



City of Aurora

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Legistar History Report

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In Control: Planning & Development Committee

File Created: 05/18/2016

File Name: Sequel / Final Plan / 998 Corporate Blvd

Final Action:

Title: A Resolution Approving a Final Plan on Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard

Notes:

Agenda Date: 07/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plan - 2016-06-23 - 2016.028.pdf, Exhibit "A-2" Landscape Plan - 2016-06-23 - 2016.028.pdf, Landscape Requiriement Worksheet - 2016-06-30.pdf, Exhibit "A-3" Building Elevations - 2016-06-23 - 2016.028.pdf, Fire Plan - 2016-06-23 - 2016.028.pdf, Property Research Sheet Location ID 53273 - 2016-05-18 - 2016.028.pdf, Property Research Sheet Location ID48343 - 2016-05-18 - 2016.028.pdf, Land Use Petition and Supporting Documents - 2016-05-18 - 2016.028.pdf, Legistar History Report (Final Plan) - 2016-07-08 - 2016.028.pdf

Enactment Number:

Planning Case #: AU02/4-16.028-Su/R/Fsd/Fpn

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	City Council	05/24/2016	referred to	DST Staff Council (Planning Council)			
	Action Text: This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	05/31/2016					
	Notes: <i>Mr. Sieben said Dan do you want to come up so we can get you on the mic and if you could sign in too and just kind of maybe give us a little bit of history of when Sequel went in here a few years ago and then what the proposed project is here?</i>						
	<i>Representatives Present: Dan Dolan and John Tebrugge</i>						

Mr. Dolan said we're very excited. I've been talking with Sequel. For you that don't know what Sequel is, we came before the city here almost about 5 years ago when we started talking to Sequel originally, and the idea was to build them a care facility, a 24 hour care facility, for children with emotional behavior disorders and autistic behaviors. We went through the process with the city back then on a Special Use. We went through the public hearing process and I thought the public process went pretty well. We had 2 people that had some concerns and I think we addressed those concerns. We've always kind of thought that they may need to expand because they've done very well there. This is probably their number one unit in their whole system. They are in about 29 states now. I think they are over a \$180,000,000 company now. That's after all expenses, so they are doing pretty well. So what we've always done is they've been talking with DCFS to see how they could expand this. Last year they started talking, well about 18 months ago, they started talking to us about seeing if they could increase this from 60 children to 84 children, which encompasses about another 13 beds. In doing so, we have been working with them. We've had probably 4 or 5 different formats where we had bigger layouts that they've more or less cut down to be able to afford it. So we finally came to it with the final project and we are just a hair under an 11,000 square foot addition, so that would take our building, the existing building, from 40,000 to just about a little over 50,000, close to 51,000 square feet. Their intentions are to immediately, once they are up and running, and our goal if we can get this through the process, is to try to get them in the first quarter of next year. They are excited about doing whatever we have to do. I think we have done pretty much what we are supposed to do on the process to get started with the next process and that's what I'm here to do today to hear about in regard to what do we have to do as property owners for the next sequence of the public hearing and when can we get started and hopefully hear from you if we have everything that you need and if you don't have what you need, make sure that we have it for you. The children that they serve are in the ages between 8 and 18. They have something that I'm very excited about for the city. When we came through, the city was kind enough to help us at this point in time when we started before. There was a TIF in place. There were some TIF funds that the city granted us and it was based on the amount of jobs that they were creating. They had anticipated 160 jobs at that point in time. I'm happy to tell you right now they have 220 jobs there and with the expansion they are expecting another 50 to 60, so at the end of the day we'll have somewhere between 250 and 280 employees, which is always good for the system. I think they've integrated. They had a few issues right at the beginning until the children – anytime you are working with these types of children when they move from one place to another there are a lot of issues because it takes them a little bit because of their special needs, it takes them a while to get acclimated. I think we've been pretty good here for the last couple of years. I don't think they've been a problem. I hope we don't have too many issues at the public hearing because I believe they've been a good neighbor. They do get their kids out into the community as much as they possible can. I think they work very closely with the Fox Valley Park District and the West Aurora School District. The other nice thing is that we were very fortunate to have that parcel of land to the north and I was able to now, because we are building it, I was able to now get a 15 year lease with Sequel, so now we're just going to call this Northern Illinois Academy as a campus. We don't see doing anything else on there. We have their ballfields to the west of there, which they really like. We just see them being part of the community for the next 15 years and hopefully beyond that.

