

**ORIGINAL**



**CITY OF AURORA  
CITY COUNCIL**

**ORDINANCE NUMBER:** 011-075

**DATE OF PASSAGE:** December 20, 2011

**PETITIONER:** Corporate Technical Center, LLC

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTISTIC AND SPECIAL NEEDS MENTAL HEALTH FACILITY USE LOCATED AT 998 CORPORATE BOULEVARD, AURORA ILLINOIS**

**WHEREAS**, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit as defined in Article 7 Section 6(a), of the 1970 Constitution of the State of Illinois; and

**WHEREAS**, said section of the Constitution authorizes a home rule unit to exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, Corporate Technical Center, LLC is the owner of record of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, and hereafter referred to as Exhibit "A"; and

**WHEREAS**, by petition dated November 15, 2011, Corporate Technical Center, filed a special use petition with the City of Aurora to authorize the use of the real property legally described in said Exhibit "A" for an Autistic and Special Needs Mental Health Facility; and

**WHEREAS**, after referral of said petition from the Aurora City Council, and after due notice and publication of said notice, the Aurora Planning Commission conducted a public hearing on December 7, 2011, with respect to said petition for special use and found that said petition met the standards prescribed by Section 10.6-5 of said Ordinance Number 3100 being the Aurora Zoning Ordinance, and recommended the special use be granted subject to the following conditions:

1. That the activities on the subject property shall be limited to those outlined on the Qualifying Statement attached hereto as Exhibit "D".
2. That the petitioner agrees to implement the above-stated condition and sign the Memorandum of Agreement attached hereto as Exhibit "C" within fourteen (14) days from the date of passage of this Ordinance.

**WHEREAS**, the City Council, based upon the conditional recommendation and the stated standards of the Planning Commission, finds that the proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare, will not be injurious to the use of other property in the immediate vicinity, nor diminish or impair property values in the neighborhood and, further, the City Council finds that the granting of this special use will not impede normal and orderly development and improvement of surrounding property for uses permitted in the district and that adequate utilities, access roads, drainage and other facilities are being provided and that the special use will in all respects conform to the applicable regulations of the PDD Planned Development District zoning classification except as varied herein; and

**WHEREAS**, the City Council, finds that the proposed special use is not contrary to the purpose and intent of said Ordinance Number 3100, being the Aurora Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Aurora, Illinois, As follows:

**Section One:** That said City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

**Section Two:** In accordance with the Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto, Section 4.3 and Section 10.6, a special use permit is hereby granted for an Autistic and special needs mental health facility, and permitted for the real estate legally described in Exhibit "A".

**Section three:** That this special use permit hereby granted is solely for the purpose of an Autistic and Special Needs Mental Health Facility use subject to all of the conditions hereinafter set forth which shall be binding and remain in full force and effect upon the applicant and his respective heirs, executors, administrators, successors, assigns, devisees for the duration of said use.

**Section Four:** That said special use permit is granted specifically contingent upon the following conditions:

1. That the activities on the subject property shall be limited to those outlined on the Qualifying Statement.
2. That the petitioner agrees to implement the above-stated condition and sign the Memorandum of Agreement attached hereto as Exhibit "C" within fourteen (14) days from the date of passage of this Ordinance.

**Section Five:** That should any of the above-stated conditions not be met, the City Council shall take the necessary steps to repeal this Ordinance.

**Section Six:** That future proposals for expansion or intensification of whatever kind for the real property legally described in said Exhibit "A", except as provided for herein, shall be considered only upon proper application, notice and hearing as provided by Section 10.6 of said the Ordinance Number 3100, being the Aurora Zoning Ordinance.

**Section Seven:** That the real property legally described in said Exhibit "A" shall remain in the underlying zoning classification of PDD Planned Development District and, upon

termination of the use of said property for an Autistic and Special Needs Mental Health Facility, this special use permit shall terminate and the classification of PDD Planned Development District shall be in full force and effect.

**Section Eight:** That failure to comply with any condition provided for herein shall render this special use permit null and void.

**Section Nine:** That this Autistic and Special Needs Mental Health Facility shall remain subject to compliance, except as herein modified, with the minimum standards of all applicable City ordinances.

**Section Ten:** That all other ordinances or parts of ordinances in conflict herewith are hereby repealed insofar as any conflict exists.


