATTORNEY KOLB: Just a couple of points. If
18 you'd like to hear from BrieAnne, we did bring an
19 education expert and education advocate that can
20 speak to a lot of what was said by the
21 superintendent.

22 I'll just say, first off, that there is
23 commercial and business and residential use
24 surrounding both the Chicago and Evanston

1 facilities. They're not exclusively residential.

2 And in fact the next door neighbor to this
3 facility 14 Hoops is run by Matt Miller who is a
4 client of mine. Actually did the legal work to
5 start that organization and fund it. Did all of the
6 agreements with the City of Aurora to provide his
7 funding for the basketball programs there. And I've
8 been his lawyer for 15 years.

9 He is in full support of this. In fact,
10 we have discussed some synergies and some programs
11 allowing his facility to be utilized by these kids.
12 I think when we talk about the area being
13 appropriate for this use, I think there's a real
14 opportunity with our next door neighbor to build a
15 nice union and synergy there. I think you all
16 should know the statement that this is not an
17 appropriate area is somewhat misleading, especially
18 since this conditional use has been granted in the
19 past.

20 Regarding education, you know, I think
21 when we talk about resources from the
22 superintendent, any family moving into the district
23 is entitled to these resources, whether they're
24 disabled or not. We wouldn't be having this

1 discussion if this was just a group of families.

2 If Toll Brothers was opening a
3 multi-family development, we wouldn't be having a
4 discussion about whether or not the residents of
5 Toll Brothers would be able to use resources of the
6 school district. These are residents like any other
7 residents of the community. Just because they're
8 disabled, they shouldn't be more closely scrutinized
9 in terms of resource allocation. To do so would
10 violate the FHA.

11 I'll leave it up to you if you'd like to
12 hear from our education advocate to address some of
13 the things that the superintendent said or if you'd
14 rather move along, that's fine too.

15 CHAIRMAN PILMER: My notes show really two
16 questions. I think you answered one of them. It
17 was just a concern about is the location safe and
18 secure. I think there's information in our -- that
19 Petitioner provided, as well as the city provided in
20 their legislative text that addresses that as well.
21 So I think the other question was regarding ISBE
22 status.

23 ATTORNEY KOLB: Can you speak to that,
24 Dr. Anderson?

1 DR. ANDERSON: Yeah. So we currently have ISBE
2 funded and approved therapeutic residential program
3 on one of our units in Evanston. Our intent would
4 be to transfer that to Aurora. All the work is
5 done. It's just relocation of that in Aurora. And
6 all the paperwork has been submitted. It's been
7 accepted. Our plan would be to do that.

8 CHAIRMAN PILMER: Can you begin with students
9 residing at Lydia Home without that?

10 DR. ANDERSON: No, we would be -- the length of
11 time it takes to transfer a school is -- I
12 understand it's not as complex as starting a school
13 from scratch. So that would be our intent that the
14 school be set so that when kids start coming in,
15 that they'd be able to be serviced in the school.

16 CHAIRMAN PILMER: Thank you. I think that
17 addressed couple questions unless Staff or
18 Commissioners have another question. Thank you.

19 ATTORNEY KOLB: Thank you.

20 CHAIRMAN PILMER: I'd ask Staff if you want to
21 cover findings of fact.

22 MS. VACEK: So I'm going to do the findings for
23 the first one and then we can do the recommendation,
24 and then we will come back and do the findings for

1 the second one.

2 For the re-zoning findings of fact which
3 is the amendment to the PDD, number one, is the
4 proposal in accordance with the applicable official
5 physical development policies and other related
6 official plans and policies with the City of Aurora?

7 A similar use was located at this property
8 previously. The prior re-zoning findings of fact
9 used the same physical development policies with
10 emphasis on blight within the area. There is
11 also -- Petitioner has added in their updated
12 statement, they have also responded to this on
13 page 7.