Mr. Seiben said and you've got a possible future building there that you dashed out there.

Mr. Dolan said the only thing I did there is just from what there are telling me right now, 80 to 84 kids is probably the max that they like to do in one facility because a lot of these children are one on one. They have one on one care. However, they are looking at a couple of other programs, outpatient programs, for when the children are out of their care at these types of facilities and have to come back for checkups and stuff. They may have the idea of perhaps someday wanting to grow there. I don't have any immediate plan for that building, but I just thought that when we originally laid this out before Sequel was ever in the position, we had that laid out for three 40,000 square foot industrial buildings. What we are really doing now is taking that 5.97 acres and only putting a 10,000 square foot building on there, so we just wanted to have some type of a future plan if, indeed, we had the right users and I think that I come back to you Ed and we figure out how we do that at that point in time.

Mr. Sieben said we just need to make sure in the future that we have enough parking set aside.

Mr. Dolan said and if you see back behind that, just remember that whole big square is about a 2 acre playground. There is still almost another acre back behind there, so we could potentially move the yard back and bring in some more parking to the west of that building if we need to do that.

Mr. Sieben said right, if it is needed in the future.

Mrs. Vacek said so most likely we are either going to have you take the future building off and then we

can deal with the parking and everything later or we can leave it on there, but then we're just going to need to show the future parking so then we can see how it's all going to lay out.

Mr. Sieben said kind of show some banked parking like you just said maybe along that west edge there.

Mr. Dolan said my engineer came in at the right time. I think we have some questions in regard to the property. We thought we laid it out right because of the fact that we were laying out the new building saying that we had the parking for the old building, but I don't know how that is going to be looked at here and if we have to address that we have to address it.

Mrs. Vacek said we calculated out your parking and I think you need the parking for just the existing building and the addition. It doesn't meet the parking for the, what I'm going to call an office building at this point. So with that I think that we would want to see how that future parking is going to lay out. Now the other option is just not to show the future building at this point and then when you guys are ready to build it you can come back in and then we can actually lay it all out at that point. I guess it is kind of up to you, but I think Engineering would like to see kind of how utilities would be run to that building also.

Mr. Feltman said right. I'm not saying that a water main has to be looped, but it would appear that to get hydrant coverage and a service to that future building, a water main may need to be looped at that point.

Mr. Tebrugge said I think we had fire coverage to all the buildings from the hydrants off of Church. Now to bring a service to that, yes we'd have to bring like a separate service line in along the north side of the pond and bring it in that way.

Mr. Feltman said I'm just speculating as far as hydrant coverage. I don't know specific whether the future building is covered or not.

Mr. Beneke said without seeing it, I don't know, but what will end up happening is there is going to be a hydrant that is going to be required at least 50 feet and no more than 100 feet from wherever the Fire Department connection is. So that probably would bring a hydrant into the site.

Mr. Feltman said and I think the hydrant lead would be too long to come off of Church. You may want to think about how the utilities are going to lay out for this future building.

Mr. Tebrugge said well we've discussed the water main extension off of Raddant Road, which still has been up in the air not knowing what potentially is going north of this site. There is another project where we wanted to try to loop the water main for them as well. That's why I didn't really show it at this point until we had a better answer on what's happening.

Mr. Dolan said and if I can interject something right now, my goal, my number one goal, is to get Sequel in there. If we don't want to show it on there right now and then come back because it may never happen. This 15 year lease is happening and they have to be in there the first quarter of next year, so whatever we can do to expedite it.

Mrs. Vacek said I think if you want to expedite it, then let's just take it off.

Mr. Dolan said but I do want to just get a question. I thought we went back and we did have enough parking for that 9,600 square feet.

Mr. Tebrugge said well we did based on that, not ignoring what happened with the existing building. That was, I thought, an existing condition that was designed and built back when we did Sikitch Gardner.

Mrs. Vacek said correct and I think that you met it at that point. With the new addition, I don't think you're meeting it so I think that we have to make sure that you are meeting it now.

Mr. Dolan said I just remember, and we can check our notes, but I was kind of reviewing it this morning and I thought we showed like 122 spots and it only called for 112 with the expansion.

Mr. Tebrugge said well that was based on those 2 buildings and ignoring the existing building because we thought that was a stand-alone site originally. We're just now adding to it.