**Section Eleven:** That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

**Section Twelve:** That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

**PASSED AND APPROVED** by the City Council of the City of Aurora, Illinois on this 20<sup>th</sup> day of December, 2011.

**AYES:** 12 **NAYS:** 0 **NOT VOTING:**       

**SIGNED** by the Mayor of the City of Aurora, Illinois, on this 20<sup>th</sup> day of December, 2011.

  
\_\_\_\_\_  
Mayor Pro Tem  
City of Aurora, Illinois

Attest:

  
\_\_\_\_\_  
Cheryl Vonnhoff, City Clerk

Case File Number: AU02/4-11.409-Su  
Parcel Number: 15-02-402-003

This instrument prepared by:  
Aurora Planning and Zoning Division  
1 South Broadway  
Aurora, Illinois 60505

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

For the property located at 998 Corporate Boulevard, Aurora, Illinois

LOT 2 IN A.T.S. SUBDIVISION, AURORA, KANE COUNTY, ILLINOIS IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Commonly known as: 998 Corporate Boulevard, Aurora, IL 60502  
Tax Parcel Number: 15-02-402-003

## **EXHIBIT "B"**

### **INFORMATION SHEET**

**For the Final Plan for the property located at 998 Corporate Boulevard, Aurora, Illinois**

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**OWNER:** Corporate Technical Center, LLC  
765 Orchard Avenue  
Aurora, IL 60506

**DATE FINAL PLAN APPROVED:** January 18, 2001

**APPROVAL RESOLUTION NUMBER:** PDFNL01.01

**DATE LANDSCAPE PLAN APPROVED:** January 18, 2001

**APPROVAL RESOLUTION NUMBER:** PDFNL01.01

**NOTE: A COPY OF THIS PLAN AS REFERENCED HEREON IS ON FILE IN THE CITY OF AURORA  
PLANNING AND ZONING DIVISION OFFICE ON THE SECOND FLOOR, 1 SOUTH BROADWAY,  
AURORA, ILLINOIS, 60505.**

**EXHIBIT "C"****MEMORANDUM OF AGREEMENT**

For the property located at 998 Corporate Boulevard, Aurora, Illinois

Corporate Technical Center, LLC, petitioner for the special use permit for an autistic and special needs mental health facility located at 998 Corporate Boulevard granted by Ordinance Number O11-075, agrees to abide by all of the provisions of said Ordinance.

This agreement shall be mutually binding upon the heirs, executors, administrators, successors, devisees and assigns of future owners.

As petitioner for the special use granted for the subject property, I sign this agreement with full knowledge of the contents of said Ordinance and with total understanding of my/our responsibilities to comply with conditions set forth within said Ordinance. I hereby affirm that I have the full legal capacity to sign this document.

**WHEREAS**, I/We do affix my/our signature(s) hereto and acknowledge receipt of a certified copy of Ordinance Number O11-075.

Dated this 27<sup>th</sup> day of December, 2011.

Signed : Daniel T. Dolan

Name : DANIEL T. DOLAN, Manager

Address: 765 Orchard Avenue Aurora Ill. 60506

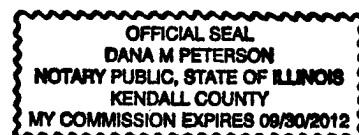
Phone: 630 801-8800 x 103

STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF Kane       )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Daniel T. Dolan, is known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 27<sup>th</sup> day of December, AD 2011.

Dana M. Peterson  
Notary Public  
My Commission Expires 9/30, 2012.



## **EXHIBIT "D"**

### **QUALIFYING STATEMENT**

**For the property located at 998 Corporate Boulevard, Aurora, Illinois**

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## QUALIFY STATEMENT

RE: CORPORATE TECHNICAL CENTER, LLC 998 CORPORATE BOULEVARD,  
AURORA

Corporate Technical Center, LLC, ("Owners") of the property, plans to enter into a ten (10) year Lease with Sequel Youth and Family Services. Per Lease agreement, Owners are to remodel the existing 40,000 square foot building at 998 Corporate Boulevard to serve a diverse cross-section of exceptional children, from children with autism to young people with complex mental health and behavioral problems, which include such disorders as Depressive Disorder, Bipolar Disorder, Anxiety Disorders, and various forms of development delays, specializing in those children diagnosed on the Autism Spectrum Disorder. Sequel serves individuals between the ages of 6 to 21 from Illinois and other states who suffer from various mental health disorders (see attachment, of Autism/SED Programs). These are the only programs to be offered at this facility. The build out will include approximately 34 bedrooms encompassing approximately 60 beds, classrooms, several offices, a small recreational gymnasium and the expansion of the existing kitchen.