14 Number two, does the proposal represent
15 the logical establishment and/or consistent
16 extension of the requested classification and
17 consideration of the existing land uses, existing
18 zoning classification, and essential character of
19 the general area of the property in question?

20 The character of this area is more
21 industrial/office uses and the comprehensive plan
22 does need to say Office/Research/Light industrial.
23 Despite a lack of consistency with the neighboring
24 property, the prior re-zoning finding facts use the

1 same physical development policies and emphasized
2 the blight within the area. The Petitioner also on
3 page 7 of their updated qualifying statement had a
4 full response to that also.

5 Number three, is the proposal consistent
6 with a desirable trend of development in the general
7 area of the property in question, occurring since
8 the property in question was placed in the present
9 zoning classification? Desirability being defined
10 as the trend's consistency with the applicable
11 official physical development policies and other
12 related official plans and policies of the City of
13 Aurora.

14 Since the development of the property as
15 an autistic and special needs mental health facility
16 in 2011, the trend of the area has swung more
17 industrial, office, and commercial uses. See the
18 petition in their updated qualifying statement on
19 page 8 for their full response.

20 Then number four, will the re-zoning allow
21 uses which will be more suitable than the uses
22 permitted under the existing zoning classification?

23 The amendment to the Planned Development
24 District will permit the reuse of the existing

1 building without extensive remodeling and
2 demolition. Despite the lack of consistency with
3 neighboring properties, the prior re-zoning and
4 finding of fact used the same physical development
5 policies with an emphasis on blight, a possibility
6 for the building if left unused. Then, again,
7 please see the Petitioner's updated qualifying
8 statement on page 9 for the full response.

9 Then number five, is the re-zoning a
10 consistent extension of the existing land use,
11 existing zoning classifications, and essential
12 character of the general area?

13 Then my response would be that it would be
14 the same as number four above. Then also see the
15 Petitioner's updated qualifying statement on page 9
16 for their full response.

17 with that the Staff would acknowledge and
18 inconsistencies with the neighboring uses; however,
19 consistent with the past re-zoning at this location
20 for a similar use. Staff recommends approval of the
21 revised plan description to permit the reuse of the
22 existing building's highly specialized design for
23 its current use and avoid the property becoming
24 functionally, obsolete, and potentially blighted.

1 CHAIRMAN PILMER: You've heard Staff's
2 recommendation, is there a motion?

3 COUNCIL MEMBER: I guess I'll move.

4 COUNCIL MEMBER: Second.

5 CHAIRMAN PILMER: Motion has been made and
6 seconded. Please call the roll.

7 (Roll call.)

8 CHAIRMAN PILMER: Motion carries. Staff did
9 read into the record five findings of fact. Are
10 there any additions or corrections? Hearing none,
11 is there a motion to accept the five findings of
12 fact as read into the record?

13 COUNCIL MEMBER: Move to accept the findings of
14 fact.

15 COUNCIL MEMBER: Motion seconded.

16 CHAIRMAN PILMER: Motion has been made and
17 seconded. Please call the roll.

18 (Roll call.)

19 CHAIRMAN PILMER: Motion carries. Do you want
20 to move to the conditional use?

21 MS. VACEK: Yes. The conditional use findings
22 of fact: Number one, will the establishment
23 maintain or operate of the conditional use be
24 unreasonably detrimental or endanger the public

1 health, safety, morals, comfort, or general welfare?

2 Lydia Home Association has been in
3 operation for over 100 years with current locations
4 in Evanston and Chicago. These are both located in
5 residential neighborhoods. Per their qualifying
6 statement, that's what they told me. And the
7 Petitioner asserts neither of these have been
8 detrimental and endangered those communities' the
9 public health, safety, morals, comfort, and welfare.
10 The Petitioner's updated qualifying statement on
11 page 9 has their full response.