Mrs. Vacek said well let me take a look at it. You need to meet parking for everything that's built out there if it's existing or not, so I'm assuming that that's how we are still going to look at it.

Mr. Tebrugge said if that's the case, then the existing doesn't meet your current parking requirements. Maybe it did 20 years ago.

Mrs. Vacek said let me take a look at that because I wasn't involved in it at that point, so let me take a look at that.

Mr. Sieben said but I guess what we're also saying is if you guys want to potentially leave it on there, you could always shift that playground in the future and then add a bank on that west end so that could be a way so solve it.

Mr. Tebrugge said that's how we were going to do it if it ever comes to that.

Mr. Sieben said yes.

Mr. Wiet said so you would grant the Special Use for everything and then it's just a Final Plan for that...

Mrs. Vacek said and if you show it now then you don't have to come back later. It is really up to you guys on how you want to do it. If you show it now, then you don't have to come back.

Mr. Tebrugge said it would be labeled future parking with future building.

Mrs. Vacek said exactly.

Mr. Tebrugge said and that's how we'd handle it.

Mr. Beneke said as part of that for fire-wise you are still going to need to show us that you've got all the fire stuff even for future laid out and figured out how you are going to handle it. The question is what's easier.

Mrs. Vacek said which you guys may want to do anyway because you don't want to have rip up a brand new parking lot that you just put in because now you have to put in a line for fire service. It might be wise to take a look at that now.

Mr. Tebrugge said we have looked at how we were going to loop it off of Raddant. We were going to take it due north. We could always come back east and run down along the east side of the playground now and that would serve the future building. We just have to look and see what's happening to the north site. We didn't want to put a water main in that would split that site and cause that to have problems when it develops.

Mr. Dolan said so just what we're saying is that it was just picking up teeth again just to the north of this piece right next to the 100 foot right-of-way, the Hoops one. The idea was then it makes some sense if we want to just take it down, take the water down Raddant and get an easement through Ni-Gas and then run it to that other piece and then that gives Dan your loop that we talked about and then we thought once that loop is in there then we could, if we ever did build the building there, I think we could just come off the line, right?

Mr. Tebrugge said exactly.

Mr. Dolan said we wouldn't have to loop it twice.

Mr. Tebrugge said we would then be able to feed that building and the Hoops building and everything would be covered. It is just a matter of whether we do that now or once we got a confirmation with Hoops.

Mr. Feltman said I think the key is just if you are going to show the building, show how it is going to be served. I understand everything is going on north of there, but we have to contemplate this is stand-alone and it would be...

Mr. Sieben said a little bit of extra work now could save you in the future, but maybe that's not as

important now because you want to get this going. As long as it doesn't slow you down. So Tracey is in the process of reviewing it.

Mrs. Vacek said I should have it reviewed probably by the end of the week and I'll send you out comments. Really my comments are going to say either show it or don't show it, but then you have to show everything. So if you are going to show the building then show the parking.

Mr. Dolan said what I'd like to do, because we have a tenant, we have a lease that's signed and we have to get these kids in place by the first quarter of next year, they haven't started the process for Hoops yet. It makes a whole lot of sense to loop it through Hoops and then just come off there for that project. So what I'd like to just show right now is show a pad. If you can tell us, just make sure because John and I thought we met the parking requirements and I asked John to make sure he sized that retention for a future building too.

Mrs. Vacek said I will take a look at the parking again.

Mr. Dolan said okay, just double check that.

Mrs. Vacek said we'll double check everything and stuff. That will all be in my notes when they go out.

Mr. Dolan said if we don't, then tell us what we are short and then what we can do is we can just kind of show in that parking lot future parking because that's where we are going to have it.

Mrs. Vacek said absolutely.

Mr. Sieben said you could show banked along here, for example.

Mr. Dolan said yes, just show future parking there and then we can always, we don't have to increase that side of that, that was our lot. We kind of determined the size of that. You guys really didn't care. So if we want to shorten that a little bit or extend it to the west we could do that. I don't want to have to start designing utilities and everything for a building that may or may not ever come.

Mr. Beneke said on our side we have not seen a fire plan on this yet. Is there one in the package?

Mrs. Vacek said yes, I believe there is.

Mr. Beneke said we did not get anything. I'll need to have you forward that to us. It looks like it is probably fine for this. I don't know about the other buildings though.