Thus Sequel, tenant/user, will be limited to only Autism/SED programs at this facility. Other programs such as Intensive Therapeutic Long-term, Medium Short-term Residential, or any Criminal Justice Programs (see TSI programs attached) will not be allowed here under this lease.

Sequel has stated that none of the patients leave the facility unsupervised. This facility is largely an Autism facility for youths that are not progressing in their current environment. The facility will have around the clock staffing with a total number of employees will more than 150.



[www.sequelyouthservices.com](http://www.sequelyouthservices.com)

## Autism/SED Programs



## Autism Programs

Sequel's autism programs are accredited by The Joint Commission and specifically tailored for youth with special needs that are best met in a highly structured environment with medically directed treatment and a high staff to child ratio. These programs serve a diverse cross-section of exceptional children, from children with severe autism to young people with other developmental delays.

- Complex Autism
- Aspergers
- Pervasive Developmental Disorder
- Prader-Willi Syndrome
- Cerebral Palsy
- Developmental Disabilities
- Orthopedic Impairments
- Physical Impairments

- Significant Psychiatric Impairment with Developmental Disabilities
- Health Impairments

Sequel's treatment strategies incorporate the latest approaches in a manner that focuses on each individual's inherent potential. Our strongly experienced and highly skilled, multidisciplinary staff meets children where they are and moves them toward their full potential with a mastery of critical life skills. We offer assessment and eclectic treatment interventions and program components, such as TEACCH, ABA, ABLLS, DIR, PECS, signing and Skill Building for our Autism program, which focus on the individual needs of the child. By matching treatment to the child's individual abilities and needs, continued progress becomes increasingly flexible and may be extended to a variety of settings, including home, group home, and school.

### **Seriously Emotionally Disturbed ("SED") Programs**

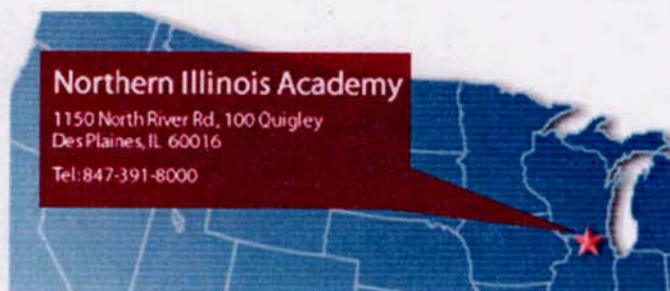
Sequel's SED programs are accredited by The Joint Commission and are tailored to meet the needs of children and youth with complex mental health and behavioral problems. Our programs provide a positive, highly structured environment and medically directed treatment for young people with a range of complex needs including, but not limited to:

- Mood Disorders
- Disruptive Behavior Disorders
- Adjustment Disorders
- Dually diagnosed: Mental Health and Substance Abuse
- Self-harmful behaviors
- Destructive behaviors

Sequel treatment strategies include a psychiatric assessment and ongoing psychiatric care, nursing, individualized treatment plans including individual, family and specific group therapies, skill building, and milieu treatment all implemented by credential and highly trained staff.



## Autism/SED Program - Northern Illinois Academy



Northern Illinois Academy is a Psychiatric Residential Treatment Facility with a licensed capacity of 60 residents. Northern Illinois Academy is a Joint Commission (JCAHO) accredited program that serves youth from several different states ages 6 to 21. We serve a diverse cross-section of exceptional children, from children with autism to young people with complex mental health and behavioral problems, to older teens in danger of dropping out of school or going to jail. By matching treatment methods to each child's individual abilities and needs, we achieve success in a variety of settings and produce enduring changes.