12 Number two, will the conditional use be
13 injurious to the use and enjoyment of other property
14 in the immediate vicinity for the purpose already
15 permitted or substantially diminish or impair
16 property values within the neighborhood? Factors
17 include but not limited to lighting, signage,
18 outdoor amplification, hours of operation, refuse
19 disposal areas, and architectural compatibility or
20 orientation?

21 The Petitioner asserts this will not be
22 injurious to the use and enjoyment of other
23 properties as demonstrated by their two other
24 facilities in residential neighborhoods. The

1 Petitioner further indicates that fencing and gates
2 will be provided around the entire property to
3 ensure the safety of their staff and residents.
4 Again, that was in their updated qualifying
5 statement. Staff will evaluate the location and
6 fencing once provided. See the Petitioner's updated
7 qualifying statement on page 10 for the full
8 response.

9 Number three, will the establishment of
10 the conditional use impede the normal and orderly
11 developmental and improvement of the surrounding
12 property for uses permitted in the district?

13 The conditional use will permit the reuse
14 of the existing building without extensive
15 remodeling or demolition. Despite the lack of
16 consistency with the neighboring properties, the
17 prior re-zoning findings of fact use the same
18 physical development policies with an emphasis on
19 blight, a possibility for this building if left
20 unused. The Petitioner updated qualifying statement
21 on page 12 has their full response.

22 And then number four, will the proposal
23 provide for adequate utilities, access road
24 drainage, and other necessary facilities as part of

1 this conditional use?

2 This is an existing building with adequate
3 utilities, existing roads, and detention. Then the
4 Petitioner's updated qualifying statement on page 12
5 for their full response.

6 Number five, does the proposal take
7 adequate measures or will they be taken to provide
8 ingress and egress so designed to minimize traffic
9 and congestion in the public streets?

10 Automobile intensity uses including but
11 not limited to gas stations, car washes, and drive
12 through facility of a concentration or similar uses
13 within 1,000 feet of said subject property should be
14 given consideration as they impact for the
15 concentration will have on traffic patterns and
16 congestion area.

17 This is not a gas station, car wash, or
18 drive-thru. So this is not applicable. See also
19 see the Petitioner's updated qualifying statements
20 on page 12 for their full response.

21 Then number six, that the conditional use
22 and all other aspects conform to the applicable
23 regulations of the district in which it is located
24 except as such regulations may be in each instance

1 be modified by the City Council pursuant to the
2 recommendations of the Commission?

3 My response would be the same as number
4 three. All above restrictions are being met at this
5 time. Then please see the Petitioner's updated
6 qualifying statement on page 13 for their full
7 response.

8 Then for number seven, it's for hotels.
9 So I'm not going to read it in but it is not
10 applicable.

11 With that I will give you the
12 recommendations.

13 CHAIRMAN PILMER: Tracey, can I just ask on the
14 recommendations. So I know the Petitioner addressed
15 the landscape plan which I believe is part of one of
16 your recommendations. But can you provide or maybe
17 a little clarity on three other items?

18 One, I know the fence is on the
19 recommendations but it might need to work with DCFS
20 recommendations, I think it was. That and the 1 to
21 5 ratio in the evenings, as well as services for I
22 think it's family members or related, as well as the
23 40 students or staff.

24 MS. VACEK: Yep. So we did ask the Petitioner

1 if they were making any changes to the site plan.
2 They said no, they weren't. However, their updated
3 qualifying statement said that they were gating and
4 fencing the entire property. So that is why that
5 condition is on there. We just want them to give us
6 the site plan that what they're doing with the
7 property. Again, that's why that condition is on
8 there.

9 As for the minimum staffing, we were fine
10 with the 1 per 3 child to staff ratio and I believe
11 they said 7:00 a.m. to 11:00 p.m. Then the 1 to 5
12 between 11:00 p.m. and 7:00 a.m. Again, in their
13 qualifying statement, they only told me one so
14 that's what I put down.