Mrs. Vacek said we'll get that over to you. Just really tentative right now, we are probably looking at the first one in July, so July 6th. So you would be July 6th, the 14th of July and you would be done on the 26th of July through City Council.

Mr. Dolan said Dan, when would we be in a position if we wanted to start moving earth and that process? Can we get something ahead of time?

Mr. Feltman said we can approve a mass grading only. I think with this project really the stormwater is going to be the biggest review item and once we're done with that we'll be, probably, in a position to approve the full engineering at that point. We'll just see where we're at. We are in review right now.

Mr. Dolan said so when do I have to start posting things?

Mrs. Vacek said the public notice, it will probably be not next week, but the week after, so I will get you all that information in the next week or so.

Mr. Dolan said is it still pretty much the same parameters that you contact everybody within...

Mrs. Vacek said within 250 feet.

Mr. Dolan said I think we have that already done.

Mrs. Vacek said so I will get you all of that.

Mr. Beneke said and at any time you have a comfort level, you can submit to us for building permit and

start that process any time from now to wherever you feel comfortable. If you are at a point where you are getting close to getting plans done, feel free to get them in to us.

1 DST Staff Council 06/07/2016
(Planning Council)

Notes: Mrs. Vacek said I am in the process of reviewing this. I'm going to hopefully get it out today. I know that Engineering had sent their comments and it is my understanding that Souts said that they are not going to show that future building so we are going to remove it from the plan.

Mr. Sieben said or they will.

Mrs. Vacek said that's my understanding. So I will be getting comments out.

Mr. Beneke said as far as fire, Javon and I looked at it and the only comments we have are related to that building, so if it is removed, I think we will be fine.

Mrs. Vacek said great.

Mr. Feltman said hydrant coverage is okay?

Mr. Cross said yes.

Mr. Beneke said with the existing, with the additional, not with the future building.

Mr. Frankino said we only have a small concern over the additional sanitary sewer service shown. Fox Metro ordinances require one service per building unless it is necessary, so we're in the middle of asking them for justification for the second sewer service. We prefer to see them connect internally to save connections to the main, so I think that will get worked out.

1 DST Staff Council 06/14/2016
(Planning Council)

Notes: Mrs. Vacek said I had sent out comments last week. We met with them on Friday and went over the landscaping comments, so I'm just waiting for the Final Plan revisions. This is scheduled for the July 6th Planning Commission.

Mr. Feltman said we sent out comments. There wasn't anything major.

Mr. Sieben said did BP/Fire already comment? You guys were already good?

Mrs. Vacek said they did take off the future building on the landscape plan, so I'm assuming they will be...

Mr. Beneke said I need a revision on that to get that off of there and then we will be good. We're not good with the new building, but we are good with the existing.

Mrs. Vacek said with the addition.

Mr. Beneke said with the addition.

1 DST Staff Council 06/21/2016
(Planning Council)

Notes: Mr. Sieben said this is going to the July 6th Planning Commission meeting. I believe Tracey has already sent out comments on our end.

Mr. Feltman said I think we sent out comments too.

1 DST Staff Council 06/28/2016 Forwarded Planning 07/06/2016 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Ms. Hall, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/6/2016. The motion carried by voice vote.

Notes: Mrs. Vacek said I'm going to make a motion to have this go to the July 6th Planning Commission. I have received a resubmittal. I have not taken a look at it. Just at a first glance though, it looked like it was all in order. I would make a motion to move this forward.

Mr. Feltman said Engineering has done their review and also received a resubmittal back in. So I guess conditionally on approval for final engineering.

Ms. Hall seconded the motion. The motion carried unanimously.

2	Planning Commission	07/06/2016	Forwarded	Planning & Development Committee	07/14/2016	Pass
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Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/14/2016. The motion carried.

Notes: See Attachment for 15-00465, 16-00467 and 16-00468.

Aye: 11 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers and At Large Owusu-Safo

3	Planning & Development Committee	07/14/2016				
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Attachment for 16-00465, 16-00467 and 16-00468:

- 16-00465 Requesting approval of a Final Plat for Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard (Corporate Technical Center, LLC c/o Dolan & Murphy, Inc. – 16-00465 / AU02/4-16.028-Su/R/Fsd/Fpn – TV – Ward 1)
- 16-00467 Requesting approval of a Special Use Revision for a mental health facility (6331) Use on Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard (Corporate Technical Center, LLC c/o Dolan & Murphy, Inc. – 16-00467 / AU02/4-16.028-Su/R/Fsd/Fpn – TV – Ward 1)
- 16-00468 Requesting approval of a Final Plan for Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard (Corporate Technical Center, LLC c/o Dolan & Murphy, Inc. – 16-00468 / AU02/4-16.028-Su/R/Fsd/Fpn – TV – Ward 1)

Chairman Truax said our first item of business is a Resolution approving the Final Plat for Wolters Dolan Subdivision located a 998 Corporate Boulevard by Sequel Youth and Family Services in Ward 1.