### Programs Offered

- Individual, Family, Group Therapy weekly
- Recreational Therapy
- Social and Life Skill Development
- Educational Services
- Psychiatric Services
- Medical Services

### Resident Profile

- Females and males, ages 6 to 21 years old
- Full-scale IQ above 40
- Demonstrates behavioral, emotional and psychiatric challenges
- Needs assistance with completing ADLs
- Suffers from Autism or other Developmental Delays and/or Social Emotional Disabilities
- In need of a more structured environment to promote safety

### Whom Do We Serve?

Northern Illinois Academy serves individuals between the ages of 6-21 from Illinois and other states who suffer from various mental health disorders. These can include such disorders as Depressive Disorder, Bipolar Disorder, Anxiety Disorders, and various forms of developmental delays, including those diagnosed on the Autism Spectrum Disorder.



[www.sequelyouthservices.com](http://www.sequelyouthservices.com)

## Secure Residential Programs



Sequel's secure residential programs historically serve youth from the state in which the facility is located. We offer a variety of specialized treatment options including long- and short-term residential programs for chronic delinquent males and females and sexual offender treatment for males. Many of our students suffer from severe emotional and/or learning disorders. Our evidence-based programs combine cognitive-behavioral therapy with a positive-peer culture and a wide range of specialized therapeutic modalities, including individual and group therapy, family counseling, and substance abuse treatment. We provide fully accredited academic and vocational education and students have the opportunity to obtain their GED or receive high school credits, which will transfer to their home school district upon discharge.



## Secure Residential Program - Sequel TSI Madison



Sequel TSI Madison was established in 1996 as a residential treatment facility serving males assigned to the program by the Alabama Department of Youth Services, after being adjudicated in the state of Alabama. A separate unit is dedicated to serving males placed by the Alabama Department of Human Resources for intensive care and treatment. Sequel TSI Madison is a Medium Risk Secure Facility with 58 beds with 48 licensed by the Alabama Department of Youth



Services and 10 beds licensed by the Alabama Department of Human Resources. The treatment staff provides comprehensive, challenging, and therapeutic services for adolescent males ages 12 to 18. Our program utilizes a cognitive behavioral approach to focus on maladaptive behaviors and provides rehabilitative services including individual, group, and family therapy; psycho-educational groups; basic living skills groups; medication monitoring; psychiatric and medical care; and peer group dynamics therapy. In our safe environment, our students learn to verbalize needs, feelings, and goals without fear of abuse, and learn to function effectively in a cooperative society with other teens. The program Positive Peer Culture (PPC) therapy emphasizes values and team building. PPC therapy empowers residents to make changes by learning from each other, improves social skills, and helps them become positive leaders of their peers, as well as responsible citizens when they return to the community.

## **Programs Offered**

- Intensive Therapeutic Long-Term Program for Males 13-18 years of age
- Medium Risk Short-term Residential Program for Males 12-18 years of age

## **Student Profile**

- Males, age 12 to 18 years old
- Full-scale IQ above 70
- Impulsive/irresponsible behavioral tendencies
- Denies and/or justifies negative behavior
- Has problems with anger and aggression
- Demonstrates a low degree of empathy
- Lacks self-discipline
- Exhibits poor coping skills
- Is non-compliant with authority
- May have been adjudicated by the Juvenile Justice system

## **Whom Do We Serve?**



Our mission is the healing and restoration of children and their families. Every resource at our disposal is directed toward this purpose. Our efforts are always governed by the principles of honor, respect, teamwork, responsibility, accountability and honesty. Our goal is to help residents become more aware of socially acceptable behaviors before reintegration back with their families and communities.



# City of Aurora

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Division of Planning and Zoning • 44 E. Downer Place • Aurora, Illinois 60507-2067  
PHONE (630) 256-3080 • FAX (630) 256-3089

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## INTERCITY LETTER OF TRANSMITTAL

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**TO:** City Clerk's Office - Att: Cheryl Vonhoff  
**FROM:** Janell Roehl, Planner *JR*  
**SUBJECT:** Exhibit "C" Memorandum of Agreement – Ordinance Number O11-075  
Casefile Number AU02/4-11.409-Su  
**DATE:** December 28, 2011  
**CC:** C. FILE

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Please find enclosed the following original document for your record:

- Exhibit "C" Memorandum of Agreement – Ordinance Number O11-075

If you have any questions, or find you are missing the above material please contact me at ext. 3093.