15 As for the services provided at this
16 location, we are fine with adding their families and
17 their caretakers. What we don't want is that other
18 social services being provided at this location
19 that's not related to the residents of this
20 location. That changes the parking requirements.
21 That changes kind of the intensity of the use of
22 this property. So that's why that was there.

23 And then as far as the 40 children
24 residing, I would like to keep that as is and not

1 change it. This is the first time I'm hearing of
2 it. The previous ones, they had 40 children. The
3 updated qualifying statement they didn't really say
4 anything. And I need to evaluate parking on that
5 because I need to make sure that they have enough
6 parking for employees and then now they're also
7 asking for families and other caretakers coming into
8 this facility. So I would just like to keep it at
9 40 at this time. Give me a little time to evaluate
10 that just because I don't know how that changes the
11 parking requirements.

12 CHAIRMAN PILMER: Thank you. You want to cover
13 your recommendation? I know you partially did
14 there.

15 MS. VACEK: Staff acknowledges inconsistencies
16 with the neighboring land uses; however, consistency
17 with the past re-zoning at this location for similar
18 uses, Staff recommends conditional approval as this
19 will permit the reuse of an existing building highly
20 specialized design as its current use preventing the
21 property from becoming functionally obsolete and
22 potentially blighted if that use discontinues with
23 the following conditions:

24 Number one that no more than 40 children

1 shall reside at this location at a given time.

2 Number two, that a minimum of 1 per 3
3 children to staff ratio from 7:00 a.m. to 11:00 p.m.
4 and 1 through 5 child to staff ratio between 11:00
5 p.m. and 7:00 a.m. be maintained at all times at
6 this location.

7 Number three, that services provided at
8 this location shall be limited to residents and
9 their families, slash, caregivers or caretakers of
10 the facility and no outside individuals shall
11 receive services at this location.

12 That a site plan showing the location of
13 fencing/gate be submitted to and reviewed and
14 approved by the Zoning and Planning Commission and
15 Fire Prevention Bureau prior to submitting a
16 building permit.

17 And then number five, that an applicant
18 shall implement the previously approved landscape
19 plan in its entirety and shall remove and replace
20 all weeds, dead or dying landscaping prior to
21 certificate of occupancy.

22 I will say with that one that I actually
23 may attach the landscape plan and the date along
24 with that.

1 CHAIRMAN PILMER: Thank you. You've heard
2 staff's recommendation with the five conditions. Is
3 there a motion?

4 COUNCIL MEMBER: Move to approve the conditions.

5 COUNCIL MEMBER: Second.

6 CHAIRMAN PILMER: Motion has been made and
7 seconded. Please call the roll.

8 (Roll call.)

9 CHAIRMAN PILMER: Motion carries. Staff did
10 read into the record seven findings of fact related
11 to the conditional use. Are there any additions or
12 corrections? Hearing none, is there a motion?

13 COUNCIL MEMBER: Motion to accept.

14 COUNCIL MEMBER: Second.

15 CHAIRMAN PILMER: Motion has been made and
16 seconded. Please call the roll.

17 (Roll call.)

18 CHAIRMAN PILMER: Motion carries. Then I might
19 just ask Staff on these two agenda items, where they
20 will next be heard.

21 A STAFF MEMBER: This will next be heard at our
22 Building Zoning and Economic Development Committee
23 at 4:00 p.m. on October 15th here at City Hall in
24 the Council chambers.

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CHAIRMAN PILMER: Good luck.

(End of hearing.)

(Whereupon further proceedings
were had and upon completion, the
meeting was adjourned.)

1
2 I, MaryJo D'Avola, a Court Reporter for
3 the State of Illinois, do hereby certify that the
4 foregoing Report of Proceedings was reported in
5 machine shorthand by me and is a true, correct, and
6 complete transcript of my machine shorthand notes so
7 taken at the time and place hereinabove set forth to
8 the best of my ability.
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MaryJo D'Avola

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19 MARYJO D'AVOLA
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Dated October 10, 2025