Chairman Truax said the second is an Ordinance granting revisions to the Special Use Permit for a mental health facility use on property located at 998 Corporate Boulevard by Sequel Youth and Family Services.

Chairman Truax said the third one is a Resolution approving a Final Plan on Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard by Sequel Youth and Family Services in Ward 1.

Mrs. Vacek said good evening. The subject property is located at 998 Corporate Boulevard and currently houses Sequel Youth and Family Services. As you may recall, in 2011 they did come through and get approval for a Special Use for an Autistic and Special Needs Mental Health Facility. They are back tonight. They are looking to actually expand their facility. This Special Use Revision would allow the expansion of the mental health facility use onto the adjacent property to the north or 998 Corporate Boulevard. Concurrently with that, the Petitioner is also proposing a Final Plat to consolidate the properties and then they would also be proposing a Final Plan Revision, which would consist of the construction of a 10,932 square foot addition to the existing building. Along with the addition, the Petitioner will be constructing an additional 122 parking spaces, bringing the total up to 259 parking spaces. I will turn it over to the Petitioner. They can go into what the addition will comprise of as well as kind of who they are.

The Petitioners were sworn in.

Mr. Dan Dolan said good evening everyone. It's nice to see everybody again It's been, like you say, 2011 since I've been before the Planning Commission and it's always nice to see faces that I've dealt with throughout my 45 years here. I'm not going to say too much unless you have some questions. I think Tracey explained pretty much what we've done. We've had the investment for several years and we were here in 2011 and came through the Special Use process and you were kind enough to allow us the opportunity to lease and make some improvements to our existing building then that was 40,000 square feet and the good thing is they have been doing very well here and they've been talking with the

State of Illinois, and I'll let them get into that a little bit more, but there is a need for some more services here. They've enjoyed working in the Aurora-land community. We've cut a new deal with them. This is going to be their campus for a long time now because we're taking the piece of property next door and we're encompassing it into one location. We have a 2 acre ballfield back there and we are only going to be expanding this property a little hair under 11,000 square feet, so it will be about an 8 acre campus. They've signed a 15 year lease with us, so we are very excited. We are very excited to have them part of Aurora. I have 2 representatives here. Debbie Goldstein, who is with Corporate, she could answer any questions that you have about Sequel, the corporation itself, and then we have Carolyn Willandt. She runs the facility in our building at Northern Illinois Academy. I'm happy to field any other questions that you may have of me, but I think you probably want to hear more from them. So why don't we do a little bit about the corporate, a little bit about Sequel, who they are and I'll have Debbie Goldstein come up and talk a little bit about that and then Carolyn can tell you more about what's going on, has been going on and what she envisions going on.

Hi. I'm Debbie Goldstein and I'm pleased to be here. Sequel is a large company that handles mental health issues for children and families. It has a national footprint. We currently have 4,000 employees and we serve over 8,000 clients, that's children, adolescents, and also families in various types of settings. There are 5 different types of settings. In my division, we focus on psychiatric residential treatment facilities, of which NIA is, and I'll let Carolyn talk more about that, but we also have therapeutic boarding homes and community based services and just residential treatment centers in general. Sequel, as I said, has a large national footprint. We have 34 programs. It is in 17 different states. However, we serve clients from 41 different states. Here in NIA we pretty much just serve Illinois. I think we have one child who isn't an Illinois child in their facility. We stand for excellence. We resource our facilities. I'm here because I support Carolyn and what she does. I oversee her programs along with 5 other programs to insure that we provide the best quality care. Carolyn and I have worked together for a number of years and she's my top Executive Director and NIA is my flagship. I'm very proud of it.

Mr. Cameron said is this a residential facility?

Ms. Goldstein said it is. It is considered a psychiatric residential treatment facility, which is a step above a residential in terms of the continuum, so it would be acute psychiatric care, psychiatric residential care and then generic residential. We are medically supervised if that makes a difference.

