

# Land Use Petition

Project Number: 2018.227

## Subject Property Information

Address/Location: 537 Hartford Avenue  
Parcel Number(s): 15-29-227-015

## Petition Request(s)

Requesting the Annexation of 0.351 acres located at 537 Hartford Avenue

Requesting Approval of a Special Use for a Community Residence, Major (1520) Use, Located at 537 Hartford Avenue

## Attachments Required

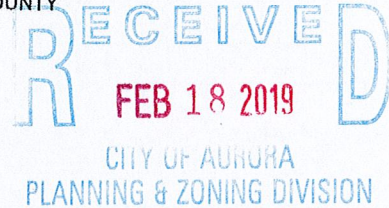
(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet - digital only (1-0)  
Word Document of: Legal Description (2-1)

One Paper and PDF Copy of:  
Annexation Plat (2-3)

One Paper and PDF Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)

Executed Mylar of: Annexation Plat  
Recording Fee of: TBD - in a check made out to KANE COUNTY



## Petition Fee: \$805.00 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.  
\*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Aurhorization with owner's Name and contact information is required.

Authorized Signature: Jeffrey S. Gilbert Date 2/13/2019

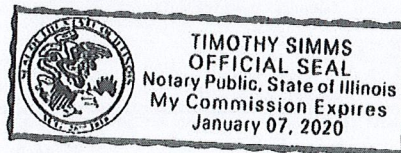
Print Name and Company: Jeffrey S. Gilbert, M.A., C.A.D.C., P.C.G.C., C.O.D.P. / Hope for Tomorrow, Inc.

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 13<sup>th</sup> day of February.

State of IL )  
County of Kendall ) SS

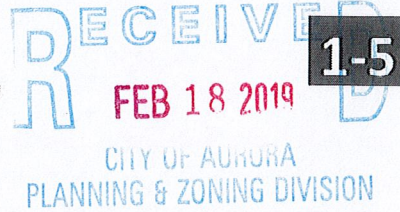
Timothy Simms  
Notary Signature







Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



### Project Contact Information Sheet

**Project Number:** 2018.227

**Petitioner Company (or Full Name of Petitioner):** Hope for Tomorrow, Inc.

**Owner**

First Name: Jeff Initial: \_\_\_\_\_ Last Name: Gilbert Title: \_\_\_\_\_  
Company Name: Hope for Tomorrow  
Job Title: President & Executive/Clinical Director  
Address: 479 N Lake St  
City: Aurora State: IL Zip: 60506  
Email Address: jeffgilbert@hopefortomorrow.net Phone No.: (630) 966-9000 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
Company Name: Hope for Tomorrow  
First Name: Jeff Initial: \_\_\_\_\_ Last Name: Gilbert Title: 0  
Job Title: President & Executive/Clinical Director  
Address: 479 N Lake St  
City: Aurora State: IL Zip: 60506  
Email Address: jeffgilbert@hopefortomorrow.net Phone No.: (630) 966-9000 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Other  
Company Name: Michels Plumbing, Inc  
First Name: Matt Initial: \_\_\_\_\_ Last Name: Michels Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 225 Gale St  
City: Aurora State: IL Zip: 60506  
Email Address: matt@michelsplumbing.com Phone No.: 630-801-9700 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #4**

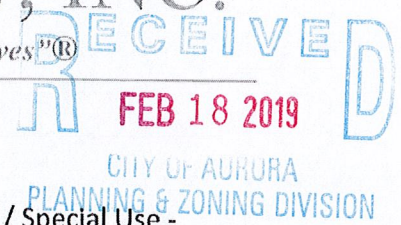
Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



# HOPE FOR TOMORROW, INC.

*"Building lives around recovery instead of building recovery around lives"®*

*Dedicated To Serving The Citizens of The Fox Valley Communities Since 1999.*



Subject: 2018.227 – Hope for Tomorrow, Inc. / 537 Hartford Avenue / Annexation / Special Use - Community Residence, Major / Water Hook Up

## Background

The property is located in Unincorporated Kane County. There are 5 bedrooms/2 bathrooms/8 beds for adult males with substance use disorders. The property has operated as a Group Home since December 2001. The Group Home maintains extremely high standards and is licensed by the Illinois Department of Human Services, Division of Substance Use Prevention & Recovery (SUPR). Consistently, SUPR contract compliance inspections report a score of 98%-100% compliance with the states' "Recovery Home" standards, and the same 100% score for the annual Montgomery Fire Department Inspections.

## Structure of the Group Home (Summarization)

Group Home residents must abide by all state, local, and federal laws, must secure/maintain legitimate gainful employment, complete house chores, maintain stringent sanitation standards within the house, attend a minimum of 5 support groups/weekly, remain 100% abstinent from all un-prescribed mood-altering substances (as evidenced by: random drug/alcohol testing), adhere to strict curfew policies (e.g. 10pm, 11pm, or 12 midnight) depending upon the Phase they have advanced to, adhere to any and all probationary or judicial directives (if applicable), and follow a "Build your life around your recovery" treatment approach. Residents are not allowed to have overnight guests. When weather permits, residents gathering on the property to BBQ, picnic, fellowship, etc. must be dressed appropriately (shirts, shorts...), music and/or conversations to a community-friendly level, and in the back of the house. Loitering in front of the Group Home is against HFT policy. HFT requires residents to make a (minimal) 6-month commitment to living in the Group Home, but there are no limitations on length of stay. At the time of this writing, we have residents that have resided in the group home for 807 days, 544 days, 341 days, 278 days, 119 days and 117 days (avg. = 367.66) and still going. What this means is these gentlemen are living a substance-free, responsible, accountable, productive, and self-sufficient life in the community. On average, 85-90 percent of all Hope for Tomorrow residents report achieving "the longest and/or best quality sobriety they have ever experienced in their lifetime".