Mr. Garcia said what's your relationship with the School District?

Ms. Goldstein said we partner with them. We serve children from the School District. I think Carolyn can speak more to that, but we are partners with them serving their needs.

Mr. Garcia said and that would be all the districts in your area or is there a particular School District?

Ms. Goldstein said throughout Illinois and Carolyn can speak more to that, but throughout Illinois.

Mr. Engen said do you have a list of students for your growth right now? Do you have people knocking on your door saying if you expand your facility we would really like to take advantage of it?

Ms. Goldstein said she could more to that, but yes, we wouldn't have started this without knowing that there was need, so we recognized that we had a waiting list and it was taking months to years to get kids in. We needed to serve more children.

I'm Carolyn Willandt. I'm the Executive Director at Northern Illinois Academy. I want to talk a little bit about those questions for you. Yes, our relationship with the School Districts of all of Illinois has been outstanding. We work with all of them. We have kids from all of them. I think we only have one from West Aurora at this time. Currently we have remained full at capacity for well over a year, probably a year and a half. We are a 60 bed facility. We've had a waiting list of anywhere from 8 to 25 at any given time, no lower than 8. As she had mentioned, most of our kids, all but 1, are from the State of Illinois. That's kind of why we have all the kids from Illinois because we chose to keep the kids from in-state first. So we started talking about this a while back about what else can we do to service the rest of the kids in the community, the kids that need it, because we take kids that a lot of other places, most other places in the State of Illinois, will not take. These are not kids with psychiatric diagnosis of conduct disorder. That's actually the exclusion criteria. Our kids are psychiatric, schizophrenia, autism. Most of them are somewhere on the spectrum as well. We are not changing the population that we've been serving since we moved to Aurora. We are sticking with the same population. We are not changing that. We are just expanding the services that we can provide to them, bigger classrooms, 24 more beds, 2 small units that we don't plan on opening at the same time. We have it planned to open 10 beds the first year, 10 beds the second year, so we can grow into it along with the community. That explains that portion.

Mr. Engen said do any of the kids attend a School District, or is it all done within your building of teaching?

Ms. Willandt said great question. We are a certified ISBE approved school. We are certified by the Illinois State Board of Education just like any other private school, a special needs school would be. All of our kids currently go to school on-site with us unless, as they get ready for discharge and if they are going to be going to a special needs school or another school, we start trying to transition them to back to that school while they are still with us in case there are any problems and not just discharge straight back into the School District without transition.

Mr. Garcia said just a question. These kids, the students that you have here, do they have an IEP?

Ms. Willandt said correct.

Mr. Chambers said I have a quick question. The students that you had mentioned that have been on the waiting list, the 8 to 25 students, are those mostly kids from the State of Illinois?

Ms. Willandt said yes.

Mrs. Owusu-Safo said do you take kids within the counties here or all throughout the state?

Ms. Willandt said all throughout the state. It really depends on where the need is at the time, but all throughout the State of Illinois, down south too.

Mr. Cameron said this is your only facility in Illinois?

Ms. Willandt said correct.

Mr Garcia said how are students identified into your program?

Ms. Willandt said we have an admissions process where, like most residential facilities or treatment centers, you would send a packet of information. We have a long list of things to send. We have a team that reviews that packet from the psychiatrist, clinical director, education, group live-in, our Admissions Director, nursing, everybody, medical and we all agree or disagree if this would be an appropriate fit for Northern Illinois Academy. Can we manage that kid and are they going to improve with us? Are they too medically changeling or are they not the right diagnosis for our population?

Mr. Engen said it is nice to see that with your plans and expansion that you will be hiring more people too.

Ms. Willandt said absolutely.

Mr. Engen said sometimes, in listening to what you are saying, I don't know if you will be big enough to handle some of your needs.

Ms. Willandt said if you don't mind, I'll talk about that. When we moved to Aurora, we then had about 155 FTE's, full time employee equivalent. Currently to date, we are at around 196 with the same amount of beds because we continue to improve our programming and we employ around 250 employees. With this expansion, it will be at least 50 more, so we'll go up to close to 300 people, around 200 FTE's. We are going to grow with it so to speak, classrooms and therapists.

Mrs. Cole said how are you funded?

Ms. Willandt said we have several different funding sources. A lot of it is from the different School Boards, education, some private insurance, some are state funding. DCFS has a couple of kids.

Mrs. Cole said and what's your length of stay, average length of stay?

Ms. Willandt said we have what I would categorize as our intensive program. These are kids that a lot of them have their own staff at all times, waking hours, that just need to learn everything from basic hygiene and potting skills at 18 years old to higher functioning kids with emotional disturbance that are a little more independent, so the length of stay is based on their needs to what's going to get them to be able to get back out into the community or an adult group home or something successful varies from that, but the shorter length of stay for the higher functioning kids is probably 9 months and the longer end for the intensive kids is probably closer to a year and a half to two years and there are outliers.

Mrs. Owusu-Safo said what about the age range.

Ms. Willandt said we are licensed 6-21, but our age range currently I don't have anybody lower than probably 11. I've never had anybody younger than 10 come in at this point. We could, but we want to make sure it fits too. Our kids through 21 can stay.

Mr. Engen said with your higher functioning students, do you work with the community for jobs?

Ms. Willandt said absolutely we do. If you don't mind, I'd love to talk about that a little bit too. We do everything from help at nursing homes, whether it's grounds work or they go and help clean. We work with the Park District, everything from mulching to pruning trees, which has been teaching the higher functioning kids and some of the lower functioning kids some of those basic skills and working and seeing success. They go out weekly to the Fox River Valley Park District and do these things. It is a great relationship. We have relationships with everything from your animal shelters where we walk the dogs, which is good for the kids too because of pet stuff, and nursing homes. We do horse stables. We do a lot of stuff and the community has been fantastic back to us at every level.

The public input portion of the public hearing was open. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Cole said I do have a question. I had a question about the parking requirements, if they truly need 284 parking places. They said they would possibly have, it sounds like they could have up to 300 employees, but that's total, that would not be how many were there all the time, and if they don't need that many parking places, how many do they think they need? I was out there today about 4:00 o'clock and there was parking available and if you're at 100% occupancy right now I assume you are staffed at 100% also.

Ms. Willandt said I'd love to talk about that a little bit. Absolutely you are correct. We are not going to have all the employees there at any one time every day. At 4:00 o'clock the teachers are gone, some of the therapists are gone. There are a lot of people there more in the day than in the evening and weekends. We are totally staffed around the clock. There have been several times within the last year that we've borrowed parking from across the street for some of our events.

Mrs. Cole said I'll take back my concern.

Ms. Willandt said but that's true. With that many I understand what you are saying.

Mr. Engen said in reading some of the notes, stormwater problems, was that resolved?

Mrs. Vacek said yes. They do have stormwater at the northeast corner and they have worked with Engineering to make sure that that works. They have also some existing stormwater along Corporate there, down further at Church and Corporate.

Mrs. Vacek said I'm going to give a recommendation first for the Final Plat. Staff would recommend approval of the Resolution approving a Final Plat for Wolters Dolan Subdivision located at 998 Corporate Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Garcia, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said the next one would be the Special Use. Staff would recommend conditional approval of the Ordinance granting revisions to the Special Use Permit for the mental health facility use on the property located at 998 Corporate Boulevard with the following condition:

1. That the activity on the subject property shall be limited to those outlined in the qualifying statement submitted on November 9, 2011 with the casefile AU02/4-11.409-Su, which comprises a mental health facility for autistic and special needs children ranging from the ages of 8 to 20 with classrooms, bedrooms, kitchens, offices, gymnasium, and outdoor recreational area.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Garcia, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

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?

Mrs. Cole said these are listed in the staff report.

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?

Chairman Truax said this really is just an extension of an already established property, so it would be consistent with that.

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?

Mr. Garcia said as indicated, this is an extension, so it does meet the desirable trend of development.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mr. Engen said we should not see an adverse effect with the traffic pattern there. There will be an increase of people working there, but with the variations in the hours of morning and afternoon and part time people, we should not see that much of a difference in that area.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Bergeron said all the services are in effect right now.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Engen said well the ingress and egress is already there with the company and with the additional parking on the property it will help minimize any concerns for that area.

- 9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Cole said this is a unique use and I don't think we need to worry about the area being saturated with them.

- 9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mr. Engen said this Special Use does conform to all its applicable regulations.

Mrs. Vacek said staff would recommend approval of the Resolution approving the Final Plan on Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Garcia, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, July 14, 2016, at 4:00 p.m. in the 5th floor conference room of this building.