## Community Perception of the Group Homes

To describe how well received the Group Home is in the neighborhood, I site the findings of my Master's Degree Thesis, titled, "**NEIGHBORHOOD PERCEPTION OF PEER-LED RECOVERY HOMES**", which I defended on August 26, 2008. With the help of my Thesis Director, we prepared a questionnaire and held a neighborhood meeting. The results of the meeting disclosed that very few residents in the neighborhood were aware that the three Group Homes existed, the ones that did know did not have anything negative to say about the Group Homes. We interpreted the results as follows, "If the residents of the three Recovery

479 North Lake Street, Aurora, Illinois 60506

Office: (630) 966-9000 Facsimile: (630) 966-9002

Web Site: [www.hopefortomorrow.net](http://www.hopefortomorrow.net)

Licensed and funded, in part, by the Illinois Department of Human Services,  
Division of Substance Use Prevention & Recovery (SUPR).





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Homes had displayed problematic behaviors, especially in a neighborhood with an active community watch program, it is probable that the community, as a whole, would be aware of these negative behaviors”.

In addition, Hope for Tomorrow, Inc. operates two properties located at 469-479 N. Lake Street, Aurora, Illinois 60506. In 2010, after purchasing the properties, we applied for appropriate zoning operate as a Group Home and Substance Abuse Treatment Services and Support Services. Janet Swanson, the President of the Neighborhood Watch Program, and JJ, the Block Captain (who, at the time, resided across the street from 537 Hartford) went to the City Council’s zoning meeting to speak on behalf of Hope for Tomorrow. Both Janet Swanson and JJ said, “Hope for Tomorrow and their Group Homes are not a problem in our community; they are the solution to the problems in our community”.

Finally, over the years, as I have spoken with Kane County Sheriff Deputies patrolling the neighborhood by the Group Homes, I have repeatedly heard from many Kane County Deputies, “I did not know these homes were Group Homes”. Again, if the homes were not properly managed, I am certain both the neighborhood and the Deputies would be aware they existed.

#### **Qualifying Group Home Residents**

At this time, Hope for Tomorrow only serves adult (18+ years of age) men in the Group Homes. In accordance with the Diagnostic and Statistical Manual (DSM-V), published by the American Psychological Association (2013), Group Home applicants must have a diagnosed substance use disability and may also be diagnosed with a co-occurring disability (e.g. generalized anxiety d/o (pp. 222-226), bi-polar d/o (pp. 123-139), major depressive d/o (pp.160-168)). Group Home residents must attend a face-to-face assessment and orientation with HFT Clinical Staff - when applying for Group Home residency. Within 72 hours of admission, all residents must complete and pass a 62 question House Rules Test with a passing score of 90% (56/62 correct). Residents that score below 90% must retake the test until they pass.

**Under no circumstances will Hope for Tomorrow accept an applicant with violent criminal background or an applicant with a crime against a child or children.** We have a ZERO TOLERANCE POLICY on these types of criminal behaviors.

#### **Professional Staff/Clinicians**

The Group Homes are professionally managed by a Masters Level Counselor with several State of Illinois Board Certifications (Jeffrey S. Gilbert, M.A.,C.A.D.C., P.C.G.C., C.O.D.P.), his assistant (Timothy Simms, A.A, C.A.D.C. C.O.D.P.), who also holds State of Illinois Certifications and is currently working to earn his Bachelors of Social Work (BSW) at Aurora University. Each Group Home has a live-in “Peer Leader” who is a senior resident of the home and helps to oversee the day-to-day activities. Clinical staff is on-call 24 hours a day, 365 days a year.

#### **In Closing**

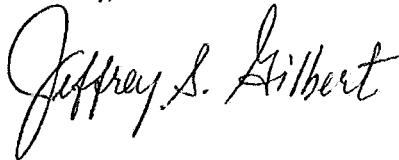
Hope for Tomorrow, Inc. is a 501 (c) 3 not-for-profit social services agency and is located in Aurora, Illinois. Hope for Tomorrow is the only agency of its kind serving the citizens of Kane and Kendall County. The services that Hope for Tomorrow provides are crucial to the safety and well-being of Kane and Kendall County communities. Hope for Tomorrow’s philosophy focuses on giving people a “hand-up” out

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of homelessness and despair, as opposed to a hand-out and “Building Lives Around Recovery Instead of Building Recovery Around Lives”®.

On behalf of Hope for Tomorrow, Inc., I prayerfully submit this Qualifying Statement for Community Residence Zoning Approval. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey S. Gilbert".

Jeffrey S. Gilbert, M.A., C.A.D.C., P.C.G.C., C.O.D.P.

President, & Executive Clinical Director

[jeffgilbert@hopefortomorrow.net](mailto:jeffgilbert@hopefortomorrow.net)

(630) 966-9000 (Office)

(630) 966-9002 (Fax)

(630) 209-3442 (Mobile)

537 HARTFORD LEGAL DESCRIPTION

LOTS 1 AND 2 IN Block 5 IN HERCULES PARK ADDITION TO AURORA, IN THE TOWNSHIP OF AURORA,  
KANE COUNTY, ILLINOIS.

RECEIVED  
FEB 18 2019  
CITY OF AURORA  
PLANNING & ZONING DIVISION